



City of Othello  
Planning Commission  
December 16, 2019  
Jackee Carlson

### **CALL TO ORDER**

Chair Roger Ensz called the meeting to order at 6:00 pm.

### **ROLL CALL**

**Commissioners Present:** Kevin Gilbert, Roger Ensz, Brian Gentry, Tari Perez, Chris Dorow

**Absent:**

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

**Attendees:** John Lallas, City Councilmember; property owners Steve & Jackie Sackmann and Bob Carlson.

Quorum Established.

### **APPROVAL OF PLANNING COMMISSION MEETING MINUTES**

**Commission Action:** The Commissioners voted to accept the minutes from November 18, 2019 M/S Roger Ensz/Kevin Gilbert.

### **ZONING UPDATE - REQUEST FOR DIRECTION**

**Residential Uses in Commercial Zones** – The City Council has continued the public hearing on the Zoning Update to the next Council meeting on January 6. They are hoping the Planning Commission will review two remaining issues in the proposed Commercial Zones: whether to allow more residential uses within Commercial Zones, and how to regulate cargo containers as storage.

Ms. Henning stated that as it is drafted, the code would allow residential in commercial zones as an accessory use, upper floor or behind, but not on the street level. Currently, there is a lot of commercial land that is vacant. Ms. Henning presented the Commissioners with a map roughly showing all the vacant commercial land and they discussed the "Mixed Up Priorities for Mixed Use Buildings" article she had sent them regarding this topic.

Commissioner Ensz stated he drove around looking at all the vacant lots. He brought up the idea of having a 50-unit complex where the current mobile home parks are now.

Commissioner Dorow stated he would like to see Main Street frontage remain commercial, as well as First Ave.

The Commission continued discussing the different zoning options and what would best fit the City. They decided that Main Street should remain commercial on the ground floor and that it should be built to commercial standards with residential opportunities on any floors above that. The lots in the blocks along Main Street are 140' deep to the alley, so using requiring stand-alone residential to be at least 140' from Main Street would keep street level commercial in the first half block from Main Street. They also felt

commercial frontage was important in proximity to Highway 26. They felt at least 3 units should be required in a building so that individual single family homes and duplexes would not be allowed in a Commercial Zone. The changes would only be for the C-2 Zone.

Ms. Henning stated the Council would continue the hearing on January 6, 2020 and she didn't expect them to be done at that time.

**The Commission carried a motion to recommend allowing in C-2, residential without commercial as long as it is 3 or more units, more than 140 feet from Main Street and Highway 26. Motion introduced by Kevin Gilbert. Motion was seconded by Chris Dorow. Vote was 5-0 in favor; motion passed.**

The Commission discussed requiring commercial standards for first floor residential so it could be more easily converted in the future, but decided against including it in their motion.

#### **ZONING UPDATE – CARGO CONTAINERS**

The Commission discussed the regulations on cargo containers within the City and whether they should require a permit. During the discussion, Commissioner Enszt stated he would be ok with allowing the containers as long as they were camouflaged and out of sight, any others would need to have a limit of 6 months. Commissioner Dorow stated that they had previously discussed allowing them for a 3-year period, as they were to only be temporary. Ms. Henning stated that they went with the 3-year period because it was already in the code and she couldn't find any other city that had that long of a limit. Mr. Carlson gave a little background on the reason why the code had the limit it had and stated that the City did not want to see cargo containers along main street and 3 years should be enough time to come up with the money for a permanent structure. Commissioner Enszt stated that the current code has a clause about a yearly permit for a cargo container. The Commission and Ms. Henning both stated they did not like the idea of a yearly permit because of tracking reasons. Commissioner Enszt reiterated that he would like to see the container painted and kept up if it was going to be allowed for a 3-year period. Ms. Henning brought up that if that you're going to make someone comply with all the requirements, but then have them remove it in 3 years, does it make sense, why not just let them keep it. The Commission continued to discuss different options.

**The Commission carried a motion to recommend removing the 3-year limit and allow cargo containers to be permanent as long as they are kept up to code. Motion introduced by Roger Enszt. Motion was seconded by Chris Dorow. Vote was 5-0 in favor; motion passed.**

#### **OTHER BUSINESS:**

County Meeting - Zoning – Ms. Henning was asked by the County Planning Commission to attend their meetings, due to them discussing zoning and regulations around Othello. Commissioner Enszt stated that the County would like to zone all of Lee Road light industrial and they are requesting that the City zones the school district property to keep the buffer, also as industrial. The Commission had a brief discussion and went over the map.

The Commission questioned why the School District purchased the property on Lee Road, if a school was not allowed to be built there, per zone. Ms. Henning stated that they would be able to with a rezone. At this time the only thing that can be zoned is Industrial, because the Comprehensive Plan needs to be followed. If they wanted to change it, they would need to request the Planning Commission and City Council to change the Comprehensive Plan, then if approved it would go to the Hearing Examiner for a rezone.

Tari Perez wishes to abstain from voting due to a conflict of interest, as she is employed by the School District and her husband is the Assistant Superintendent.

The Commission carried a motion recommend that the School District property on Lee Road be rezoned to I-1 Industrial in the current rezoning that the Council is working on right now. Motion introduced by Roger Ensz. Motion was seconded by Kevin Gilbert. Vote was 4-0 in favor; motion passed.

**MOBLIE HOME PARKS & NONCONFORMING USES – REQUEST FOR DIRECTION**

The Commission is to review the Mobile Home Park chapter to determine if changes should be made to accommodate its use in regulating existing parks rather than permitting new parks.


Ms. Henning stated that the one that staff reviewed was not too bad, however, it can never be conforming to the code currently in place and meet the standards.

Previously the Planning Commission had recommended that the chapter be removed, because new parks are not proposed to be allowed in the new zoning. Since that is the only regulations for those parks, it should be looked at and something more reasonable should be put in place.

**ADJOURNMENT**

Having no other business, the meeting was adjourned at 7:59 pm. Next scheduled meeting is Tuesday, January 21, 2020.

 Date: 1-22-2020  
Roger Ensz, Chair

 Date: 1-22-2020  
Jackee Carlson, Planning Secretary