



CITY OF OTHELLO PLANNING COMMISSION

Regular Meeting 500 E. Main St. October 19, 2026 6:00 PM

1. Call to Order - Roll Call
 - a. Excused Absences
2. Public Input
3. Approval of September 21, 2026 Minutes p.3
4. Planning Commission Nov. 16 Meeting – Cancel or Reschedule?
5. Occupancy of Recreational Vehicles at a Business – Discussion p.7
6. Comprehensive Plan Update/Future Land Use Map/Amendment Requests – Discussion –Ochoa (3), Garza (2) p.20
7. Old Wheat Field Binding Site Plan Deferral Requests – Recommendation p.52
8. STEP Housing (**S**helters, **T**ransitional Housing, **E**mergency Housing, **P**ermanent Supportive Housing) – Discussion & Schedule Public Hearing p.59
9. Building & Planning Department Report – September 2026 p.71
10. New Business – Items for Upcoming Meetings
 - a. Manufactured Home Parks
 - b. Comprehensive Plan Update – Review Drafts
 - A) Policy Framework
 - B) Housing Element
 - C) Transportation Element
 - D) Critical Area Ordinance
11. Unfinished Business
 - a. 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.

- b. Data Centers – Draft regulations needed (Adams County is working on a draft)
- c. Garage requirement – 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 Regularly-Scheduled Meeting is Monday, November 16, 2026 at 6:00 PM.
This meeting date may be cancelled or rescheduled at the October 19 meeting.**

*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

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City of Othello
Planning Commission Meeting
September 21, 2026
Zuleica Morfin

CALL TO ORDER

Chair Rob Simmons called the meeting to order at 6:01pm

ROLL CALL

Commissioner's Present: Chair Rob Simmons, Jose Garza, Don Burks, Chad Robbins

Remote: Daniela Voorhies

Excused: Ruth Sawyer (vacation), Maria Martinez

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

Absent: City Council Liaison Alma Carmona

City Council Comprehensive Plan Committee: Chris Dorow, Kelli Camp

Attendees: Bob Carlson, Tania Morelos, Michael Morelos, Jessie Dominguez, Angel Garza, Joel Garza, Genna Dorow

PUBLIC INPUT

No public input was provided.

APPROVAL OF MINTUES

August 17, 2026, Minutes Approved M/S Garza/Robbins

RECREATIONAL 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. 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.

At the previous meeting, commissioners were interested in seeing if this was allowed in other cities. Staff couldn't find similar uses in other city codes. A lot of the cities wouldn't allow it because they feel it complicates their anti-camping ordinances. Commissioners had also previously asked about sewer connection, the concern was regarding chemicals. Ms. Henning told commissioners that from what she understood most RVs didn't use special chemicals so there wouldn't be a concern about connecting to the sewer. She will investigate this further. Commissioners also discussed whether RV restrictions should be taken care of through the code or through the permitting process. They suggested requiring a site plan showing the lot dimensions of the parking spaces and the size of the RVs the lot could accommodate. Commissioners noted that the number of RV spaces could be established by the code and the lot dimensions through the permitting process.

Commissioners discussed the initial draft of proposed changes to 17.30.030 Uses, Footnote 4:

Recreational vehicle overnight parking facilities shall meet the following requirements:

(a) A permit from the Building & Planning Department is required.

Commissioners were in favor of requiring a permit.

(b) The facilities shall be at an existing business and shall not be allowed on an undeveloped lot.

Commissioners were unsure about allowing this use on a vacant lot and will need to discuss further. There was discussion about the differences between the proposed use and an RV park.

(c) Not more than (??) RV spaces shall be allowed (per ?? amount of lot area?)

Commissioners felt this number could be set based on the proposal for 4 RV spaces on the 16,800 square foot lot.

(d) Generator use by RVs shall not be allowed (all zones?)

Commissioners were in agreement that generators should not be allowed due to noise.

(e) Any individual RV shall not remain at one location for longer than 14(?) days.

Considerable discussion about whether the length of time should be regulated and how to regulate it.

Commissioners asked who would manage the site overnight? Tania Morelos, representing The Showhouse, said the movie theater was unique because it is already open until 10 or 11:00 at night.

Commissioners discussed the conditional use permit process, where a contracted hearing examiner holds the public hearing and makes the decision about whether it should be granted. A hearing examiner is typically a land use attorney. Othello's current contract is with an attorney based in Wenatchee. Commissioners would prefer that a decision about RVs at businesses be made locally.

Tania Morelos showed an aerial photo of the proposed site. It is a separate lot behind the movie theater lot with a lot of room. They would like to provide water, sewer, and electrical connections for RVs. They had initially considered 5 RV spaces but have decided 4 would be better, to not be crowded.

Commissioners liked the draft changes to the OMC 17.30.030 as a starting point. They would like to review OMC 17.44 RV Parks. Chair Rob Simmons felt he needed more information on The Showhouse lot. Commissioners will discuss more at the next meeting.

Commissioner Voorhies left the meeting.

COMPREHENSIVE PLAN UPDATE/FUTURE LAND USE MAP/AMENDMENT REQUESTS - GARZA & OCHOA **- 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 & 7th	From Light Industrial to Commercial	~5 ac
2	AJ Ochoa	South of Lee, east of 14th	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 2nd	From Commercial to Residential	0.48 ac

At the August meeting, the Commission decided to 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 discussing 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.

Request #4: Jessie Dominguez, representing Palos Verdes LLC, mentioned Othello's Housing Needs Analysis and Housing Action Plan, which documented the lack of housing and especially rental housing. He said it is difficult to retain professionals like doctors, teachers, and police officers due to housing shortages. He felt the City has tried to improve the situation by adopting the Multi-Family Tax Exemption program. He said Othello has enough commercial land to meet the needs for a long time. There is still commercial land available on Main Street. But Palos Verdes is finishing the last phase of Sand Hill Estates. That will be the last housing they build unless they find new residential land. Residential brings Commercial. He gave the example that he and Joel Garza tried to bring Little Caesars Pizza to town but there weren't enough people here then. Now there are. He was also working on feasibility for a hotel, but there wasn't enough population. He said Palos Verdes LLC is studying the feasibility of the land north of Hwy 26, east of CBHA, owned by Bud Hampton LLC. They are requesting a change of zone from Commercial to Residential. Palos Verdes LLC saw this piece of land as an opportunity to build more homes and help tackle the housing need in Othello. They would like to put in a 15-to-20-unit senior living community, and townhouses for under \$300,000. They would like to have a range of housing types. He felt that rezoning this piece is the same as when the City rezoned Commercial land along Highway 26 for the Olsen Homes Sagestone residential development to the west. The Hampton property is close to schools. Commissioners asked if there would be homes right up to Highway 26, Mr. Dominguez said yes. Commissioner Burks stated that there is more demand for senior housing than you would think, it would draw from Moses Lake and Tri Cities. Commissioners noted that previously when there was a large annexation proposed, Mr. Garza had stated that there was a lot of land available for residential.

Angel Garza, Palos Verdes LLC, stated that it takes a lot of money to develop a site and build the infrastructure. Developing just the north 40 acres of this parcel which is already zoned Residential wouldn't be worth it, but having all 80 acres as Residential makes it work. He felt that behind a school would not be a good location for a business. He felt it would be like at 1st Avenue, not developing. Council member Dorow pointed out that it would be nice to continue the 100' greenway. He mentioned that Palos Verdes has created walkways in other developments. Angel Garza stated that there wouldn't be a homeowners association, so the city would have to maintain it.

Commissioners were in agreement that more housing is needed.

Request #5: Angel Garza explained that this is a parking lot that was built for CBHA, across the street from what was the main parking lot for the clinic. Now with the redeveloped site, the main parking lot is only 80% full at maximum. There is another parking lot east of the former clinic building, and that one only has 2 or 3 cars. The additional parking to the south is no longer needed. He would like to build apartments. He said it took a while to fill Sand Hill Apartments, and they had to make some changes like allowing small

pets, but the apartments are now full. He is asking for this site to be rezoned from Commercial to Residential to allow for an apartment building with 12 to 14 units. Commissioners did not have any more questions.

Genna Dorow, representing AJ Ochoa, explained they are requesting zone changes for three properties from light industrial to commercial and residential. **Request #1:** Their first request was at Lee & 7th, which is a major truck transportation route that they saw as suitable for truck-oriented services like a truck stop. Ms. Henning suggested changing the zoning text to allow such use rather than changing the zoning map if the use seems compatible with the area. Chair Simmons felt that a truck stop should be allowed in Light Industrial. Commissioners would like to see what Ms. Henning comes up with for changes to the text.

Request #2: The second request was south of Lee, East of 14th. They are asking for approximately 57 acres of Light Industrial along Lee to be rezoned to Commercial to address the need for additional large developable commercial properties. It would also make a transition to the requested Residential to the south. It was pointed out that this is a truck route so they would need to add a turn lane, and that with the increased traffic, there would likely need to be a roundabout at Lee and Highway 17. Chair Simmons pointed out the importance of being consistent with County designations to the north, which the applicant and the County are still working through.

Bob Carlson, Chair of the Adams County Planning Commission, stated that not all Commissioners agreed with the potential county designations on the map. More discussion is needed before the County Planning Commission settles on recommendations. He suggested this portion of the City's Growth Area north of Lee Road be designated as Urban Reserve for now, since he felt there is plenty of other available land inside the city.

Request #3: The third request was south of Request #2, from Light Industrial to Residential. Commissioners raised concerns, including the amount of residential land already available, whether commercial is compatible with the dog shelter and water treatment facility that will be built on the City property to the west, access, traffic, and strain on fire services. There was a question about whether the water treatment plant would create any hazards to residential. Mrs. Dorow felt it wouldn't be a hazard, although there could be some chemicals. The water retention area would be fenced. Commissioners will continue to coordinate with the county to be consistent on these requests.

ADJOURNMENT

The meeting was adjourned at 8:23pm. Next meeting is Monday October 19, 2026.

Rob Simmons, Chair

Date: _____

Zuleica Morfin, Building and Planning Secretary

Date: _____

TO: Planning Commission

FROM: Anne Henning, Community Development Director

MEETING: October 19, 2026

SUBJECT: Recreation Vehicle Parking at Businesses – Discussion

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

Staff Comments

1. Based on the September discussions, staff has updated the draft proposed changes to the Use chart in the Commercial Zones (OMC 17.30.030).
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. The following were brought up at the September meeting:
 - a. Is connection of RV units to the City sewer system detrimental to the wastewater treatment plant, especially in regard to possible chemicals in the RV waste tanks? Per the Public Works Director, who consulted with wastewater staff, for 4 or 5 RV sites, the small volume of discharge compared to the overall volume at the treatment plant means any chemicals from the RVs would be so diluted that they wouldn't have a meaningful effect. What would be more of a problem would be a tank that has been sitting for a long time and has turned septic. So she would not be in favor of allowing months-long stays at an RV site, and she would not want the site to be an RV dump for just anyone to use, just short-term connection while someone is staying there. She may also start to have a concern about chemicals if many places started hosting RVs.
 - b. Would required parking spaces be taken up by RVs or by tow vehicles? This concern was likely alleviated by the discussion of the proposed location, but the draft has also been updated to clarify that RV spaces may not take up required parking spaces for the business.
 - c. Length of time for RV stay. This item was not resolved. The Commission should consider who would enforce the time limit, and what the purpose of the time limit would be. Who would be impacted by RVs staying longer?
 - d. Who would manage the site overnight? Likely the best solution would be to require a 24-hour notice phone number, or require one or several emergency contacts.
 - e. Quiet hours. This is likely already covered by [OMC 8.16](#) Public Nuisance Noise, which sets quiet hours for music and voices from 9 PM to 7 AM.
 - f. Should the size of RVs be limited? Staff would suggest this would depend on the specific site, so should be considered in the permit, rather than having a blanket statement in the ordinance.

- g. Allow only by conditional use permit? This is a possibility, but adds considerable process: A public hearing, with publication in the newspaper, posting on site, and notice mailed to properties within 350'; decision made by the Hearing Examiner (land use attorney, fee of \$1000), SEPA review (applicant pays \$200 and fills out Environmental Checklist, which is routed to state and federal agencies and tribes, mitigation for impacts can be required), other fees for publication, mailings, and staff time. The permit process would be at least 3 months. Could a staff-level permit approval achieve the same purpose in less time and for lower cost?
 - h. There was discussion that the requested use is the same as an RV park. Staff feels the proposed small-scale use in conjunction with an existing business (as requested) is quite a bit different from an RV park. OMC 17.44 (attached) shows the existing regulations for an RV Park, with highlights to show areas where meeting OMC 17.44 would be difficult or impossible for the current proposal, including minimum size for the RV park (1 acre), minimum lot length of 75' (assuming this means the RV lot), possibly the "building" setbacks depending if this applies to actual structures or to RVs, perimeter landscaping and fencing, site landscaping, dumpster screening, and the requirement for a binding site plan. (A binding site plan is a drawing by a licensed land surveyor, showing the RV lots, similar to a plat. The cost is likely at least \$10,000).
 - i. Should there be a limit on the number of people in an RV? Exceeding occupant limits even in permanent housing is difficult to prove and enforce; it would be even more challenging for an RV. But also, for short-term stays, it should be less of a concern.
 - j. How does the lodging tax apply? As allowed by state law, we collect lodging tax under [OMC 3.09](#), Special Excise Tax—Lodging. This 4% tax applies to all short-term rentals, including hotels, motels, AirBNB, and RV parks, for stays of less than 30 days. Longer than 30 days becomes a landlord-tenant situation, which is not subject to lodging tax.
 - k. The Commission discussed setting a limit on the number of RVs based on the size of the lot. However, if the intention is to keep this use small-scale, it might be a good idea to just limit the number of RVs at a site. A proposed limit of 4 is included in the draft.
5. Once the Commission has a draft they like, 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
- OMC 17.44 Recreational Vehicle Parks – Highlighted to show areas of difficulty for the current proposal
- 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 proposed code changes 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

Chapter 17.44

RECREATIONAL VEHICLE PARKS

Sections:

- 17.44.010 Recreational vehicle (RV) park.
- 17.44.020 Principal permitted uses.
- 17.44.030 Recreational park development standards.
- 17.44.040 Operational requirements.
- 17.44.050 RV park administration.

