CITY OF OTHELLO PLANNING COMMISSION

Regular Meeting
500 E. Main St.
July 20, 2026
6:00 PM

1. Call to Order - Roll Call
    a. Excused Absences

2. Public Input

3. Comprehensive Plan Update – Future Land Use Map - Open House p.3

4. Comprehensive Plan Future Land Use Amendment Request – Discussion p.11

5. Comprehensive Plan Update – Public Engagement & Survey Summary p.17

6. Othello Population Growth – Informational p.31

7. Data Centers - Informational p.33

8. Building & Planning Department Report – June 2026 p.65

9. New Business
    a. STEP Housing (**S**helters, **T**ransitional Housing, **E**mergency Housing, **P**ermanent Supportive Housing) – state law updates

10. Old Business
    a. New Housing in Existing Buildings/Zoning for Child Care/Prohibit Family Burial Grounds –City Council adopted June 22
    b. Occupancy of Recreational Vehicles at a Business – Will discuss Aug. 17.
    c. Garages – Will return to this topic as time allows
    d. Housing – Over time, we should continue to look at further implementation possibilities from the Housing Action Plan (p.15 of HAP/p.24 of PDF)

Next Regular Meeting is Monday, August 17, 2026 at 6:00 PM

For those who would like to attend remotely, see virtual instructions on the next page.
Remote attendees will be in "listen only" mode unless prior arrangements have been made.

Webinar Link for Planning Commission Stream
https://us06web.zoom.us/j/84188552465?pwd=J7XZ2evkdvnPEC2uuoiBSD7lZb8Isc.1

Phone one-tap:
+12532158782,,84188552465#,,,,*817720959# US (Tacoma)
+12532050468,,84188552465#,,,,*817720959# US

Join via audio:
+1 253 215 8782 US (Tacoma)
+1 253 205 0468 US
+1 719 359 4580 US
+1 346 248 7799 US (Houston)
+1 669 444 9171 US
+1 669 900 6833 US (San Jose)
+1 386 347 5053 US
+1 507 473 4847 US
+1 564 217 2000 US
+1 646 931 3860 US
+1 689 278 1000 US
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Washington DC)
+1 305 224 1968 US
+1 309 205 3325 US
+1 312 626 6799 US (Chicago)
+1 360 209 5623 US
Webinar ID: 841 8855 2465
Passcode: 817720959
International numbers available: https://us06web.zoom.us/u/k9me27f1d

TO: Planning Commission

FROM: Anne Henning, Community Development Director

MEETING: July 20, 2026

SUBJECT: Comprehensive Plan Update – Future Land Use Map – Workshop

July 20 has been advertised as the date for a public workshop about the Future Land Use Map. We will be working through the information and exercises in the attached memo.

Attachments:

- Discussion exercise
- Future Land Use Map (outside city limits)
- 2025 Zoning Map

Action:

1. Our consultant, Aren Murcar from SCJ Alliance, will lead the Commission through a discussion of the topics in the attached memo.

Planning Commission Workshop: Future Land Use Map

Date: July 20th, 2026

WORKSHOP PURPOSE

- Review the current Future Land Use Map (FLUM)
- Identify & discuss potential changes

OUTCOME

- Consultants & City Staff will draft a revised FLUM for review in September

Two Related but Distinct Tools

The **Comprehensive Plan** and the **zoning code** work together but serve different functions. Understanding the distinction is central to tonight's discussion.

Future Land Use Types	Zoning Districts
Broad categories (residential, commercial, mixed use, industrial, public, etc.) established in the Comprehensive Plan. They describe the **general nature of development** the City envisions over time, without designating specific zoning districts. They are not legal districts, and are not defined in the code — but **zoning decisions must be consistent with them.**	Legally designated areas that must follow the **Othello Municipal Code**, with specific use and development regulations. Zoning districts determine what a specific development project may actually build on a given property.

In short: Future Land Use Types guide the nature of development according to the City's vision. Zoning implements that vision through specific, detailed designations.

Additional Context

Community engagement to date points to a few consistent themes:

- Residents generally support growth, but want it paired with expanded services and jobs for existing residents. Many expressed a desire to maintain Othello's small-town, family-oriented character, but also expand local options and economic opportunities.
- Residents support economic growth that expands shopping, dining, education, and tourism opportunities.
- Education (15.7%) and tourism/lodging (15.5%) were the industries most frequently identified for growth.
- Increased access to jobs (12.8%) and shopping opportunities (12.5%) were also identified as important improvements.
- Housing affordability (20%) and strain on city services and infrastructure (16%) were residents' top two concerns about growth in the community survey.
- Stakeholder interviews identified infrastructure capacity — particularly water and sewer — and protection of prime agricultural land as the primary constraints on where new growth should occur. Interviewees pointed to already-annexed and utility-served areas, and locations such as near Walmart and East Main Street toward SR-17, as logical places for growth.
- The Vision 2047 community engagement exercise leaned toward a balance between preserving Othello's small-town character and embracing growth for economic opportunity — pointing toward growth that is deliberate and well-located, not open-ended.

A few findings from the **Land Capacity Analysis** and community engagement are especially relevant to tonight's Growth Area and annexation discussion:

- The citywide Land Capacity Analysis found an overall surplus of 825 housing units against 2047 needs under current zoning and trends, but a deficit of about 425 units affordable to lower-income households (80% AMI or below). Most of the vacant, developable residential land within current city limits is concentrated in R-4 zoning in the northeast.

Taken together, this points toward **directing growth to areas that are already served by infrastructure or logically adjacent to the existing city**, rather than leapfrog development.

Discussion & Map Exercise

Have the current FLUM and zoning map available for reference. Use the prompts below to guide discussion, and mark up the map.

Topic 1: Land Use Types & Zoning

How do we want to relate future land use types to zoning districts in Othello?

Do we support the land-use-type framework shown below (Alt 1 vs. Alt 2)? Is there interest in distinguishing low-density from medium-high-density residential?

Should public land (parks, schools, civic uses) be shown as its own future land use category, separate from residential/commercial/industrial?

Aligning Zoning Districts with Land Use Categories

We recommend designing a FLUM that assigns broad land use categories to areas both within city limits and in the Growth Area, aligning each zoning district with one of the Land Use categories.

A property could then be eligible for rezone within its assigned land use type (e.g., R-1 to R-2, since both fall under “Residential”), but not across land use types (e.g., R-1 to C-1 would not be eligible, since one is “Residential” and the other is “Commercial”). Residential Mixed Use could be treated as a hybrid, eligible to pair with either residential or commercial.

OMC Zoning District	Land Use Type — Alt 1	Land Use Type — Alt 2
R-1	Residential	Low Density Residential
R-2	Residential	Low Density Residential
R-3	Residential	Med-High Density Residential
R-4	Residential	Med-High Density Residential
R-M	Residential Mixed Use	Residential Mixed Use
S-1	Residential	Low Density Residential
C-1	Commercial	Commercial
C-2	Commercial	Commercial
C-3	Commercial	Commercial
I-1	Light Industrial	Light Industrial
I-2	General Industrial	General Industrial
O.S.	Urban Reserve	Urban Reserve

Topic 2: Growth Area

This is the primary focus of tonight's workshop. The Growth Area contains several features worth discussing individually:

- **Commercial nodes** — are they properly located? Should any be expanded or moved?
- **Industrial and Light Industrial areas** — are these still the right location for industrial development, and should it be classified Light Industrial or General Industrial? Think about buffers between incompatible land uses such as residential.
- **Residential areas** — a large amount of land here is designated for residential future land use. Is there interest in making any of it more flexible — for example, using an "urban reserve" designation to hold land for future urban development without committing to a specific land use type this far in advance?

Map Exercise — Growth Area

- Mark commercial nodes for keep / expand / relocate.
- Mark the northern industrial area and the west-central light industrial pocket as Light Industrial or General Industrial, and note keep / expand / reconsider.
- Outline any south/west residential areas proposed for an Urban Reserve or any other designation.

Topic 3: Within City Limits

Time permitting — this topic is secondary to the Growth Area and annexation discussion above.

1. Are we generally comfortable with the current zoning map? Does anything conflict with the Commission's overall vision for the city?
2. Are there specific parcels or areas within city limits where the current zoning no longer fits the surrounding context?

Map Exercise — Within City Limits

- Circle any areas within city limits where zoning should be reconsidered.
- Note the current zoning and the zoning or land use type it should move toward.

Topic 4: Annexation Policy

Rather than leaving the pattern of future annexation open-ended, this Comprehensive Plan update can include a recommendation that the City adopt a formal annexation policy establishing requirements for approving annexation requests.

The core principle: growth should extend outward from the existing city in a contiguous and logical pattern, moving from the inside out, rather than "leapfrogging" to disconnected parcels. A proposed annexation area could not be a string of individual parcels assembled solely to reach a distant subdivision site — it would need to be reasonably contiguous with, and a logical extension of, the existing city limits or already-annexed, serviced areas.

1. Does the Commission support recommending that the City adopt a formal annexation policy through this Comprehensive Plan update?

What should count as "contiguous and logical"? Should the policy also address utility availability, minimum parcel size, or other criteria?

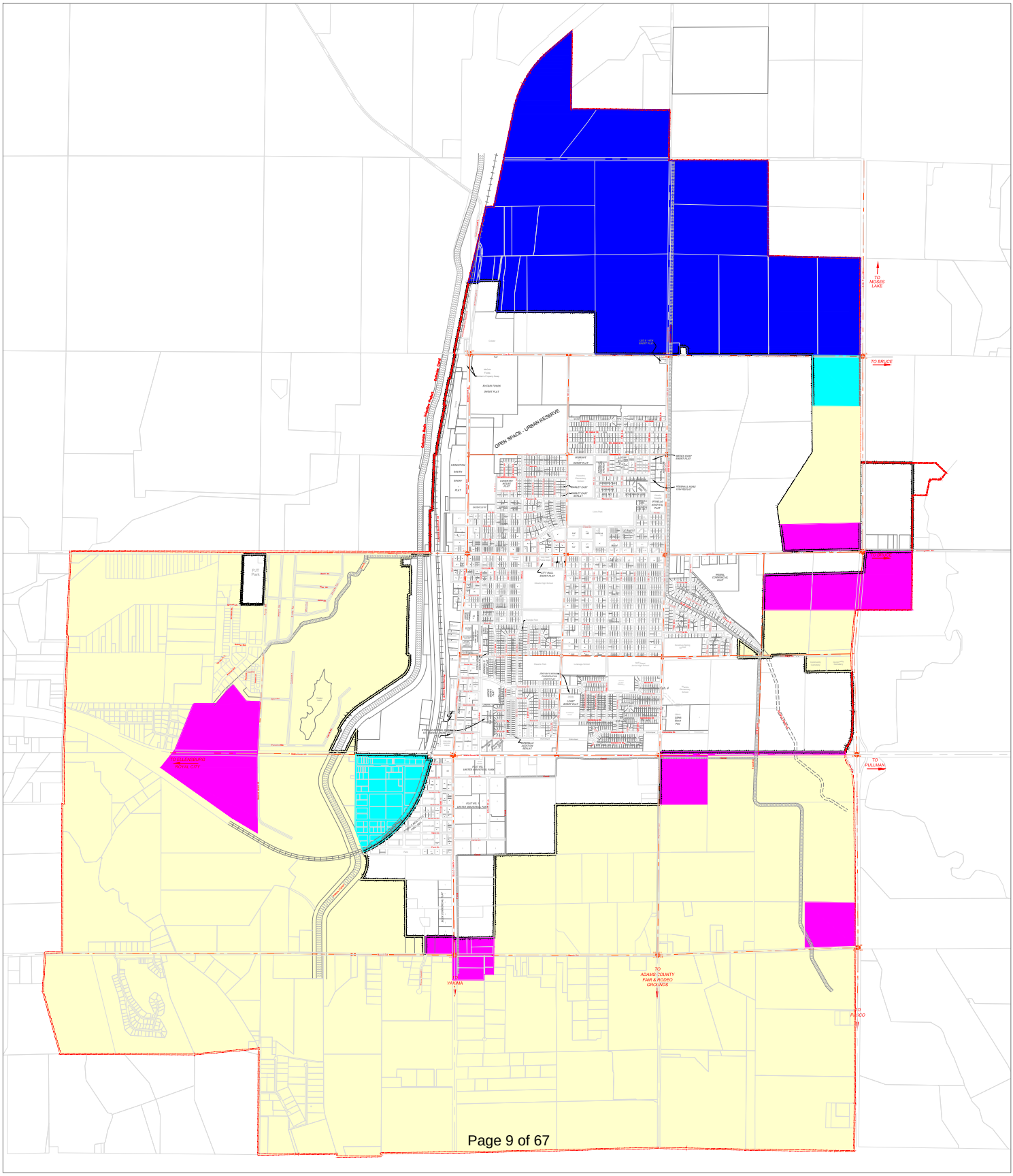
Additional Notes

CITY OF OTHELLO
GROWTH AREA MAP

FUTURE

- RESIDENTIAL
- COMMERCIAL
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- CITY LIMITS
- URBAN GROWTH BOUNDARY
- 123 LOT NUMBER
- BLOCK NUMBER
- PLAT NAME
- CANAL

0 800 1600
SCALE: 1" = 800'



CITY OF OTHELLO ZONING MAP

September 15, 2025

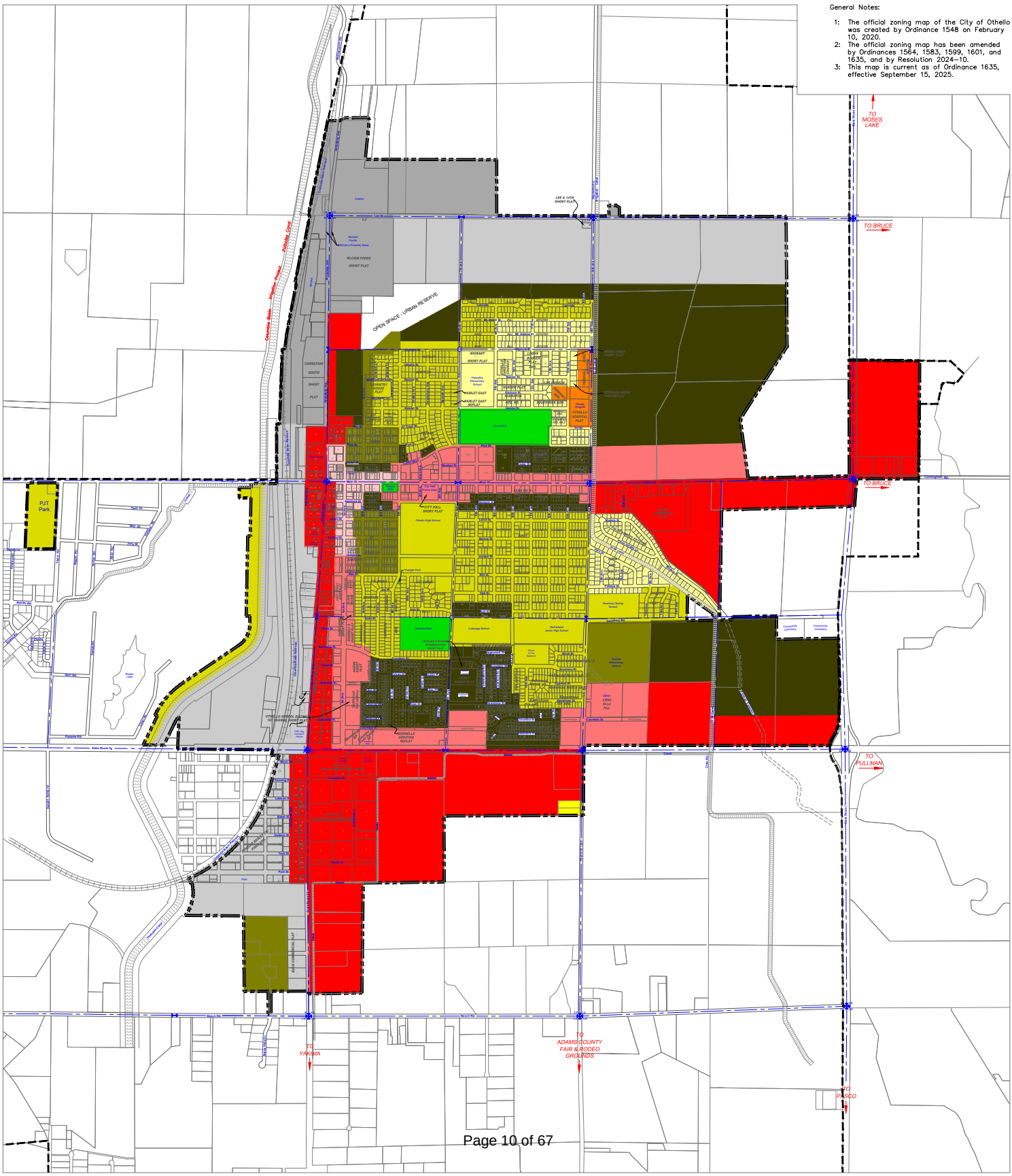
LEGEND

- (R-1) RESIDENTIAL DISTRICT ONE
- (R-2) RESIDENTIAL DISTRICT TWO
- (R-3) RESIDENTIAL DISTRICT THREE
- (R-4) RESIDENTIAL DISTRICT FOUR
- (R-M) RESIDENTIAL-MEDICAL DISTRICT
- (S-1) SUBURBAN 1
- (C-1) TRADITIONAL COMMERCIAL ZONE
- (C-2) CENTRAL COMMERCIAL ZONE
- (C-3) LARGE SCALE COMMERCIAL ZONE
- (I-1) LIGHT INDUSTRIAL ZONE
- (I-2) HEAVY INDUSTRIAL ZONE
- (O.S.) OPEN SPACE - URBAN RESERVE
- CITY PARKS
- CITY LIMITS
- URBAN GROWTH BOUNDARY
- LOT NUMBER
- 123 BLOCK NUMBER
- PLAT PLAT NAME
- CANAL

0 600 1200
SCALE: 1"=600'

General Notes:

1: The official zoning map of the City of Othello was created by Ordinance 1548 on February 10, 2020.
2: The official zoning map has been amended by Ordinances 1564, 1583, 1599, 1601, and 1635, and by Resolution 2024-10.
3: This map is current as of Ordinance 1635, effective September 15, 2025.



