



CITY OF OTHELLO PLANNING COMMISSION

Regular Meeting 500 E. Main St. September 21, 2026 6:00 PM

1. Call to Order - Roll Call
 - a. Excused Absences
2. Public Input
3. Approval of August 17, 2026 Minutes p.3
4. Recreational Vehicle Parking at Businesses – Discussion p.6
5. Comprehensive Plan Update/Future Land Use Map/Amendment Requests – Discussion – Garza (2), Ochoa p.14
6. Building & Planning Department Report – August 2026 p.34
7. New Business – If there are any new topics to discuss
8. Old Business
 - a. STEP Housing (**S**helters, **T**ransitional Housing, **E**mergency Housing, **P**ermanent Supportive Housing) – We will need to amend our recent code to address 2026 state law updates. We will wait for WA Dept of Commerce to update guidance (expected in Sept. 2026)
 - b. Deficit of housing affordable for under 80% median income – Commissioners asked at the July meeting what could be done about this. Staff will bring some ideas to a later meeting.
 - c. Data Centers – Draft regulations needed (Adams County working on also)
 - d. Garage requirement – Will return to this topic as time allows
 - e. 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, October 19, 2026 at 6:00 PM

*For those who would like to attend remotely, see virtual instructions.
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
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+1 386 347 5053 US
+1 507 473 4847 US
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+1 309 205 3325 US
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Webinar ID: 841 8855 2465

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City of Othello
Planning Commission Meeting
August 17, 2026
Zuleica Morfin

CALL TO ORDER

Chair Rob Simmons called the meeting to order at 6:02 pm.

ROLL CALL

Commissioners Present: Chair Rob Simmons, Daniela Voorhies, Donald Burks, Jose Garza, Ruth Sawyer. Commissioner Maria Martinez participated remotely.

Excused: Chad Robbins

Staff: Community Development Director Anne Henning, Building and Planning Secretary Zuleica Morfin, Public Works Director/City Engineer Robin Adolphsen

City Council Liaison: Alma Carmona

City Council Comprehensive Plan Committee: Chris Dorow, Alma Carmona. Kelli Camp participated remotely.

Attendees: Bob Carlson, Genna Dorow (representing Terra Gold Farms), Adams County Emergency Management Director Sandi Duffey, Adams County Planning Director Andie Lorenz. Aren Murcar, the City's consultant from SCJ Alliance, participated remotely.

PUBLIC INPUT

No public input was provided

APPROVAL OF MINUTES

June 15, 2026, Minutes Approved with the corrections to "Robbins" M/S Voorhies/ Sawyer

July 20, 2026, Minutes Approved M/S Sawyer/ Garza

COMPREHENSIVE PLAN UPDATE/FUTURE LAND USE MAP/AMENDMENT REQUEST-DISCUSSION

Last month, Commissioners started to work through the information and exercises in the SCJ memo, and discussed land use designations east, west, and south of city limits. Requested amendments on the north side of town, both inside and outside of city limits, were also introduced. The staff report this month also pointed out that Othello's future land use map must be consistent with Adams County's map. The intent of tonight is to discuss the Future Land Use Map north of city limits, review the direction given last month especially as it relates to the County zoning, and then if time allows, look at whether any zoning changes should be made within city limits.

Genna Dorow, representing Terra Gold Farms, stated that they are withdrawing their requests north of Lee Road for now while they work through the process with Adams County, since that area is outside city limits.

Adams County Planning Director Andie Lorenz provided an overview of the County's recent zoning updates and indicated that County staff are considering potential changes to provide appropriate transitions between residential, commercial, light industrial, and heavy industrial uses. He mentioned that current zoning north of Lee is Light Industrial for the first 600'. He also mentioned that they are

considering going back to agricultural zoning so that the land does not end up too divided in case it is eventually annexed. The County has increased lot sizes to protect agriculture.

Commissioners discussed how important it is to maintain appropriate buffers and transitions between residential areas and industrial uses, including public safety, emergency response, traffic, truck routes, and hazardous materials. The Commissioners also discussed the potential for industrial development farther from the city, including the expanded industrial area near Bruce, as a possible opportunity to accommodate future industrial growth for the region while reducing conflicts with residential development.

There was discussion of the southwesterly prevailing wind, and that large recent annexations may provide enough residential land for now. Commissioners agreed to defer decisions regarding the area north of Lee Road until further discussions and coordination with Adams County have occurred. Commissioners reviewed the amendment requests south of Lee Road, including requests to change from light industrial to commercial and residential. Discussion included the appropriate use of light industrial and commercial designations as transitional areas between heavy industrial and residential uses. Commissioners emphasized the need to consider County zoning and future County planning decisions before making final recommendations. Consultant Aren Murcar mentioned that the mixed Industrial/Commercial designation or zone discussed at the last meeting might be a good buffer to the north.

Mr. Lorenz indicated that the County recently completed a comprehensive zoning update and is now looking into smaller adjustments to individual areas. The County is also considering opportunities for commercial and industrial development while protecting agricultural land and providing appropriate transitions between incompatible land uses. Commissioners discussed the importance of continued coordination between the City and County so that future land use designations are consistent across jurisdictional boundaries. Commissioners reviewed areas where City and County designations differ, including areas near Bench Road. Commissioners determined this area should be mixed use (commercial/residential).

Commissioners also reviewed the City's existing zoning map and discussed whether existing zoning designations inside city limits continue to appropriately reflect current and anticipated land uses. They discussed the existing Residential Medical zoning district near the hospital. The district was established to accommodate the existing hospital, nearby residences, and potential future medical-related development. Commissioners discussed whether the district remains appropriate and whether the residential properties within the district should be rezoned. Commissioners agreed that the Residential Medical District should remain as currently designated because of existing uses and potential future medical expansion.

To answer questions about the Traditional Commercial Zone, staff explained that the district reflects the historic development pattern of the downtown area, where buildings are located close to the street rather than being set back with large parking areas. Commissioners determined that the existing designation continues to serve a purpose and did not identify a need for a change at this time.

Commissioners discussed whether additional areas should be changed to higher-density residential zoning, including potential changes from R1 to R2 or R3. They also discussed the potential benefits of allowing additional housing units and greater flexibility for redevelopment, while also recognizing concerns regarding neighborhood density and property-owner expectations.

Commissioners discussed an area near Lions Park as a possible location for increased residential density. After discussion, the general thought was to leave the existing residential zoning unchanged. Commissioners also discussed the importance of allowing individual property owners to request zoning changes when they have specific development proposals, rather than making broad changes without direct requests from affected property owners.

Commissioners noted that City parks are identified on the City's maps but are not currently represented by a dedicated zoning designation. Consultant Aren Murcar suggested that the City consider creating a park zoning designation or otherwise formally zoning existing park properties as part of the Comprehensive Plan and zoning update. They also discussed the former fruit-processing property and whether a mixed commercial/light industrial designation could encourage redevelopment. Public Works Director Robin Adolphsen explained that the zoning is not the problem, there are difficulties with access and utilities. No zoning change was recommended. Commissioners noted that the R-2 zone west of the canal was not a great fit. Ms. Henning said it was zoned at annexation to match the Future Land Use Map, which shows Residential west of the canal.

NEW BUSINESS- IF THERE ARE ANY NEW TOPICS TO DISCUSS

Commissioners would like to discuss data center regulations at future meetings.

ADJOURNMENT

The meeting was adjourned at 7:38 pm. Next meeting is Monday September 21, 2026.

Rob Simmons, Chair

Date: _____

Zuleica Morfin, Building and Planning Secretary

Date: _____

TO: Planning Commission

FROM: Anne Henning, Community Development Director

MEETING: September 21, 2026

SUBJECT: Recreation Vehicle Parking at Businesses – Discussion

In June, the Planning Commission discussed a request from The Showhouse to consider amending the Othello Municipal Code to allow temporary recreational vehicle parking at approved businesses.