17.44.010 Recreational vehicle (RV) park.

A conditional use permit is required. The ownership of the land must be under one entity (i.e., one person, partnership, firm or corporation). All streets and systems within the boundaries of the park, although served by the municipal system, are maintained by the ownership entity. Application shall be submitted to the city of Othello hearing examiner. In addition to the requirements specified, the application/development plan shall include design specifics of the park, as set forth and required in this section, including, but not limited to, the location and dimensions of each RV lot; the location of each RV stand (so that setbacks, yards and other open spaces and utility connections may be determined); the location of street lighting; the method for drainage and the location of all catchbasins and storm sewers; and the park landscaping plan. (Ord. 1546 § 3 (part), 2020: Ord. 971 § 1 (part), 1995: Ord. 948 § 2 (part), 1995).

17.44.020 Principal permitted uses.

Principal permitted uses include:

- (a) Recreational vehicles used for temporary dwelling purposes;
- (b) Buildings and structures necessary for the operation and maintenance of the park, or providing customary accessory uses of parks, including laundry facilities, office and equipment storage buildings;
- (c) Community recreation facilities, for residents of the park and their guests, including swimming pools;
- (d) Residences for the use of a manager and/or caretaker responsible for maintaining or operating the park which may be either a conventional single-family dwelling or a mobile home;
- (e) Vending machines and similar products and services may be approved by the hearing examiner. (Ord. 1546 § 3 (part), 2020: Ord. 948 § 2 (part), 1995).

17.44.030 Recreational park development standards.

- (a) **Minimum Park Size.** The minimum area for an RV park shall be one acre.
- (b) **Public Access.** Public access not less than twenty-two feet in width shall be required from the recreational vehicle park to an arterial or collector street. The hearing examiner shall determine on a case-by-case basis whether a secondary access shall be required. Secondary access, if provided, shall enter the public street system at least one hundred fifty feet from the primary access.
- (c) **Minimum Lot Requirements.**
 - (1) Lot area: minimum of one thousand five hundred square feet;
 - (2) Lot width: minimum of twenty feet;
 - (3) **Lot length: minimum of seventy-five feet;**
 - (4) **Minimum Building Setback Requirements.** ??? *Is this an actual building or the RV lots?*
 - (A) Twenty-five feet from a public right-of-way,

- (B) Fifteen feet from the RV lot line abutting on an interior access street,
 - (C) Fifteen feet from any park boundary (excluding public right-of-way);
- (5) Separation Requirements. No RV shall be located closer than fifteen feet from any other RV unit or permanent park building;
- (6) Occupied Area. Additional lot structures such as storage sheds, patios and decks shall not be allowed;
- (7) Interior Park Access Ways. Streets, driveways and other access ways within an RV park shall be constructed and maintained by the owner and/or developer of the park in accordance with the standards provided by the public works department. Interior park access ways shall not be dedicated as a public right-of-way unless otherwise approved or required by the city council. Interior park streets shall observe the following minimums:
- (A) No on-street parking: one-way roads, twelve feet; two-way roads, twenty-two feet,
 - (B) One side on-street parking: one-way roads, eighteen feet; two-way roads, twenty-eight feet;
- (8) Parking lanes shall be eight and one-half feet wide where provided;
- (9) Cul-de-sac streets and streets designated to have one end permanently closed (“Y” or “T”) should have a minimum turning radius of fifty feet, or an adequate right-of-way to permit ease of turning;
- (10) Parking Requirements. A minimum of one off-street parking space shall be provided adjacent to, or conveniently near, each RV lot. Parking may be in tandem;
- (11) Street Lighting. Adequate street lighting shall be provided to illuminate streets, driveways, walkways and buildings for the safe movement of pedestrians and vehicles and for the safe night time use of such facilities. Installation of all street lighting shall be in accordance with standards provided by the public works department;
- (12) Landscaping, Buffering and Screening.
- (A) RV parks shall be enclosed on all sides with permanently maintained natural or artificial barrier, such as a sight-obscuring wall or continuous buffer of trees or shrubs, not less than six feet in height, except for those sides abutting public rights-of-way. Sides which abut public rights-of-way shall be buffeted with a perimeter landscape strip not less than ten feet wide within the required setback. Such landscape strip shall be planted or installed with a permanently maintained natural or artificial barrier not less than four feet in height. If an artificial barrier is installed, the remainder of the landscape strip shall be landscaped with ground cover or other approved landscape treatment, excluding pavement. The hearing examiner may waive all or part of the perimeter landscaping requirements if, due to the nature of the existing topography or other existing conditions, it is unreasonable to require a wall, fence or screen.
 - (B) All open areas of the RV park shall be landscaped. A permanent irrigation system shall be installed and all landscaped areas shall be continually maintained.
 - (C) A specific landscaping plan for the RV park shall be submitted as part of the conditional use permit application. Landscaping material shall conform to, and be installed in accordance with the approved development plan prior to occupancy of any lot;
- (13) Utilities and Other Services. The construction and maintenance of all water, sewer, electrical, communication and miscellaneous (television cable, etc.) service lines shall be under the supervision of the department or utility agency having jurisdiction in accordance with all applicable state and local codes, policies and regulations. The location of all underground utility and service lines shall be indicated by an aboveground sign (or signs) identifying the proximity of the lines to the RV stand to facilitate service connection and to avoid damage to such underground services by the use of ground anchors, installation of skirting, etc. Fire protection, hydrant location, fire equipment access, etc., shall be approved by the local fire chief;

- (14) Water Supply and Distribution System. Each RV park shall be connected to the Othello municipal system, with the appropriate backflow preventative device installed, and its supply shall be used exclusively. Individual water service connection shall be provided for each lot;
 - (15) Sewage Disposal. Connection shall be made to public sewer system;
 - (16) Electrical Distribution System. Each RV park shall be provided with an electrical distribution system in accordance with the policies and specifications for installation and maintenance of the electrical utility having jurisdiction;
 - (17) Solid Waste Disposal System. Solid waste collection stands shall be provided for all waste containers in accordance with specifications for design and location as provided by the public works department. Solid waste collection stands, whether individual or grouped, shall be screened from view with appropriate landscaping and/or screening as indicated on the approved landscaping plan;
 - (18) Signs. Signs identifying the RV park shall be in conformance with applicable sign regulations. RV parks are subject to all applicable building and construction provisions of this code, which include issuance of building permits and authorized inspections of all phases of construction and development.
- (d) No building permits shall be issued and no construction of any kind to create, alter or extend any RV park may be initiated until a conditional use permit has been granted by the hearing examiner in accordance with the procedure specified and subject to the applicable regulations and standards set forth in this section.
- (e) All RV parks are developed pursuant to a binding site plan as provided in Title 16. (Ord. 1546 § 3 (part), 2020; Ord. 971 § 1 (part), 1995; Ord. 948 § 2 (part), 1995).

17.44.040 Operational requirements.

- (a) No RV lot may be rented or occupied until a business license for operation of the RV park has been obtained pursuant to Chapter 4.04. A business license shall not be issued until all required building, fire and health inspections have been conducted.
- (b) Construction or development of all of the improvements indicated on the approved development plan shall also be required prior to issuance of a business license; provided, however, that the building official may waive this requirement if sufficient need can be shown. A performance bond or other acceptable security shall be required by the building official in order to ensure development as per the conditional use permit, for any improvements that are not completed prior to issuance of the business license. Such improvements shall be completed within a reasonable time, not to exceed six months.
- (c) Prior to renewal of the business license, the building official shall inspect the RV park to check continued compliance with all conditions of the conditional use permit and shall submit to the park owner a written report stating whether or not the park is in compliance. The owner must take action to effect compliance with any conditions that are in violation before the business license shall be renewed. A violation of any of the licensing provisions of this section shall be subject to the penalties set forth in Chapter 17.92. (Ord. 1546 § 3 (part), 2020; Ord. 948 § 2 (part), 1995).

17.44.050 RV park administration.

- (a) It shall be the responsibility of the park owner and/or manager to assure that the provisions of this section including installation of RVs and additional conditions of the conditional use permit are observed and maintained within the RV park.
- (b) The park shall be kept free of any brush, leaves and weeds and all landscaped areas shall be continually maintained.
- (c) Failure to comply with any of the requirements for administering a recreational vehicle park shall be a violation subject to penalties set forth in Chapter 17.92.

- (d) No recreational vehicle shall be used as a permanent dwelling for indefinite periods of time. Removal of wheels of a recreational vehicle, except for temporary purposes of repair or replacement, is prohibited. (Ord. 1546 § 3 (part), 2020: Ord. 948 § 2 (part), 1995).

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 facilities (with utility connections)⁴</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 4 RV spaces shall be allowed.
 - (d) Generator use by RVs shall not be allowed.
 - (e) Use is intended to be short term Any individual RV shall not remain at one business for longer than ?? days and must leave for at least 7 days before returning.
 - (f) RV parking shall not occupy required parking spaces for the business hosting the RVs.
 - (g) Other conditions may be placed for health or safety or if necessary to ensure compatibility between the RV hosting site and the surrounding area.
- 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: October 19, 2026

SUBJECT: Comprehensive Plan Amendment Requests - Discussion

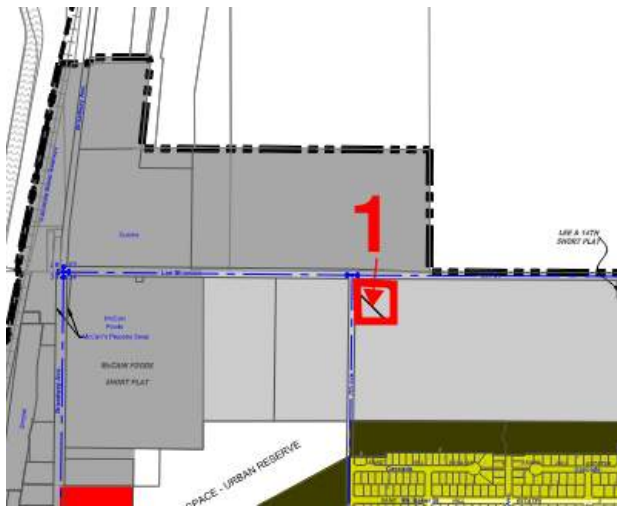
As discussed at the September meeting, we have received 5 requests for changes to the Future Land Use Map within city limits:

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

Request 1: From Light Industrial to Commercial

Request made by AJ Ochoa. Property owned by City of Othello.

Approximately 5 acres, located at Lee & 7th Ave.



The proponent's intention is to develop the site as a fuel station. This use is not currently allowed in the Light Industrial Zone, but as discussed at the September meeting, it might make more sense to change the allowed uses in the Light Industrial Zone rather than rezoning one 5-acre parcel. Considerations:

- Does a fuel station fit well with the other allowed uses in the I-1 Zone, in all areas zoned I-1? See [OMC 17.40.030](#) Table 1 (Attached).
- Would a fuel station detract from the suitability of an area for industrial uses?

- Does Othello need more Commercial land to meet development needs? Note there is vacant commercial property along both sides of Main Street and Highway 26.
- Is Commercial a good fit in this location?
- Lee Road is currently a truck route, from Highway 17 west to McCain, Simplot, and other industrial uses near Broadway. What are the implications of having a truck route through a commercial area, both for the commercial area and for the truck route?
- What are the impacts to the Highway 17 intersection of having a commercial area with the additional traffic that would bring?
- Have conditions changed, so that changing the zoning makes sense?
- Would it be in the public interest to make this change? How would the change benefit the community?

Request 3: From Light Industrial to Residential

Request made by AJ Ochoa. Property owned by AJ Ochoa.

Approximately 57 acres, located south of Request 2, from 7th to 14th Ave.

Same maps as Request 2.

Considerations:

- Evaluation of this request is dependent on the outcome of Request 2.
- Does Othello have enough vacant Light Industrial land available and suitable for future development? (Same discussion as Request 2)
- Does Othello need more Residential land to meet development needs? According to the 2026 Land Capacity Analysis (which included the Ochoa and Hampton annexations), at that time, we had 276 developable acres in Residential Zones with capacity for 1962 dwelling units at likely densities, assuming 90% of R-4 was developed as single family. Projected housing needs through 2047 is 1296 units. Some amount of surplus is good, to keep costs down, but a surplus of over 600 units when 1300 are needed may be excessive.
- Is Residential a good fit in this location?
- Would this location subject the inhabitants to potential hazards from the industries to the west? Hazards might include noise, odors, and discharges such as ammonia.
- Have conditions changed, so that changing the zoning makes sense?
- Would it be in the public interest to make this change? How would the change benefit the community?

Request 4: From Commercial to Residential

Request made by Palos Verdes LLC. Property owned by Bud Hampton LLC.

Approximately 35 acres, located north Hwy 26 and east of CBHA.



Considerations:

- Does Othello have enough vacant Commercial land available and suitable for future development?
- Does Othello need more Residential land to meet development needs? (Same discussion as Request 3)
- Is Residential a good fit in this location?
- Have conditions changed, so that changing the zoning makes sense?
- If the proponent does not develop the site as proposed, are the other allowed uses in the proposed zone suitable for the site?
- Would it be in the public interest to make this change? How would the change benefit the community?
- The City is working toward a roundabout at the intersection of Hwy 26 and 14th Ave, which will provide excellent access to commercial property along Columbia Street. High-visibility commercial land along the highway, less than a mile from the intersecting highway, will have a lot of value.