TO: Planning Commission

FROM: Anne Henning, Community Development Director

MEETING: July 20, 2026

SUBJECT: Comprehensive Plan Amendment Request - Discussion

In conjunction with the Commission's planned discussion of the Future Land Use Map, we have received the attached request for changes to the Map.

Attachments:

- Map showing approximate request (mapped by staff from the request text)
- Supplemental Questions
- Future Land Use Map with the changes added

Action:

1. The Commission should consider how these requests affect the discussion of the Future Land Use Map.

Requested Residential

Requested Commercial

Requested Light Industrial

TO MOSES LAKE

TO BRUCE

OPEN SPACE - URBAN RESERVE

Comprehensive Plan / Zoning Map Amendment Supplemental Questions

1. What is the purpose or goal of the proposed amendment?

The proposal establishes a coordinated mixed-use growth area consisting of residential neighborhoods, neighborhood-serving commercial corridors, a commercial gateway, and light industrial employment lands.

Requested Amendments

Township/Range/Section 29E16NS26
• Residential: Parcels 2100450660100 and 2100450670100.
• Residential with Commercial: Parcels 2100450690100, 2100450680100, and 2100450650100, with approximately 660 feet of Commercial zoning extending north along E. Lee Street. The remaining portions of these parcels are requested to be redesignated and rezoned to Residential.

Township/Range/Section 29E16NS27
• Light Industrial: Parcels 2100450700100 and 2100450710100.

Township/Range/Section 29E16NS34
• Light Industrial with Commercial Corner: Parcel 1529030682655 is requested to be redesignated and rezoned to Light Industrial, with only the northeast corner requested to be redesignated and rezoned to Commercial. The Commercial area will accommodate future retail, office, service, and neighborhood-serving commercial uses, while the remainder of the parcel will remain Light Industrial. (Parcel size and commercial dimensions pending.)

Township/Range/Section 29E16NS35
• Residential with Commercial: Parcels 2100450850100, 2100450840100, and 2100450810100 are requested to be redesignated and rezoned to Residential, with approximately 660 feet of Commercial zoning extending south along E. Lee Street. The remaining portions of these parcels are requested to be redesignated and rezoned to Residential. (Commercial dimensions pending.)

2. Describe the property: size, terrain, critical areas, etc.

Properties in Township/Range/Section 29E16NS26, 29E16NS27, 29E16NS34 and 29E16NS35 are generally flat agricultural lands currently in agricultural production despite existing Heavy Industrial and Light Industrial zoning. They are well positioned for future urban development with access to E. Lee Street and planned infrastructure. Parcel sizes and commercial dimensions will be provided where pending.

3. What is the current use, zoning, and land use designation of the subject property and the surrounding properties?

All subject parcels are currently used for agricultural production. Current zoning and requested amendments are summarized below.

Township/Range/Section	Parcel	Current Use	Current Zoning	Requested Amendment	Notes
29E16NS26	2100450660100	Agricultural	Heavy Industrial	Residential	
29E16NS26	2100450670100	Agricultural	Heavy Industrial	Residential	
29E16NS26	2100450690100	Agricultural	Heavy Industrial	Residential + Commercial	~660 ft Commercial north along E. Lee St.; balance Residential
29E16NS26	2100450680100	Agricultural	Heavy Industrial	Residential + Commercial	~660 ft Commercial north along E. Lee St.; balance Residential
29E16NS26	2100450650100	Agricultural	Heavy Industrial	Residential + Commercial	~660 ft Commercial north along E. Lee St.; balance Residential
29E16NS27	2100450700100	Agricultural	Heavy Industrial	Light Industrial	
29E16NS27	2100450710100	Agricultural	Heavy Industrial	Light Industrial	
29E16NS34	1529030682655	Agricultural	Light Industrial	Light Industrial + Commercial	Only NE corner Commercial; balance Light Industrial
29E16NS35	2100450850100	Agricultural	Light Industrial	Residential + Commercial	~660 ft Commercial south along E. Lee St.; balance Residential
29E16NS35	2100450840100	Agricultural	Light Industrial	Residential + Commercial	~660 ft Commercial south along

					E. Lee St.; balance Residential
29E16NS35	2100450810100	Agricultural	Light Industrial	Residential + Commercial	~660 ft Commercial south along E. Lee St.; balance Residential

Surrounding Properties

- North: Agricultural land and developing urban growth area.
- South: Existing and planned residential development.
- East: Agricultural land, transportation corridors, and future development opportunities.
- West: commercial development and expanding urban uses.

4. How will the proposal address the long-term interests and needs of the community as a whole?

The proposal provides additional housing opportunities, neighborhood-serving commercial services, employment lands, and efficient use of planned public infrastructure while supporting orderly growth.

5. Are there any changed conditions...

Although the properties remain in agricultural production, surrounding development, infrastructure expansion, and changing community needs support a balanced mix of residential, commercial, and industrial uses.

6. How does the request help implement the Comprehensive Plan?

The proposal supports orderly growth, housing, economic development, compatible land use transitions, efficient public facilities, and preservation of employment lands.

7. Will the proposal have adverse impacts on adjacent properties?

Future development will comply with City standards for access, buffering, landscaping, utilities, environmental review, and stormwater management. Appropriate transitions will minimize impacts.

CITY OF OTHELLO
GROWTH AREA MAP
WITH REQUESTED CHANGES

FUTURE

- RESIDENTIAL
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- LIGHT INDUSTRIAL
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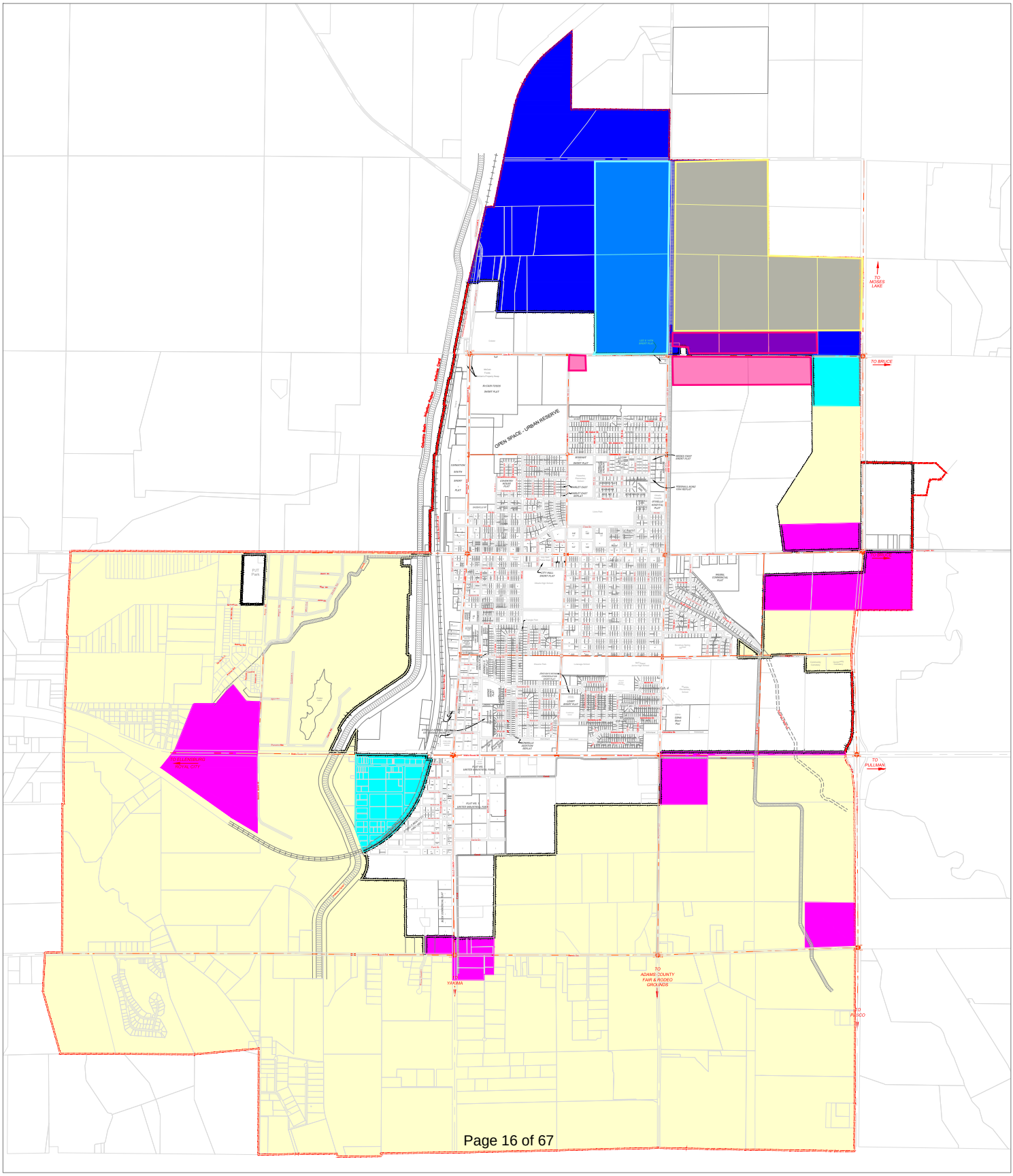
SCALE: 1" = 800'



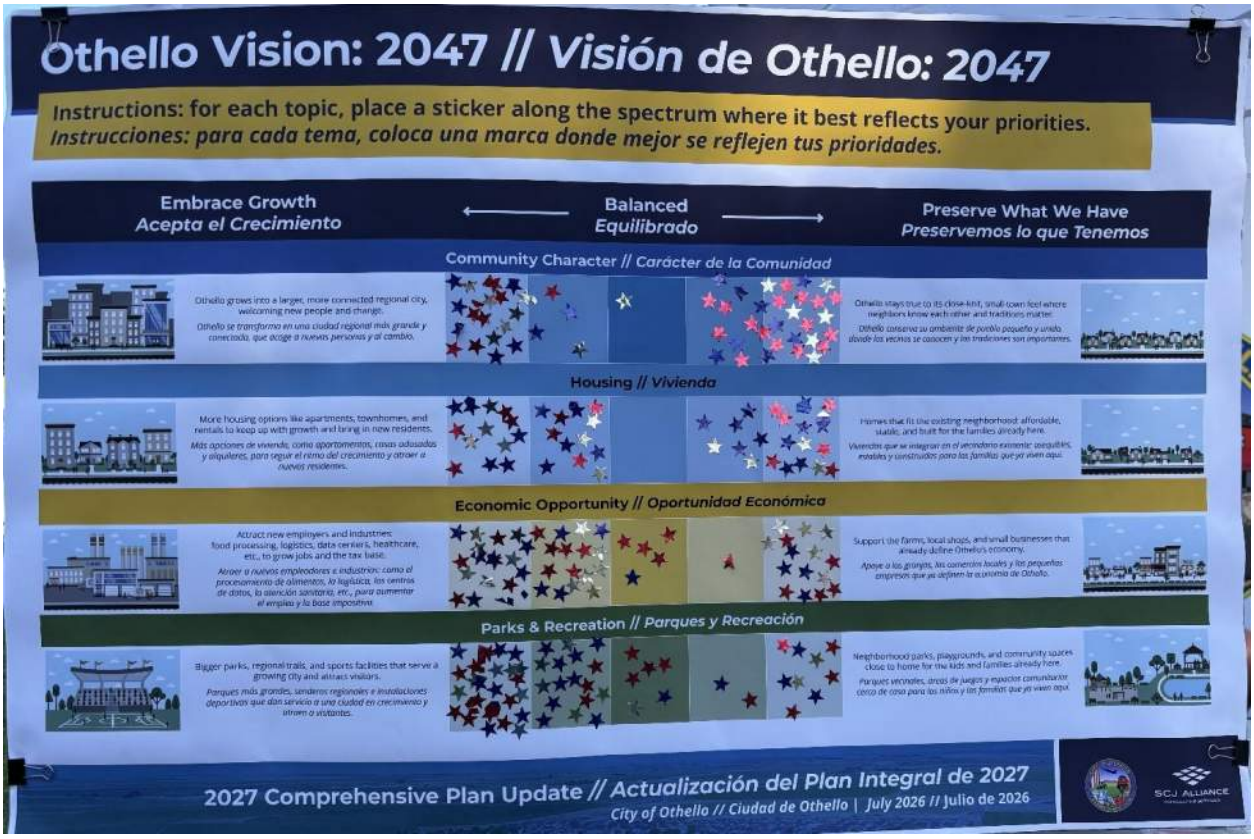
TO: Planning Commission

FROM: Anne Henning, Community Development Director

MEETING: July 20, 2026

SUBJECT: Comprehensive Plan Update – Public Engagement

We had a good turnout for the July 4 event at Lions Park. Thank you to all who participated. Here is the board where we collected input on the vision:



We also have a final report on the survey results, see attached.

Here are planned dates and likely topics for upcoming public engagement events:

Date	Event	Likely Topic
July 20	PC mtg	Public Workshop: Future Land Use Map
Oct 19	PC mtg	Public Workshop: Review findings/direction
Dec 5	Miracle on Main Street	Public engagement? Draft Plan rollout/feedback

We are pretty close to what we had originally planned in the Public Engagement Plan.

Action: Informational.

Othello Comprehensive Plan Survey Summary

To: City of Othello

From: Aren Murcar, AICP

Date: June 11, 2026

Project: Othello Comprehensive Plan Update

Subject: Othello Comprehensive Plan Survey Summary

Introduction

The Othello Comprehensive Plan Update Survey was open for 41 days from April 3 to May 14, 2026, and received 282 total responses, including 213 complete responses and 69 partial responses. Survey results provide insight into community priorities, concerns, and aspirations that will help inform the Comprehensive Plan update. The survey explored topics including growth, economic development, housing, transportation, parks and recreation, and community character.

Key Takeaways

- Othello residents value family-oriented living, housing affordability, and community character.
    - Family-oriented community (21%) and housing affordability (17%) were the most frequently selected aspects that Othello residents want to preserve.
    - Local events and traditions (14%) and a business-friendly environment (14%) were also identified as important community attributes.

- Housing affordability and infrastructure capacity are the community's primary growth concerns.
    - Rising housing costs and affordability (20%) were the most frequently selected concern related to growth.
    - Strain on city services and infrastructure (16%), water shortages (14%), and traffic congestion (13%) were also identified as significant concerns.
- Residents support economic growth that expands shopping, dining, education, and tourism opportunities.
    - Shopping and restaurants (22%) received the highest level of support for industry expansion.
    - Education (15.7%) and tourism and lodging (15.5%) were also frequently identified as industries residents would like to see grow.
- Quality jobs, local businesses, and housing options are viewed as important to attracting and retaining residents.
    - Increased access to affordable housing types (17%) and more local businesses (15%) were among the most selected priorities.
    - Increased access to jobs (12.8%) and shopping opportunities (12.5%) were also identified as important improvements.
- Business development is closely tied to land availability and infrastructure investment.
    - Access to desirable locations for business development (27%) was the most frequently selected strategy for supporting businesses.
    - Infrastructure improvements (20%) and expanding tourism opportunities (18%) were also viewed as important economic development tools.
- Parks and recreation priorities focus on major community amenities and comfort improvements.
    - A community pool (18%) was the most requested recreation improvement.
    - Additional shade (12%), event spaces (11%), benches and drinking fountains (10.1%), and a dog park (9.7%) were also common priorities.
- Housing availability and affordability continue to be significant challenges.
    - Housing affordability (23%) and difficulty finding housing (19%) were the most commonly reported housing challenges.
    - Respondents expressed interest in additional single-family homes (30%) and senior housing (21%).

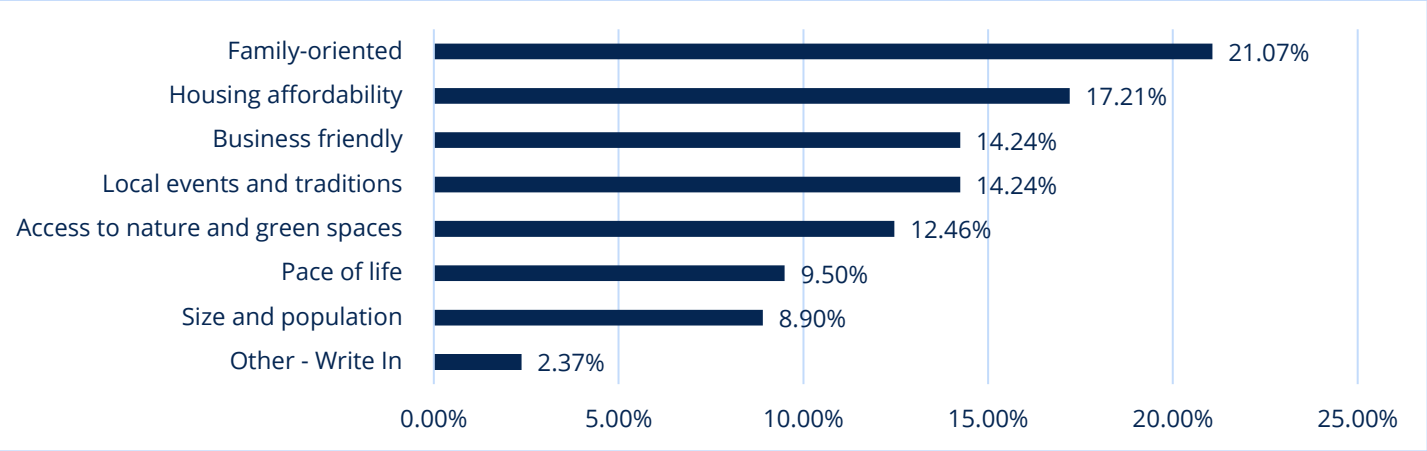
- Transportation investments should focus on maintaining existing infrastructure and improving safety.
    - Repairing existing roads and sidewalks (29%) was the highest transportation priority.
    - Safer roads through traffic calming measures (23%) and more and wider sidewalks (18%) were also frequently selected.
    - Numerous comments identified the Highway 26/14th Avenue corridor, Main Street, and school-area traffic as areas needing improvement.
- Community comments emphasized public safety, beautification, housing, recreation, and economic opportunity.
    - Common themes included traffic safety, speeding, code enforcement, additional business opportunities, youth employment, community cleanliness, and development of a public pool.
    - Many respondents expressed a desire to maintain Othello's family-oriented character while planning for future growth.