Staff Comments

1. Based on previous discussions, staff has drafted some proposed changes to the Use chart in the Commercial Zones (OMC 17.30.030) that would allow RV facilities, with conditions that were discussed in June, including being part of an existing business (not on a vacant lot), a permit (which will need to be created), limiting the number of spaces (maybe a sliding scale based on the lot size, not allowing generators, and limiting the length of stay.
2. OMC 17.56.050 currently limits occupancy of an RV on private property. Staff has drafted an exception that refers back to the proposed changes to 17.30.030.
3. OMC 17.56.055 is also included for reviewing whether any changes would be made, to make sure all the regulations work together.
4. Note that the request mentions two quite different uses: A tourist passing through and staying for a few nights, and a temporary worker who might be at one location for weeks to months. When previously discussed, the Commission seemed in favor of short-term tourist use but less in favor of long-term use; therefore the drafts as proposed have placeholders for the length of stay.
5. Staff could not find similar uses in other city codes. Several cities contacted in June said they wouldn't allow it because it complicates their anti-camping ordinances. However, it seems possible to allow RV use without allowing indefinite parking. Using the Harvest Host site, staff found several listed that seemed similar to what is being proposed. While many were at wineries with a lot of space, there were also sites that were museums in the middle of town.
6. If the Commission is inclined toward making changes to the code, we will need to go through the zoning amendment process of SEPA review and public hearings by the Commission and City Council.

Attachments:

- Request from The Showhouse
- Draft changes to OMC 17.30.030 Uses (Commercial Zones) and OMC 17.56.050 Occupancy of Recreational Vehicles
- OMC 17.56.055 Recreational Vehicle Parking and Storage

Action: The Planning Commission should discuss the request and provide direction to staff.

Anne Henning

From: The Showhouse <theshowhousemovies@gmail.com>
Sent: Monday, May 4, 2026 3:00 PM
To: Anne Henning
Subject: Request for Ordinance Amendment to Allow RV Parking on Business Properties

Dear City of Othello,

We hope this message finds you well. We are the new owners of the Othello movie theater and we are writing to respectfully request consideration for an amendment to Title 17 of the Othello Municipal Code to allow for temporary and overnight RV parking on approved business properties within city limits.

As it stands, there are currently no locations within Othello where RV travelers can legally park overnight, even on a temporary basis. This creates a missed opportunity for our city to capture a growing segment of tourism and support local economic development.

We are in the process of expanding offerings at the Showhouse movie theatre to include unique event-based experiences. As part of this vision, we would like to offer temporary overnight RV parking for guests attending community events both on and off our property. These would not be permanent living arrangements or traditional RV parks, but rather short-term stays.

Allowing this type of use would benefit not only our business, but the broader Othello community. Visitors traveling by RV often seek small-town destinations and contribute to local economies by dining at restaurants, shopping at local stores, and attending events. By allowing temporary RV accommodations, Othello could attract new visitors who might otherwise pass through or choose neighboring communities.

Additionally, this amendment could help address a practical need within our community. Othello is home to major employers such as Simplot and McCain Foods, which often bring in contractors for large-scale or seasonal projects. These workers may need a place to stay for several weeks or months while completing their work. Allowing limited-duration RV parking on business properties would provide a flexible, non-permanent housing option for these individuals without establishing long-term residency.

The Showhouse movie theater is uniquely positioned to support this need, as we are located less than one mile from these facilities. This close proximity makes our location especially convenient and practical for contractors who need temporary accommodations while working on nearby projects.

Other rural communities similar to ours have successfully implemented policies allowing limited or conditional overnight RV parking. Nearby areas such as Moses Lake and Royal City have businesses participating in programs that support RV travelers. Additionally, platforms like Harvest Hosts (<https://www.harvesthosts.com>) connect travelers with small businesses that offer overnight stays, bringing consistent tourism to participating communities. These programs operate with clear guidelines, ensuring that stays are short-term, safe, and mutually beneficial.

We kindly ask that the City consider reviewing and potentially amending the current ordinance to allow for temporary RV parking under defined conditions. We are open to discuss this proposal further and collaborate on a framework that benefits both the city and local businesses.

Thank you for your time and consideration. We truly believe this small change could have a meaningful impact on tourism and economic growth in Othello.

The Showhouse Team

17.30.030 Uses.

(a) The commercial land use table indicates where categories of land uses may be permitted and whether those uses are allowed outright or by conditional use permit. Only commercial zones are included in this table. Land uses not listed are prohibited unless allowed through the process specified in subsection (c) of this section. Further interpretation of these zones may be obtained as specified in Section 19.03.020. Land uses are also subject to the footnotes following the table.

(b) The symbols used in the table represent the following:

- (1) A = Allowed, subject to applicable standards and any footnotes.
- (2) C = Conditionally allowed through the conditional use permit process, subject to applicable standards and any footnotes.
- (3) X = Prohibited use.

(c) Uses similar to those listed may be established as allowed or conditionally allowed through the interpretation process in Section 19.03.020(b). In determining whether a use should be permitted, the administrator shall refer to the purpose statement in Section 17.30.010 and the most recent version of the North American Industry Classification System (NAICS), as used by federal agencies in the classification of business establishments.

TABLE 1: LAND USES IN COMMERCIAL ZONES

USE CATEGORIES	C-1	C-2	C-3
Retail			
Retail use (other than those listed below)	A ¹	A	A
Contractor supply and sales, lumberyard	X	A	A
Daily outdoor merchandise display	A	A	A
Drive-thru for a permitted use	A	A	A
Eating and drinking places	A	A	A
Farm and landscaping equipment sales, supplies, and service	X	A	A
Fuel stations	X	A	A
Manufactured home sales	X	A	A
Marijuana sales	X	X	X
Open sales lots in conjunction with a principal use which must be in an enclosed adjoining building	X	X	A
Vehicle sales lots (can include RVs, boats, trailers, and campers) (can include light service), in compliance with the development standards in Section 17.61.060	X	X	A
Warehouse sales	X	X	A
Wholesale			
Wholesale use when not associated with a retail use	X	X	A

USE CATEGORIES	C-1	C-2	C-3
Services			
Service uses (other than those listed below)	A ²	A	A
Adult entertainment and cabarets (in compliance with Chapter 4.28) ³	X	X	A
Banking and financial services	A	A	A
Child care centers, as allowed by RCW 35.21.996 and 35A.21.460	A	A	A
Clubs, lodges, assembly halls	X	A	A
Cultural, recreational, and entertainment uses	X	A	A
Daily care providers	A	A	X
Dance hall	X	X	A
Drive-thru for a permitted use	A	A	A
Family day care home in an existing residence	A	A	A
Health care providers	A	A	A
Hospitals	X	X	A
Lodging (hotels and motels subject to review under Chapter 17.67)	X	A	A
Kennels, animal boarding, pet care	X	X	A
Personal service shops	A	A	A
Professional offices	A	A	A
Recreational vehicle park (in compliance with Chapter 17.44)	X	X	C
<u>Recreational vehicle overnight parking facilities⁴</u>	<u>A</u>	<u>A</u>	<u>A</u>
Rental of vehicles, trailers, and machinery	X	X	A
Repair and maintenance, including vehicles, small engines, and appliances	X	X	A
Theater	X	A	A
Truck stops, sales, and light repairs	X	X	A
Veterinarian	X	X	A
Transportation, Communication, and Utilities			
Passenger transportation facilities, public or private	X	X	A
Personal wireless telecommunications facilities (in compliance with Chapter 16.68)	X	A	A
Utility facilities (such as well house, electrical substation, etc.)	A	A	A
Industrial and Storage			
Cargo containers used for storage ⁴⁵	X	A	A
Light manufacturing when subordinate to a retail sales outlet and contained in a building	A	A	A