- Columbia Street is classified as a Commercial Collector and is intended to accommodate commercial traffic from the highway to the property to the east. Should that traffic go through a residential neighborhood?
- If more Residential and less Commercial is needed, the north half of the request could be granted (abutting the existing Residential designation to the north and east), but the south half could be retained as Commercial. Columbia Street would make a logical dividing line.
- The Adams County Development Council Director felt that Residential development complements the ACDC mission of industrial development.
- The Public Works Director recommended against this change, as the properties east and west both have commercial zoning.
- The Fire Chief recommended that everything south of Columbia should be left Commercial for a buffer between the highway and the housing. He felt that north of Columbia would be suitable for Residential since it is close to schools.
- The Adams County Planning Director stated that maintaining available commercial zoning in this location is important for the future of Othello. He recommended keeping the commercial zoning along the highway.

Request 5: From Commercial to Residential

Request made by AMJ LLC. Property owned by AMJ LLC.

Approximately 0.48 acres, located south of Hemlock and west of 2nd Ave. (Overflow parking lot south of old CBHA parking lot).



Considerations:

- Does Othello have enough vacant C-1 Commercial land available and suitable for future development?
- Does Othello need more Residential land to meet development needs? (Same discussion as Requests 3 & 4, but at a much smaller scale).
- Is Residential a good fit in this location?
- Have conditions changed, so that changing the zoning makes sense?

- If the proponent does not develop the site as proposed, are the other allowed uses in the proposed zone suitable for the site?
- What is likely to happen in the future? Does this commercial land need to be preserved for future commercial expansion of the city center?
- Would it be in the public interest to make this change? How would the change benefit the community?

Attachments:

- Zoning Map showing all requests
- Othello Land Capacity Analysis (Feb. 23, 2026)
- **Ochoa requests (#1-3)**
 - Draft OMC 17.40.030 Uses in Industrial Zones
 - 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)
 - 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)**
 - Comments:
 - Public Work Director 9-21-26
 - 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)**
 - Comments: Adams County Development Council 9-17-26
 - Supplemental Questions

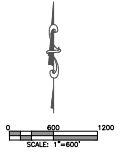
Action: The Commission should consider how these requests affect the discussion of the Future Land Use Map and Zoning Map and give direction to staff.

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	1	LOT NUMBER
(S-1)	SUBURBAN 1	123	BLOCK NUMBER
(C-1)	TRADITIONAL COMMERCIAL ZONE	PLAT	PLAT NAME
(C-2)	CENTRAL COMMERCIAL ZONE		CANAL
(C-3)	LARGE SCALE COMMERCIAL ZONE		
(I-1)	LIGHT INDUSTRIAL ZONE		
(I-2)	HEAVY INDUSTRIAL ZONE		

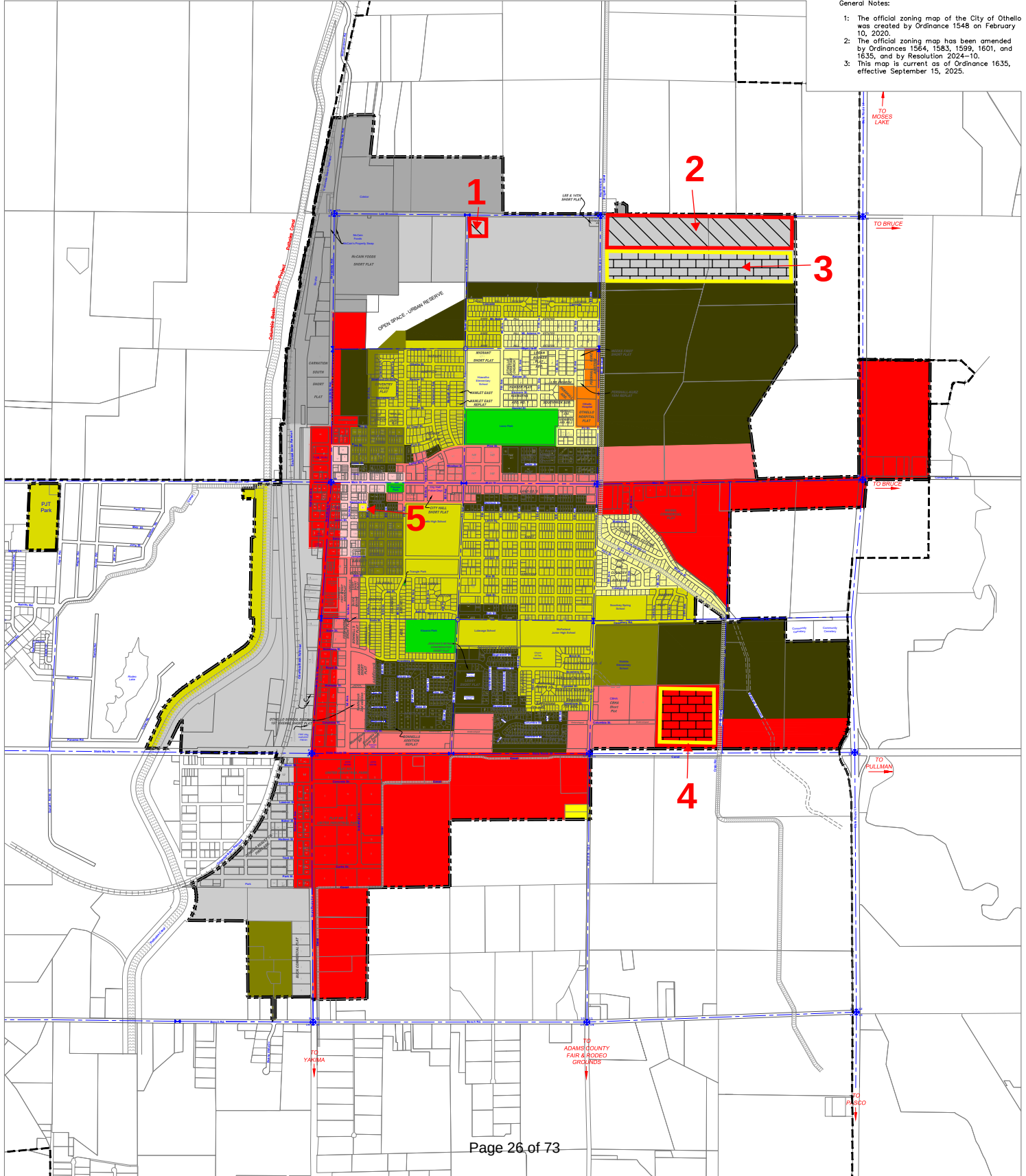
CITY OF OTHELLO ZONING MAP

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.



Othello

LAND CAPACITY ANALYSIS BY INCOME BAND

Date February 23, 2026
To Anne Henning, City of Othello; Aren Murcar, SCJ Alliance
From Andrew Oliver and Daria Pugacheva, Leland Consulting Group
Subject Othello Land Capacity Analysis by Income Band

Introduction

Leland Consulting Group (Leland) was retained as a subcontractor to SCJ Alliance to assist the City of Othello in preparing its 2027 Comprehensive Plan update. Previously, Leland and SCJ had collaborated on a Countywide Land Capacity Analysis (LCA) for Adams County, including Othello. For this City Comprehensive Plan update, Leland and SCJ updated some of the data in Othello's LCA to better reflect expected population growth, likelihood of redevelopment, and several potential scenarios of multifamily housing capacity. This memo details the methodology and results of this analysis.

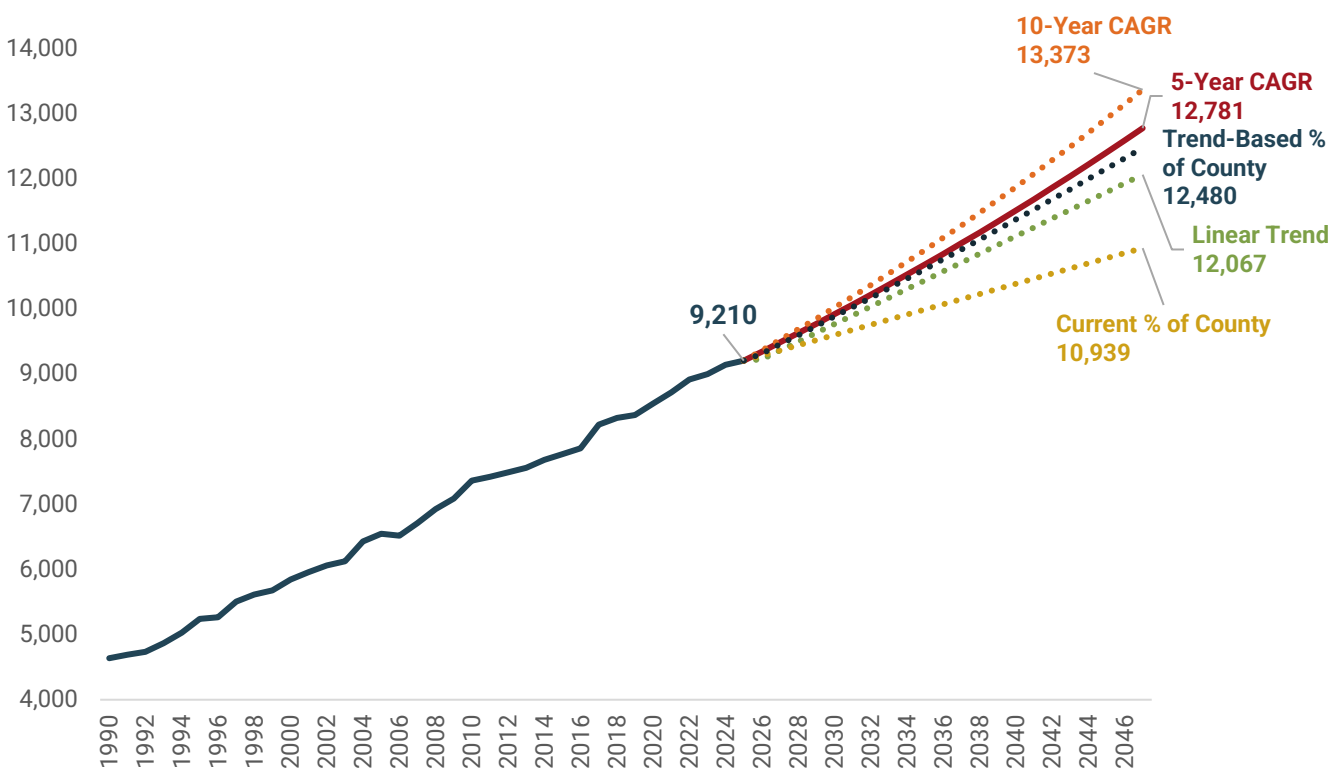
Population Forecasts

The rate of population growth in Othello has outpaced the Adams County growth rate in recent years. In order to plan for an appropriate level of housing growth and land capacity, Leland produced a range of population forecasts for the city to determine the potential share of countywide growth that is likely to occur in Othello over the 2020-2047 planning horizon. The chart below shows five population forecasts developed using a range of methodologies:

- **Linear Trend** – This line shows a linear trendline of Othello's population since 1990.
- **Current % of County** – This shows Othello's population growth assuming that the city would maintain the same share of countywide population through 2047, and assuming the countywide population grows at OFM's medium population growth rate. As is evident from the chart, this is a slower rate of growth than the linear trendline would suggest, as the city has been experiencing faster growth than the county, and therefore an increasing percentage of countywide population, in recent years.
- **Trend-Based % of County** – This line shows the population if Othello's increasing trend of countywide population continues, based on the county growing at OFM's medium growth rate.
- **5- and 10-Year CAGR** – These lines show growth forecasts based on Compound Annual Growth Rates (CAGR) using the past five and past ten years of data, respectively.

After reviewing this range of population forecasts, Othello staff and Planning Commission decided to move forward using the 5-year CAGR population forecast, shown in red below, for a total 2047 population of **12,781**.

