



City of Othello
Planning Commission
March 18, 2019
Jackee Carlson

CALL TO ORDER

Vice Chair Kevin Gilbert called the meeting to order at 6:00 pm.

ROLL CALL

Commissioners Present: Vice Chair Kevin Gilbert, Brian Gentry, Tari Perez, Chris Dorow

Absent: Roger Ens

Staff: Community Development Director Anne Henning and Building & Planning Secretary Jackee Carlson

Attendees: Bob Carlson, City Council Member John Lalas

Quorum Established.

APPROVAL OF FEBRUARY 19, 2019 PLANNING COMMISSION MEETING MINUTES

Commission Action: The Commissioners voted to accept the minutes from February 19, 2019 M/S Brian Gentry/Kevin Gilbert.

MUNICIPAL CODE UPDATE – INDUSTRIAL ZONES- REQUEST FOR DIRECTION

Ms. Henning asked the Commission to review the Industrial Zone draft with the purpose of reducing duplication and making the code easier to read.

The Commission reviewed section 17.40.010 Purpose and were satisfied with the definitions. They agreed it is important to preserve land for future industrial growth.

17.40.030 Uses - The Commission reviewed Table 1 - Land Uses in The Industrial Zones and Table 2 - Development Standards in The Industrial Zones. The following changes were made (shown in bold):

TABLE 1: LAND USES IN INDUSTRIAL ZONES		
USE CATEGORIES	I-1	I-2
Primary Uses		
Agriculture-related uses, such as feed & seed stores, farm equipment repair and sales, irrigation supply, and agricultural services such as soil preparation services, lawn care services, potato curing, seed cleaning, cold storage, and sorting, grading, packing, and packaging of fruits and vegetables	A	A
Assembly of parts	A	A
Bus barns and maintenance facilities	A	A
Fabrication and welding	A	A
Hazardous waste treatment and storage, from off-site	X	A
Hazardous waste treatment and storage, from on-site ¹	C	
Junk yards, salvage yards, or wrecking yards	A	C
Machine shop	?	?

TABLE 1: LAND USES IN INDUSTRIAL ZONES		
USE CATEGORIES	I-1	I-2
Manufacturing, processing, or packaging of products using raw materials	A	A
Manufacturing, processing, or packaging of products using previously prepared materials ²	A	A
Manufacturing, processing, or packaging of food products, excluding meat, seafood, distilling, fermenting, canning, slaughtering, rendering, curing, and tanning	A	A
Manufacturing, processing, or packaging of food products, including meat, seafood, distilling, fermenting, and canning. Excludes slaughtering, rendering, curing, and tanning	C	A
Slaughtering, rendering, curing, and tanning	C	A
Outside storage as a primary use ³	A	X
Printing, publishing, and allied products manufacturing including processes such as lithography, etching, engraving, binding, and blueprinting	A	?
Recycling collection site and recycling facilities	A	?
Solid waste processing facilities	X	X
Storage, warehousing, and distribution facilities	A	A
Technological uses such as scientific research, testing, and experimental development laboratories	A	C
Transportation services such as freight consolidation, shipping documents preparation, rental of railroad cars, packing and crating	A	A
Accessory Uses		
Accessory use appurtenant to any primary use and not otherwise prohibited	A	A
Child care, primarily for children of on-site employees or customers	A	A
Dwelling unit for on-site security or maintenance personnel and family ⁴	A	C
Offices related to permitted uses conducted on the same site	A	A
Sales (retail or wholesale) of goods or products manufactured on site, or utilized in manufacturing, repairing, or servicing activities which are permitted in the zone	A	A
Storage in cargo containers	A	A
Other Allowed Uses		
Animal shelter, kennel, or veterinary clinic with outdoor boarding of animals or care of livestock	A	X
Building materials or lumber yard, retail or wholesale	A	X
Contractor establishments, including offices, shops, and storage yards	A	C?
Industrial laundry or dry-cleaning plant	A	X?
Mini-storage	A	X
Nurseries and greenhouses for the growing and sale of plants	A	X
Power generating facilities	X	A
Public facilities compatible with the intent of the zone, such as maintenance shops, substations, well houses, lift stations, local and regional utilities	A	A
Public park	X	X
Recreation requiring large land areas and/or generating noise, such as go-carts, target shooting, race tracks, etc.	A	X
Repair and service of vehicles and equipment	A	X
Surfacing mining, including extraction from deposits of rock, gravel, sand, earth, and minerals, along with rock crushing and related accessory activities⁵	X	X
Towing services and vehicle impound yards	A	X
Wireless communication facilities, in compliance with OMC 16.68	A	A