USE CATEGORIES	C-1	C-2	C-3
Outside storage in conjunction with a principal use which is in an enclosed adjoining building	X	X ⁵⁶	A
Self-storage, mini-storage, RV storage	X	X	A
Storage, warehousing, and distribution, not associated with a retail business	X	X	A
Truck parking ⁶⁷	X	X	A
Wrecking yard, salvage yard, junk yard	X	X	X
Public and Institutional			
Churches	X	A	A
Libraries	A	A	A
Municipal and governmental facilities, shops, and yards	X	A	A
Outdoor recreational, entertainment, or amusement facilities	X	X	A
Park, playground, athletic field, other noncommercial recreation	A	A	A
Schools, public or private	X	A	A
Residential			
Adult family home in an existing residence	A	A	A
Assisted living facility	X	A	A
Manufactured or mobile home park	X	X	X
Multifamily residential use not in conjunction with a commercial structure (new construction)	X	A ⁷⁸	X
Multifamily residential (within an existing building per RCW 35A.21.440) ⁸⁹	A	A	A
Residential use in a basement or upper story ⁹¹⁰	A	A	A

Notes for Table 1:

- 1 Limited to buildings under two thousand square feet.
- 2 Limited to buildings under two thousand square feet.
- 3 An adult entertainment business must be at least seven hundred feet from any park, school, preschool, youth club, bus stop, day care center, or another adult entertainment business.
- 4 Recreational vehicle overnight parking facilities shall meet the following requirements:
 - (a) A permit from the Building & Planning Department is required.
 - (b) The facilities shall be at an existing business and shall not be allowed on an undeveloped lot.
 - (c) Not more than (??) RV spaces shall be allowed (per ?? amount of lot area?)
 - (d) Generator use by RVs shall not be allowed (all zones?)
 - (e) Any individual RV shall not remain at one location for longer than 14(?) days.

5 The following are required for any cargo containers used for storage:

- (a) The container must be placed adjacent to a site-built structure, with separation as required by the International Building Code and International Fire Code;
- (b) The container shall be inconspicuous from public streets. It shall be located behind the building or screened with sight-obscuring fencing, walls, or landscaping;

- (c) Only one container is allowed per development site;
 - (d) The container shall be placed and blocked to prevent harboring of animals under the container or between the container and other structures;
 - (e) The container shall not be connected to water or occupied in any way;
 - (f) The container shall have only factory-installed doors. No windows or other openings shall be allowed;
 - (g) The access route to the end doors cannot be on a public right-of-way, including alleys;
 - (h) The container shall not be rented out or used for storage by anyone except the occupant of the associated building;
 - (i) The container shall be painted to be compatible with the adjacent building;
 - (j) The container shall be removed prior to the sale of the land or change of tenant;
 - (k) A permit from the city shall be required, with a fee of fifty dollars, to verify compliance with this code.
- ~~56~~ Existing outside storage as of the date of initial adoption of this ordinance may continue. No new outside storage uses may be established.
- ~~67~~ Any parcel of land used as a public or private truck/trailer truck parking area shall be developed, used, and maintained in the following manner:
- (a) The lot shall have access directly off an improved truck route as established in Chapter 9.36;
 - (b) All vehicles shall be within three hundred feet of a fire hydrant;
 - (c) The driveway shall have a surfaced apron no less than thirty feet wide by thirty feet long and shall be permitted by the public works director per Chapter 11.20;
 - (d) Vehicles shall not drive over curbs and/or sidewalks to access the parking area;
 - (e) The lot shall have sidewalks along all curbs as prescribed in Chapter 11.16;
 - (f) The parcel or lot area shall be graded to contain one inch of stormwater on site, or enter into a city stormwater contract if applicable;
 - (g) The parking and maneuvering area shall be graded and graveled sufficiently to control dust and mud and to provide access to fire trucks;
 - (h) All trucks/trailers shall be licensed operating vehicles. There shall be no non-operating, damaged, parting, hulks, or pieces of vehicles allowed to be stored under this conditional use;
 - (i) No truck parking lot shall be used for truck repair, painting, or freight transfer;
 - (j) A water service shall not be provided to an unplatted lot. A conditional use permit for a truck parking lot does not require platting of the parcel involved but further development or different uses may require platting;
 - (k) Any person parking a truck or trailer on a lot which has not been approved for such parking shall be deemed to have committed a civil infraction and shall be punished by a C-6 penalty. Any person permitting the parking of trucks or trailers on a parcel or lot without having obtained a conditional use permit to do so shall be deemed to have committed a civil infraction and shall be punished by a C-3 penalty.
- ~~78~~ Residential uses without street frontage commercial uses are allowed, subject to the following provisions:
- (a) Not to be located within one hundred forty feet (a half block) of Main Street or Highway 26.
 - (b) Minimum of three dwelling units per building.
 - (c) Buildings are subject to commercial zone design standards.
 - (d) Parking shall be in compliance with Chapter 17.61.
- ~~89~~ New housing units may not replace ground floor commercial or retail along major pedestrian corridors. Major pedestrian corridors are Main Street (full length) and 1st Avenue from Pine Street to Juniper Street.
- ~~910~~ Accessory residential uses are allowed, subject to the following provisions:
- (a) Parking for the residential use shall be provided in compliance with Chapter 17.61.

17.56.050 Occupancy of recreational vehicles (RVs).

No recreational vehicle shall be used as living quarters, either permanently or temporarily, unless the vehicle is within an approved RV park or approved RV parking facilities in the proper district, except as allowed by Section 9.33.020(b) or 17.56.055 or as part of a community event such as the 4th of July, the Sandhill Crane Festival, or a sports tournament.

17.56.055 Recreational vehicle parking and storage.

- (a) Parking and storage of recreational vehicles on streets is regulated in Chapter 9.33.
- (b) A recreational vehicle may be lawfully parked on private property for a period not to exceed ten days in any six-month period provided the occupant of the recreational vehicle or the occupant of the land shall notify the city police department of the intent to occupy the recreational vehicle within forty-eight hours of first parking the recreational vehicle where it will be located for up to ten days. The recreational vehicle shall not be connected to water or sewer.
- (c) Recreational vehicles including travel trailers, boats, truck campers, and motor homes or snowmobiles, off-road vehicles, utility trailers and wheeled trailers may be parked on any premises occupied by the registered owner of such recreational vehicle for storage; provided, that such vehicle shall be set back at least thirteen feet from the curb (or edge of roadway if no curb), not parked on a sidewalk, and not located within the clear view triangle area described in Section 17.56.040. Any recreational vehicle so parked for storage shall be unoccupied and not connected to a public or private sewer system.
- (d) No recreational vehicle, travel trailer, truck camper, or boat parked pursuant to the provisions of this section shall be connected to a public or private sewer system.
- (e) There shall be no more than one recreational vehicle, travel trailer or truck camper permitted to be stored on any tract of land within the city not lawfully designated for the storage or locating of such vehicles such as, but not limited to, a recreational vehicle park or storage yard. There shall be no more than one recreational vehicle, travel trailer or truck camper permitted to be occupied on a temporary basis by a visitor for no more than ten days in any six-month period on any tract of land within the city not lawfully designated for the occupancy of such vehicles, such as a recreational vehicle park.
- (f) All vehicles parked pursuant to this section, including but not limited to wheeled vehicles, recreational vehicles, wheeled trailers, travel trailers, truck campers, and boats shall display reflectors or warning devices so that such vehicle is seen at night by drivers using the public streets or alleys adjacent to the location where the vehicle is parked.

TO: Planning Commission

FROM: Anne Henning, Community Development Director

MEETING: September 21, 2026

SUBJECT: Comprehensive Plan Amendment Requests - Discussion

In conjunction with the Commission's discussion of the Future Land Use Map, we have now received 5 requests for changes to the Map within city limits:

Number on map	Requestor (Property Owner)	Location	Request	Size
1	AJ Ochoa (City of Othello)	Lee & 7 th	From Light Industrial to Commercial	~5 ac
2	AJ Ochoa	South of Lee, east of 14 th	From Light Industrial to Commercial	~57 ac
3	AJ Ochoa	South of Request #2	From Light Industrial to Residential	~57 ac
4	Palos Verdes (Bud Hampton LLC)	North of Hwy 26, east of CBHA	From Commercial to Residential	~35 ac
5	AMJ LLC	South of Hemlock, west of 2 nd	From Commercial to Residential	0.48 ac

At the August meeting, the Commission felt they would wait for Adams County to discuss the requests north of City limits before taking any further action on the Lee Road requests inside City limits. After discussions at their August 27 and September 10 meetings, the Adams County Planning Commission is considering changing the designations north of Lee Road to Light Industrial west of Reynolds Road, a strip of Commercial north of Lee Road east of Reynolds Road and at the Highway 17 intersection, and Agriculture-60 north of the Commercial strip. This may provide enough information for the Othello Planning Commission to consider the requests inside City limits.