Figure 1. Othello Historic Population and Forecasts, 1990-2047



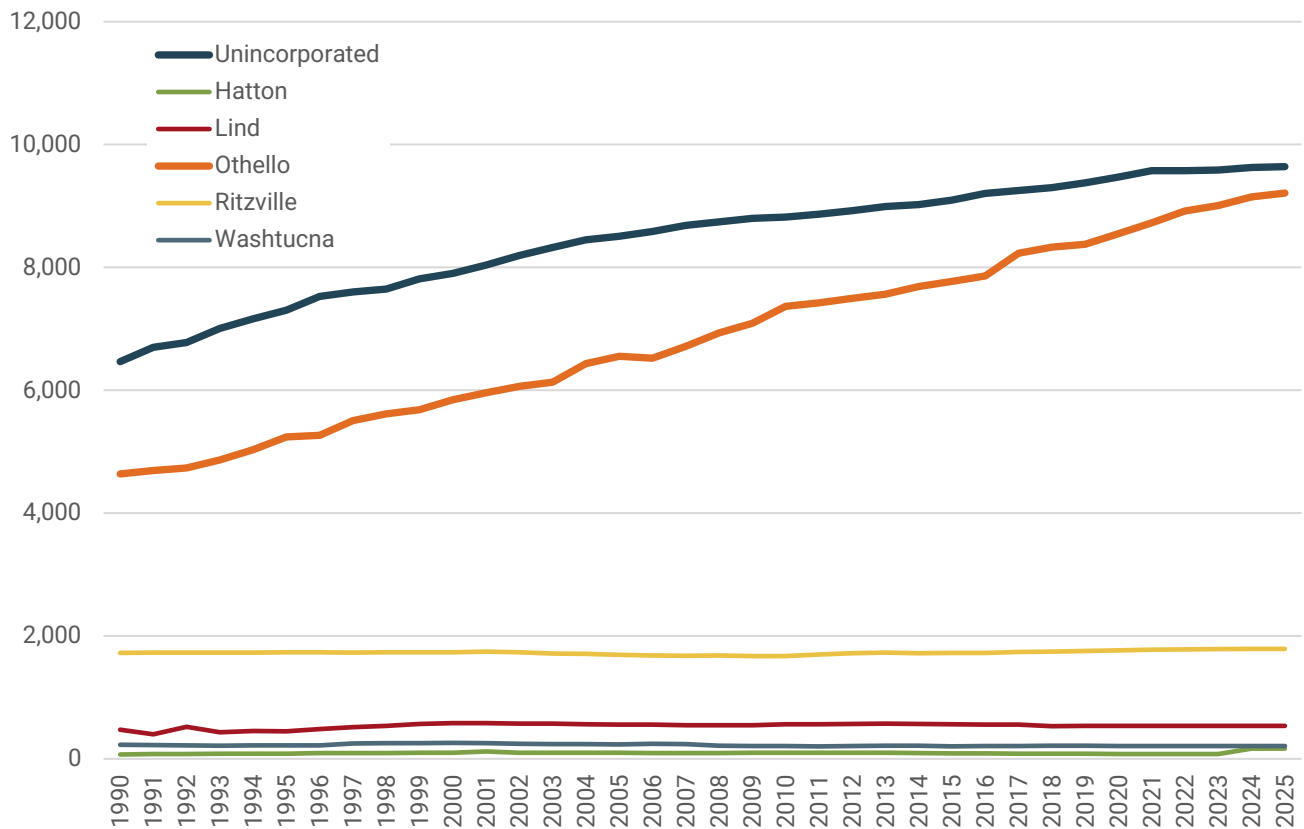
Source: WA Office of Financial Management (OFM), Leland Consulting Group

Housing Targets by Income Band

The Department of Commerce’s HAPT generates housing unit targets at the countywide level based on projected population, expected future income levels of residents, and existing housing underproduction. The targets are shown as a percentage of the County’s Area Median Income, a measurement developed by the U.S. Department of Housing and Urban Development (HUD) based on average family income. The Adams County AMI for 2025 is \$76,400. For the 2020-2047 planning period, Adams County selected OFM’s medium population projection of 25,595. The county then selected Method A, which assigns the same share of income-band allocations to each jurisdiction, adjusted to the percentage of total countywide growth expected in each jurisdiction.

The original allocations developed by the County, SCJ, and Leland in 2025 used an assumption that each jurisdiction would be allocated the same share of countywide growth for the 2020-2027 planning period as they had in 2020. However, based on the updated population forecasts shown above, Othello is using a higher target than the “Current % of County,” which was the growth scenario implied by the initial allocation. Therefore, Leland increased the share of growth allocated to Othello and correspondingly decreased the amount of units allocated to rural areas, following recent trends shown below which demonstrate a flattening of unincorporated population growth compared with increased growth in Othello.

Figure 2. Population Growth in Adams County and its Jurisdictions, 1990-2025



Source: WA Office of Financial Management

After adjusting the expected share of population growth between Othello and the County, Leland used the WA Department of Commerce’s Housing for All Planning Tool (HAPT), again using Method A, to generate housing needs broken down by income band for Othello. The resulting allocation is shown below:

Figure 3. Net New Units by Income Band (as a % of AMI) Needed in Othello, 2020-2047

Total	0-30%		>30-50%	>50-80%	>80-100%	>100-120%	>120%
	Non-PSH	PSH					
1,296	197	139	146	247	96	67	404

Source: Washington Department of Commerce Housing for All Planning Tool, City of Othello, Adams County, Leland Consulting Group

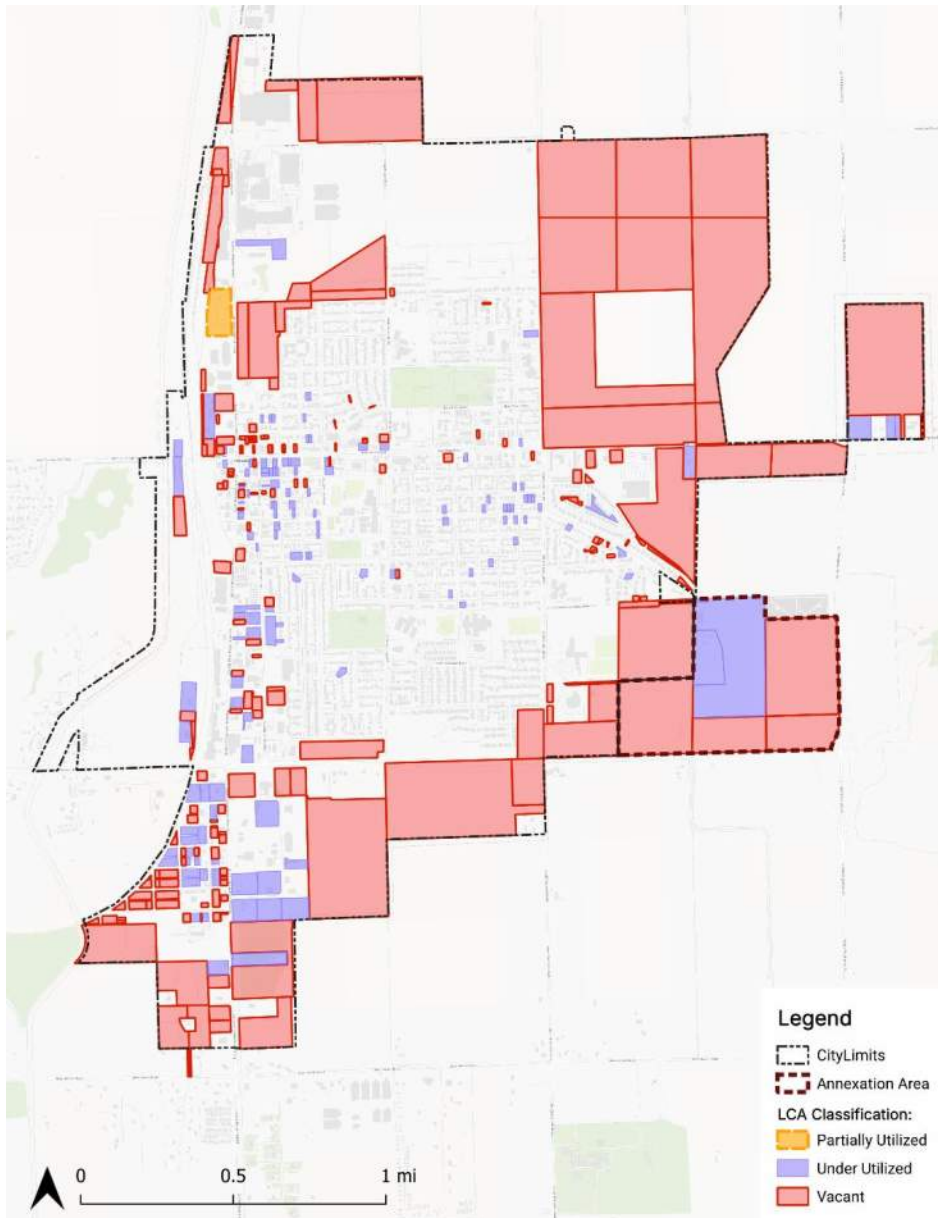
Potentially Developable Acreage

SCJ Alliance conducted an overall Land Capacity Analysis for housing units in Othello for the 2020-2047 planning horizon which produced the baseline data used in this income band analysis. This analysis classified parcels as vacant, partially-used, or under-utilized and excluded parcels that were fully developed or unsuitable for development as well as parcel acreage encumbered by critical areas.

After parcel classification, removal of critical areas and removal of parcels with infrastructure gaps, a market factor of 15 percent for vacant parcels and 25 percent for partially-used or underutilized parcels was applied to

account for a reasonable estimate of land that will remain unavailable during the planning period due to the market and individual property owner choice. A threshold of 2.0 improvement to land value (ILV) ratio was used to classify underutilized parcels in this analysis. In rural areas, land values are often significantly lower than improvement values, meaning that the typical threshold of 1.0, recommended by the Washington State Department of Commerce’s “Guidance for Updating Your Housing Element”, would result in most parcels being excluded from the analysis. Therefore, the ILV ratio was adjusted to ensure a more representative analysis. The net vacant, under-utilized, and partially utilized acreage resulting from SCJ’s initial analysis, adding recently annexed lands in the southeast, and the updated ILV of 2.0 are shown below in Figure 6.

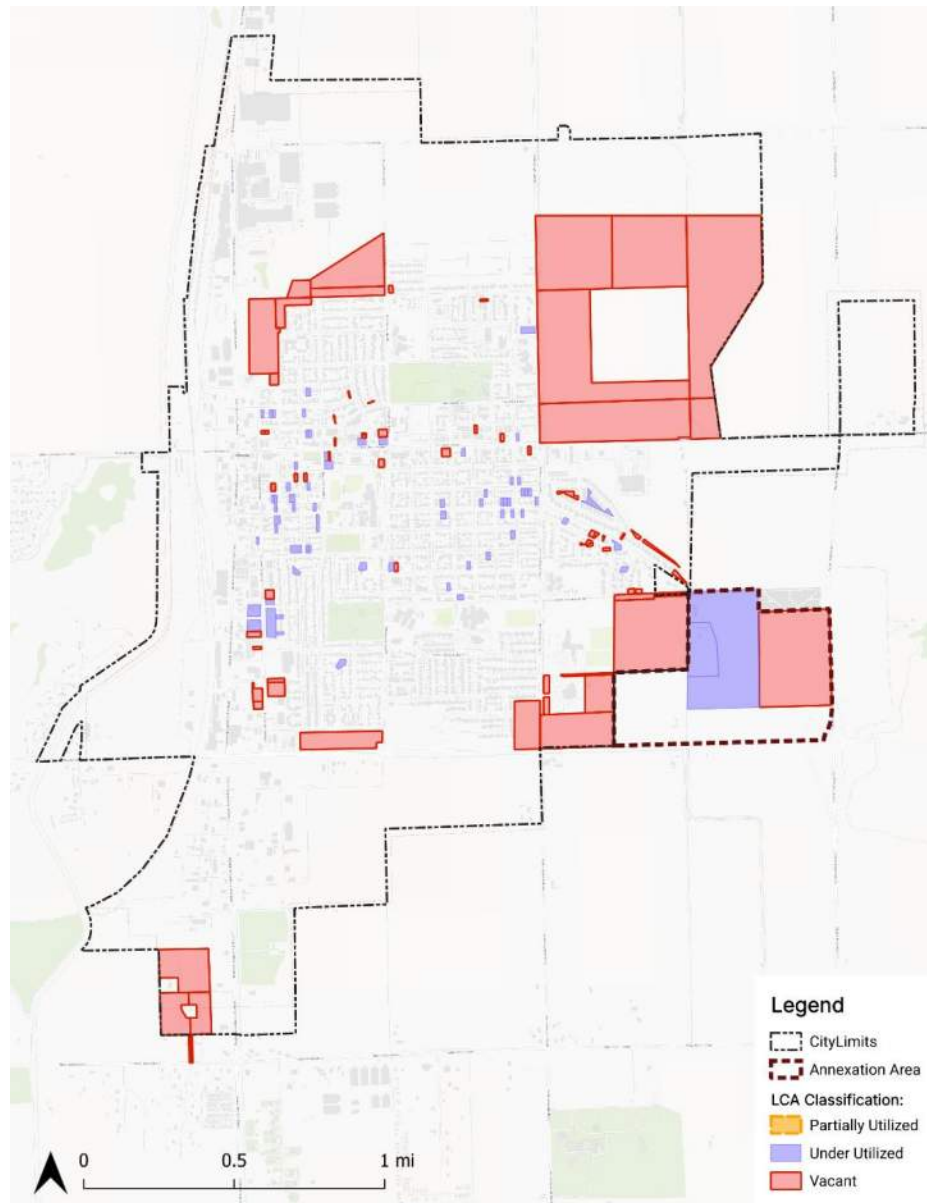
Figure 4. Parcel Classification for Othello Land Capacity Analysis



Source: SCJ Alliance, Leland Consulting Group, Adams County, City of Othello

The map below shows only the parcels where residential use is allowed, classified as Vacant and Under Utilized in Othello. Vacant parcels are outlined in red, and Under Utilized in light blue. Notably, there are large R-4 areas in the northeast of the city that are vacant. Many parcels in the residential neighborhoods are classified as Under Utilized, but there are few vacant parcels in these areas.