Survey Results

Character and Growth

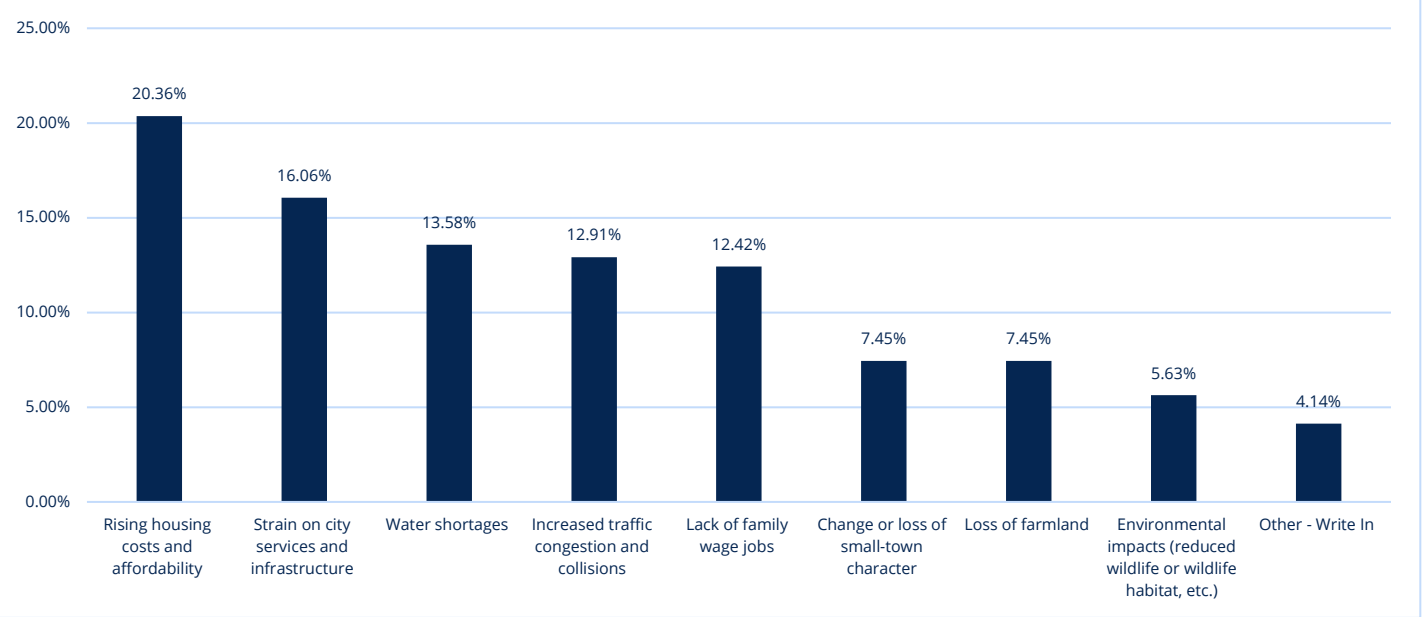
The first question in the survey asked respondents which aspects of Othello's atmosphere are most important to them and directed them to select their top three. The option selected most often was "family-oriented" (21%), followed by "housing affordability" (17%). "Business friendly" and "local events and traditions" each received 14% of responses. Write-in responses identified safety, low crime, walkability, civic engagement opportunities, and additional community amenities as important characteristics.

Figure 1. Which aspects of Othello's atmosphere are most important to you? Select your top 3.



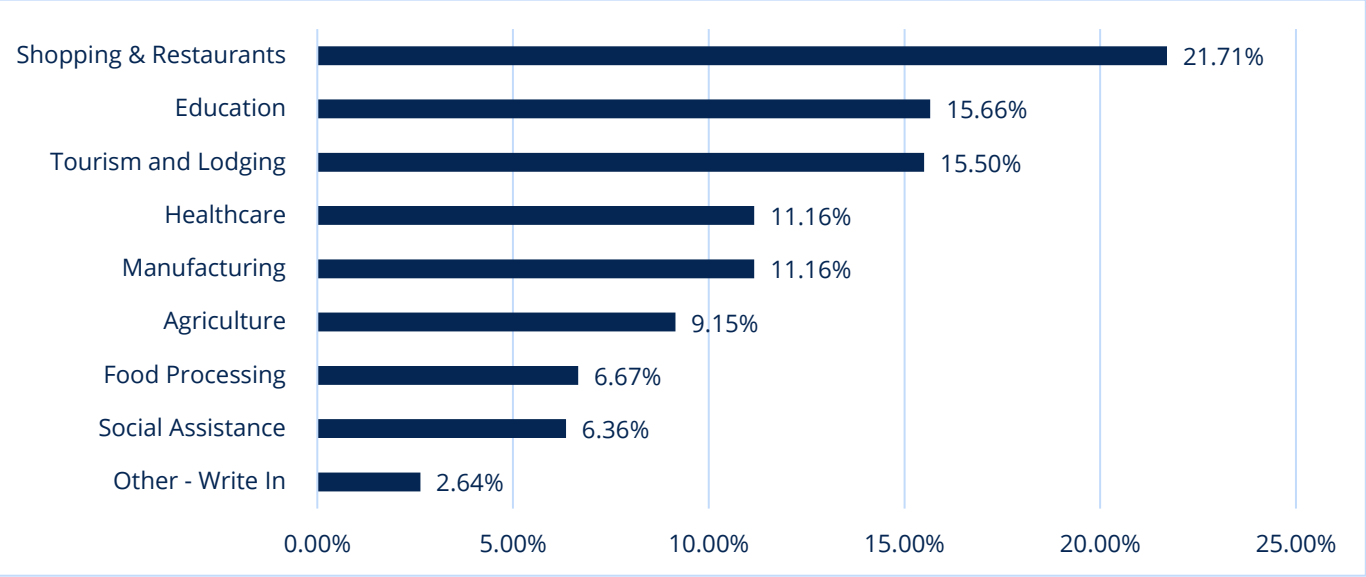
Respondents were then asked about their biggest concerns regarding growth in Othello and were directed to select up to five options. The most frequently selected concern was rising housing costs and affordability (20%), followed by strain on city services and infrastructure (16%). Water shortages (14%), increased traffic congestion and collisions (13%), and a lack of family wage jobs (12%) were also commonly selected. The most common themes among write-in responses were public safety, crime, traffic, housing affordability, and maintaining community services.

Figure 2. What are your biggest concerns regarding growth in Othello? Select up to 5.



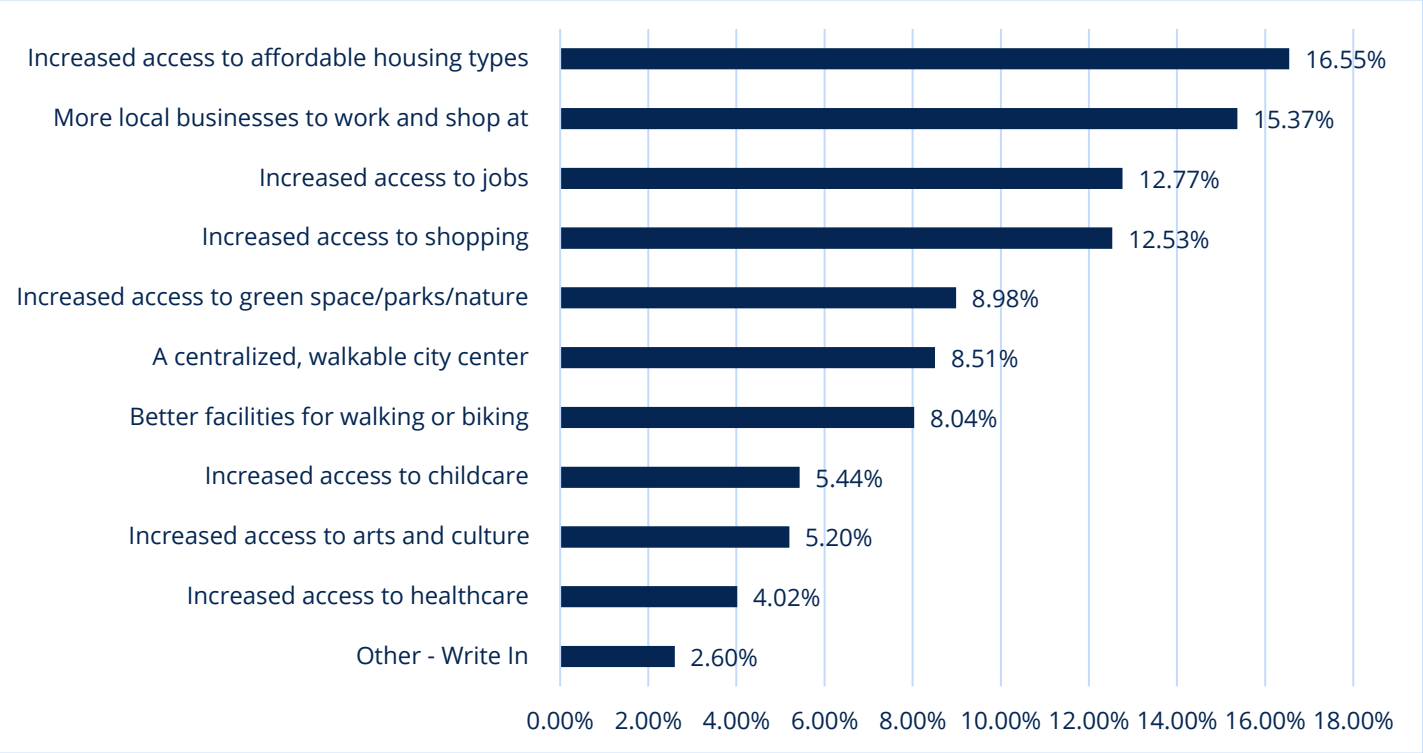
When asked which industries they would like to see expanded in Othello, "shopping and restaurants" received the largest percentage of responses (22%). Education (15.7%) and tourism and lodging (15.5%) also received a significant number of responses. Healthcare and manufacturing each accounted for 11% of selections. Write-in responses frequently mentioned entertainment, recreation opportunities, lodging, and a greater variety of restaurants and retail businesses.

Figure 3. What industries would you like to see expanded in Othello? Select any that apply.



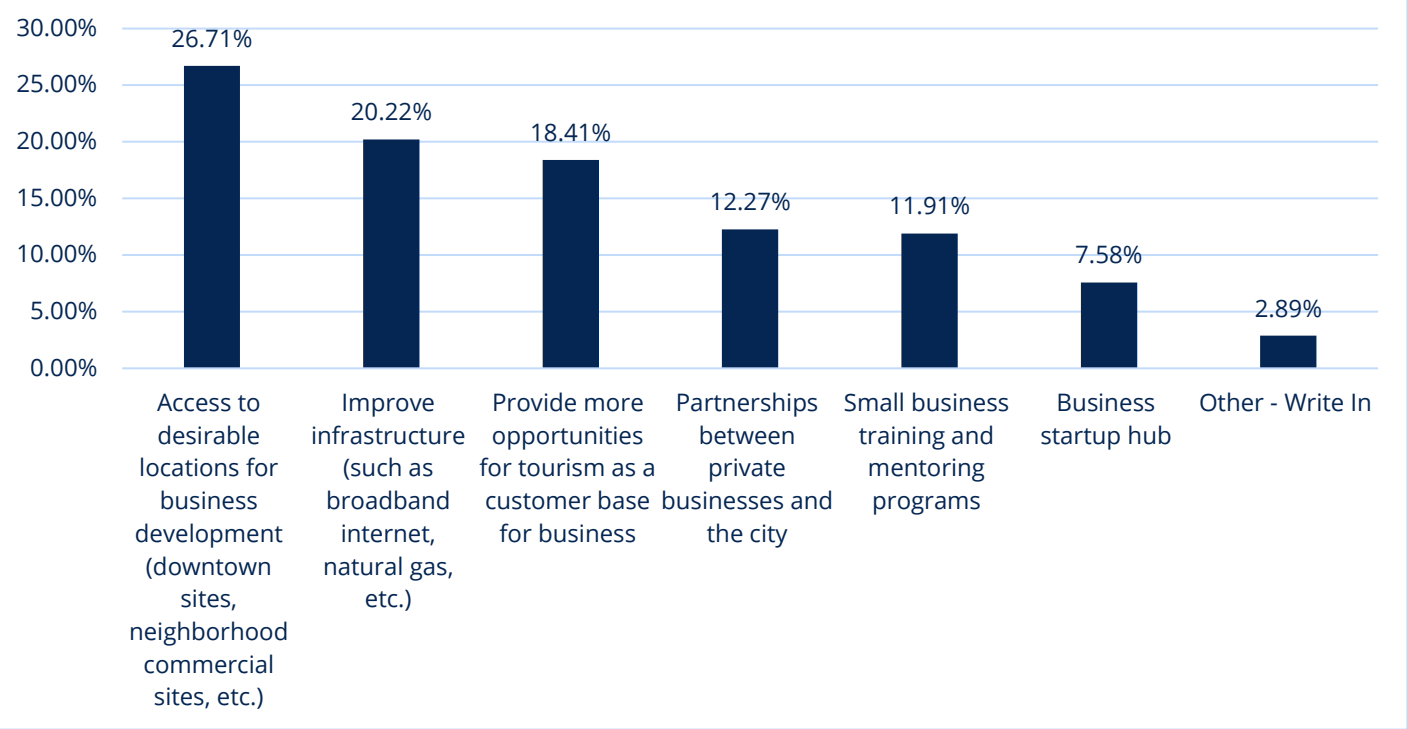
Respondents were asked what actions would most improve the living experience in Othello or attract people from outside the community. Increased access to affordable housing types received the highest percentage of responses (17%), followed by more local businesses to work and shop at (15%). Increased access to jobs (12.7%) and shopping opportunities (12.5%) also ranked highly. Additional write-in comments focused on education, beautification, recreation opportunities, and expanding shopping and dining options.

Figure 4. What can the City do to improve the living experience in Othello and/or attract people from outside Othello? Select up to 5.



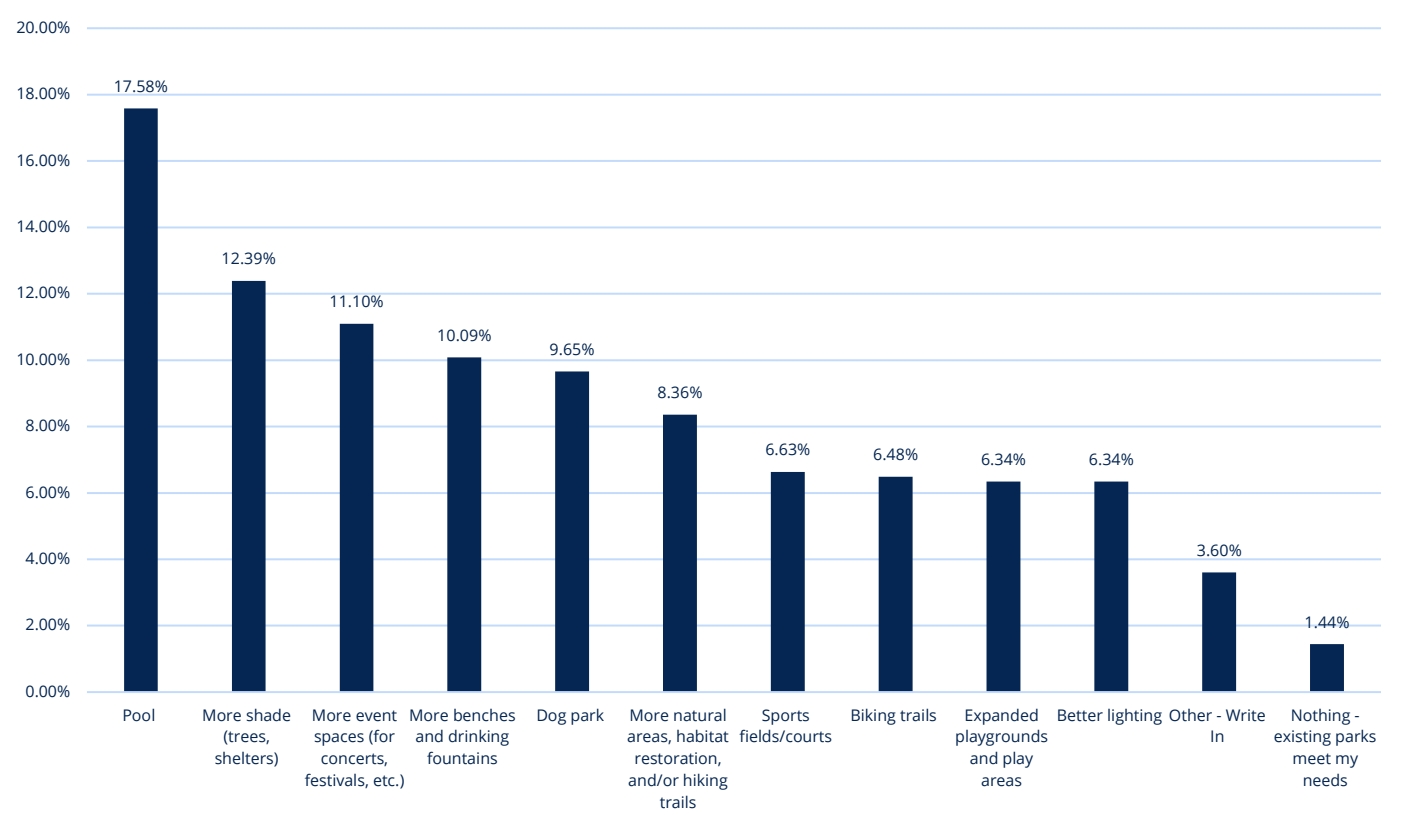
More than a quarter of respondents (27%) selected access to desirable locations for business development as the factor that would best support business development and retention in Othello. Infrastructure improvements, such as broadband internet and utilities, received 20% of responses, while providing more tourism opportunities received 18%. Partnerships between businesses and the City (12.3%) and small business training and mentoring programs (11.9%) were also selected by respondents. Write-in comments commonly refer to reducing development barriers and making it easier to start or expand businesses.

Figure 5. What would best support business development and retention in Othello? Select up to 3.