For each of the 5 requests, the Commission should consider:

- How much existing land in each zone is currently available for future development? Are we likely to need more or less land in that zone?
- What are the surrounding uses and zones? Is the request compatible?
- Why was the property zoned that way in the first place? Have conditions changed so that the requested zone makes more sense than the existing zoning?
- Does the change benefit the community? Is it in the public interest?
- If the proponent does not develop the site as proposed, are the other allowed uses in the proposed zone suitable for the site?

Attachments:

- Zoning Map showing all requests
- **Ochoa requests (#1-3)**
 - Aerial photo & Zoning Map showing the requests

- Comments: No new comments have been received. Previous comments, mostly related to the requests outside City limits were in the Aug. 17 packet:
<https://www.othellowa.gov/meetingfiles/94967/attachments/f72eccc2739948d0af4472ba4fa77557.pdf> These comments were from
 - Fire (p.24)
 - Adams County Planning (p.25)
 - Adams County Emergency Management (p.26) ***Note the Emergency Management Director will review the proposals south of Lee and will provide comments at the Sept. 21 meeting.***
 - Adams County Development Council (p.31). ***Note the comments specifically addressed the Commercial request south of Lee on p.46 and the Residential south of Lee on p.48 of the 8-17-26 packet.***
 - Adams County Local Emergency Planning Committee (p.51). ***Note the comments addressed truck traffic on Lee, which may also be incompatible with the proposed Commercial designation.***
 - Supplemental Questions. (Note also this application includes requests outside city limits that have been withdrawn while the applicant works through them with Adams County)
- **Garza request north of Hwy 26, east of CBHA (#4)**
 - Aerial photo & Zoning Map showing the request
 - Comments:
 - Fire 8-31-26
 - Adams County Planning 8-31-26
 - Adams County Development Council 9-16-26
 - Supplemental Questions
 - **Garza request for 2nd & Hemlock (#5)**
 - Aerial photo & Zoning Map showing the request
 - Comments: Adams County Development Council 9-17-26
 - Supplemental Questions

Action:

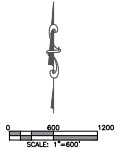
1. The Commission should consider how these requests affect the discussion of the Future Land Use Map and Zoning Map and give direction to staff.