Figure 5. Vacant and Underutilized Parcels with Residential Use Allowed in Othello



Source: SCJ Alliance, Leland Consulting Group, Adams County, City of Othello

Figure 6. Potentially Developable Acreage in Othello, 2020-2047

Zone	Description	Category	Net Developable Acres
R-1	R-1 Residential District	Low Density Residential	2.2
R-2	R-2 Residential District	Low Density Residential	6.0
R-3	R-3 Residential District	Medium Density Residential	20.3
R-4	R-4 Residential District	High Density Residential	247.9
R-M	Residential-Medical Zone	Low Density Residential	0.3
C-2	Central Commercial Zone	Mixed-Use	64.5

Source: SCJ Alliance

Housing Density and Mix Assumptions

Next, density assumptions for each zone were developed to convert the acreage into potential housing unit capacity, based on achieved density and density of assumed future development. In the higher-density zones, a mix of single-family and attached units is assumed, drawn from assessor data on the existing share of single-family versus middle housing/multifamily units in each zone, and assuming a modest increase in denser housing types over the next 20 years. Note that the moderate and higher density residential zones allow higher densities than are used in this analysis, but these densities are more representative of what is currently being developed in Othello, and what staff expect to develop over the planning horizon. The table below shows both the maximum density and the assumed density used in this analysis. In the C-2 zone, multifamily development is allowed, though most development in the zone is expected to be commercial. Therefore, five percent of acreage in the zone was used to calculate housing capacity in this analysis, based on the very small amount of housing in the zone, as well as the fact that recent and forthcoming apartments in Othello are all located in Residential zones. The table below in Figure 7 shows the assumed densities for this analysis:

Figure 7. Density and Mix Assumptions for 2020-2047 Othello Land Capacity Analysis by Zone

Zone		Minimum Lot Size (square feet)	Assumed Density for LCA (based on Achieved Density) (du/ac)	Assumptions
R-1	R-1 Residential District	7,000	4.5	100% single-family
R-2	R-2 Residential District	6,000	5.5	100% single-family
R-3	R-3 Residential District	5,000	6.6	90% single-family (6.0 du/ac), / 10% middle housing (12 du/ac).
R-4	R-4 Residential District	4,500	7.2	90% single-family (6.0 du/ac), 10% middle housing/apartments (18.0 du/ac)
R-M	Residential-Medical Zone	7,000	6.2	50% of potential acreage single-family
C-2	Central Commercial Zone		25	5% of potential acreage residential, 95% of potential acreage commercial

Source: Adams County Zoning Code, Leland Consulting Group

Total Unit Capacity

The table below shows the total housing unit capacity by zone, derived from the total acreage multiplied by the assumed densities shown above. In total, Othello has land capacity for 2,042 new units over the 2020-2047 planning period. This capacity will then be broken down by income band in the subsequent steps.

Figure 8. 2020-2047 Housing Unit Capacity in Othello by Zone

Zone	Description	Net Unit Capacity
R-1	R-1 Residential District	10
R-2	R-2 Residential District	33
R-3	R-3 Residential District	134
R-4	R-4 Residential District	1,785
C-2	Central Commercial Zone	81

Source: City of Othello, SCJ Alliance, Leland Consulting Group

Housing Unit Capacity by Income Band

The next step in this analysis is to break down the land capacity for future units into income bands that those units could serve. This is accomplished by grouping zones into zone categories based on the housing types that are allowed, and then grouping those categories by the lowest potential income level that could be served by the housing types in that zone category. In general, this assumes that lower-income households can be accommodated mostly in multifamily housing, middle income households in various forms of attached housing, and higher income households in detached single-family housing.

The table below in Figure 9 shows the categorization for Othello. Note that the R-3 and R-4 districts are split into a variety of housing types based on the variety of existing and potential future uses in the district. These splits correspond with the assumed density splits shown above and reflect the expectation that a majority of housing developed, even in denser zones, is likely to be single-family. However, the code does allow for denser types in R-3 and R-4, and there are a number of recently built apartments in the city, so some capacity allowance for these types is reasonable.

Figure 9. Othello Zone and Income Classification for LCA, 2020-2047

Zone	Zone Description	% of Zone	Housing Types	Net Unit Capacity based on Assumed Densities	Income Band
R-1	R-1 Residential District	100%	Low Density (Single-Family)	10	120% + (High-Income)
R-2	R-2 Residential District	100%	Low Density (Single-Family)	33	120% + (High-Income)
R-3	R-3 Residential District	90%	Low Density (Single-Family)	109	120% + (High-Income)
		10%	Moderate Density (Duplex)	24	80-120% (Moderate-Income)
R-4	R-4 Residential District	90%	Low Density (Single-Family)	1,339	120% + (High-Income)
		5%	Moderate Density (Duplex)	223	80-120% (Moderate-Income)
		5%	Low-Rise (Apartments)	223	0-80% (Low-Income)
C-2	Central Commercial Zone	5%	Low-Rise (Apartments)	81	0-80% (Low-Income)

Source: Washington Department of Commerce "Guidance for Updating Your Housing Element" (2023), Leland Consulting Group, City of Othello

Pending Units

In Othello, there are currently 2 of 10 proposed buildings of the Sand Hill Apartments under construction, resulting in 48 new apartment units during the 2020-2047 horizon. There had been additional apartments proposed in this area, but the developer has decided to develop the remaining land as single-family housing, which will result in an expected 31 units. The apartments are assumed to serve moderate-income households based on their current rents and the County AMI, and the single-family are assumed to serve higher-income households. Both are added to the totals shown below.

Results

Figure 10 shows the results of this analysis. The housing targets by income band discussed earlier in this report are aggregated into three income categories – low-income (0-80 percent AMI), moderate-income (80-120 percent AMI) and high-income (120 percent AMI and higher) and are then compared to the land capacity at each of the three income levels. **As shown, Othello has an overall surplus of 825 units but a deficit of 425 units serving lower-income households earning under 80% AMI, based on the density and development assumptions presented in this report.**

Figure 10. Scenario 1: Othello Housing Needs and Land Capacity by Income Band with Likely Development Trends, 2020-2047

Income Band	Housing Needs	Aggregated Housing Needs	Pending Units	Total Capacity	Surplus/ Deficit
0-30 PSH	139	729	0	304	(425)
0-30 Non PSH	197				
30-50	146				
50-80	247				
80-100	96	163	48	247	132
100-120	67				
120+	404	404	31	1,491	1,118
Total	1,296	1,296	79	2,042	825

To explore potential development scenarios for Othello under different potential market conditions, Leland ran two additional LCA models for Othello. Scenario 2 elevates the share of residential area development in the C-2 zone to 32 percent. Under this scenario, the total capacity would increase to 2,478, resulting in a surplus of 1,261 total units and filling the gap in low-income band units, with a surplus of 10 units.

Figure 11. Scenario 2: Othello Housing Needs and Land Capacity with Elevated Residential Development in C-2 Zone, 2020-2047

Income Band	Housing Needs	Aggregated Housing Needs	Pending Units	Total Capacity	Surplus/ Deficit
0-30 PSH	139	729	0	739	10
0-30 Non PSH	197				
30-50	146				
50-80	247				
80-100	96	163	48	247	132
100-120	67				
120+	404	404	31	1,491	1,118
Total	1,296	1,296	79	2,478	1,261

In Scenario 3, it is assumed that 70 percent of land in R-4 would develop as single-family residential, 15 percent as middle housing (moderate density) and 15 percent as low-rise residential apartments. This would result in a total capacity increase to 2,637, resulting in a surplus of 1,420 total units and filling the gap in low-income band units, with a 21-unit surplus.

Figure 12. Scenario 3: Othello Housing Needs and Land Capacity with Elevated Multifamily Development in R-4 Zone, 2020-2047

Income Band	Housing Needs	Aggregated Housing Needs	Pending Units	Total Capacity	Surplus/ Deficit
0-30 PSH	139	729	0	750	21
0-30 Non PSH	197				
30-50	146				
50-80	247				
80-100	96	163	48	694	579
100-120	67				
120+	404	404	31	1,193	820
Total	1,296	1,296	79	2,637	1,420

Conclusion

The baseline results of this LCA show that, under current zoning and assuming that recent development trends continue, Othello is likely to see a deficit of housing capacity to serve the expected housing needs of lower-income residents earning 80 percent of the AMI or less over the 20-year planning horizon, particularly with a higher population forecast than the initial allocation. However, the supplementary scenarios, with increased multifamily development in the C-2 or R-4 zones, demonstrate that the deficit is not primarily a zoning issue – there is sufficient vacant and redevelopable land in zones that allow multifamily housing to meet Othello’s needs over the next 20 years, but recent trends indicate that most housing is likely to develop as single-family, even in areas where denser types are allowed.

In this Comprehensive Plan update, the City should therefore consider developing policies that could help address other barriers beyond maximum zoned densities that may be preventing the development of needed housing that can serve lower-income households. Restricting single-family development in the C-2 and/or R-4 may seem to be a potential solution, but this carries a strong risk of simply reducing housing production overall, counter to the expected demand for more housing in the City. If the city wishes to consider density minimums, they should be carefully calibrated and analyzed. An analysis of other potential regulatory barriers, such as parking requirements or design standards, could be beneficial, and engagement with the development community to understand what might be needed to bring them to Othello would also be useful, as well as understanding the trends which led the Sand Hill project to convert to single-family. Additionally, the City should explore potential funding options for multifamily housing such as USDA’s Rural Development programs.

17.40.030 Uses.

(a) The industrial 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 industrial zones are included in this table. Land uses not listed are prohibited unless allowed through the process specified in subsection (d) 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) Uses are arranged in three categories:

- (1) Primary uses, which are those which industrial zones were designed to accommodate;
- (2) Accessory uses, which support primary uses; and
- (3) Other uses, which are compatible with primary uses or are not appropriate in other zones because of impacts such as noise.

(c) 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.

(d) 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 17.40.010 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 INDUSTRIAL ZONES

USE CATEGORIES	I-1	I-2
Primary Uses		
Agriculture-related uses, such as feed and seed stores, farm equipment repair and sales, irrigation supply, and agricultural services such as soil preparation services, lawn care services, potato curing, seed cleaning, cold storage, and sorting, grading, packing, and packaging of fruits and vegetables	A	A
Assembly of parts	A	A
Fabrication and welding	A	A ¹
Junk yards, salvage yards, or wrecking yards	A	C
Machine shop	A	A ¹
Manufacturing, processing, or packaging of products, including food products but excluding meat, seafood, distilling, fermenting, canning, slaughtering, rendering, curing, and tanning	A	A
Manufacturing, processing, or packaging of food products, including meat, seafood, distilling, fermenting, and canning, slaughtering, rendering, curing, and tanning	C	A
Outside storage as a primary use ²	A	X
Printing, publishing, and allied products manufacturing including processes such as lithography, etching, engraving, binding, and blueprinting	A	A ¹
Recycling collection site and recycling facilities	A	A ¹
Solid waste processing facilities	X	X
Storage, warehousing, and distribution facilities	A	A ¹

USE CATEGORIES	I-1	I-2
Technological uses such as scientific research, testing, and experimental development laboratories	A	C
Transportation services such as bus barns and maintenance facilities, freight consolidation, shipping documents preparation, rental of railroad cars, packing and crating	A	A
Accessory Uses		
Accessory use appurtenant to any primary use and not otherwise prohibited	A	A
Child care, primarily for children of on-site employees or customers	A	A
Dwelling unit for on-site security or maintenance personnel and family ³	A	C
Offices related to permitted uses conducted on the same site	A	A
Sales (retail or wholesale) of goods or products manufactured on site, or utilized in manufacturing, repairing, or servicing activities which are permitted in the zone	A	A
Storage in cargo containers, on the site of the business using the storage	A	A
Support business for a primary allowed use	A	A
Other Allowed Uses		
Agriculture	A	A
Animal shelter, kennel, or veterinary clinic with outdoor boarding of animals or care of livestock	A	X
Building materials or lumber yard, retail or wholesale	A	X
Contractor establishments, including offices, shops, and storage yards	A	A ¹
Industrial laundry or dry-cleaning plant	A	X
Mini-storage	A	X
Nurseries and greenhouses for the growing and sale of plants	A	X
Power-generating facilities, including solar farms	X	A
Public facilities compatible with the intent of the zone, such as maintenance shops, substations, well houses, lift stations, local and regional utilities	A	A
Repair and service of consumer vehicles and equipment	A	X
Repair and service of agricultural/commercial/industrial vehicles and equipment	A	A ¹
Towing services and vehicle impound yards	A	X
<u>Truck stop, fuel station and associated services oriented toward trucking</u>	<u>A</u>	<u>X</u>
Wireless communication facilities, in compliance with Chapter 16.68	A	A

Notes for Table 1:

1. To preserve land in the I-2 zone for uses which most need it, this use is limited to businesses with an annual gross income in excess of five million dollars per year.
2. See Section 17.40.070, Storage areas, for requirements.
3. The sole purpose of the dwelling is to furnish housing for an employee, including family, engaged in on-site security or maintenance. Only one such residence is allowed per site.

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.

Anne Henning

From: Robin Adolphsen
Sent: Monday, September 21, 2026 2:18 PM
To: Anne Henning; sandid@co.adams.wa.gov; Tom Salsbury; kyle@growadamscounty.com; andiel@co.adams.wa.gov; Aaron Garza; Tim Unruh; Cameron Williamson; Brent McFarlane
Subject: RE: Othello Future Land Use Map - City Limits

I added to the table, see the comments column for my comments.

Robin Adolphsen, PE

City Engineer/Public Works Director

City of Othello

(509) 488-6997

www.OthelloWa.gov



From: Anne Henning <ahenning@othellowa.gov>
Sent: Wednesday, September 16, 2026 1:46 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>; Brent McFarlane <bmcfarlane@othellowa.gov>
Subject: Othello Future Land Use Map - City Limits

I have been trying to get feedback as items have been submitted, but I feel that may have become confusing now that we have received several requests, and some have been withdrawn. So I wanted to summarize the requests the City of Othello has received for changes to the Future Land Use Map and Zoning Map **inside** City limits. There have been 5 locations with requested changes:

Number on map	Requestor (Owner)	Location	Request	Size	Comments
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1	AJ Ochoa (City of Othello)	South of Lee, east of 7 th	From Light Industrial to Commercial	~5 ac	This change leaves a commercial island in the light industrial, can we propose a change of the corridor along 7 th to be commercial?
2	AJ Ochoa	South of Lee, east of 14 th	From Light Industrial to Commercial	~57 ac	No issue
3	AJ Ochoa	South of Request #2	From Light Industrial to Residential	~57 ac	No issue
4	Palos Verdes (Bud Hampton LLC)	North of Hwy 26, east of CBHA	From Commercial to Residential	~35 ac	As both the properties east and west have the commercial property zoning and plan to maintain it I think this property needs to stay commercial.
5	AMJ LLC	South of Hemlock, west of 2 nd	From Commercial to Residential	0.48 ac	No issue

See attached maps for locations:

- “Othello Zoning Map with requests” shows the outline of each request on the existing zoning map.
- The 3 aerial photos show the outline of each on the Map Sifter aerial photo.
- The 3 zoning maps show a close-up of the existing zoning around each request.