The top improvement that respondents said would most enhance their experience when visiting parks, trails, or recreational facilities was a community pool (18%), receiving substantially more support than any other option. More shade through trees and shelters received 12% of responses, followed by additional event spaces (11%) and more benches and drinking fountains (10.1%). A dog park (9.6%) and additional natural areas and trails (8%) also received support. Many write-in responses referenced year-round pool access, improved accessibility, walking trails, and additional recreation opportunities.

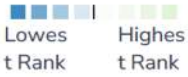
Figure 6. Thinking about parks and recreation in our community, what would most enhance your experience when visiting parks, trails, or recreational facilities? Select up to 5.



Respondents were asked to rank a series of community characteristics based on their importance to Othello's future. The highest-ranked item was "has a diverse, welcoming, and family-friendly community," followed by "enables locally owned businesses to successfully establish and thrive." "Has a housing mix that serves a broad array of incomes and age groups" ranked third, while "cultivates an inviting, vibrant, and walkable community" ranked fourth.

Figure 7. Rank these items based on how important they are to you in Othello:

Item	Overall Rank	Rank Distribution	Score	No. of Rankings
has a diverse, welcoming, and family friendly community	1		631	102
enables locally owned businesses to successfully establish and thrive	2		567	105
has a housing mix that serves a broad array of incomes and age groups	3		547	102
cultivates an inviting, vibrant, and walkable community	4		469	96
has a variety of employment types	5		457	101
has equitable access to parks, open space, trails, and other recreational opportunities	6		420	97
preserves its historical heritage	7		338	97
has non-motorized modes of travel that are easily accessible and available	8		284	95



Respondents were asked to identify the community characteristics that are most important to Othello's future. This question was presented differently in the online and paper surveys. The online survey asked respondents to rank each characteristic, while the paper survey asked respondents to select the characteristics they felt were most important. In the paper survey, the option selected most often was "welcoming and family friendly" (22%), followed by "support local businesses" (17%) and "variety of employment types" (16%). "Walkable community" received 14% of responses, while "housing for varied incomes" accounted for 13%. These results generally align with the online survey, which also found strong support for family-friendly community character, local businesses, housing opportunities, and walkability.

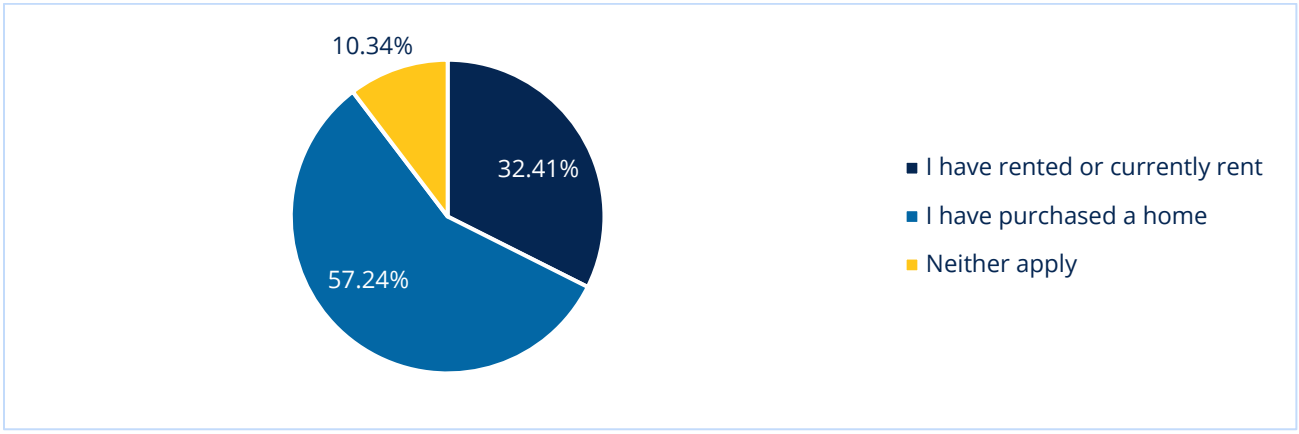
Table 1. How important is it that Othello in 2047: Select your top 3.

Value	% Selected
Welcoming & family friendly	22.48%
Support local businesses	17.11%
Variety of employment types	16.11%
Walkable community	14.09%
Housing for varied incomes	12.75%
Preserve historic heritage	10.74%
Parks/Open space	4.70%
Non-motorized modes	2.01%

Housing and Transportation

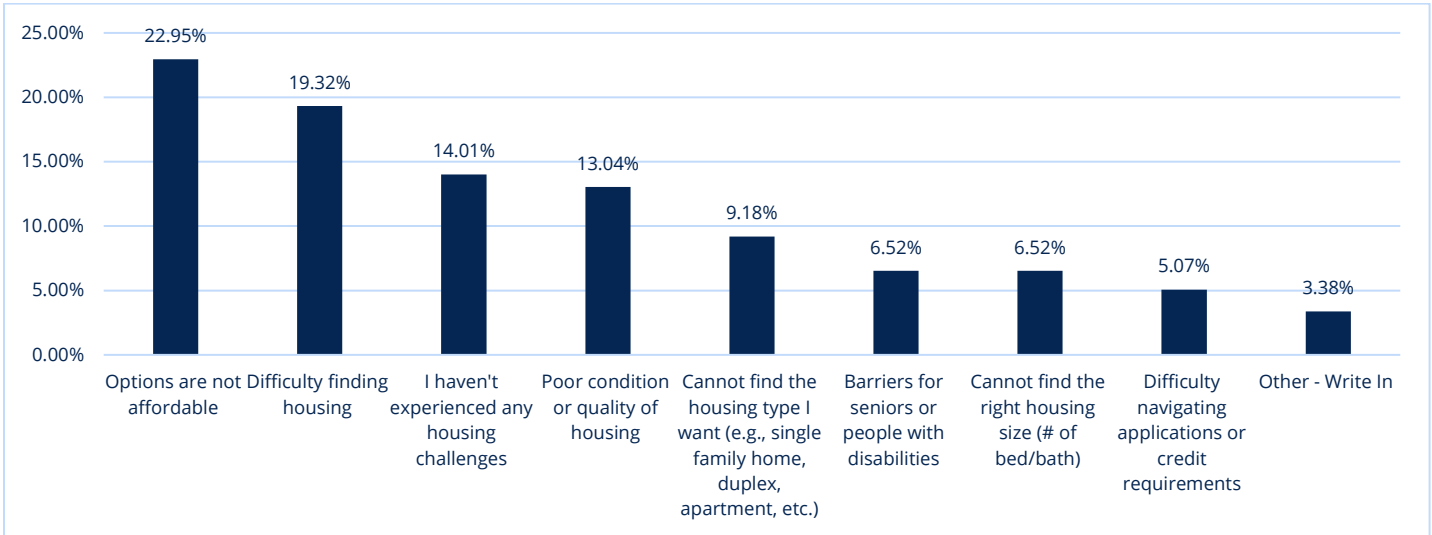
More than half of respondents (57%) indicated that they have purchased a home in Othello. Approximately one-third of respondents (32%) reported that they currently rent or have rented housing in the community. A smaller percentage of respondents (10%) indicated that neither option applied to them.

Figure 8. During your time in Othello, have you rented or purchased housing? Select all that apply.



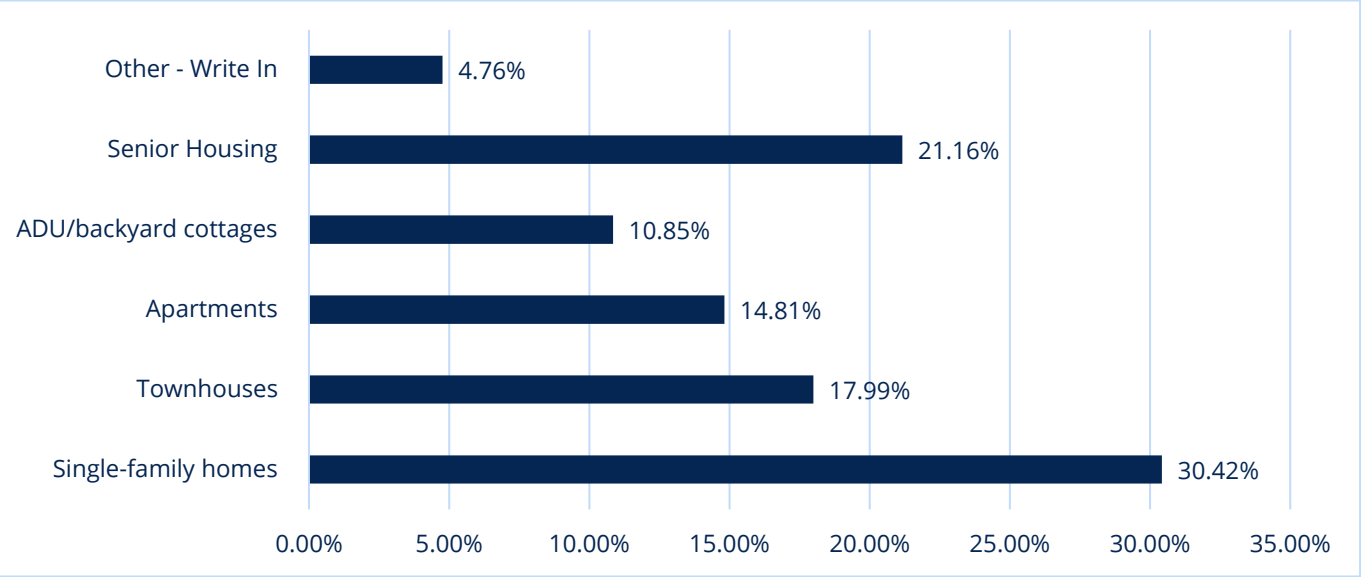
When asked about housing challenges, the most common response was that housing options are not affordable (23%). Difficulty finding housing was also a common concern, receiving 19% of responses. Poor housing conditions (13%) and an inability to find the desired housing type (9%) were also identified as challenges. Several write-in responses referenced rising housing costs, limited housing choices, and concerns about property taxes.

Figure 9. Have you experienced any housing challenges in Othello? Select all that apply.



For the question about future housing types, single-family homes received the highest percentage of responses (30%), followed by senior housing (21%). Townhouses (18%) and apartments (15%) also received support from respondents. Additional write-in responses highlighted the need for housing options at a variety of price points, affordable senior housing, duplexes, and higher-quality housing options.

Figure 10. Are there any types of housing you'd like to see more of in Othello?



Overall, respondents indicated that driving currently meets their transportation needs, with 58% selecting "I can safely do this now." For biking, 39% of respondents indicated they would bike more if it were safer or more accessible. Similarly, 31% of respondents indicated they would walk more if conditions were improved. These responses suggest there is interest in additional walking and biking opportunities throughout the community.

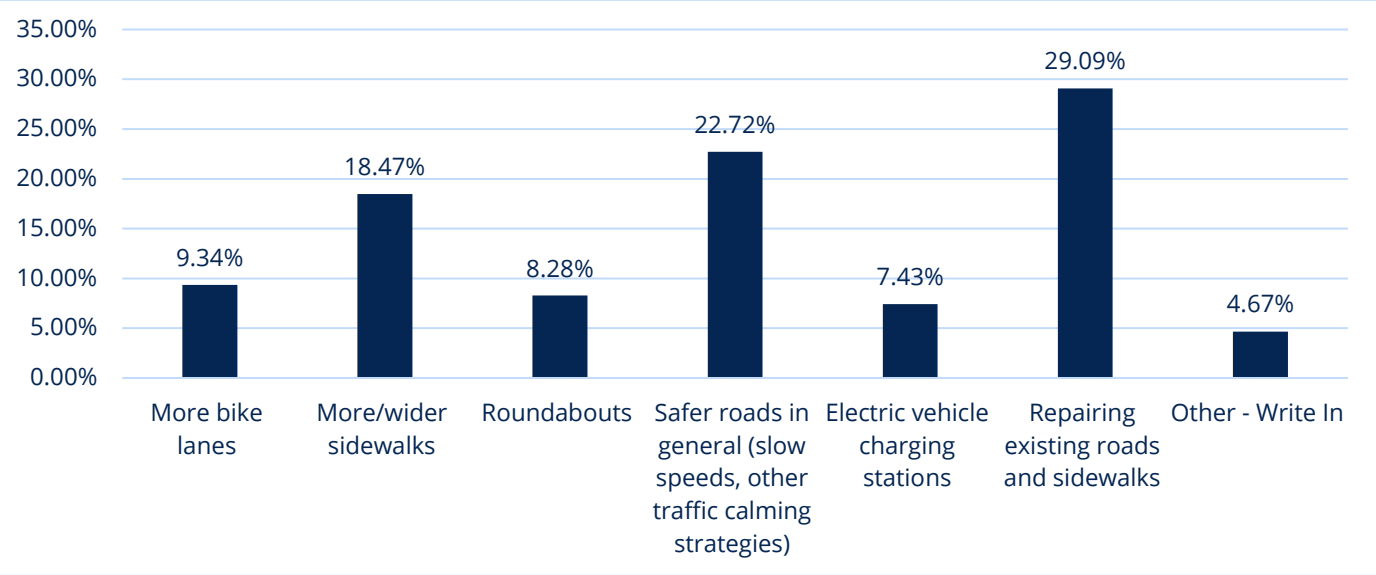
Table 2. How well do the current transportation options in Othello meet all of your traveling needs?

	I can safely do this now.	I do this now, but we need improvements	I would do this more if it were safer/more accessible	I don't see myself doing this
Driving	58.41%	39.82%	0.88%	0.88%
Biking	19.27%	13.76%	39.45%	27.52%
Walking	32.41%	31.48%	30.56%	5.56%

The transportation improvement selected most often was repairing existing roads and sidewalks (29%). Safer roads through traffic calming and speed reduction measures received 23% of responses, followed by more or wider sidewalks (18%). Additional improvements, such as bike lanes, roundabouts, and electric vehicle charging stations, received lower levels of support. Write-in responses frequently referenced pedestrian safety, speeding, school-area traffic, and accessibility improvements.

Respondents identified several roads and intersections that they believe need improvement. The most frequently mentioned locations included the Highway 26 and 14th Avenue intersection, Main Street, 14th Avenue, and several school-area corridors. Common themes included speeding, congestion, pedestrian safety, visibility concerns, pavement conditions, and requests for additional traffic controls such as roundabouts, stop signs, and traffic calming measures.

Figure 11. What types of transportation infrastructure do you want the City to invest in most?



The final question invited respondents to share any additional comments. Common themes included public safety, traffic enforcement, housing affordability, economic development, community beautification, recreation opportunities, and maintaining Othello's family-oriented character. Respondents also frequently commented on the need for additional businesses, employment opportunities, transportation improvements, code enforcement, and construction of a community pool.

Demographics

Question	Responses
Where do you live?	♦ Othello: 78.57% ♦ Adams County, but outside of Othello: 17.86% *The majority of respondents live in Othello, with about a fifth living in Adams County, outside of Othello.*
What is your age range?	• 19 or younger: 3.64% • 20-29: 15.45% • 30-39: 27.27%

- 40-49: 18.18%
- 50-59: 12.73%
- 60-69: 12.73%
- 70 or older: 7.27%

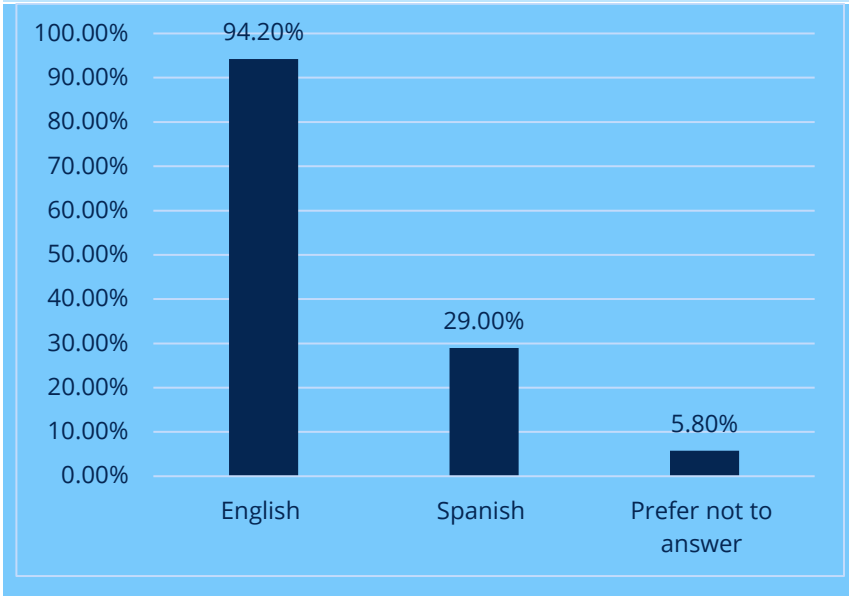
The ages of respondents varied over the age groups, with a little over a quarter of respondents being in the 30-39 age group.

What ethnic or racial group do you identify with?

- Caucasian/White: 44.55%
- Hispanic/Latino: 41.82%
- Native American: 0.91%
- Prefer not to answer: 12.73%

About half of the respondents identify as Caucasian/White, and half identify as Hispanic/Latino.

What languages are most often spoken in your home?



Conclusion

The survey results indicate that residents value Othello's family-oriented character, affordability, and quality of life while supporting continued growth and investment in the community. Housing affordability, economic opportunity, transportation improvements, and access to community amenities emerged as recurring themes throughout the survey. Respondents expressed interest in expanding housing choices, supporting local businesses, improving transportation infrastructure, and enhancing parks and recreation facilities, particularly through the development of a community pool. The feedback received through this survey will help inform the Comprehensive Plan update and ensure that future planning efforts reflect the priorities and concerns of the Othello community.

TO: Planning Commission

FROM: Anne Henning, Community Development Director

MEETING: July 20, 2026

SUBJECT: Population Growth – Informational

The Washington Office of Financial Management (OFM) has released their annual population estimates.