LEGEND

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

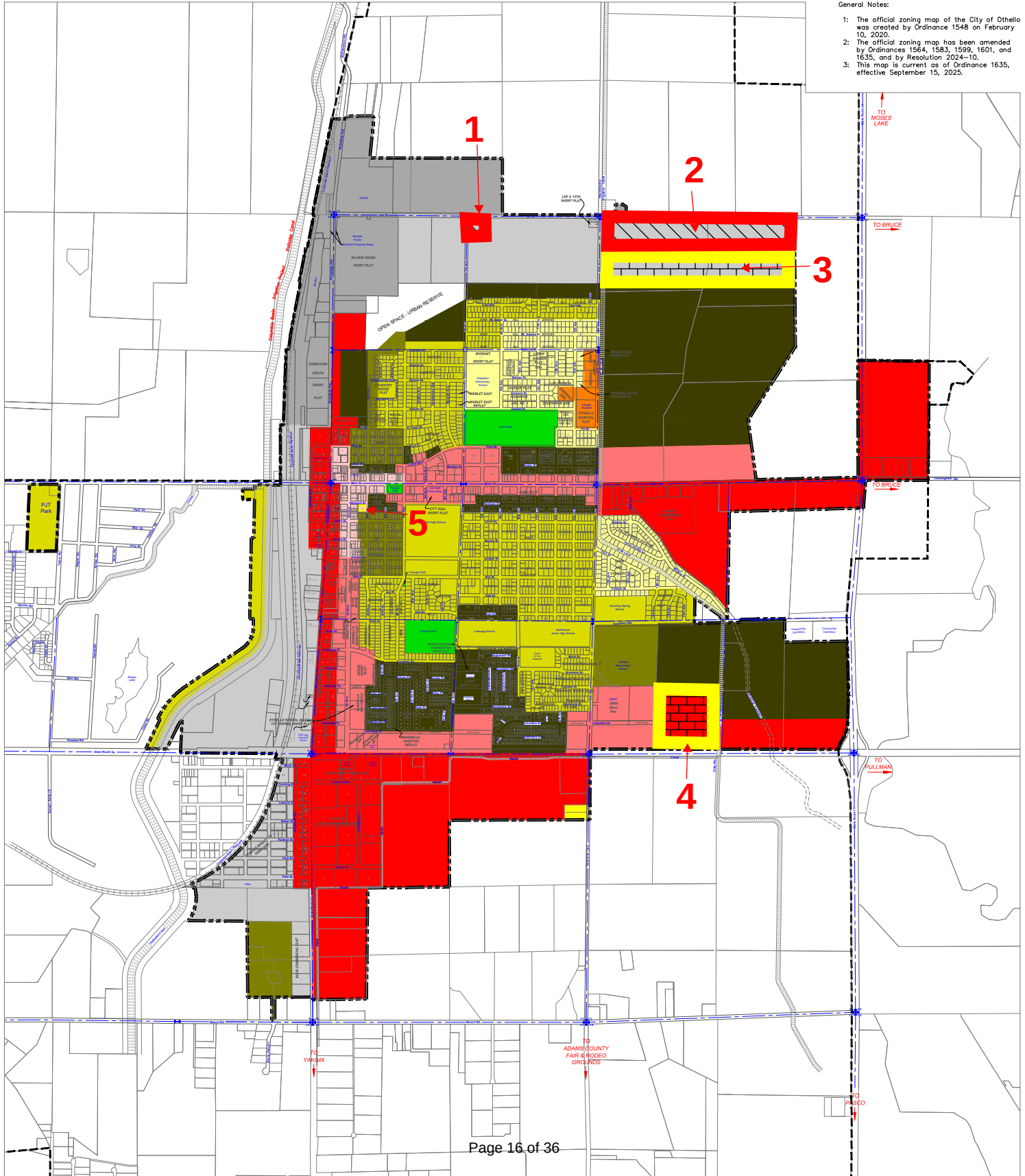
CITY OF OTHELLO ZONING MAP

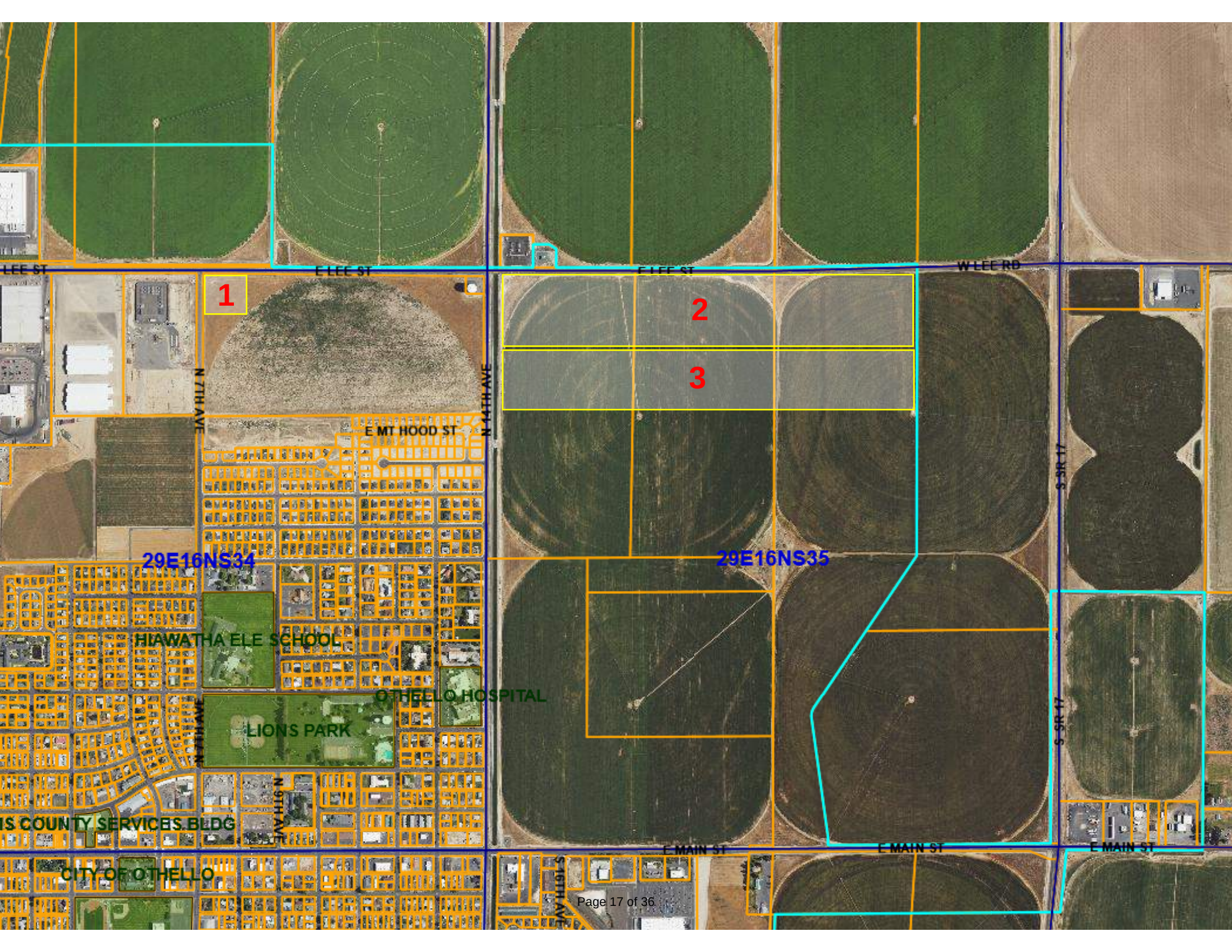
September 15, 2025



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.





1

2

3

29E16NS34

29E16NS35

HIAWATHA ELE SCHOOL

OTHELLO HOSPITAL

LIONS PARK

IS COUNTY SERVICES BLDG

CITY OF OTELLO

- 1: The official z was created 10, 2020.
- 2: The official z by Ordinance 1635, and by
- 3: This map is effective Sep

- 1: The official z was created 10, 2020.
- 2: The official z by Ordinance 1635, and by
- 3: This map is effective Sep

Requested change from Light Industrial to Commercial.

Requested change
from Light
Industrial to
Residential.

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.

Outside City limits, not being considered at this time.

Currently designated & zoned as Light Industrial, only the Commercial request is needed.

Request #1

Request #2 & 3

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.

Outside City limits, not being considered at this time.

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

Request #1

Request #2 & 3

Request #2 & 3

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

Request #2 & 3

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...

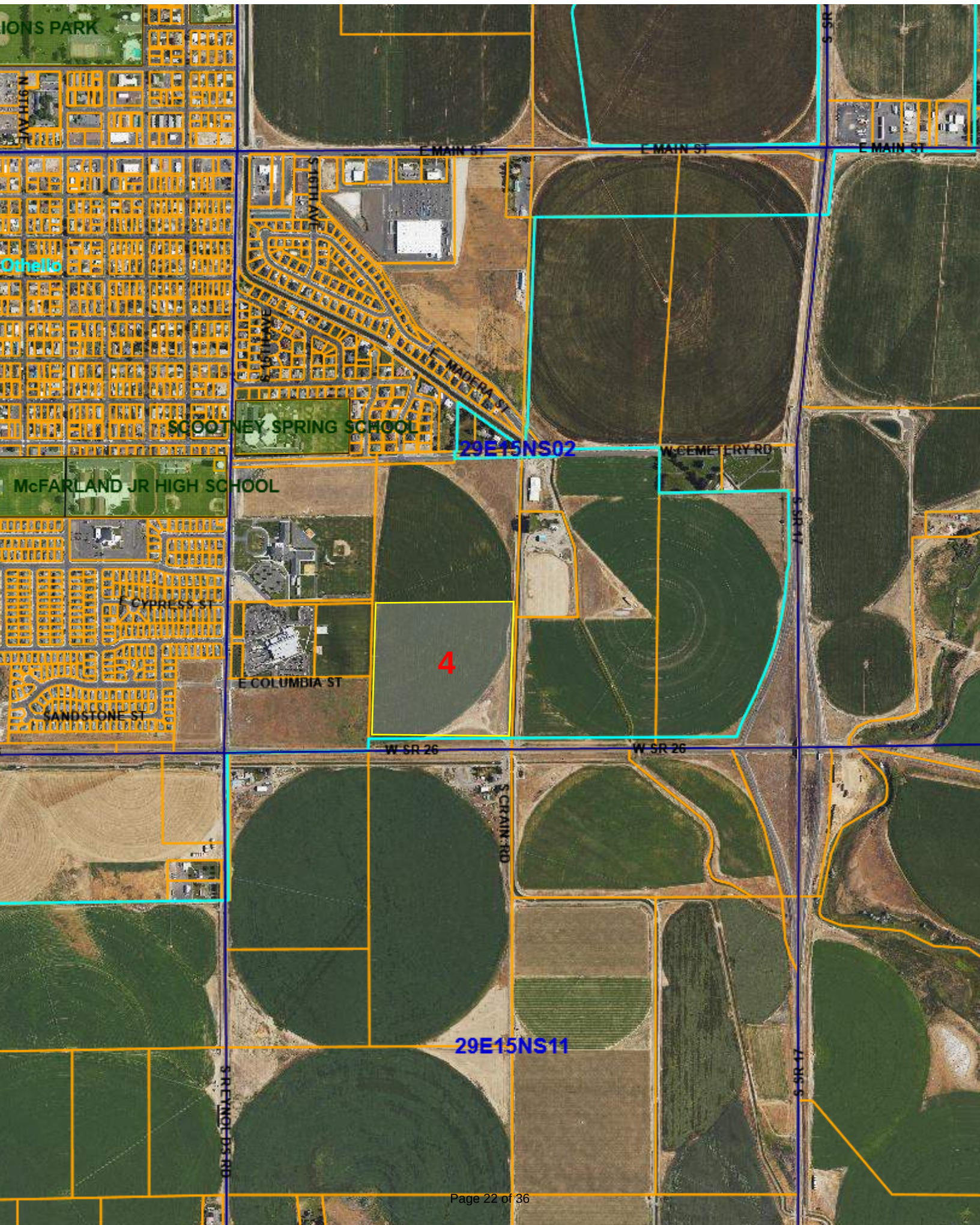
Although the properties remain in agricultural production, surrounding development, infrastructure expansion, and changing community needs support a balanced mix of residential, commercial, and industrial uses.