At this time, the City of Othello is not taking any action on the previous requests **outside** city limits, pending review by Adams County. However, the Othello Planning Commission may begin discussing the above 5 requests (all inside city limits) at their Sept. 21 meeting. If you have any comments on these requests that you would like the Commission to consider, please let me know, even if your comment is only that you will need more time. I don’t expect anything to be resolved Sept. 21 but I would like to gather as much information as possible.

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



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

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

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<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

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

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.

TO: Planning Commission

FROM: Anne Henning, Community Development Director

MEETING: October 19, 2026

SUBJECT: Old Wheat Field Binding Site Plan – Deferral Requests – Recommendation

The Othello Public Works Department has submitted an application for a binding site plan to subdivide the City-owned property south of Lee Street, to prepare it for future development. Deferrals of street and utility improvements have been requested.

OMC 16.40 sets up the process for deferring or waiving street and utility improvements and deviating from the improvement standards. This process includes a recommendation from the Planning Commission.

Staff Comments

1. The Commission is reviewing only the deferral requests. The binding site plan itself is reviewed administratively.
2. Note that OMC 16.40 requires specific findings about the nature of the site or the area that justify granting the deferral, deviation, or waiver:

The Planning Commission shall not recommend granting a waiver, deviation, or deferral of the subdivision regulations unless it shall find that the following conditions exist in each case of a request:

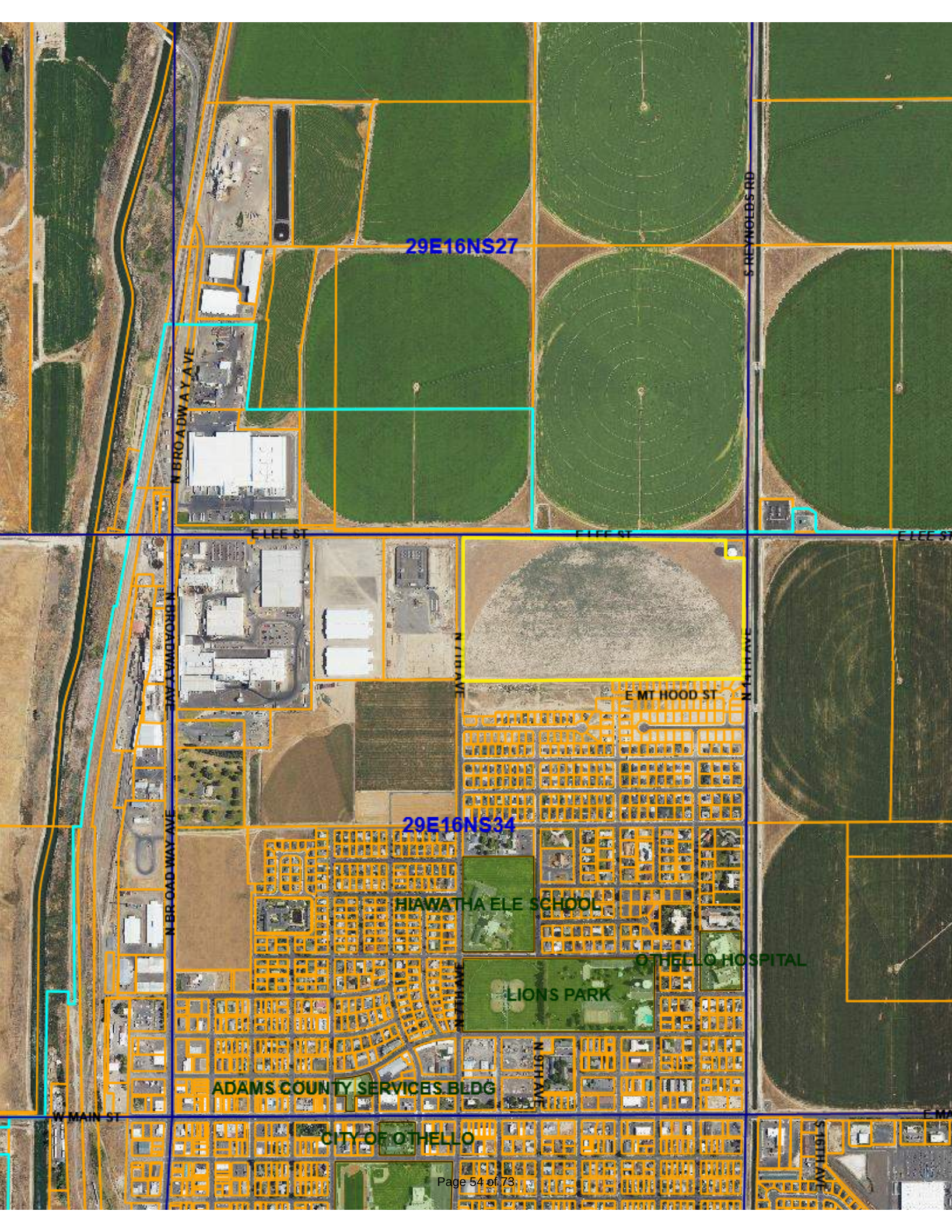
- a. Where, because of the size of the tract to be subdivided, its topography, the condition or nature of adjoining areas, or the existence of unusual physical conditions, the strict compliance with the provisions of this title would cause an unusual and unnecessary hardship on the subdivider.*
3. The requests are:
 - a. Defer full width street improvements for Lee Street, 7th Avenue, and 14th Avenue.
 - b. Defer installation of sewer mains in Lee Street, 7th Avenue, and 14th Avenue.
 - c. Defer connections to City services for the lots within the binding site plan.
4. Justifications for the requests are the size of the area being subdivided, and the condition and nature of the surrounding area. The improvements are not needed at this time, since the property division will not increase traffic nor create a need for sewer mains or utility connections. The improvements can be constructed at the time of development of each parcel.
5. Typically with deferrals, a covenant is required. However, since the City owns the property, it does not make sense for the City to require a covenant of itself. However, the binding site plan drawing should include information about the deferred improvements, to alert any future purchasers.

Attachments

- Vicinity map
- Old Wheat Field Binding Site Plan Sheet 1

- 10-1-26 Deferral request letter from Cameron Williamson, Engineer Technician II
- Comments from Robin Adolphsen, Public Works Director/City Engineer
- OMC 16.40, Waivers, Deviations, and Deferrals

Action: The Planning Commission should discuss the deferral requests and make a recommendation to approve or deny the requests, with or without conditions. The Commission should make findings of fact to support its recommendations.



29E16NS27

29E16NS34

HIAWATHA ELE SCHOOL

OTHELLO HOSPITAL

LIONS PARK

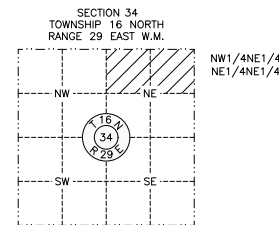
ADAMS COUNTY SERVICES BLDG

CITY OF OTHELLO

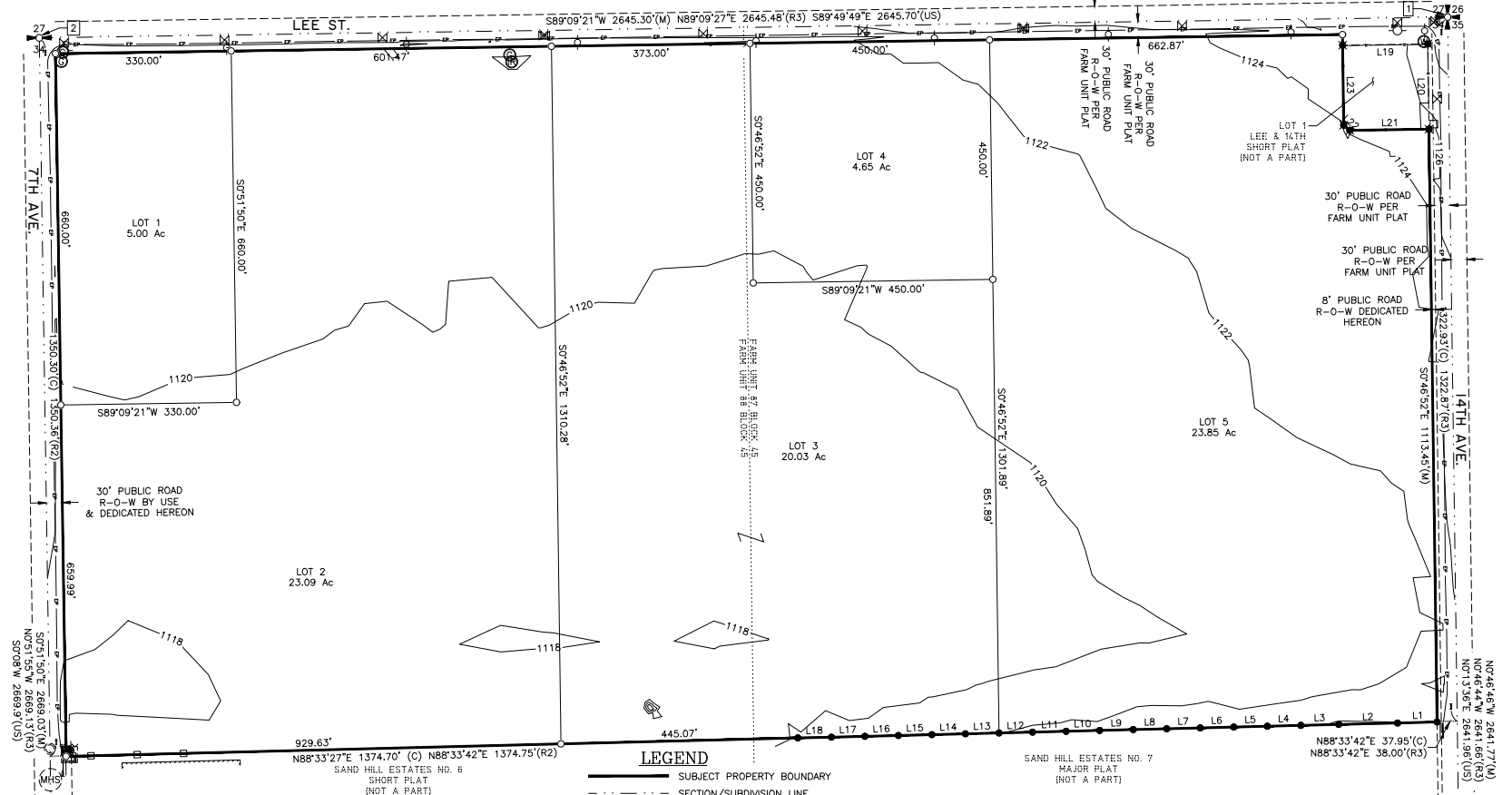
SURVEYOR'S NOTES:

1. BASIS OF BEARING IS GRID, US STATE PLANE (NAD_83 2011) WASHINGTON SOUTH ZONE, BASED ON RTK GNSS OBSERVATIONS. DISTANCES ARE GROUND SCALED FROM GRID USING A COMBINED FACTOR OF 0.99987409 (1/X=1.000125926) COMPUTED AT LAT 46°50'24.82"N, LON 119°09'16.09"W.
2. (M) = MEASURED (C) = COMPUTED
(R1) = RECORD PER LEE & 14TH SHORT PLAT (V1 PG659)
(R2) = RECORD PER SAND HILL ESTATES #6 MAJOR PLAT (V3 PG303)
(R3) = RECORD PER SAND HILL ESTATES #7 SHORT PLAT (V1 PG821)
(US) = RECORD PER USBR RETRACEMENT SURVEY OF T16N R29E OR USBR FARM UNIT PLAT FOR IRRIGATION BLOCK 45
3. EQUIPMENT AND PROCEDURES USED: MULTI FREQUENCY GNSS RECEIVERS USING REAL TIME KINEMATIC METHODS.
4. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY REQUIREMENTS DESCRIBED IN WAC 332-130-085. ANALYSIS METHOD: MULTIPLE INDEPENDENT RTK GNSS OBSERVATIONS AND LEAST SQUARES ADJUSTMENT.
5. FOUND MONUMENTS VISITED: 04/18/2026.

Received By
Othello Bldg & Planning
Sept 08 2026



RECORD SURVEY FOR BINDING SITE PLAN LOCATED IN THE NE 1/4 OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 29 EAST, W.M. CITY OF OTHELLO, ADAMS COUNTY, WASHINGTON



LEGEND

- SUBJECT PROPERTY BOUNDARY
- SECTION/SUBDIVISION LINE
- EDGE OF PAVEMENT
- EASEMENT
- NEW PROPERTY LINE
- BUILDING
- FOUND 5/8" REBAR W/ YELLOW CAP "H2 LS 421052" PER SAND HILL ESTATES #7
- FOUND 5/8" REBAR (NO CAP) PER LEE & 14TH SHORT PLAT
- SET 5/8"x24" REBAR W/ ORANGE PLASTIC CAP "ROGERS SURVEYING BAALMAN 41028"
- SEE MONUMENT DESCRIPTION SHEET 2

SURVEYOR'S CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF CITY OF OTHELLO IN APRIL 2026.



DAVID P. BAALMAN

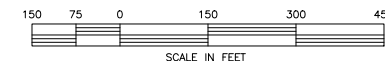
DATE

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF ROGERS SURVEYING AT _____ M.,
THIS _____ DAY OF _____, 20____ A.D., AND RECORDED IN
VOLUME _____ OF SURVEYS, AT PAGE _____, RECORDS OF ADAMS
COUNTY, WASHINGTON.

