



City of Othello
Planning Commission Meeting
June 16, 2025
Zuleica Morfin

CALL TO ORDER

Chair Chris Dorow called the meeting to order at 6:03 pm.

ROLL CALL

Commissioners Present: Chair Dorow, Daniela Voorhies, Ruth Sawyer, Rob Simmons, Jose Garza, Alma Carmona, Maria Martinez

Staff: Community Development Director Anne Henning, Building and Planning Secretary Zuleica Morfin

Attendees: Council member John Lallas, Mike Livingston, Carla Hampton, Lynda Bowers, Ken Johnson, John Lockard, Sharon Shutte, Kelli Camp. **Remote:** Bob Carlson, Nicole & Cody Nelson

PUBLIC INPUT

Nicole and Cody Nelson own 5 mobile home parks in Washington, Oregon, and the East Coast, including the park at 70 E. Juniper St. They are interested in expanding but our city ordinance does not allow them to do so because the park is non-conforming. They would like to replace the existing building containing a 2-bedroom apartment, office and showers from the original park with manufactured homes. Nicole told commissioners that in January, they had hired a contractor to replace the roof on this building. The contractor tore off the roof leaving it exposed for over two weeks, with poor weather conditions it caused a lot of damage to the interior of the building and now they need to renovate the whole building or remove it. Commissioner Alma Carmona didn't feel that replacing the building with more mobile homes was an expansion because it is within the boundaries of the park. Commissioners noted that a 4-plex would be an allowed use in this zone. Council member John Lallas recommended that the Nelsons get a plan together keeping in mind the aesthetics of the community and how they could improve the area to then present to the City Council. Nicole asked if they could do more units, like an 8-plex. Commissioners responded that apartments are allowed, and encouraged the Nelsons to explore this.

MINUTES APPROVAL

May 19, 2025, minutes approved. M/S Carmona/Sawyer

PLANNING COMMISSION TRAINING UPDATE- OPEN PUBLIC MEETING ACT

Ms. Henning said she was only waiting for one more Commissioner, who has contacted her, to complete the training. Commissioner Alma Carmona is the next one due for training, by November.

ZONING UPDATE – RESIDENTIAL - OMC 17.09, 17.20, 17.56 - DEFINITIONS, SETBACKS, EAVE OVERHANG, HOUSE WIDTH, COTTAGE HOUSING, TOWNHOUSES, LANDSCAPING - PUBLIC HEARING & RECOMMENDATION TO CITY COUCIL

The Planning Commission has been discussing some simple changes to the Zoning Code that could increase the buildable area or eliminate development barriers, to potentially create additional housing. These include: Setbacks, house width, eave overhang, landscaping, townhouses, and cottage cluster/

bungalow court in OMC 17.20. In addition, some corrections and clarifications relevant to housing have been identified in the Definitions and General Provisions chapters, OMC 17.09 and 17.56.

At 6:38pm the public hearing on 17.20 Setbacks, Overhangs, Width, Townhouses, Cottages; 17.09 Definitions; and 17.56 General Provisions was opened. There was no public testimony, so the public hearing was closed at 6:39pm.

Commissioner Rob Simmons had a concern on the front setback; he thought a 10-foot setback in an existing neighborhood with 20-foot setbacks might look strange. Chair Chris Dorow invited input from the audience; there was none. Chair Dorow said he leans more towards the freedom to let people use their property. Jose Garza mentioned others may start to build closer to the street as they see their neighbors do it. Commissioner Alma Carmona was in favor of a 10' setback. Commissioner Simmons said although he had his concerns, he didn't have a strong opinion either way.

Chair Dorow mentioned that making the side street setback 10' for R-1 would make it consistent with the other zones. He mentioned that the landscape changes remove redundancy, since there are already requirements for General Landscaping. He asked the audience again if there were any comments.

Motion approved to recommend to the City Council the amendments to OMC 17.20 Residential Zones, 17.09 Definitions, and 17.56 General Provisions. M/S Carmona/Martinez

HOUSING ACTION PLAN & MULTI FAMILY TAX EXEMPTION

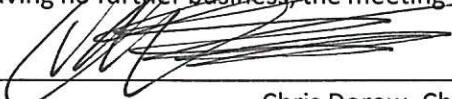
Chair Chris Dorow said he had had a conversation with AJ Ochoa in which he found out that Mr. Ochoa wasn't aware of the Housing Action Plan, which could help him in applying for grants. Discussion about how to better get the word out to the community. The Housing Action Plan and Multi Family Tax Exemption (MFTE) have pages on the city website, and there is a 1-page flyer for MFTE. Commissioners recommended sending the MFTE flyers to local realtors.

REPORTS

The June Building and Planning Department Report was included in the packet.

ADJOURNMENT

Having no further business, the meeting was adjourned at 7:05pm. Next meeting is Monday July 21, 2025.


Chris Dorow, Chair

Date: 7-21-2025


Zuleica Morfin, Building and Planning Secretary

Date: 7-21-2025