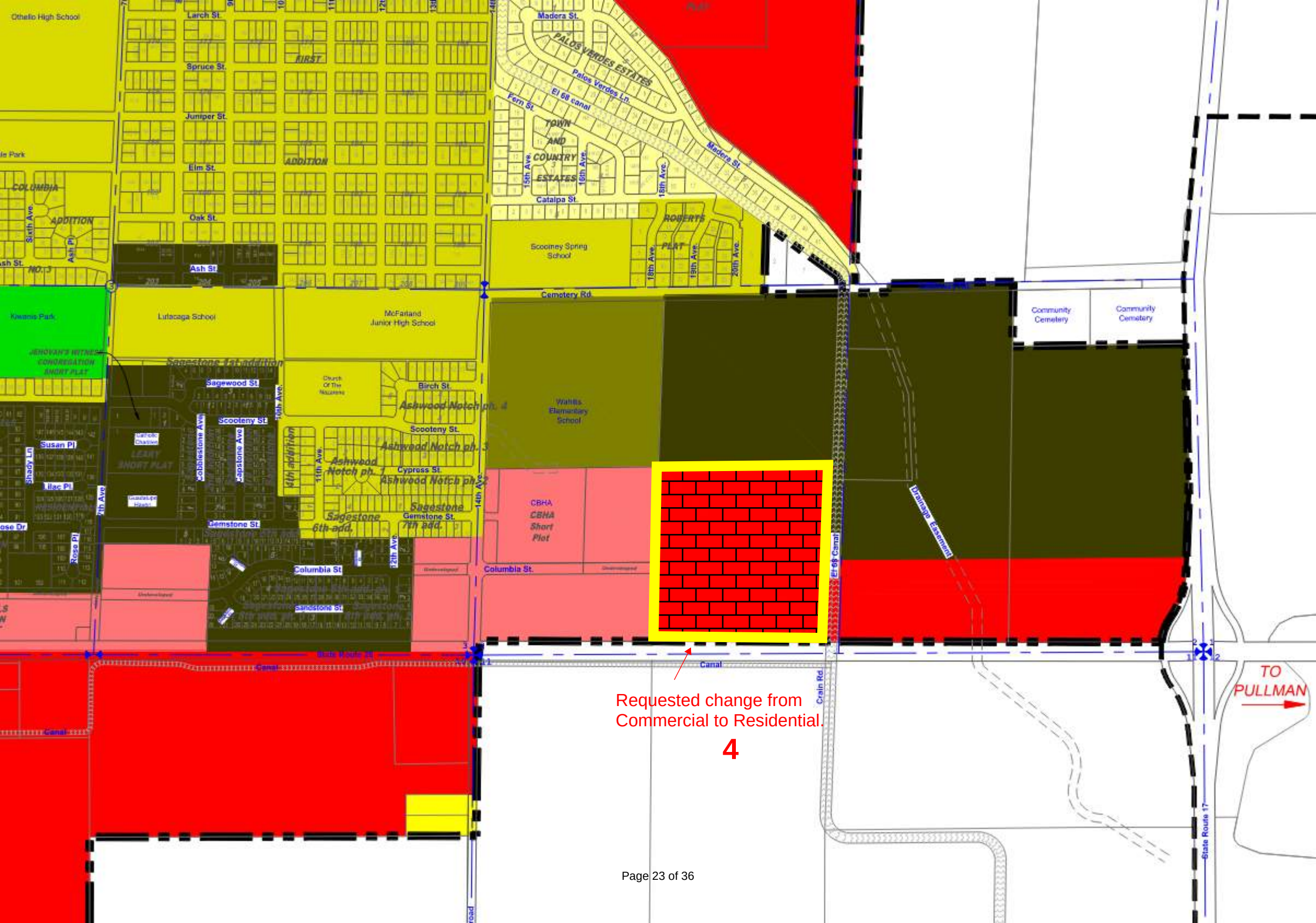
6. How does the request help implement the Comprehensive Plan?

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.





Requested change from
Commercial to Residential.

4

Anne Henning

From: Tom Salsbury <tsalsbury@ACFD5.COM>
Sent: Monday, August 31, 2026 1:59 PM
To: Anne Henning; sandid@co.adams.wa.gov; kyle@growadamscounty.com; andiel@co.adams.wa.gov
Subject: RE: Othello Future Land Use Map - Garza request

Anne,

I think everything south of Columbia Street should be left commercial for a buffer between HWY 26 and Housing. Everything north of that I would not have a problem with rezoning it residential as housing there is close to the schools.



Tom Salsbury
Fire Chief
Adams County Fire District 5
220 S Broadway Ave
Othello, WA 99344

509-488-2951

From: Anne Henning <ahenning@othellowa.gov>
Sent: Monday, August 31, 2026 11:07 AM
To: sandid@co.adams.wa.gov; Tom Salsbury <tsalsbury@ACFD5.COM>; kyle@growadamscounty.com; andiel@co.adams.wa.gov
Subject: Othello Future Land Use Map - Garza request

The City of Othello has received another request to consider changes to the Future Land Use Map. This one is inside City limits. The request is to change the south half of Parcel #2100451000100 from Commercial to Residential. The north half is currently zoned R-4 Residential (high density)
<https://adamswa-mapsifter.publicaccessnow.com/defaultHTML5.aspx?parcel=2100451000100>
See attached sketch and application.

From an economic development and community aesthetics perspective, I think it might make sense to keep the Highway 26 frontage Commercial, but then where to transition to Residential? Also, the existing Commercial along the highway to the west hasn't been developing, so maybe Commercial is not what is needed.

I plan to include this request on the Sept. 21 Planning Commission meeting.

Let me know if you have any comments or concerns.
Thanks,

Anne Henning, AICP
Community Development Director
City of Othello
(509) 331-2710 direct line | (509) 488-5686 City Hall main phone
www.OthelloWa.gov

Request #4

Anne Henning

From: Andie Lorenz <andiel@co.adams.wa.gov>
Sent: Monday, August 31, 2026 11:21 AM
To: Anne Henning; Sandi Duffey; Tom Salsbury; kyle@growadamscounty.com
Subject: Re: External:Othello Future Land Use Map - Garza request

Anne

I would agree that this proposal makes more sense for the community. I also agree with your initial thought on the commercial designation along the highway. Maintaining commercial designation, I think is important for the future of Othello even though you have not seen much inquiry for development along this corridor. Taking it out now would create other issues later when development does come. I would recommend keeping a portion in commercial along the HWY.

Andie Lorenz CBO ACO.

Director/ Fire Marshal
Adams County Building & Planning
449 E Cedar Blvd Othello WA, 99344
509-488-9441

"The need for building codes is important, because building safety affects everyone."

From: Anne Henning <ahenning@othellowa.gov>
Sent: Monday, August 31, 2026 11:07 AM
To: Sandi Duffey <sandid@co.adams.wa.gov>; tsalsbury@acfd5.com <tsalsbury@acfd5.com>; kyle@growadamscounty.com <kyle@growadamscounty.com>; Andie Lorenz <andiel@co.adams.wa.gov>
Subject: External:Othello Future Land Use Map - Garza request

The City of Othello has received another request to consider changes to the Future Land Use Map. This one is inside City limits. The request is to change the south half of Parcel #2100451000100 from Commercial to Residential. The north half is currently zoned R-4 Residential (high density)
<https://adamswa-mapsifter.publicaccessnow.com/defaultHTML5.aspx?parcel=2100451000100>
See attached sketch and application.

From an economic development and community aesthetics perspective, I think it might make sense to keep the Highway 26 frontage Commercial, but then where to transition to Residential? Also, the existing Commercial along the highway to the west hasn't been developing, so maybe Commercial is not what is needed.

I plan to include this request on the Sept. 21 Planning Commission meeting.

Let me know if you have any comments or concerns.
Thanks,

Anne Henning, AICP

Community Development Director

City of Othello

(509) 331-2710 direct line | (509) 488-5686 City Hall main phone

www.OthelloWa.gov

Request #4

Anne Henning

From: Kyle Niehenke <kyle@growadamscounty.com>
Sent: Wednesday, September 16, 2026 10:51 AM
To: Anne Henning; sandid@co.adams.wa.gov; Tom Salsbury; andiel@co.adams.wa.gov
Subject: RE: Othello Future Land Use Map - Garza request
Attachments: ACDC Garza Request.pdf; Garza request map.pdf

Anne,

Wanted to get you the ACDC thoughts on this request. This is a tricky area of Othello for development. Residential development directly complements the ACDC mission of industrial development. One cannot exist without the other.

Thank you for having ACDC weigh in on this.