ADAMS COUNTY AUDITOR

Page 55 of 73



REV: NONE

CLIENT	CITY OF OTHELLO	JOB	06826
PROJECT	BINDING SITE PLAN NE1/4 S34 T16N R29E WM		
DRN. BY	DPB	SCALE	1"= 150'
APPROVED	DPB	DATE	04/19/2026
		F. B. NO.	856
		ACAD VER	-2025
		FILE:	06826.DWG
		SHEET	1 OF 2



The City of Othello

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

October 1, 2026

Anne Henning
City of Othello
500 E Main St
Othello, WA 99344

Re: Request for Deferrals for Old Wheat Field Binding Site Plan

Dear Anne,

I would like to formally request deferrals for the specified improvements listed below as per OMC 16.40:

- Full width street improvements for Lee Rd., 7th Ave., and 14th Ave.
 - Due to the size of the area being subdivided, the cost to develop the entire frontage area to current city standards would prohibit any further development and use of the area as intended. Also, the area of the short plat is not directly adjacent to any other similar roadways except for that at the southwest and southeast corners at 7th and 14th Avenues.
- Installation of sewer mains and connection to City services.
 - Due to the location of nearby sewer services exceeding 300 feet in distance away from the intended location of development, the cost to extend sewer to and through the site would greatly outweigh the cost of development itself.

The intention is to develop the area to city standards as the lots are purchased and developed and when similar standards and services are close enough to trigger those improvements.

Sincerely,

Cameron Williamson
Engineer Technician II

Cc:



The City of Othello

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

October 15, 2026

Anne Henning
City of Othello
500 E Main St
Othello, WA 99344

Re: Request for Deferrals for Old Wheat Field Binding Site Plan

Dear Anne,

Due to the nature of the size of the subdivision and the cost to develop the entire frontage area in relation to the Old Wheat Field Binding Site Plan Full width street improvements for Lee Rd, 7th Ave. and 14th Ave can be deferred until further development of the property.

In consideration of the sewer main connection and the distance to existing facilities the deferral is allowed.

Sincerely,

Robin Adolphsen, PE
Public Works Director/City Engineer

Cc:

Chapter 16.40
WAIVERS, DEVIATIONS AND DEFERRALS

Sections:

[16.40.010 Waivers, deviations and deferrals.](#)

16.40.010 Waivers, deviations and deferrals.

There is established a procedure for granting waivers, deviations, and deferrals of the regulations contained in this title, as follows:

(a) Any subdivider can make application to the planning commission for a waiver of, deviation from, or deferral of any provision contained in this title, provided the request is received concurrently with the proposed subdivision or dedication. Such application shall include any and all details necessary to support the application. All waiver, deviation, and deferral requests must be forwarded to the review authority with the preliminary plat or binding site plan and with the planning commission's findings, conclusions, and recommendations.

(b) The planning commission shall not recommend granting a waiver, deviation, or deferral of the subdivision regulations unless it shall find that the following condition exists in each case of a request:

(1) Where, because of the size of the tract to be subdivided, its topography, the condition or nature of adjoining areas, or the existence of unusual physical conditions, the strict compliance with the provisions of this title would cause an unusual and unnecessary hardship on the subdivider.

(c) In recommending granting waivers, deviations, and deferrals, the planning commission may recommend requiring such conditions as will secure, insofar as practicable, the objectives of the requirement waived, deviated from, or deferred. Any waiver, deviation, or deferral recommended shall be entered in the minutes of the planning commission together with the circumstances that would justify granting the waiver, deviation, or deferral.

(d) If a short plat has not been submitted for final approval within one year after the waiver, deferral, or deviation is granted, that waiver, deferral, or deviation shall become null and void. (Ord. 1640 § 1 (Exh. A), 2025; Ord. 1270 § 1 (part), 2008; Ord. 947 § 2 (part), 1995).

TO: Planning Commission

FROM: Anne Henning, Community Development Director

MEETING: October 19, 2026

SUBJECT: STEP Housing (Emergency Shelters, Transitional Housing, Emergency Housing, Permanent Supportive Housing) Update – Discussion

In 2025, Othello adopted regulations to comply with House Bill 1220, which required cities to allow various forms of supportive and emergency housing. In 2026, the Washington legislature passed House Bill [2266](#), which modified these requirements by decreasing what a jurisdiction can require in some instances but also allowing more restrictions within 500' of a school or another shelter.

In general, a jurisdiction cannot treat the uses any differently than a residence or hotel. To comply with this recent bill, we must update our municipal code. The municipal code adopted last year addresses many of the requirements, but we must eliminate some of the provisions that applied specifically to these uses that do not apply to hotels or residences.

Staff Comments

1. As a reminder, here are the types of housing that are required:
 - **S - Emergency Shelters:** Temporary shelter, may include day-use or warming centers, for individuals or families experiencing homelessness.
 - **T - Transitional Housing:** A facility that provides housing and supportive services to help people move from homelessness into permanent housing.
 - **E - Emergency Housing:** Temporary indoor accommodations for individuals or families experiencing homelessness or at imminent risk of becoming homeless.
 - **P - Permanent Supportive Housing:** Subsidized, leased housing with lower barriers to entry than other rental housing, with voluntary services (on- or off-site) such as health care, treatment or employment services, for people with barriers to stability because of disabling conditions.

See the attached Dept of Commerce “STEP Housing Definitions” document for more details about these housing types.

2. The previous bill, HB 1220, required cities to allow emergency shelters and emergency housing in any zone which allows hotels, and to allow transitional housing and permanent supportive housing in all zones which allow dwelling units or hotels. Our existing ordinance meets these requirements.
3. Now, with HB 2266, jurisdictions may not have different requirements than those for hotels or residential developments, except for some operational requirements on emergency shelters and emergency housing. Our ordinance will need to be modified to meet these new requirements. HB 2266 also gave some new authority for cities to require certain information and to negotiate and potentially deny some permits within 500' of schools or other shelters or emergency housing. See [RCW 35A.21.430](#) for the current law.

4. Department of Commerce released draft guidance and a model ordinance on Oct. 13 for comment. Previously, staff had asked the Housing Planning and Data Manager at Dept. of Commerce to review our existing ordinance and provide comments about the changes needed. The attached draft incorporates these comments about portions which need to be deleted. She did not provide any suggestions on provisions that could be added based on the new legislation, but staff drafted changes for those, as well as some ideas from the recent draft guidance.
5. The proposed changes to our ordinance are:
 - Add a new section 17.80.030(a)(1) that parallels RCW 35A.21.430(7) for allowing the city to negotiate for more health and safety requirements when the proposal is within 500' of a school or another shelter or emergency housing, and potentially deny the permit. This section addresses one of the Commission's previous hopes, to restrict location near schools, while also addressing some of the previous concerns about how to do this, including what is included as a school and how to measure the distance.
 - During the 2025 discussions of this topic, the Commission had wanted to limit STEP housing within 1000' of schools. At the time, Department of Commerce and our City Attorney both recommended against it, as conflicting with the state law. Now, the updated law specifically allows jurisdictions to negotiate with a shelter or emergency housing within 500' of a school or another shelter or emergency housing to establish reasonable health and safety requirements (except where the shelter or emergency housing is for under age 18, families, or victims of domestic violence).
 - Remove the restrictions in 17.80.040(c) & (d) which are no longer allowed, since these are not required of hotels and motels.
 - Add to the list of application requirements in 17.87.040(d) formerly (7) now (2), using the list authorized by RCW 35A.21.430(5).
 - Commerce recommends evaluating what of this information will be used. If the City does not need a piece of information that is allowed to be collected, Commerce recommends that we do not require it to be provided, unless we have a clear plan to use and safeguard the information.
 - Remove the requirement in 17.80.040(d) formerly (8) now (3) to state the manner in which the facility will comply with the requirement of the chapter. This was recommended by Department of Commerce as no longer allowed.
 - Add an exemption from public notification for projects with confidential locations, such as for victims of domestic violence. 17.80.040(d) formerly (8) now (3), new section (D). This is recommended in the draft guidance.
6. One item to think about: RCW 35A.21.430(5)(a)(iv) now allows jurisdictions to require certification that the shelter or emergency housing has conducted "more than one" community meeting. OMC 17.80.040(d) formerly (8) now (3)(B) requires one meeting but sets parameters on when and where that meeting is held. If we were to make changes to require more than one meeting, we would probably be required to simplify it down to the "community meeting" language in the RCW. Do we want to ask for an additional meeting, or leave this section alone?

7. Our 2025 “quick fix” of a standalone chapter instead of incorporating the provisions into our chapters for Residential and Commercial uses turned out to be fortunate, since we now need to amend it to meet the new law. It is convenient to have it in one place, to compare to the new law. We may want to incorporate these provisions into our Residential and Commercial chapters in the future, but for now it makes sense to leave them as a separate chapter, in case there are further changes to the state law.
8. The 2015 Comprehensive Plan doesn’t address any issues related to STEP Housing, so does not provide any guidance for us.
9. After the Commission provides direction, we can have Commerce and the City Attorney review the draft to ensure there are no problems. Then we can schedule the public hearings and SEPA review.

Attachments

- Draft amendments to OMC 17.80 Emergency Shelters and Housing
- STEP and Other Housing Definitions Fact Sheet, Dept of Commerce, July 2024

Action: The Planning Commission should review the proposed amendments to OMC 17.80 and provide direction to staff on any changes.

Chapter 17.80

EMERGENCY SHELTERS AND HOUSING

Sections:

- 17.80.010 Purpose.
- 17.80.020 Definitions.
- 17.80.030 Location.
- 17.80.040 Additional regulations.

17.80.010 Purpose.

The purpose of this chapter is to:

- (a) Ensure compliance with Chapter 36.70A RCW, RCW 35A.21.314, 35A.21.360, 35A.21.430, 35.21.682, 35.21.683, 35.21.915, and 36.130.020 and other applicable laws as adopted or hereafter amended.
- (b) Support the implementation of the Othello comprehensive plan.
- (c) Encourage the development of emergency shelters, transitional housing, emergency housing, and permanent supportive housing consistent with best practices for these development types to help address local housing needs.
- (d) Direct emergency shelters, transitional housing, emergency housing, and permanent supportive housing to areas with existing amenities, such as jobs, services, and access to transportation, to ensure occupants have access to opportunities.
- (e) Protect the health, safety and welfare of the individuals served by these development types and the broader community. (Ord. 1633 § 4, 2025).

17.80.020 Definitions.

The following definitions apply to this chapter. Words in the singular number shall include the plural, and the plural shall include the singular. Any reference to state law (RCW) or the Othello Municipal Code (OMC) in this chapter incorporates the statute or code section as it exists and as it may be amended in the future.

- (a) “Affordable housing” means, unless the context clearly indicates otherwise, residential housing whose monthly costs, including utilities other than telephone, do not exceed thirty percent of the monthly income of a household whose income is:
 - (1) For rental housing, sixty percent of the median household income adjusted for household size for Adams County, as reported by the U.S. Department of Housing and Urban Development; or
 - (2) For owner-occupied housing, eighty percent of the median household income adjusted for household size for Adams County, as reported by the U.S. Department of Housing and Urban Development.
- (b) “Affordable housing development” means, with respect to RCW 36.130.020, a housing development in which at least twenty-five percent of the dwelling units within the development are set aside for or are occupied by low-income households at a sales price or rent amount that is considered affordable by a federal, state or local government housing program. Indoor emergency housing or transitional housing that is administered through a lease or occupancy agreement and permanent supportive housing are all determined to be affordable housing under RCW 36.130.020.
- (c) “Emergency housing” shall be as defined in ~~Chapter RCW 36.70A.030 RCW.~~
- (d) “Emergency shelter” shall be as defined in RCW 36.70A.030.
- (e) “Permanent supportive housing” shall be as defined in RCW 36.70A.030.

(f) “Religious organization” means the federally protected practice of a recognized religious assembly, school, or institution that owns or controls real property.

(g) “Transitional housing” shall be as defined in RCW 84.36.043. (Ord. 1633 § 4, 2025).

17.80.030 Location.

(a) As required by RCW 35.21.683 and 35A.21.430 as adopted or hereafter amended, indoor emergency shelters and indoor emergency housing are permitted in any zone in which hotels are allowed, which includes the C-2 and C-3 commercial zones in the city of Othello, as provided in Section 17.30.030.

(1) Additional location requirements near existing shelters, emergency housing, or schools.

(A) Upon receipt of a permit application for an indoor emergency shelter or indoor emergency housing with a proposed location within 500' of walking distance from another indoor emergency shelter or indoor emergency housing, or within 500' walking distance from the physical grounds of a public school as defined in RCW 28A.150.010 or a private school approved by the board of education under chapter 28A.195 RCW that existed before an indoor emergency shelter or indoor emergency housing is in operation or has submitted a permit application, the city may enter into good faith negotiations with the sponsor of the shelter or emergency housing to establish additional and reasonable requirements pertaining to health and safety protocols.

(B) If the parties are unable to come to an agreement under (A) of this subsection, within 180 days of the permit being submitted, the city may deny the permit. If the city denies the permit under this subsection, it must assist the sponsor in identifying suitable properties to site the shelter or emergency housing.

(C) This subsection (1) does not apply to an indoor emergency shelter or indoor emergency housing designated for individuals under the age of 18, families, or victims of domestic violence.

(b) As required by RCW 35.21.683 and 35A.21.430 as adopted or hereafter amended, permanent supportive housing and transitional housing are permitted in any zone in which residential dwelling units or hotels are allowed, which is all residential and commercial zones. In residential zones, permanent supportive housing and transitional housing must be within the type, scale, density, and intensity of residential use(s) allowed in that zone. See Sections 17.20.030 and 17.30.030. (Ord. 1633 § 4, 2025).

17.80.040 Additional regulations.

(a) Indoor emergency shelters, transitional housing, indoor emergency housing, and permanent supportive housing must meet the same development and operating regulations as permitted residential dwellings, including adhering to building and fire codes (see Chapter 14.04), to ensure consistency in health and safety for all residents.