Highlights:

- Othello is shown at 9560 people, an increase of 350 over 2025 (3.8% growth).
- Since 2020, Othello has increased by 1011 people, an annual increase of almost 2%.
- In that same time, Adams County has increased by 1389 people, to an estimate of 22,000 in 2026. That is a 1.1% annual increase. (Note that 73% of Adams County's growth was within Othello city limits).
- Adams County's increase from 2025 to 2026 was 2.1%, which puts it as the second-fastest-growing county in the state (after Franklin at 2.6% and ahead of Benton at 1.6%).
- Washington was the 6th fastest growing state in terms of numeric growth and 7th in highest percentage of growth

Here is an interesting article about population growth in Washington overall: https://ofm.wa.gov/news-publications/washingtons-population-continues-to-grow/

Attachments:

- OFM Official Population Estimate (p.1, with Adams County at the top) (You can see the full report with all counties at: https://ofm.wa.gov/wp-content/uploads/sites/default/files/public/dataresearch/pop/april1/ofm_april1_population_final.pdf

Action: Informational.

April 1, 2026 Population of Cities, Towns, and Counties
Used for Allocation of Selected State Revenues
Office of Financial Management, Forecasting and Research Division

Geography	Census 2020	Estimate 2021	Estimate 2022	Estimate 2023	Estimate 2024	Estimate 2025	Estimate 2026
Adams	**20,613**	**20,900**	**21,100**	**21,200**	**21,475**	**21,550**	**22,000**
Unincorporated	9,472	9,575	9,575	9,585	9,628	9,640	9,730
Incorporated	11,141	11,325	11,525	11,615	11,847	11,910	12,270
Hatton	79	80	80	80	167*	165	175
Lind	535	535	535	535	535	535	535
Othello	8,549	8,725	8,920	9,005	9,145	9,210	9,560
Ritzville	1,767	1,775	1,780	1,785	1,790	1,790	1,790
Washtucna	211	210	210	210	210	210	210
Asotin	**22,285**	**22,500**	**22,600**	**22,650**	**22,725**	**22,750**	**22,950**
Unincorporated	13,920	14,070	14,165	14,205	14,260	14,285	14,375
Incorporated	8,365	8,430	8,435	8,445	8,465	8,465	8,575
Asotin	1,204	1,215	1,220	1,225	1,225	1,225	1,225
Clarkston	7,161	7,215	7,215	7,220	7,240	7,240	7,350
Benton	**206,873**	**209,400**	**212,300**	**215,500**	**217,850**	**219,625**	**223,200**
Unincorporated	36,556	36,760	37,445	37,615	37,805	37,980	38,190
Incorporated	170,317	172,640	174,855	177,885	180,045	181,645	185,010
Benton City	3,479	3,500	3,710	3,810	3,845	3,845	3,935
Kennewick	83,921	84,620	85,320	86,470	87,120	87,790	89,220
Prosser	6,062	6,130	6,195	6,445	6,610	6,650	6,745
Richland	60,560	61,320	62,220	63,320	64,190	64,930	66,290
West Richland	16,295	17,070	17,410	17,840	18,280	18,430	18,820
Chelan	**79,141$**	**80,000**	**80,650**	**81,500**	**82,300**	**82,900**	**83,525**
Unincorporated	32,507	33,140	33,460	33,875	34,320	34,545	34,765
Incorporated	46,634	46,860	47,190	47,625	47,980	48,355	48,760
Cashmere	3,248	3,260	3,280	3,355	3,390	3,420	3,435
Chelan	4,222	4,320	4,390	4,470	4,580	4,630	4,665
Entiat	1,326	1,340	1,355	1,360	1,375	1,520	1,545
Leavenworth	2,263	2,390	2,515	2,590	2,595	2,615	2,635
Wenatchee	35,575$	35,550	35,650	35,850	36,040	36,170	36,480
Clallam	**77,155**	**77,750**	**77,625**	**78,075**	**78,550**	**78,650**	**79,250**
Unincorporated	45,836	46,170	45,850	46,090	46,320	46,375	46,765
Incorporated	31,319	31,580	31,775	31,985	32,230	32,275	32,485
Forks	3,335	3,335	3,360	3,395	3,415	3,425	3,510
Port Angeles	19,960	20,120	20,200	20,240	20,410	20,440	20,370
Sequim	8,024	8,125	8,215	8,350	8,405	8,410	8,605
Clark	**503,311**	**513,100**	**520,900**	**527,400**	**536,300**	**542,400**	**550,000**
Unincorporated	233,048$	236,200	237,650	240,155	243,830	245,750	249,320
Incorporated	270,263	276,900	283,250	287,245	292,470	296,650	300,680
Battle Ground	20,743	21,160	21,780	21,910	22,470	22,790	23,570
Camas	26,065	26,870	27,250	27,420	27,660	27,970	28,490
La Center	3,424	3,605	3,835	3,890	4,045	4,270	4,440
Ridgefield	10,325$	11,910	13,640	15,180	15,790	16,290	16,820
Vancouver	190,915	194,400	197,600	199,600	202,600	205,100	207,000
Washougal	17,039	17,200	17,390	17,490	18,150	18,360	18,490
Woodland *part*	84	85	85	85	85	85	85
Yacolt	1,668	1,670	1,670	1,670	1,670	1,785	1,785

TO: Planning Commission

FROM: Anne Henning, Community Development Director

MEETING: July 20, 2026

SUBJECT: Data Centers – Informational

At the June meeting, there was discussion about data centers and a request to learn more about them, so they we can be better prepared in the future if any are proposed. Data centers are a topic that has generated a lot of public opposition across the state and the country, but also support in places like Quincy that have benefited from data centers. Staff gathered some resources and also reached out to the Adams County Economic Development Director. He provided some additional information and offered to do a presentation at a future Commission meeting.

Staff Comments

1. MRSC currently only has a compilation of documents and codes from Washington cities, from 2024. They are working on an updated series, which should be published in the next month or two. That document when provided should give us more information about the current state of regulations in Washington.
2. Grant County Economic Development Council has a page about data centers on their website: https://www.grantedc.com/data-centers
3. Avista Energy has a page about data centers, including their commitment to prevent cost shifting and many FAQs: https://www.myavista.com/about-us/data-centers-and-energy
4. Issues to consider for data centers include water consumption, power consumption, noise, use of land, jobs, and tax revenues.

Attachments:

- By National Legue of Cities (NLC) and Americal Association for the Advancement of Sciences (AAAS) Center for Scientific Evidence in Public Issues (EPI Center):
    - A Primer for Local Governments: Understanding Data Centers (3 pgs)
    - Key Questions to Ask When Considering Data Centers in Your Community, 2026 (6 pgs)
    - Data Centers and Environmental Considerations (3 pgs)
- By Grant County Economic Development Council:
    - The Economic & Strategic Benefits of Data Centers in Rural Washington (2 pgs)
- By Avista: Large Energy Customers (2 pgs)
- By Port of Quincy: Quincy Data Center presentation (2020) (13 pgs)
- By Dept. of Ecology: Air Pollution from Data Centers (1st 2 pages of the webpage, see https://ecology.wa.gov/air-climate/air-quality/data-centers for the list of documents for each data center)

Action: Informational. The Planning Commission may wish to begin discussion if there is time at the July meeting, otherwise this item can be discussed at a future meeting.

NLC NATIONAL LEAGUE OF CITIES
A CENTURY OF STRENGTHENING CITIES

EPI Center
CENTER FOR SCIENTIFIC EVIDENCE IN PUBLIC ISSUES
AAAS

A PRIMER FOR LOCAL GOVERNMENTS:

UNDERSTANDING DATA CENTERS

What is a Data Center?

Data centers are facilities that provide critical infrastructure to power modern digital services. There are different types of data centers, often shaped by the primary function(s) of the facility. Most data centers house servers (connected computers) and data storage systems capable of vast numbers of calculations and computing applications. Often referred to as "the cloud," data centers provide the necessary hardware for internet connectivity, large scale software systems, and the computational demands of traditional and generative artificial intelligence (AI).

Why Talk about Data Centers?

Significant increases in the use of AI, and to a lesser extent, cloud computing and other digital services, is driving greater demand for the physical infrastructure that supports these services and technologies. Data centers are the unseen backbone of our digital economy, yet their presence and impacts, both positive and negative, are often overlooked in local governance discussions. In fact, data center facilities can provide significant benefits for communities, including tax revenue, enhanced digital connectivity and new jobs, but also present challenges such as increased energy demand, water usage and land use considerations.

Local leaders can take a proactive approach to planning data center development by addressing sustainability, zoning and infrastructure concerns to shape these facilities so that they are designed and operated to best serve community interests. This fact sheet outlines basic elements of data centers to help policymakers begin these discussions.

Types of Data Centers

Enterprise & Internal Data Centers
Privately owned and operated, these facilities manage proprietary information technology (IT). The average on-site data center typically houses between 2,000 and 5,000 servers on a site ranging from 20,000 to 100,000 square feet. They draw around 100 megawatts (MW) of power.[1]

Colocation Centers
These third-party facilities lease out space, power and cooling infrastructure to multiple organizations. Businesses use these centers to reduce infrastructure costs.[2]

Hyperscale Data Centers
Built by major technology companies such as Amazon, Google and Microsoft, these large-scale centers handle enormous computing demands, including AI and cloud services. A hyperscale data center is defined as containing at least 5,000 servers, occupying at least 10,000 square feet of physical space and having an energy draw of over 100 MW of power.[3]

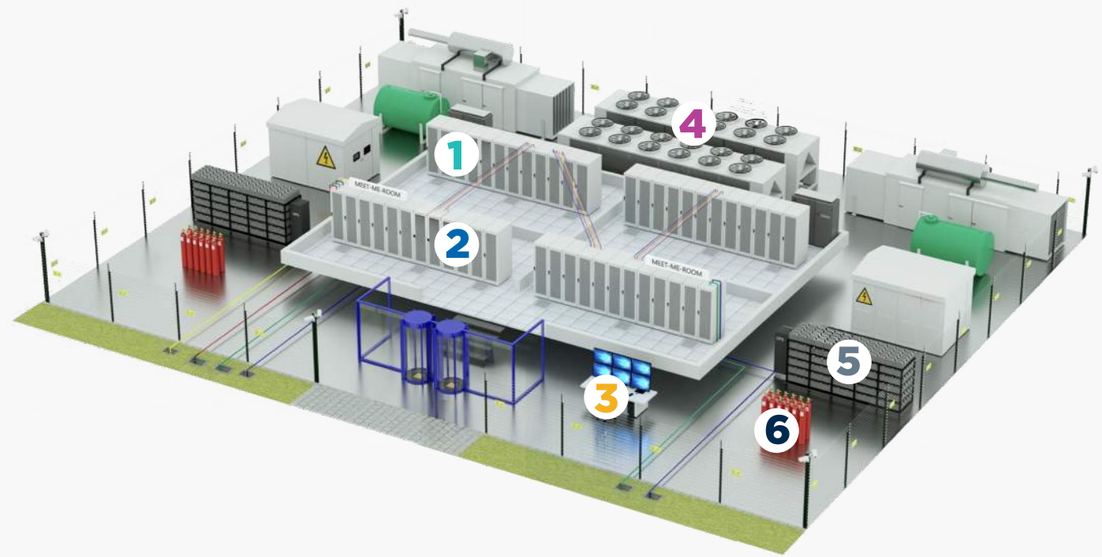
Design Features of Data Centers

Data centers are typically located near necessary infrastructure like high-voltage power lines and high-speed fiber optic networks. They can also require substantial land use. This means you can often find data centers in suburban or rural areas, or industrial zones, where these needs can be met. In addition to proximity to power sources, proximity to end-users helps reduce delays in data transfer and can improve the speed of cloud and AI-powered service delivery. Climate can be another influential factor for the location of data centers. Because servers require cooling, differences in environment can increase the strain on air-conditioning or water-based cooling systems.

In terms of their appearance, data centers tend to resemble warehouses[4] — large and windowless — to support a highly controlled environment optimized for equipment performance, energy efficiency, and physical security. Flat roofs are common and necessary for housing mechanical equipment like HVAC units, but also offer opportunities for sustainability features such as solar panels or reflective coatings. While functional needs inform design choices, local leaders can consider the impact these facilities have on the character of their community.

Components of Data Centers

Data centers consist of several critical components that ensure efficient operation and reliability.



Source: https://datacenteruniversity.be/whats-inside-a-data-center. To view this interactive graphic visit the Data Center University website.

1 Servers
The backbone of data processing and storage, servers are computers connected together to run applications and computing tasks.

2 Storage Systems
Data centers house vast amounts of digital information, stored on solid-state drives or hard disk drives.

3 Networking Equipment
Includes routers, switches and firewalls that manage data traffic and security.

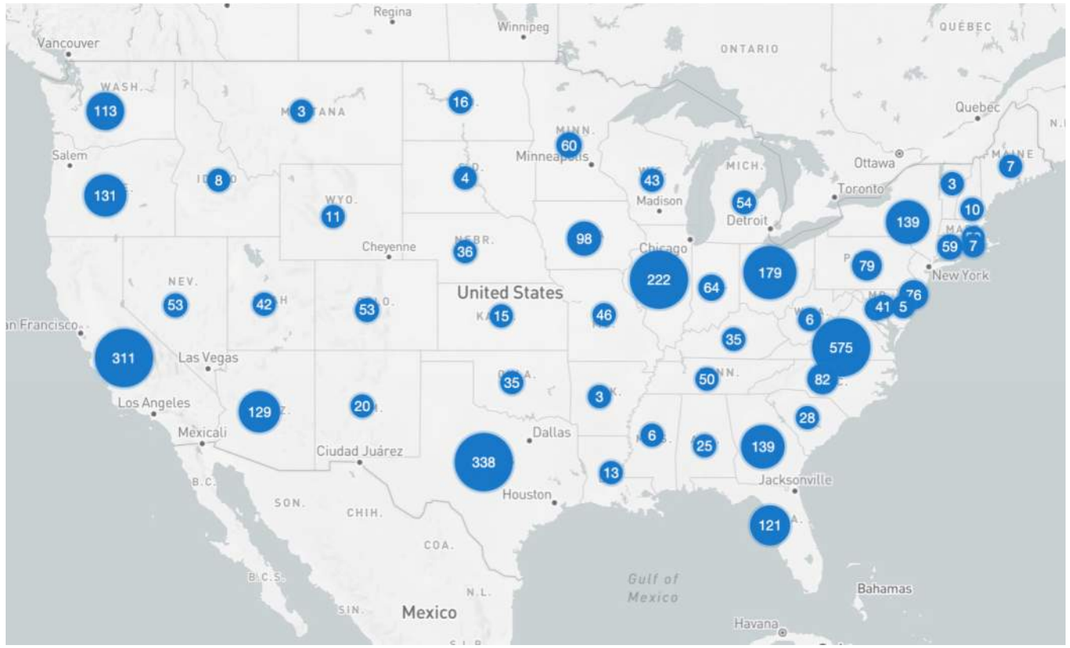
4 Cooling Systems
Prevent overheating by using air or liquid cooling methods to maintain optimal operating temperatures for computers.

5 Power Infrastructure
Includes backup generators and uninterruptible power supplies to ensure continuous operation.

6 Security Systems
Physical and cyber security measures such as biometric access controls, surveillance cameras and fire suppression systems.

Growth and Impact of Data Centers

USA Data Centers



Source: https://www.datacentermap.com/usa. To view the interactive map, visit the USA Data Center website.

Global demand for data center capacity is expected to surge, driven largely by the rapid growth of AI workloads. Demand for AI-capable data centers — which need more computing power and energy — is expected to rise sharply. Demand could grow by 22 percent annually, potentially reaching an energy demand of 219 gigawatts (GW) in 2030 compared to 60 GW in 2024. By 2030, 70 percent of all data center needs could be tied to supporting advanced AI applications and use cases.[5] Innovation in cooling technologies, energy efficiency, AI algorithms and semiconductor design could alter current projects.

The global data center industry is projected to grow from $269 billion in 2025 to more than $580 billion by 2032, with an annual growth rate of 11.7 percent.[6] There are more than 3,000 data centers in the U.S. It is estimated that of the roughly 1,100 hyperscale data centers globally, over half are located in the U.S. as of late 2024.[7]

There is a growing strain on infrastructure as AI-driven demand accelerates. Within the U.S., states like Virginia and Texas are seeing the fastest growth in data center construction. These same states are also experiencing some of the sharpest increases in commercial energy consumption.[8]

Preparing for the Future

As digital infrastructure continues to expand to accommodate demand, city leaders are increasingly likely to encounter proposals for new data center development. Local leaders may need to coordinate with state regulators, utilities and tech companies when considering data center development. Additional considerations for city leaders include looking at the environmental impacts of data centers, as well as zoning, permitting and integration into community development plans.

Endnotes

1 IBM. (2024, March 21). What is a hyperscale data center? https://www.ibm.com/think/topics/hyperscale-data-center#:~:text=Hyperscale%20data%20centers%3A%20The%20IDC,Energy%20draw%3A%20Over%20100MW

2 Miet, H. (2024). Local Guidelines for Data Center Development. Urban Land Institute. https://knowledge.uli.org/-/media/files/research-reports/2024/uli-data-center-whitepaper_hm_2024-11-12_final-final-round.pdf?rev=940681fe19a247739647418d4f469d86&hash=91D3EEEC1C7EB7F5E92C0945DEA97973

3 IBM. (2024, March 21). What is a hyperscale data center?

4 https://research.google/pubs/the-datacenter-as-a-computer-an-introduction-to-the-design-of-warehouse-scale-machines-second-edition/

5 Srivathsan, B., et al. (2024, October 29). AI power: Expanding data center capacity to meet growing demand. McKinsey. https://www.mckinsey.com/industries/technology-media-and-telecommunications/our-insights/ai-power-expanding-data-center-capacity-to-meet-growing-demand

6 Ibid.

7 Synergy Research Group. (2025, March 19). Hyperscale Data Center Count Hits 1,136; Average Size Increases; US Accounts for 54% of Total Capacity. https://www.srgresearch.com/articles/hyperscale-data-center-count-hits-1136-average-size-increases-us-accounts-for-54-of-total-capacity

8 U.S. Energy Information Administration. (n.d.). Electricity Data Browser. https://www.eia.gov/electricity/data/browser/

Data Centers

Key Questions to Ask When Considering Data Centers in Your Community | MARCH 2026

Data centers are the physical infrastructure underpinning data storage, cloud computing, artificial intelligence (AI), and other internet applications. Most data centers house data storage systems and servers (connected or networked computers) capable of vast numbers of calculations and computing applications. Data center construction in the U.S. has grown rapidly in recent years and is expected to continue to grow in future years to meet demands for digital infrastructure and AI expansion. As states and local communities are considering policy choices related to data center development, they must balance economic and other benefits with the potential impacts of their accelerated growth.