Business Belongs in Adams County

Kyle Niehenke, MBA
Executive Director

509-398-2410
kyle@growadamscounty.com
growadamscounty.com
linkedin.com/in/kyle-niehenke/
facebook.com/growadamscounty

From: Anne Henning <ahenning@othellowa.gov>
Sent: Monday, August 31, 2026 11:07 AM
To: sandid@co.adams.wa.gov; Tom Salsbury <tsalsbury@acfd5.com>; kyle@growadamscounty.com; andiel@co.adams.wa.gov
Subject: Othello Future Land Use Map - Garza request

The City of Othello has received another request to consider changes to the Future Land Use Map. This one is inside City limits. The request is to change the south half of Parcel #2100451000100 from Commercial to Residential. The north half is currently zoned R-4 Residential (high density)
<https://adamswa-mapsifter.publicaccessnow.com/defaultHTML5.aspx?parcel=2100451000100>
See attached sketch and application.

From an economic development and community aesthetics perspective, I think it might make sense to keep the Highway 26 frontage Commercial, but then where to transition to Residential? Also, the existing Commercial along the highway to the west hasn't been developing, so maybe Commercial is not what is needed.

I plan to include this request on the Sept. 21 Planning Commission meeting.

Let me know if you have any comments or concerns.
Thanks,

Anne Henning, AICP
Community Development Director



The City of Othello

500 East Main Street OTHELLO, WASHINGTON 99344 Telephone (509) 488-5686
Fax (509) 488-0102

Application for Comprehensive Plan/Zoning Map Amendment Supplemental Questions

1. What is the purpose or goal of the proposed amendment?
To change zoning from commercial to residential on the south side of parcel# 2100451000100
2. Describe the property: size, terrain, critical areas, etc.
The parcel size is 70.57 acres, approximately 1,300 ft.x2,400 ft, flat terrain, currently used for farming. The critical area is southern half of the property that is zoned commercial.
3. What is the current use, zoning, and land use designation of the subject property and the surrounding properties (north, south, east, west)?
Norht half of field is zoned R4, south half of fiel is zoned C-3 commerical, current use is farming. Land use desination: north residential, west is commercial, south is commerical, east is residential and commercial.
4. How will the proposal address the long-term interests and needs of the community as a whole?
Add more housing.
5. Are there any changed conditions on the subject property or its surrounding area since the original zoning/designation that might support a change to the zoning/designation?
Wahitis Elementary is adjacent to the property, Scootney to the north, and MMS to the east. Residential near the school instead of commercial would carry less traffic for children walking to and from school.

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

The city comprehensive plan states that Othello has a "severe housing market shortage." Changing the zoning to residential would address this issue.

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

No, there will be no adverse impacts to surrounding properties.

8. Is the proposal likely to cause significant adverse impacts to the city's transportation network, capital facilities, utilities, parks, or environmental features that cannot be mitigated?

No, there should be no adverse impacts.

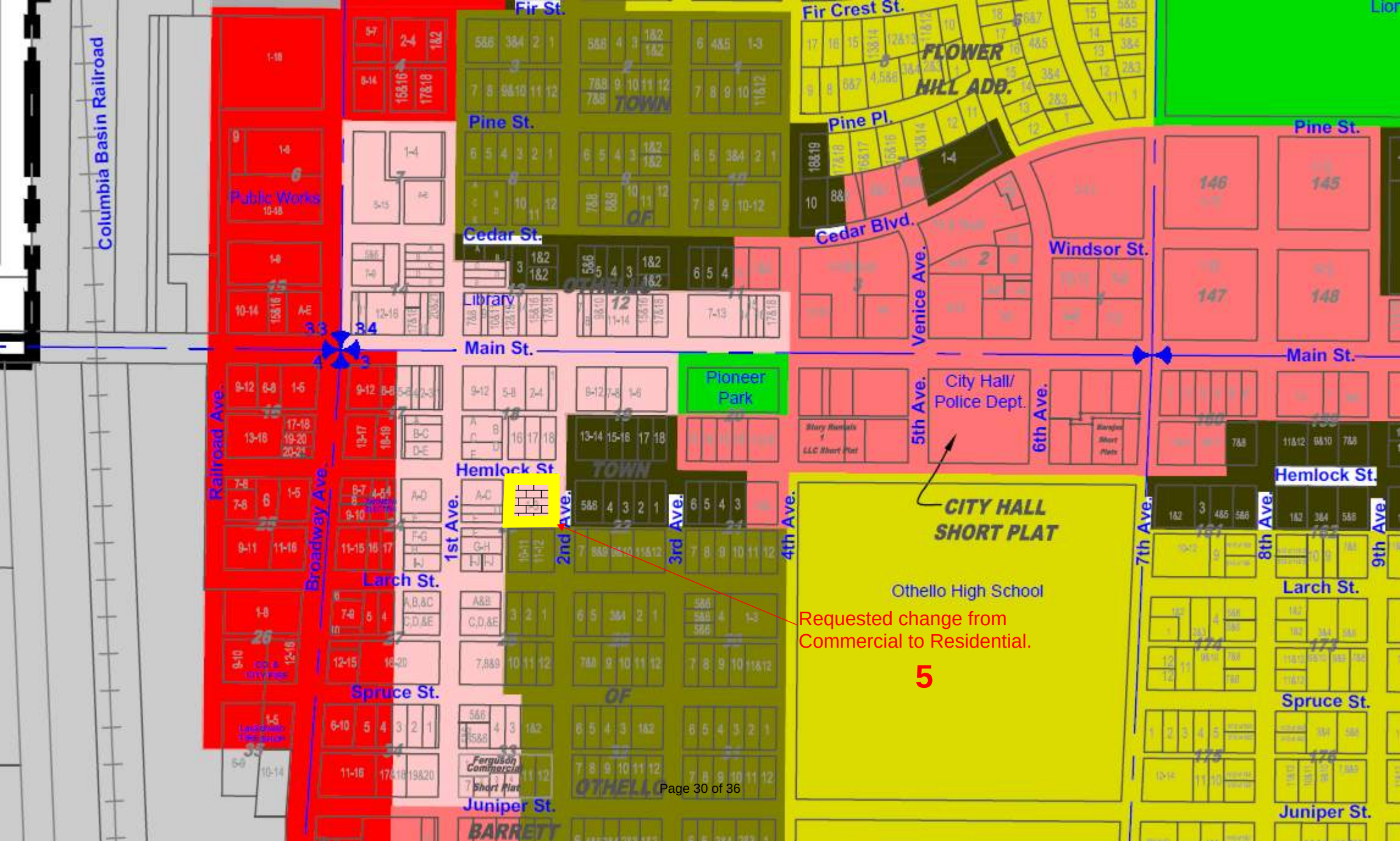
9. Describe the suitability of the area for the proposed designation, considering adjacent land uses and the surrounding development pattern, and the zoning standards under the potential zoning classification.

The area is perfectly suitable for residential. There is already housing directly north of the property. There are three schools within half a mile from the proposed residential area, making it easy and safe for children to walk to school. There are intended city streets already leading to the property. There are city utilities near the property.

10. Is the subject parcel(s) physically suitable for the requested designation and anticipated development, including access, provision of utilities, compatibility with existing and planned surrounding land uses?

Yes





Columbia Basin Railroad

Public Works

Pine St.

Cedar St.

Library

Main St.

Hemlock St.

Larch St.

Spruce St.

Juniper St.

Fir St.

Pine Pl.

Cedar Blvd.

Venice Ave.

5th Ave.

Windsor St.

Pine St.

Main St.

Hemlock St.

Larch St.

Spruce St.

Juniper St.

Pioneer Park

City Hall/
Police Dept.

**CITY HALL
SHORT PLAT**

Othello High School

Requested change from
Commercial to Residential.

5

Request #5

Anne Henning

From: Kyle Niehenke <kyle@growadamscounty.com>
Sent: Thursday, September 17, 2026 11:12 AM
To: Anne Henning
Subject: RE: Future Land Use Map - 2nd & Hemlock

I see minimal impact here, ACDC is in favor of more workforce housing being built in Othello. Given that the parcels to the immediate south and east are residential, I think an apartment here is a natural transition housing piece to the commercial district to the west and north.