Table 1 – Use categories

- **Fabrication and Welding** – The Commission discussed light fabrication and welding in I-1 and heavy in I-2.
- **Machine Shop** – Would depend on size and scale.
- **Manufacturing, processing, or packaging of products, excluding meat, seafood, distilling, fermenting, canning, slaughtering, rendering, curing, and tanning** – In I-1 would depend on impacts.
- **Printing, publishing, and allied products manufacturing including processes such as lithography, etching engraving, binding, and blueprinting** – In I-2 would depend on scale.
- **Recycling collection site and recycling facilities** – In I-2 would depend on scale.
- **Storage, warehousing, and distribution facilities** - In I-2 would depend on scale.
- **Industrial laundry or dry-cleaning plant** – In I-2 would depend on scale.
- **Repair of personal vehicles** – Adding this to the table, with I-1 being Allowed (A) and I-2 being Prohibited Use (X).
- **Repair of commercial vehicles and equipment** - Adding this to the table, with I-1 and I-2 both being Allowed (A), but I-2 depending on the size.
- **Surfacing mining** – Adding to the table, with I-1 and I-2 both Prohibited Use (X).
- **Rock crushing** – Adding to the table, the Commission is still undecided as far as being allowed or not.
- **Note 1:** Bring examples of hazardous waste generators.

TABLE 2: DEVELOPMENT STANDARDS IN INDUSTRIAL ZONES		
Development Standards	I-1	I-2
Front and flanking street setback ¹	?	?
Side setback ¹ if adjacent property is not zoned Residential	NR	NR
Side setback ¹ if adjacent property is zoned Residential	5'	20'
Rear setback ¹ if adjacent property is not zoned Residential	NR	NR
Rear setback ¹ if adjacent property is zoned Residential	10'	20'
Maximum building height	NR	NR
Minimum or maximum lot size	?	?
Landscaping requirements	OMC 17.74	OMC 17.74
Buffer requirements		
Signage	OMC 14.58	OMC 14.58
Outside storage	?	?
Fencing requirements	NR	NR
Parking requirements	OMC 17.61	OMC 17.61
Containment within a building		

Table 2

- **Front and flanking street setbacks** – The only concern the Commission had was the visibility on corners.
- **Outside Storage** – Could this be defined to be a graveled area?

Overall in the two tables, there are areas the Commission would like to see examples. Ms. Henning agreed to gather information and bring it back to the Commission.

17.40.060 - Performance Standards – Ms. Henning advised the Commissioners that there is currently a chapter in the Municipal Code for Performance Standards. She asked whether there should be one chapter that applies everywhere or part of the zone that addresses specific performance standards for industrial that is different than commercial and residential or the same standards everywhere? The Commission would like to see some examples before deciding.

- (A) Air Quality – Referencing State Code
- (B) Electromagnetic Interference – Referencing code by the FCC under Federal Telecommunications Act of 1996.
- (C) Fire & Explosive Hazard – Referencing Fire Code
- (D) Glare – No changes
- (E) Hazardous Materials – Referencing State Codes.
- (F) Heat & Humidity – No changes
- (G) Industrial Waste – Referencing Washington State Department of Ecology.
- (H) Noise – Referencing State Codes, WAC 173-60.

The Commission had previously discussed what examples of different decibels were. Ms. Henning advised them that a normal conversation is 60 to 70 dBA at 3 to 5 feet, city traffic inside a car is 85 dBA.

The information provided in the table below are state standards.

Maximum Permissible Environmental Noise Levels From Industrial Uses			
Noise Source	Property Receiving Noise by Zone		
	Residential	Commercial	Industrial
Industrial Zone	60 dBA*	65 dBA	70 dBA

17.40.080 Storage Areas – The commission discussed requiring gravel that is kept free of weeds, and whether a sigh-obscuring fence should be required.

ACCESSORY DWELLING UNIT – PUBLIC HEARING

The City Council will hold a public hearing on the most recent draft on April 8. The Commission noted the ADU draft did not include a maximum size, although they felt it had been discussed. Staff will check the record of previous discussions. They also questioned whether a permanent foundation is required by the Building Code or needs to be in the ADU chapter.

OTHER BUSINESS:

Mr. Bob Carlson pointed out that there is currently no minimum rear setback for an Accessory Dwelling Unit. His concern was that an ADU could back up directly into an alley.

Action: Motion to change the minimum rear setback on Accessory Dwelling Units to 5 feet M/S Brian Gentry/Chris Dorow. Passed unanimously

SHORT COURSE ON LOCAL PLANNING – TRAINING OPPORTUNITY

Ms. Henning reminded the Commissioners that the training will be held April 23, 2019, 6 pm at City Hall.

ADJOURNMENT

Having no other business, the meeting was adjourned at 7:56 pm. Next scheduled meeting is Monday, April 15, 2019.

Roger Ens Date: 4-23-19
Roger Ens, Chair

Jackie Carlson Date: 4-23-19
Jackee Carlson, Planning Secretary