INTENDED USERS AND USE CASES

What follows are some questions that decision-makers and community members can ask when considering siting new data centers.* These questions might be asked during town halls, public outreach sessions, government briefings, or in conversations or negotiations with data center developers and operators. Many local and state decision-makers will be involved in deliberations about siting data centers. This resource is written primarily for mayors and city councilmembers, county commissioners, governors, state legislators and other elected officials. Respondents should be able to answer these questions in non-technical language. Respondents for the questions are data center developers and operators, but in a few cases, the questions could also be directed to the power and water utilities, public utility commissions, or government entities like the revenue, health, or environmental agencies or departments.

* These questions are provided as a starting point and are not comprehensive of all the inquiries that could be made before siting a data center. None of these questions obviate government responsibility for conducting their own assessments and independent evaluations of data center benefits and impacts before approval. Each location has different climate, energy, grid, and ecological variables. Technical experts with knowledge relevant to particular locations should be consulted when considering a specific data center siting.

continued on next page >

GENERAL

Background: *From the outside, data centers often look like typical warehouses. Inside, they house hundreds or thousands of stacks of computing equipment that require specific environmental conditions and security to protect the cutting-edge hardware. Understanding the type of data center and its physical components can inform decisions about the infrastructure and resources needed to support the data center.*

Questions

What type of data center is it? Will it primarily be used for AI training or inference? Data storage? Cloud services? Cryptocurrency? Is the data center owner-operated (e.g. operated directly by a technology company such as Google, Amazon, Meta, or Microsoft) or is it a shared colocation facility (e.g. operated by a third party such as Equinix)? (The answers to these questions have implications for energy use patterns.[1])

What is the land currently used for? What zoning rules apply to that location? (Existing zoning rules may or may not be suitable for the special characteristics of data centers, which require more energy than most operations of the same size.)

What is the estimated increase in noise associated with the data center? What are the plans to keep the associated noise to a minimum? (Onsite cooling units, generators, and servers can all be sources of noise from an operating data center.)

Is there an existing or proposed Community Benefits Agreement between the data center operator and local communities? What does it include?

ENERGY

Background: *Inside each data center are many rows of servers (networked computers), each composed of multiple processing units like CPUs and AI chips (typically graphics processing units or GPUs) that perform myriad computing tasks. In general, more complicated computing tasks require more power and energy. Data centers come in many sizes. While small data centers draw a few megawatts, the largest ones can draw over one gigawatt (GW) of electricity–enough to power nearly 800,000 homes.*

Questions

How much energy will the data center use at its peak? What will be the annual usage? (Note that the peak electricity usage, not average usage, is the most important factor for grid stability. Peak electricity usage often occurs during the hottest days of the year.)[2]

What are the sources of electricity? Are they mostly renewables (e.g., solar, wind, hydropower) or fossil fuels (e.g., coal, natural gas), or nuclear?

[1] See Energy section for why AI data centers have higher energy needs than cloud computing data centers and why co-location data centers have different approaches to adjusting their electricity use than do owner-operated data centers.

[2] Peak electricity usage is often on the hottest days when energy-intensive cooling systems need to work harder to keep data centers from being overheated. These periods frequently overlap with peak electricity demand from homes, businesses, and other critical services, potentially placing additional strain on the power grid.

continued on next page >

Will the data center draw power from the main grid, or will it have its own energy source? (In some cases, data centers can source their power from plants that are isolated from the main grid. These are sometimes referred to as "behind the meter" set ups or "microgrids" built solely for the data center.)

Will additional power infrastructure (such as new power plants or transmission lines) be required to deliver the electricity? If so, who is paying for the build out? Will residential rate payers be charged more for electricity? (Note that the evidence base is mixed on the question of whether data center growth is the main cause for increases in electricity rates. Rate impacts depend on a variety of factors and differ according to utility policies.)

What are the backup sources of electricity for the data center? (Often data centers install diesel generators onsite to serve as backup power during grid outages.[3] See Air Quality section below for follow up questions about onsite generators.)

WATER

Background: *The servers in data centers produce a lot of heat and require extensive cooling systems to maintain performance and reliability. Data centers use a variety of cooling mechanisms to achieve target temperatures and humidity. Some of those cooling systems consume large amounts of water–especially evaporative cooling–to dissipate heat from data centers to the outside environment. In many cases, these systems use potable water that comes from public water systems. Other systems, like closed loop cooling systems or dry coolers, consume less water on-site but typically require more energy, especially during the summer months. It also is important to distinguish between water withdrawal and water consumption. Water withdrawal refers to the volume of water taken from a source, typically public water systems, and is a key metric for water infrastructure planning. Water consumption refers to the portion of withdrawn water that does not return to the source and is effectively lost, for example through evaporation in data center cooling systems, and is a critical metric for assessing impacts on water resources. In addition to the type of cooling system, the specific hydrology and climate of a region and the water source are important factors for consideration. Arid regions will require different approaches than humid climates. Regions with vulnerable ground or surface water supplies also require special consideration.*

Questions

What cooling systems will be used by the data center? Evaporative, closed-loop, hybrid, immersion, other?

How much water will the data center use at its peak? How much will it use over the course of a year (both withdrawal and consumption)? (Note that the peak water withdrawal is a key factor for water infrastructure capacity planning. Peak water

[3] May 2025, the US EPA allows data centers to use onsite generators for load shedding during periods of high electricity demand up to 50 hours per year. Load shedding is the intentional and temporary shut down of electricity to certain areas to prevent a grid failure or blackout when demand for electricity exceeds supply.

continued on next page >

withdrawal often occurs during the hottest days of the year when other users need water most.)

Do water withdrawal and consumption projections include the water used by the power plant(s) providing electricity to the data center? Is that accounted for in the calculations of potential impacts on water availability?

What will be the source of the water at the data center? Municipal? Surface water? Ground water? Recycled/reclaimed water?[4]

Will additional water infrastructure be required to deliver the water to the data center? If so, who is paying for the build out? Are there discounts on tap fees or water rates for the data center operator?

AIR QUALITY

Background: *Data centers can impact local and regional air quality. For example, if power from the grid is constrained, data centers use backup generators which are often powered by diesel, producing high emissions such as nitrogen dioxides, sulfur dioxide and fine particulate matter associated with poor health outcomes like asthma and heart disease. In the event of a prolonged outage, emissions from data center diesel generators could reach their maximum permitted levels within a few days. Tools are available to assess health risks of air pollutants.*[5] *Additionally, the main power generation for the data center can also be a source of air pollutants, either through emissions from onsite power generation or from offsite power plants supplying electricity to data centers.*

Questions

Will there be onsite power generation? (Some data centers will co-locate a continuous power source on site such as a natural gas plant with associated air emissions.)

What are the backup sources of electricity generation?

If the data center uses diesel backup generators, what type are they? (Diesel emissions exposure is associated with health risks. Modern diesel generators (EPA Tier IV) have lower emissions than older versions (EPA Tier I-III).)

How many hours per year will on-site backup generators be expected to run in total? For testing and maintenance? For easing pressure on the grid? For backup power?

How often will NOx, SO2, and fine particulate emissions be measured on site, and will the results be reported publicly?[6]

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[4] Many traditional power sources such as natural gas, coal, and nuclear power plants use water while producing electricity. Water withdrawal and consumption can vary greatly at power plants depending upon the type of plant and especially the type of cooling system deployed at that plant. The water used by power plants is typically non-potable, but is an important metric when assessing the overall impact of data center operation on local water resources.

[5] States such as California conduct health risk assessments for diesel generators as part of the permitting process. The EPA also offers modeling tools such as COBRA to estimate the health risks of air pollutants.

[6] In January 2026, the US EPA issued a final rule specifying that new stationary generators, including those at data centers and those that are temporary or portable, must comply with the Clean Air Act.

continued on next page >

ECONOMICS

Background: *Data centers can bring in substantial tax revenue and create jobs in communities. They can also propel investments in key infrastructure such as the power grid, water systems, and fiber optics for data transfer. The benefits of data centers are greatly impacted by the tax models applied and the scale and durability of workforce opportunities. Modern data centers are capital-intensive, not labor-intensive. Ongoing employment at a data center is typically small relative to facility size and the number of jobs during the construction phase. The size and type of data center being built impacts employment, tax revenues, and infrastructure.*

Questions

How many jobs will the data center create? How many of those will be operational jobs versus construction jobs? Will they be contracted or long-term jobs? (Data centers create roughly one direct permanent job for every 5,000-10,000 square feet, depending on the type of data center. For example, hyperscale and cryptocurrency data centers have lower permanent jobs per square foot than a co-location data center.)

Will the jobs be sourced locally? What will be the average salaries for the operational jobs?

What are the estimated taxable assets of the data center?[7] Which taxes apply to data centers in your state/county/municipality? (For example, in some counties, only real property taxes (land and buildings) apply to data centers. In others, business personal property or sales taxes (of the capital assets–such as the servers and other equipment inside the data center) are also applied.[8])

If tax abatements are part of the incentive structure, are they scheduled to sunset? If so, when?

Will the data center operator contribute to costs for local infrastructure? (Such as power transmission, water lines, etc. needed for the increased resource draw of the data center.) (If such infrastructure is publicly funded, but the data center is not ultimately built, it could lead to "stranded assets" putting the financial burden on the taxpayer.)

Contacts

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[7] Increases in tax revenue from businesses like data centers could decrease tax burden for residents.

[8] Business personal property taxes can account for the largest share of data center taxation because servers and other computing equipment inside the facility have high capital value.

continued on next page >

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NLC NATIONAL LEAGUE OF CITIES
A CENTURY OF STRENGTHENING CITIES

EPI Center
CENTER FOR SCIENTIFIC EVIDENCE IN PUBLIC ISSUES
AAAS

Data Centers and Environmental Considerations

Introduction

As the use of artificial intelligence (AI), cloud computing and other digital services expand, so too does the environmental footprint of the infrastructure powering them. The data centers that power these tools require significant amounts of electricity and water, and local governments increasingly face challenges related to siting, infrastructure strain and meeting climate and sustainability goals. This fact sheet examines the links between data centers and resource use, and outlines strategies city leaders might consider when planning for data center development and operation in their communities.

Why Do Hyperscale Data Centers Use So Much Energy?

Data centers operate around the clock to meet digital demands for speed, reliability and processing power. Electricity not only powers the servers within data centers that bring digital services online, but also the systems that provide cooling and operational redundancy. Electrical systems ensure that servers remain available and able to quickly move data between users and the cloud, especially for services that support AI applications and real-time data processing.

A key driver of rising energy demand is the growing use of generative AI. Training and running large language models (LLMs) required by popular services, like ChatGPT and Claude,

Energy Consumption Trends and Impacts

In 2023, U.S. data centers consumed an estimated 176 terawatt-hours (TWh) of electricity — more than the annual consumption of the entire state of New Jersey.[1] Data centers accounted for roughly 4 percent of U.S. electricity demand, a figure projected to rise to 6 to 12 percent by 2028.[2] This demand surge is a key factor behind the projected national electricity consumption increases of 15 to 20 percent over the next decade.[3]

The environmental and infrastructure impacts of this rise in electricity demand are substantial. Hyperscale data centers operated by major tech firms and colocation data centers that provide shared spaces to house servers from multiple individual companies can strain regional power grids, raising electricity prices for ratepayers.[4] If the electricity source for the data centers is powered by fossil fuels, these facilities may contribute to climate change and air pollution, either locally or at remote generation sites. While some hyperscale operators, like Amazon and Microsoft, have committed to renewable energy and carbon neutrality, many smaller facilities lack the capital to pursue similar strategies.[5] Some communities have also raised concerns about the noise pollution from cooling fans. Also, backup generators, necessary for grid load reduction during high demand periods, can emit large amounts of nitrogen oxides and other air pollutants that can pose respiratory health risks, particularly for vulnerable populations.[6]

Cooling and Water Use

Data centers require power for both computing operations and cooling systems, as computers generate significant heat and must be cooled to function efficiently. In many facilities today, cooling accounts for over 40 percent of electricity consumption.[7] Common cooling technologies can also require water, which is used in two main ways: **evaporative cooling**, which consumes water without recovery, and **non-evaporative cooling**, which typically uses more electricity, but less water. In addition, data centers also use water indirectly for generating electricity, particularly from thermoelectric and hydropower sources.

Training and running large AI models requires substantial amounts of water. One major AI company reported consuming over 20 billion liters of water per year, for cooling servers and generating electricity on site.[8] By 2027, global AI systems could withdraw more water annually than several small countries combined.[9] Most of this water is used behind the scenes in data centers and power plants that provide electricity to data centers, and some is permanently lost through evaporation. Where and when AI models are trained matters: hotter regions and peak daytime hours increase water use.[10] Despite this, AI companies rarely report their water consumption, focusing instead on carbon emissions.

High water demand can present challenges in water stressed areas or where data centers rely on potable water for cooling. According to one major AI company, close to 80 percent of water used for on-site cooling was potable water.[11] According to Bloomberg, nearly two-thirds of new U.S. data centers since 2022 are located in high water-stress regions.[12]

Sustainability and Innovation Strategies

Proven and promising new strategies are available to mitigate the environmental impact of data centers. Closed-loop cooling systems recycle water rather than drawing it continuously, reducing the amount of "consumed" water. Immersion cooling submerges servers in fluid to improve heat transfer and energy efficiency. Moreover, data centers can be placed underground or other naturally cool environments to take advantage of ambient cooling. Companies are also testing non-potable water systems to reduce pressure on municipal drinking water supplies.

Data centers can be colocated with renewable energy sources to reduce their environmental footprint and the burden on the grid, potentially protecting neighboring customers from incurring additional electricity costs.[13]

Research and innovation in cooling technologies, energy efficiency, AI algorithms and semiconductor design could result in future data center technologies that use less energy and water.

Conclusion

Local governments can play a critical role in shaping the sustainability of data center development and operation. Especially in regions facing water scarcity or energy grid constraints, city leaders can use their authority to guide where and how data centers are built through zoning reviews, infrastructure planning, resource reporting standards and utility coordination. By setting expectations for energy and water efficiency and air pollutant emission standards, municipalities can ensure these facilities align with local priorities and long-term resilience goals.

An upcoming resource on data centers will delve further into land use and planning considerations associated with data centers. It will offer guidance on zoning challenges and how cities, towns and villages can approach data center development and operation to support local interests and protect community health and well-being.

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The Economic & Strategic Benefits of Data Centers in Rural Washington

Data centers significantly boost rural economies in Washington state, attracting billions in private investment and transforming areas like Grant into digital hubs. They generate over $57 million in annual tax revenue and create thousands of high-wage jobs. Additionally, data centers stimulate construction, retail activity, and enhance broadband infrastructure for better internet access. To maintain growth and attract future technology investments, Washington must continue to refine its data center policies amid competition from other states.

By The Numbers

$6.5B+

in taxable value

$57M

in property taxes

11,000+

jobs creatred

$64.7M

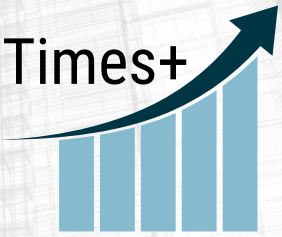
annual payroll

Constuction Stimulus

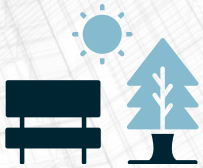
Continuous construction from new & expanding data centers.

Broadband Expansion

Accelerated rural access & additional competition



Quincy Property Tax revenue has increased from under $1M to over $5M since 2026



Public Works

Hospital 2025
High School 2019
Library
Animal Shelter
QPlex Sport Event Center
Aquatic Center
Parks

Boosting Job-Creation

As of 2025, the data centers employ approximately 900 staff at the data centers, excluding vendor workers. If you include those workers, it can easily double or triple. Wages for these positions are notably high:

- 91% earn over $20 per hour & 86% earn more than $30 per hour

These wages are approximately double the median hourly rates in Douglas County ($50K/year) and Grant County ($60K/year). The annual payroll totals about $64.7 million, significantly boosting local economic activity through increased consumer spending and taxable purchases.

Grant County Economic Development Council

GCIA
GRANT COUNTY INDUSTRIAL ALLIANCE

Tax-Based Growth

Accompanying the immediate investment in new facilities is a tremendous number of temporary construction jobs that provide a positive boost to the economy. Construction on the initial Yahoo! Data Center (now Verizon Media Data Center) took 1300,000 man-hours and a total of 625 construction workers to complete. If the **300,000 man-hours** are divided by an eight-hour work day, the result is **41,250 eight-hour-man days.**

Investments into Rural Communites

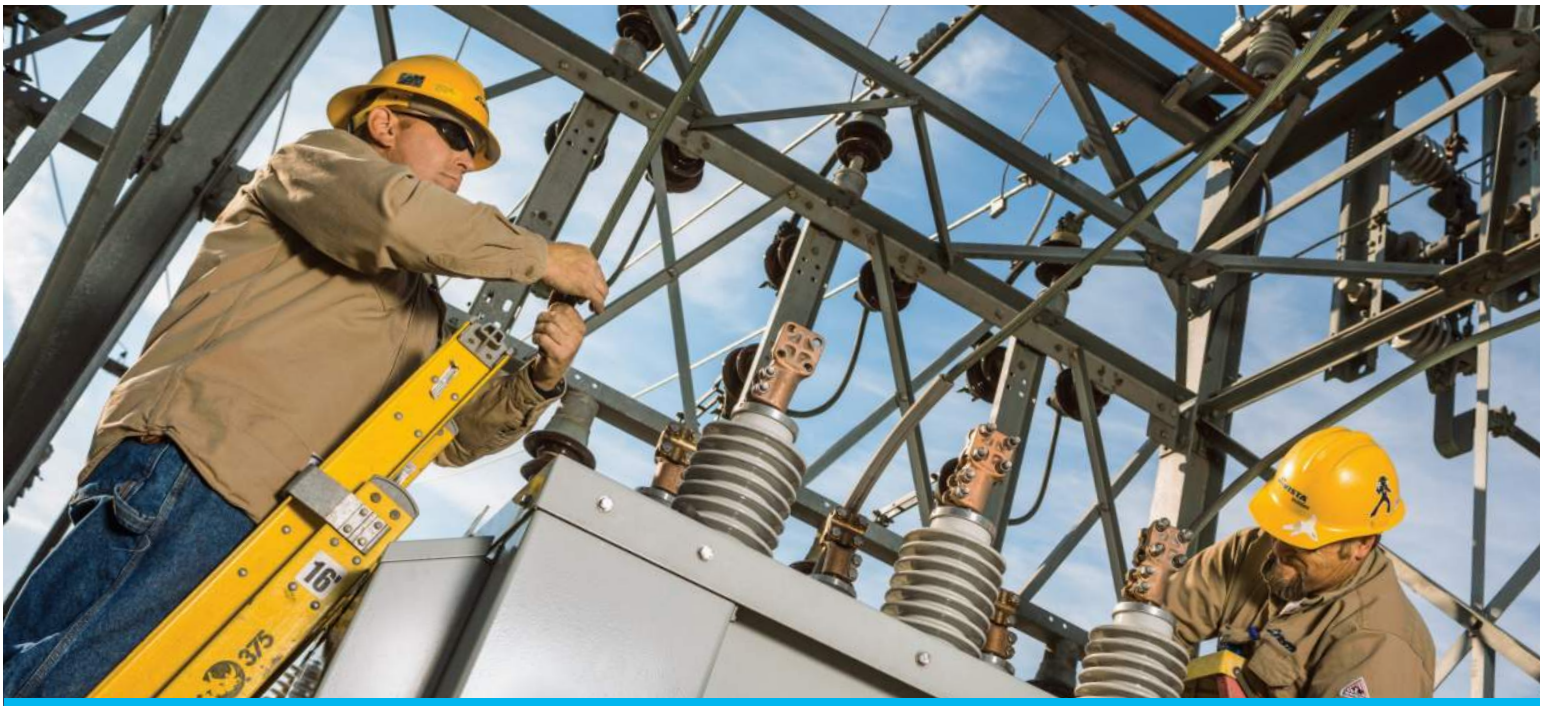
Over **$1.5 billion** has been invested by private businesses and another **$1 – 2 billion or more** is currently under development and/or consideration depending upon future favorability of the business climate.