Business Belongs in Adams County

Kyle Niehenke, MBA Executive Director

509-398-2410
kyle@growadamscounty.com
growadamscounty.com
linkedin.com/in/kyle-niehenke/
facebook.com/growadamscounty

From: Anne Henning <ahenning@othellowa.gov>
Sent: Tuesday, September 15, 2026 4:45 PM
To: sandid@co.adams.wa.gov; Tom Salsbury <tsalsbury@acfd5.com>; kyle@growadamscounty.com; andiel@co.adams.wa.gov; Aaron Garza <agarza@othellowa.gov>; Tim Unruh <tunruh@othellowa.gov>; Robin Adolphsen <radolphsen@othellowa.gov>; Cameron Williamson <cwilliamson@othellowa.gov>
Subject: Future Land Use Map - 2nd & Hemlock

The City of Othello has received a third request to consider changes to the Future Land Use Map. This one is inside City limits. The request is to change the parking lot on Parcel #1529030502301 from Commercial to Residential. Property to the south and east is zoned Residential, property to the north and west is zoned C-1 Commercial. I believe this was overflow parking for CBHA when they occupied the clinic on the next block.
<https://adamswa-mapsifter.publicaccessnow.com/defaultHTML5.aspx?parcel=1529030502301>
See attached map and application.

The purpose would be to build apartments in this location.

I plan to include this request on the Sept. 21 Planning Commission meeting.

Let me know if you have any comments or concerns.

Thanks,

Anne Henning, AICP

Community Development Director

City of Othello

(509) 331-2710 direct line | (509) 488-5686 City Hall main phone

www.OthelloWa.gov



The City of Othello

500 East Main Street OTHELLO, WASHINGTON 99344 Telephone (509) 488-5686
Fax (509) 488-0102

Application for Comprehensive Plan/Zoning Map Amendment Supplemental Questions

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

To have the option to build an apartment building.

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

half acre parcel that is currently a parking lot.

3. What is the current use, zoning, and land use designation of the subject property and the surrounding properties (north, south, east, west)?

The property is a parking lot, zoning is commercial C-1. To the west is a commercial building, to the east and south is residential, and to north is commercial.

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

Rental housing is needed in Othello, and this would perfectly address that issue.

5. Are there any changed conditions on the subject property or its surrounding area since the original zoning/designation that might support a change to the zoning/designation?

Yes, this was zoned commercial because the building to the north required more parking for staff and clients. That business has since moved and the building is under new ownership that does not require the number of parking spaces the previous occupant needed

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

More housing

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

No. Most of the property around this area is already residential.

8. Is the proposal likely to cause significant adverse impacts to the city's transportation network, capital facilities, utilities, parks, or environmental features that cannot be mitigated?

No

9. Describe the suitability of the area for the proposed designation, considering adjacent land uses and the surrounding development pattern, and the zoning standards under the potential zoning classification.

The area is suitable for an apartment building, as there is already residential around the area.

10. Is the subject parcel(s) physically suitable for the requested designation and anticipated development, including access, provision of utilities, compatibility with existing and planned surrounding land uses?

Yes. Utilities are available, access onto two streets, and its compatible with surrounding buildings.

City of Othello
Building and Planning Department
August 2026

Building Permits			
	Applied	Issued	Final
Residential	6 ¹	5 ³	7 ⁵
Commercial	2 ²	2 ⁴	1 ⁶
Total	8	7	8
¹ 1 accessory dwelling unit, bathroom remodel, 1 reroof, repair of unit at mobile home park, replace onsite water line, install water heaters in apartments ² Shade structure at Hiawatha Elementary, demolition of small building at Irrigation Specialists ³ 2 remodels (1 bathroom, 1 replace rafters after fire), repair of unit at mobile home park, 1 reroof, replace onsite water line ⁴ Shade structure at Hiawatha Elementary, demolition of small building at Irrigation Specialists ⁵ 1 single family home, convert shop to accessory dwelling unit, 1 patio cover, 1 addition/remodel to add bedroom & bathroom to existing home, 2 reroof, replace onsite water line ⁶ Jehovah's Witness church renovations			

Development Projects

- Reviewed revised plans for the proposed gas station/convenience store at Broadway and Curtis.

Inspections

- The inspector completed 61 inspections in August, including 13 rental inspections and 1 business license inspection.

Code Enforcement

- Inspector sent correction notices for a dangerous shed (falling in on itself) and junk vehicles.
- Inspector working with the owners of both mobile home parks and the individual trailer owners. One unit has been condemned and needs to be removed. The owner of the Othello Trailer Court is bringing in a 40-yard dumpster in September and notifying their tenants to clean up around their trailers. They are also exploring replacing all of the trailers with brand new manufactured homes and reconfiguring the park; they did that with another park they own in Idaho, and a tenant told them he is paying less now between rent and utilities because the new unit is much more energy efficient and insulated.

Rental Licensing & Inspection Program

- 2 new applications this month, both of which were approved, so 2 new approved rental units.
- 13 rental inspections this month. We have started re-inspections for units that are more than 3 years past their original inspection.
- 241 locations with a total of 525 units have been fully approved so far.
- There are currently 14 active applications for 27 units in various stages of inspection and correction (including 4 sites/6 units new construction).

Land Use Permits		
Project	Actions in August	Status as of August 31
Hampton Development Phase 1 Major Plat	Reviewed second submittal, sent Notice of Incomplete. Third submittal received, reviewed. Still a few issues to be resolved. Emailed representative.	Waiting for responses from representative to make application complete for further processing.
Ochoa Lee St Short Plat	Reviewed for completeness, informal review sent 8/4: 1 item needs to be updated. Checked in several times with representative, still waiting.	Waiting for 1 item before application can be determined complete.
Pegram/Fox Tail Major Plat & Dev. Agreement	Cultural Resources Report submitted. Sewer sizing discussion with Council.	Waiting for proponent to submit revised development agreement based on Aug. 24 Council meeting, and also respond to: • Remainder of items from 1/22/26 letter • 6/19/26 letter about latecomer agreement • 6/22/26 letter about plat drawing
Sand Hill 6 Replat Final Plat	Notice of Complete Application issued. Notice of Application issued and routed to agencies. Reviewed plat drawing for compliance with OMC.	Comment period ends Sept. 14. Public Works will be taking the street & utility improvements to Council for acceptance in Sept.
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.
Water System Plan SEPA	Issued DNS and circulated for agency & public review. Comment period ended Aug. 17.	Project complete.

Grants

- Provided comments to Sarah on City's presentation requesting an RCO grant for Taggares playground.
- Served on state-wide Advisory Committee for RCO Local Parks Grants. Likely the only person on the committee (of about 8) not from western WA. Aug. 17-20 we reviewed and scored 59 presentations (live on Zoom.)
- Dept of Commerce Planning Update Grant Year 2, funding toward the required update of the Comprehensive Plan and Critical Area Ordinance. Working with our Commerce Planner on writing the scope of the grant.

* 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.

Housing & Homelessness

- Attended Adams County Homeless Housing task force meeting.

Long Range Planning

- Planning Commission continued their review of the Comprehensive Plan Future Land Use Map outside city limits. Because the growth area is so large (beyond what could reasonably be expected to be annexed in the next 20 years), they are looking at proposing to designate some of the growth area as Urban Reserve, to maintain more flexibility in the future. Similarly, they are looking at proposing some of the growth area as Mixed Use (Commercial/Residential) and possibly a second Mixed Use (Commercial/Industrial) for some areas. This may involve writing some new zoning rules. They also discussed existing zoning inside city limits.
- Gathered agency comments and prepared materials related to the request from Terra Gold Farms for changes to the Future Land Use Map outside city limits. This request was withdrawn at the August Planning Commission meeting. The proponent will work with the Adams County Planning Commission first.
- We are required to address Organics Materials Management Facilities in our Comprehensive Plan Update. Scheduled meeting with Dept of Ecology to learn about this in September.

Training

- Free webinars on regulating data centers, hazard mitigation planning in comprehensive plans, and local public finance for planners.

Other

- Adams County Planning Commission meetings: They discussed their Comprehensive Plan survey, the Ochoa request for changes to the Future Land Use Map, and a draft ordinance regulating data centers.