The charts below highlight the magnitude of investments made by technology companies since the inception of the incentive. By comparing the assessed values and taxes paid by the ten largest taxpayers in Grant County in 2006 with the top ten taxpayers for 2023, the impact of the incentive is apparent.
The 2023 property taxes and assessed value of the largest data center are greater than the entire top 10 list from 2006. This comparison demonstrates the effectiveness of the incentive in encouraging immediate investment.

Of the **10** largest property tax payers in Grant County, **5** are data centers.

2006 Property Tax Statistics (before data center investment)		
Top Companies 2006	Assessed Value	Tax Paid
JR Simplot	$51,612,385	$707,091
Lamb Weston	$42,840,855	$690,047
Inflation Systems	$50,343,735	$566,939
Chemi-Con Materials	$38,072,695	$521,851
EKA Chemicals	$28,661,160	$380,496
Basic American Foods	$24,184,160	$331,037
Columbia Colstor	$20,882,130	$276,548
Solar Grade Silicon	$20,107,815	$275,612
Advanced Silicon	$18,411,340	$252,359
National Frozen Foods	$17,861,035	$244,816
Totals for top ten	$312,977,310	$4,246,801

2025 Property Tax Statistics (after data center investment)		
Top Companies 2023	Assessed Value	Tax Paid
*Microsoft	$3,174,015,911	$28,065,971
*Sabey Data Center	$795,104,727	$6,947,881
REC Solar Grade Silicon	$772,877,450	$6,923,923
*Vantage Data Center	$499,357,883	$4,191,133
*Yahoo!	$432,561,113	$3,328,122
LambWeston	$235,523,235	$1,792,615
JR Simplot	$188,613,317	$1,791,982
SGL Composite LLC	$188,575,194	$1,588,002
Moses Lake Industries	$171,293,184	$1,588,002
*NTT Data Centers	$103,905,249	$914,448
Totals for top ten	$6,561,827,263	$57,132,079



Curious about large energy customers?

Here are some important things to know.

We know many customers have questions about large energy users, including data centers.

Our commitment to you.

Existing customers are our priority.
Our priority is serving the homes and businesses who rely on us today.

Current customers will not pay for new growth.
Large energy customers like data centers will pay the full costs related to their service. That includes energy supply, system upgrades, studies and planning. Those costs are not passed on to you.

Reliability comes first.
We will only agree to serve new large energy customers or data centers if we can continue to provide safe, reliable service to our other customers. We do not take power away from homes or businesses to serve new customers.

Nothing moves forward without joint approval.

Avista is an energy provider. We're just one part of the review and approval process. We only determine whether we can safely and reliably provide energy.

Any large energy or data center project must be reviewed and meet the requirements for approval of multiple agencies.

These can include:

- Land use and permitting
- Water and environmental review
- Local and state governments
- Water and environmental agencies
- State utility commissions

What about rates?

Large energy customers and data centers are not driving current rate requests.

Rate changes are driven by:

- Rising energy supply costs across our industry
- Regularly maintaining and upgrading our system
- Keeping service safe and reliable

Why consider large energy customers?

When done the right way and current customers are protected, these projects can:

- Help spread some system costs across more energy use
- Support local jobs and economic growth
- Make better use of existing infrastructure

What's happening now?

Serving large customers is not new for us or others in our industry.

As a regulated utility, we are required to evaluate any request from customers who want to connect to our system. We regularly receive these requests and have a careful review process in place. Not all projects move forward.

What's new now is the scale of the data center requests and level of public interest. These unprecedented projects require new considerations for planning and coordination for all entities involved. Avista will actively participate in these efforts.

Learn more at
myavista.com/datacenters

PORT OF Quincy
where business moves

Quincy Data Centers
“The Data Center Conversation”

“When did this data center thing start?”

Data center activity in Quincy began with interest from Microsoft and Yahoo! in 2005.

First contact with Grant EDC, site selectors met with Port of Quincy, Grant PUD & City Representatives.

Property sales finalized in 2006

- Microsoft – 75.5 acres
- Yahoo! – 50 acres

Current Data Centers:

Microsoft

SABEY Data Centers

YAHOO!

VANTAGE DATA CENTERS

intuit

DELL

PORT OF Quincy where business moves

“Why Quincy?”

Infrastructure

Fiber Optic Internet

Low Cost Power

Available Property

Large Parcels Available

Low Cost Per Acre

Legislative Support

Data Center Tax Incentive Bill

Partnerships

Port of Quincy

City of Quincy

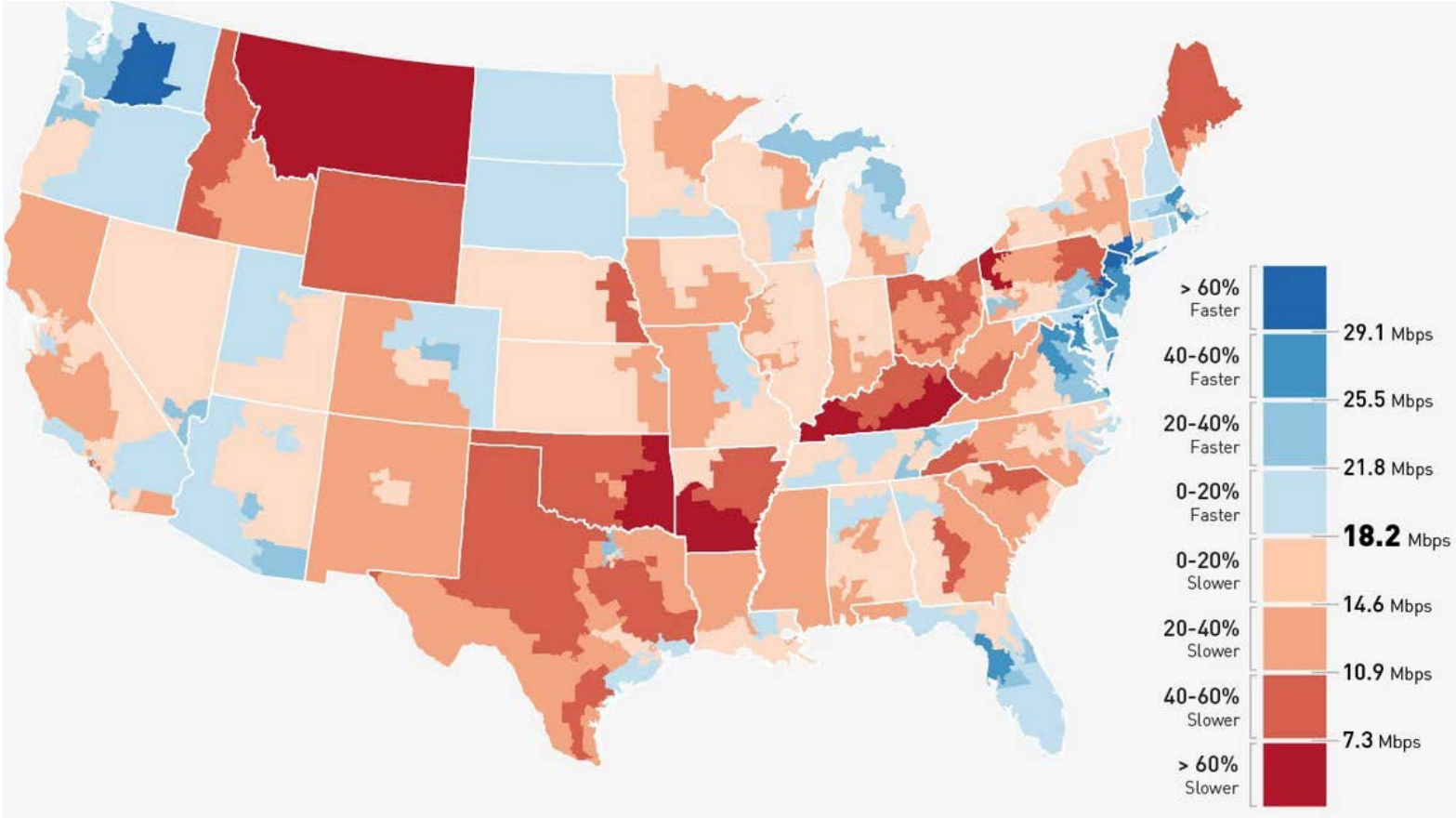
Grant PUD

Grant County EDC

State of Washington

PORT OF Quincy where business moves

Diverse Fiber Optic Internet



Central Washington has the fastest fiber optic network in the nation

Source: Washington Post Article, January 9, 2014

Six companies provide independent fiber optic capacity in Quincy:

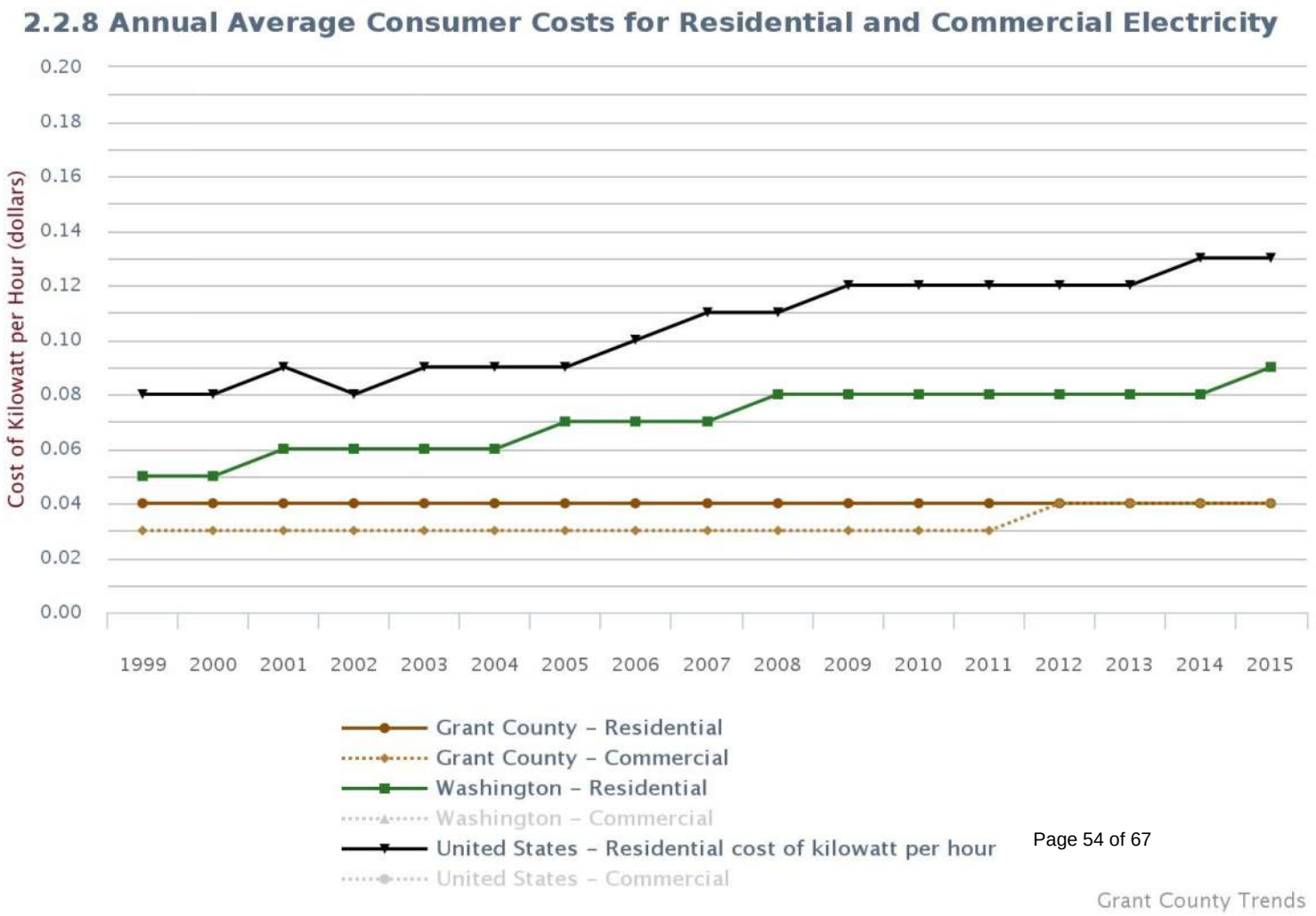
- Electric Lightwave
- Frontier
- Grant County PUD
- NoaNet
- Zayo

Four additional companies have lease agreements to provide additional capacity and service:

- Centurylink
- Level 3
- Noel Communications
- Verizon

PORT OF Quincy where business moves

Affordable, Reliable Power



Grant County commercial power rates are the lowest in the US.

Since 2009, power rates in Grant County have been 1/3 the national average and 1/2 the state average.

Reliable power at a fraction of the national cost is a powerful economic development tool.

PORT OF Quincy where business moves

Cost Effective Property

Quincy has been an attractive site for Data Centers in part because of the extensive acreage available.

Microsoft	275 acres
Dell	82.5 acres
Vantage	68 acres
Yahoo!	66 acres
Intuit	63 acres
Sabey	38.5 acres

PORT OF Quincy where business moves

Data Center Incentive Bill

"Legislation for the sales/use tax exemption on certain purchases made by eligible data centers."

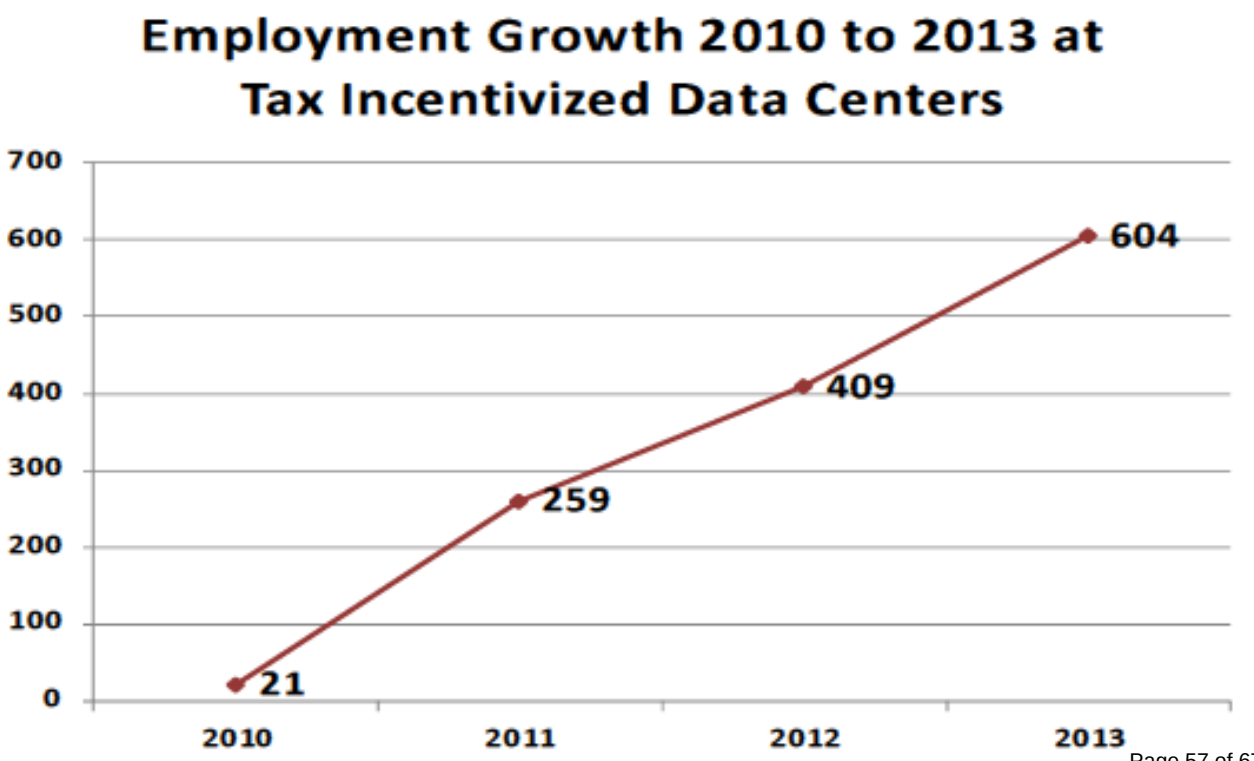
2006 Property Tax Statistics (before data center investment)			
Top Companies 2006	**Assessed Value**	**Tax Paid**	**% of tax**
JR Simplot	$51,612,385	$707,091	1.1%
Lamb Weston	$42,840,855	$690,047	1.0%
Inflation Systems	$50,343,735	$566,939	0.9%
Chemi-Con Materials	$38,072,695	$521,851	0.8%
EKA Chemicals	$28,661,160	$380,496	0.6%
Basic American Foods	$24,184,160	$331,037	0.5%
Columbia Colstor	$20,882,130	$276,548	0.4%
Solar Grade Silicon	$20,107,815	$275,612	0.4%
Advanced Silicon	$18,411,340	$252,359	0.4%
National Frozen Foods	$17,861,035	$244,816	0.4%
Totals for top ten	**$312,977,310**	**$4,246,801**	**6.4%**

2013 Property Tax Statistics (after data center investment)			
Top Companies 2013	**Assessed Value**	**Tax Paid**	**% of tax**
REC Solar Grade Silicon	$701,882,390	$10,135,889	8.9%
***Microsoft**	***$465,239,690**	***$5,425,205**	***4.8%**
***Yahoo**	***$200,200,400**	***$2,341,132**	***2.0%**
***Quincy Data Center/Intuit**	***$190,000,000**	***$2,221,846**	***2.0%**
***Dell Marketing**	***$100,000,000**	***$1,169,428**	***1.0%**
SGL Automotive Carbon Fibers	$61,362,500	$867,383	0.8%
Pacific Coast Canola	$60,697,885	$840,451	0.7%
JR Simplot	$52,934,080	$782,997	0.7%
Conagra Foods Lamb Weston	$44,343,260	$511,540	0.5%
***Intergate Quincy**	***$41,500,000**	***$483,996**	***0.4%**
Totals for top ten	**$1,876,660,205**	**$23,980,570**	**21.73%**

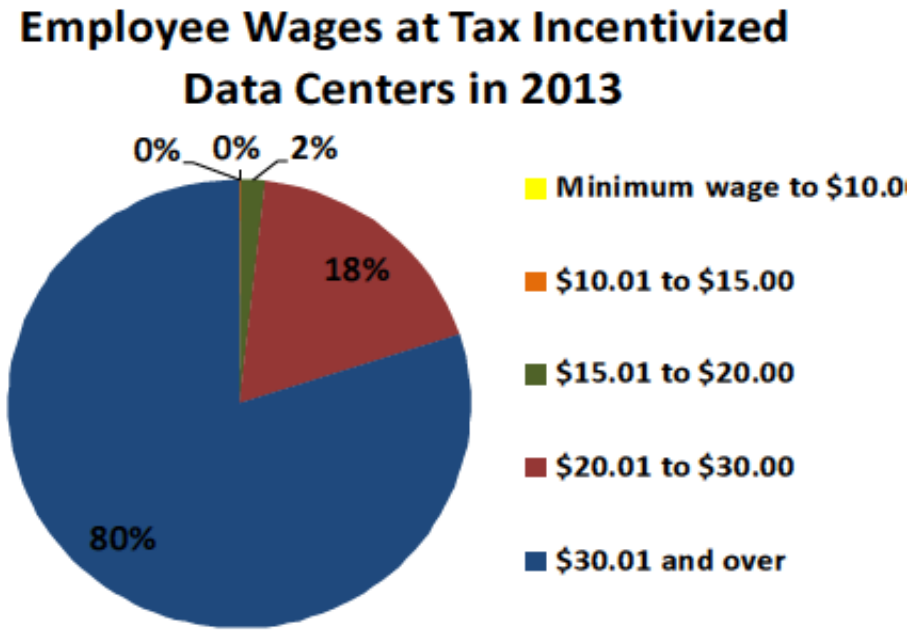
PORT OF Quincy where business moves

“What’s the benefit?”

Grant County Employment



Source: Washington State Department of Revenue Descriptive Statistics for Tax incentive Programs 2013 Report to the Legislature

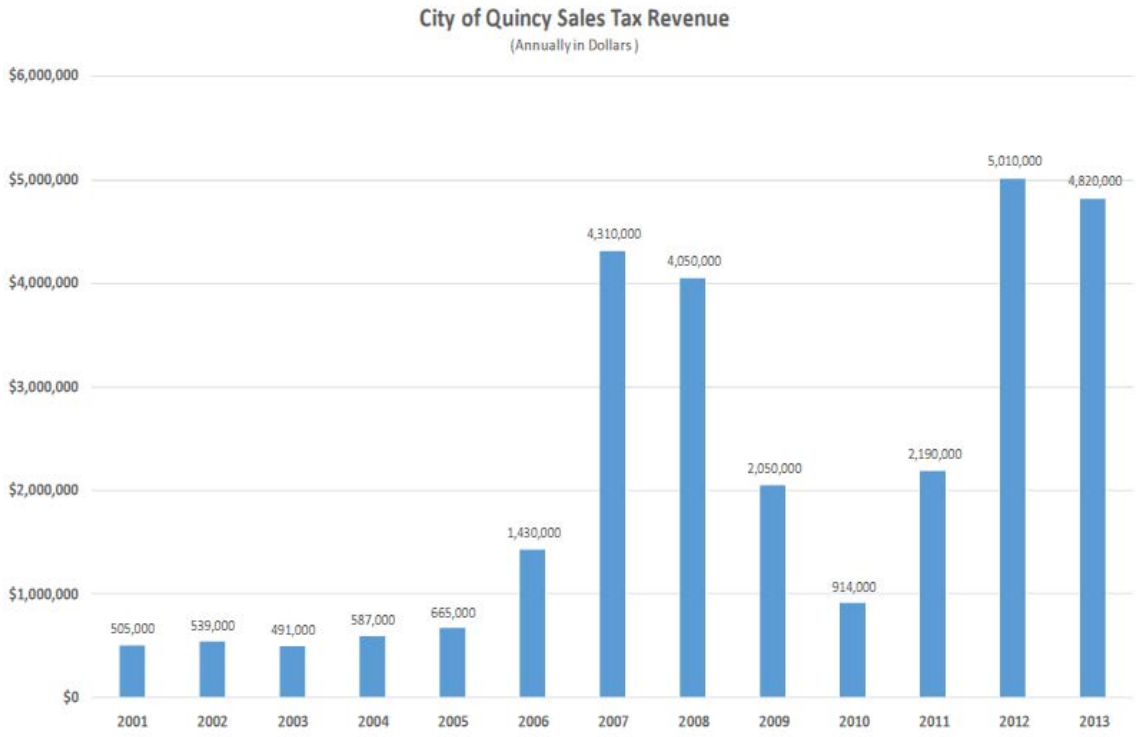


Source: Washington State Department of Revenue Descriptive Statistics for Tax incentive Programs 2013 Report to the Legislature

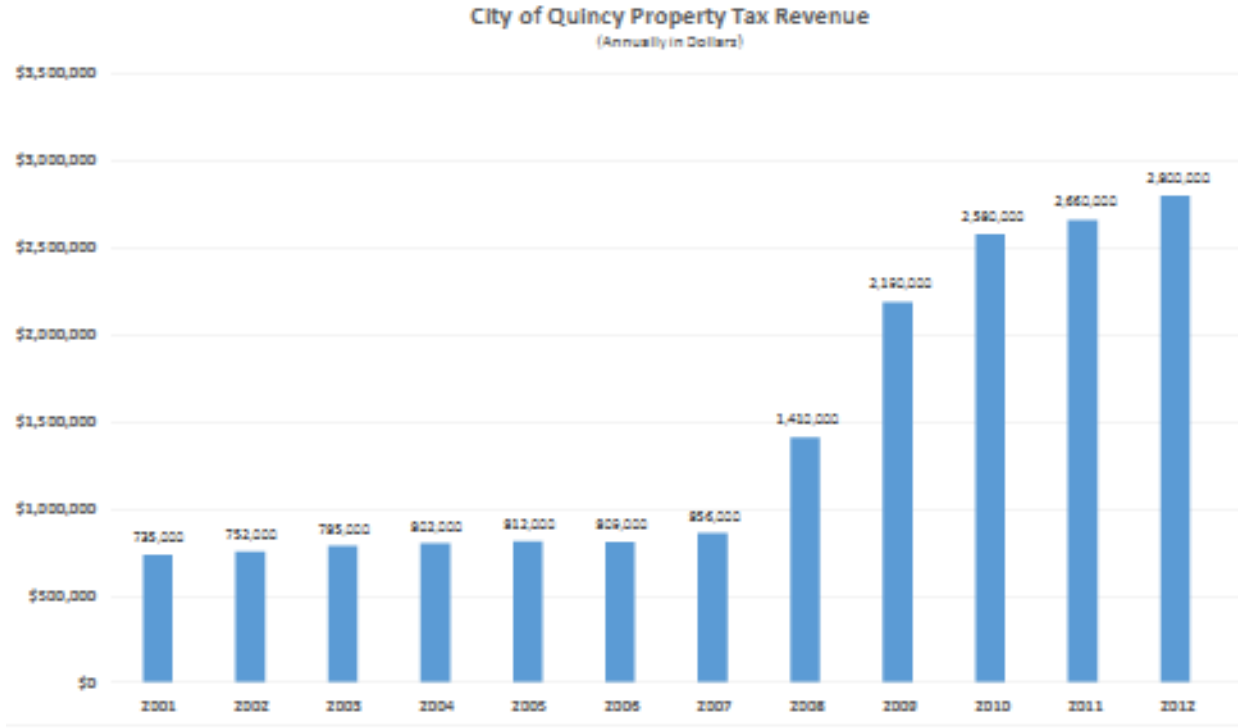
PORT OF Quincy where business moves

“Do they benefit the area?”

City of Quincy Tax Revenues



Source: City of Quincy



PORT OF Quincy where business moves

Local Reinvestment

New City of Quincy Police Department Building

Local Reinvestment

Quincy Public Library

Public investment enhances the overall quality of life in the Quincy area and Grant County.

Quality of life is a key factor for site selectors considering Grant County for their clients.

PORT OF Quincy where business moves

“The Spotlight”

These companies have put a spotlight on Quincy and Grant County, illuminating the benefits we have to offer to other prospective companies.

The tangible benefits of employment and tax revenues, combined with intangible benefits of increased national attention make data centers in Grant County a powerful economic development partner.

PORT OF Quincy where business moves

Thank you WEDA for inviting us to participate in this event.

Nick Parker
Project Manager – Port of Quincy

nickp@portofquincy.org

www.portofquincy.org

PORT OF Quincy
where business moves

Diesel pollution from data centers

We issue air quality permits to data centers to limit air pollution that comes from diesel-powered backup generators. We also keep track of the combined impacts from the diesel exhaust that may come from these generators.

Data centers — sometimes called server farms — house the servers that manage email, store data, and run apps (computer or mobile). If you shop online, use social media, store photos in "the cloud," or use AI (artificial intelligence), your information passes through a data center.

Most of the data centers we regulate are located in Quincy and the Wenatchee area because those areas offer reliable, lower cost electricity. Data centers are also located in other areas of Washington and are regulated by local clean air agencies.

I want to...

- Sign up for email updates about data centers permitted by Ecology
- Check for public comment opportunities
- Check current air quality conditions (map)

Dell Data Center in Quincy

Monitoring diesel pollution in Quincy

In 2012, the Pollution Control Hearings Board (PCHB) ordered Microsoft and other data centers to assess the health risks of all sources of diesel particle pollution in Quincy.

The goal of this assessment was to:

Determine the community locations with the highest exposure to diesel engine emissions.
Estimate the health risks associated with that exposure.
Determine the sources that contribute to those risks.

The PCHB also ordered us to review the assessment and use the results to improve future air quality permitting decisions.

In August 2018, the data centers submitted a final health risk assessment using an approved method. However, we identified some technical issues that led to inaccurate results. In our August 2020 report (Español), we:

Conducted a follow-up analysis.
Assessed nitrogen dioxide pollution.
Analyzed recently-available monitoring data.
Recommended follow-up actions.

The 2020 map (below) of the Quincy area shows levels of diesel particles from various sources.

Quincy-area map showing levels of diesel particles from various sources. Contact Gary Palcisko for more information.

Air pollution from data centers

Each data center has many diesel-powered generators that are tested regularly. The air pollution from these generators that can harm health comes mostly from tiny particles in diesel exhaust and nitrogen dioxide (NO_2).

Diesel exhaust is a toxic air pollutant, containing fine particles that can cause health problems for people who are exposed frequently and at high enough levels. These tiny particles are too small to be filtered out of the air by the nose and upper respiratory system. The particles go deep into the lungs, where they can cause damage and chemical changes.

Nitrogen dioxide (NO_2) is another toxic air pollutant that can cause breathing problems even when you're exposed for a short time, from 30 minutes to 24 hours. Nitrogen dioxide can make breathing harder for people who already have lung problems, such as asthma. It also adds to acid rain and smog.

When required, a data center must prepare a health impact assessment of their toxic air pollution (diesel exhaust and nitrogen dioxide). We must review each data center's health impact assessment before issuing a notice of construction permit. We must issue this permit before a data center can be built or expanded.

Data centers regulated or reviewed by Ecology (listed by city)

This is not a complete list of every data center in Washington. For information about other data centers, contact the local clean air agency for that county.

Cle Elum - Puget Sound Energy

Approval Order No. 18AQ-C225

East Wenatchee - Actapio

Approval Order No. 18AQ-C226

East Wenatchee - Blackrock and Costco

Blackrock Approval Order No. 10AQ-C153
Costco Approval Order No. 10AQ-C152 2R
Health Impact Assessment (Second Tier Review) Technical Support Document (10/5/10)

East Wenatchee - Charter Communications

City of Othello
Building and Planning Department
June 2026

Building Permits			
	Applied	Issued	Final
Residential	15[1]	16[4]	6[7]
Commercial	2[2]	1[5]	1[8]
Industrial	0	0	0
Total	17	17	7

[1] 2 single family, 1 remodel, 1 swimming pool, 4 reroof, 2 patio cover, 1 update plumbing, 1 HVAC, 1 water heater, 1 gas piping, 1 fence
[2] Steel platform for air handling units at OHS, replace HVAC at Tati's Bakery
[4] 2 single family, 1 remodel, 1 swimming pool, 4 porch/patio cover, 4 reroof, 1 HVAC, 1 water heater, 1 gas piping, 1 plumbing update
[5] Walmart new signage
[7] 1 single family, 3 reroof, 1 siding, 1 HVAC
[8] STCU new branch

Development Projects

- Continuing to meet twice a month with WSDOT and the engineer designing the roundabout for the proposed gas station/convenience store at Broadway and Curtis. In June, the proponent held an open house and presented to Council about the roundabout. We are still waiting for the Building & Planning comments to be addressed on the plans. The Dept of Health septic permit has expired and needs to be redesigned to address the separation distance required from the proposed stormwater swale.
- Walmart requested a time extension of their permit for a building addition (grocery pick-up area).

Inspections

- The inspector completed 89 inspections in June, including 3 rental inspections, an on-site consultation for a proposed project, and a code enforcement inspection related to a mobile home park.

Land Use Permits		
Project	Actions in June	Status as of June 30
Hampton Properties II Phase 1	Nothing new (Notice of Incomplete sent 4/27/26)	Waiting for proponent to submit items for a complete application.
Pegram/Fox Tail Major Plat & Dev. Agreement	Meeting held and comments sent about latecomer agreement application. New plat drawing submitted. Comments sent. Questions from proponent about habitat mitigation requirement. Comments sent.	Waiting for proponent to respond to: • Remainder of items from 1/22/26 letter • 6/19/26 letter about latecomer agreement • 6/22/26 letter about plat drawing

Land Use Permits		
Project	Actions in June	Status as of June 30
Wahitis Short Plat*	No change (In May, plat approved, but School District is not comfortable with their obligations the way the deferrals were granted.)	The plat may remain unfinished if these items cannot be resolved.
Zoning Update SEPA (Housing in existing, child care, family burial grounds)	Comment period ended June 12. Planning Commission held hearing June 15 and recommended approval. Council held hearing June 22 and adopted the ordinances.	Project complete.

Rental Licensing & Inspection Program

- 1 new application and 3 rental inspections this month.
- One new approved rental unit this month.
- 236 locations with a total of 520 units have been fully approved so far.
- There are currently 18 active applications for 32 units in various stages of inspection and correction (including 4 sites/6 units new construction).
- Mold issue have developed in a unit that had previously passed inspection. The landlord has been correcting it.

Housing & Homelessness

- Building Official sent letters to 6 owners of mobile home in the 2 trailer parks about units that appear to not meet health and safety standards. Of those, 3 have contacted us and 2 have had inspections. The Building Official compiled a list of corrections for each, with 30 days to correct.

Long Range Planning

- Planning Commission held a public hearing and recommended to City Council zoning code changes to address new state laws related to new housing in existing buildings, zoning for child care, and family burial grounds. City Council held a public hearing and adopted Ord. 1649 Prohibiting Family Burial Grounds and Ord. 1650 New Housing in Existing Buildings and Zoning of Child Care Facilities Due to State Law Changes. Ord. 1649 will be codified in OMC 17.56 General Provisions, and Ord. 1650 will be codified in OMC 17.09 Definitions, 17.20 Residential Zones, 17.30 Commercial Zones, and 17.61 Off-Street Parking.
- Engineering updated the Future Land Use Map to show current City limits and adopted zoning. We will use this map at the July 4 event at Lions Park and the July 20 open house with the Planning Commission.
- Sent invitation to July 4 Lions Park event and July 20 Planning Commission open house to people who signed up for the Comprehensive Plan mailing list.
- Bi-monthly meetings with the consultant working on the Comprehensive Plan and Critical Area updates. Work products this month:

* The School District has been working on platting this property since 2011. There have been a number of issues that prevented finishing the plat before it expired each time.

- July 4 outreach event activity board

Training

- Building Stronger Partnerships Across Economic Development, Planning, and Development.
- Washington's New School Walk & Bike Route Guide
- Micromobility and Traffic Safety (by AAA Foundation for Traffic Safety).
- Local Approaches to Housing & Supportive Services (City of Poulsbo, population 13,000, is doing quite a bit on this).

Staffing

- Updated contract for Hearing Examiner (for land use actions)