(b) Hosting of unhoused people by religious organizations must meet the following requirements:

(1) The requirements set forth in RCW 35A.21.360 as adopted or hereafter amended;

(2) A memorandum of understanding (MOU) between the city and the religious organization is required to detail the working relationship between the city and the religious organization and additional requirements and expectations. The religious organization shall provide a draft of the MOU which addresses the criteria in RCW 35A.21.360, including fire safety plans and public health and safety impacts;

(3) Fire and life safety requirements in accordance with RCW 35A.21.360 may be required by the city on a case-by-case basis;

(4) One location may not be used more than one hundred ninety days within a calendar year;

(5) Only parking spaces that are in excess of the minimum required by the zoning code for the religious organization use may be used for hosting unhoused people, unless using more spaces is allowed by the MOU;

- (6) The religious organization shall provide restroom access, consistent with the requirements of RCW 35A.21.360 and the Othello Municipal Code;
 - (7) If recreational vehicles are hosted, the religious organization must ensure proper disposal of all waste;
 - (8) If the hosting is located outside of a building, the hosting area shall be fenced and screened; and
 - (9) Concurrent hosting of an outdoor encampment is not allowed within one thousand feet of another outdoor encampment hosted by a religious organization.
- (c) Permanent supportive housing and transitional housing facilities are subject to the following public health and safety conditions and requirements:
- (1) The number of units allowed on a given property shall be no more than the number of standard dwelling units that would be allowed under the zoning of the property; and
 - (2) Each unit of permanent supportive housing or transitional housing shall be limited to occupancy by individual occupant load per square foot regardless of occupants' relation; ~~and~~
 - ~~(3) On-site services, such as laundry, hygiene, meals, case management, and social programs are limited to the residents of the permanent supportive housing and transitional housing facilities.~~
- (d) Emergency housing or emergency shelters shall be regulated the same as hotels and motels, with the following additional requirements necessary for public health and safety:
- (1) The density of emergency housing or emergency shelter within a facility shall not exceed the requirements of the underlying zone. No occupied structures may exceed occupancy limits set by the currently adopted building code;
 - ~~(2) On-site services such as laundry, hygiene, meals, case management, and social programs are limited to the residents of the facility;~~
 - ~~(3) No emergency housing or emergency shelter may also be used as a designated supervised/safer-consumption site, supervised/safer injection facility, or supervised/safer injection service;~~
 - ~~(4) The organization managing and operating the emergency housing or emergency shelter facility shall be responsible for the operation and maintenance of the facility itself, and the conduct of the residents of the facility, regardless of whether the organization contracts with a third party for the provision of any services related to the facility itself or its residents;~~
 - ~~(5) The organization managing and operating the emergency housing or emergency shelter facility shall be responsible for the safety of residents of the facility and shall establish a plan to remove individuals who present a threat to other residents, the property of other residents, or the residents or property of adjacent property;~~
 - ~~(6) The organization managing and operating the emergency housing or emergency shelter facilities shall provide sanitation and basic safety measures including the following:~~
 - ~~(A) If on-site food preparation takes place, a kitchen area separated from sleeping areas, with handwashing and dishwashing stations stocked with soap;~~
 - ~~(B) Two large first aid kits that include emergency eye wash bottles and naloxone (Narcan) kits;~~
 - ~~(C) Cleaning supplies including gloves, trash grabber tool, disinfectant, hand sanitizer, masks, buckets, paper towels, etc.;~~
 - ~~(D) Refuse receptacles and trash service; and~~

~~(E) — Storage of personal belongings; and~~

~~(7)~~ Prior to receiving any permits, or prior to beginning operation if no permits are required, the organization managing and operating the emergency housing or emergency shelter facilities shall provide ~~a plan~~ to the city ~~that includes~~ the following information:

(A) The name, if any, of the facility, and the name and headquarters address of the managing entity;

~~(B) — Emergency contact information;~~ At least one designated point of contact authorized to make decisions and take corrective action in the case of an emergency and at least one telephone number to be used in emergencies;

~~(B) — Proposed population to be served; and~~

(C) A description of any other programs operating in the building and copies of the applicable licenses and certifications held by the program;

~~(D) — Confirmation of sanitation and basic safety measures required for emergency housing and emergency shelters. Documentation of the sponsor's or managing agency's operational policies or procedures for:~~

(1) Promoting and addressing health and safety inside the building and in the areas immediately adjacent to the building;

(2) Admissions, including a description of the populations the project will serve and potential sources of referral;

(3) Program exit or transfer;

(4) Handling complaints or grievances from occupants;

(5) Health, fire, safety, and occupancy; and

(6) Staffing to provide services and resources to the population being served comparable to standard or customary practices for the particular type of housing being provided. The staffing policy or procedure may include the number of staff or volunteers present during daytime and nighttime operations, staff or volunteer training, and other processes to provide services and resources to the populations being served.

~~(8)~~ (3) Notification.

(A) Advance Notice Required. The organization managing and operating the emergency housing or emergency shelter facility shall notify the city of the proposed emergency housing or emergency shelter facility a minimum of thirty days in advance of the proposed date of establishment of the facility. The advance notification shall contain the following information:

(i) The date the facility will commence;

(ii) The length of time the facility will continue;

(iii) The maximum number of residents proposed for the facility;

(iv) The host location; and

(v) The names of the organization(s) managing and operating the facility; ~~and~~

~~(vi) — The manner in which the facility will comply with the requirements of this chapter.~~

(B) Informational Meeting Required. The organization managing and operating the emergency housing or emergency shelter facility shall conduct at least one informational meeting within, or as close to, the location where the proposed facility will be located, a minimum of two weeks prior to beginning operation. The time and location of the meeting shall be agreed upon between the city and the organization managing and operating the facility. All property owners within five hundred feet of the proposed facility shall be notified by mail ten days in advance of the meeting. In lieu of notice by mail, an alternative means of notice may be provided that is reasonably calculated to notify the neighboring property owners within five hundred feet of the proposed facility.

(C) Signs Required. The applicant shall also provide notice of the facility and the meeting within the same time frame as the mailed notice by posting two signs on the site or in a location immediately adjacent to the site that provides visibility of the signs to motorists using adjacent streets. The community development director or designee shall establish standards for size, color, layout, design, and placement for installation and removal of the signs.

(D) Exemption. Public notification is not required for a project with confidential locations, to prevent adverse effects on clients such as those served by domestic violence shelters and housing.

STEP and Other Housing Definitions Fact Sheet

The following table outlines STEP (**S**helter, **T**ransitional housing, **E**mergency housing and **P**ermanent supportive housing) definitions, as well as other non-STEP housing type definitions. All housing types may be funded through a variety of sources, including federal, state, local, foundation, banks and private funding.

Housing Type	Definition	Lease and Rent Requirements	Occupancy Duration	Populations Served	Services	Where Types Must Be Permitted	Potential Building Forms
STEP Housing Types ²							
Emergency Shelter	A facility providing temporary shelter, that can include day only access and warming centers that do not provide overnight accommodations (RCW 36.70A.030(15))	No lease or occupancy agreement	Temporary ³	Individuals or families experiencing homelessness	Intended to address the basic health, food, clothing, and personal hygiene needs, as well as connection with other benefits and resources	Cities: In all zones that allow hotels or in a majority of zones within one-mile of transit. Counties: In sufficient zones to accommodate future housing needs.	Single-site Congregate Living; Hotel/Motel Units; Scattered-site Apartments; Tiny Homes; Tiny Homes on Wheels; Tiny Shelters; Tent Encampments; Safe Parking; Single-Family Homes; Crisis Shelters
Emergency Housing	Temporary indoor accommodations to address basic health, food, clothing and personal hygiene needs (RCW 36.70A.030(14))	May or may not require occupants to enter into a lease or an occupancy agreement	Temporary ³	Individuals or families experiencing homelessness or at imminent risk of becoming homeless	Intended to address the basic health, food, clothing, and personal hygiene needs, as well as connection with other benefits and resources	Cities: In all zones that allow hotels or in a majority of zones within one-mile of transit. Counties: In sufficient zones to accommodate future housing needs.	Single-site Congregate Living; Hotel/Motel Units; Scattered-site Apartments; Tiny Homes; Tiny Homes on Wheels; Tiny Shelters; Single-Family Homes

¹ Definitions of potential building forms included in the table are available on the last page.

² STEP accommodations are not licensed with the exception of Transient Accommodations. A transient accommodation is any facility that offers three or more lodging units to guests for periods of less than 30 days. Department of Health (DOH) has the authority to license some shelters under transient accommodation rules, consistent with [WAC 246-360](#).

³ For STEP, temporary applies to the person and how long they reside there, not the structure or length of time for the land use.

Housing Type	Definition	Lease and Rent Requirements	Occupancy Duration	Populations Served	Services	Where Types Must Be Permitted	Potential Building Forms
Transitional Housing	A facility that provides housing and supportive services to facilitate the movement of individuals and families experiencing homelessness into permanent housing (RCW 84.36.043(3)(c))	May or may not require occupants to enter into a lease or an occupancy agreement	Up to two years, but can be longer ⁴	Individuals or families experiencing homelessness	Case management, including housing stability, credit repair, financial literacy, employment resources, etc.	Cities: In all zones that allow hotels and residential dwelling units. Counties: In sufficient zones to accommodate future housing needs.	Single-site Congregate Living; Hotel/Motel Units; Scattered-site Apartments; Single-site Apartments; Tiny Homes; Tiny Homes on Wheels; Single-Family Homes
Permanent Supportive Housing	Subsidized, leased housing, utilizing admissions practices with lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing and is paired with on-site or off-site voluntary services (RCW 36.70A.030(31))	Rental units with leases	No limit on length of stay	People with need for services because of disabling conditions who are either experiencing homelessness or at imminent risk of homelessness	Paired with voluntary services to support a person with multiple barriers to stability. Connects the resident with community-based health care, treatment or employment services.	Cities: In all zones that allow hotels and residential dwelling units. Counties: In sufficient zones to accommodate future housing needs.	Scattered-site Apartments; Single-site Apartments; Hotel/Motel Units; Tiny Homes; and Tiny Homes on Wheels; Single-Family Homes
Non-STEP Housing Types Licensed by Department of Social and Health Services (DSHS)							
Adult Family Home	A dwelling licensed to provide housing and care for up to six adults in a regular house located in a residential neighborhood (RCW 70.128.010) ⁵	Typically requires a lease	No limit on length of stay	Individuals requiring care (e.g., older adults, people living with developmental disabilities, dementia, or mental illness)	Personal care, special care, room and board, laundry and supervision	Adult family homes are a permitted use in all areas zoned for residential and commercial purposes, including areas zoned for single-family dwellings (RCW 70.128.140).	Single-Family Homes
Assisted Living Facility	A dwelling licensed to provide housing and care to seven or more people in a home or facility located in a residential neighborhood (RCW 18-20-020(2))	Typically requires a lease	No limit on length of stay	Individuals requiring care (e.g., older adults, people living with developmental disabilities, dementia, or mental illness)	Personal care, special care, room and board, and sometimes limited nursing services	No state requirements	Single-site Congregate Living; Single-Family Homes

⁴ Although transitional housing is designed to move people into permanent housing in less than two years, some transitional housing programs do not limit the stay to two years.

⁵ For more information on Adult Family Homes, see Washington State Department of Social and Health Service's website on [Adult Family Home Services](#)

Housing Type	Definition	Lease and Rent Requirements	Occupancy Duration	Populations Served	Services	Where Types Must Be Permitted	Potential Building Forms
Group Home	A community-based, residential facility that typically serves 5-12 adults. Group homes can be licensed as Assisted Living Facilities or Adult Family Homes in addition to being certified by the DSHS Residential Care Services Division. ⁶	Individuals pay monthly participation based on their income which covers the basics of food and shelter	No limit on length of stay	Various populations, including Developmental Disabilities Administration (DDA) clients age 18+ assessed to need support to meet health and welfare needs	One-on-one case management and other support tailored to individual needs (e.g., skills and relationship building)	No state requirements Should be defined as an essential public facility (RCW 36.70A.200 , WAC 365-196-550)	Single-site Congregate Living
Non-STEP Housing Types Licensed by Department of Health (DOH) 							
Behavioral Health Residential Facility 	An establishment licensed as a Behavioral Health Facility is a facility that provides behavioral health assessment, intervention and treatment services on-site to support residents with substance use, mental health, or co-occurring disorders (WAC 246-341-1105)	May require an occupancy agreement	Temporary or for an extended period	People with mental health and/or substance use disorders	Behavioral health treatment, health care and other services, such as case management, counseling and skills training	No state requirements Should be defined as an essential public facility (RCW 36.70A.200 , WAC 365-196-550)	Single-site Congregate Living; Scattered-site Apartments
Recovery Residence/ Oxford House	Level 1 and Level 2 recovery residence for individuals in substance use disorder recovery. Sometimes referred to as half-way houses or clean and sober homes.	Typically requires a shared housing agreement	Varies	Individuals recovering from substance use disorder	Primary purpose is to enable recovering individuals to help each other stay accountable and free of alcohol and drug use	No state requirements Should be defined as an essential public facility (RCW 36.70A.200 , WAC 365-196-550)	Single-Family Homes; Single-site Congregate Apartments

⁶ Washington State Department of Social and Health Services. See "Group Homes" on the [Community Residential Services for Adults webpage](#).



The HUB on Third in Walla Walla (co-located emergency shelter, health care and childcare services),
Source: Blue Mountain Action Council



The PAD House in Whatcom County (emergency housing),
Source: Northwest Youth Services



Gonzaga Family Haven in Spokane (permanent supportive housing),
Source: Catholic Charities of Eastern Washington



Plymouth on First Hill in Seattle (permanent supportive housing),
Source: Plymouth Housing

Potential Building Forms

- **Single-site congregate living** is a building where occupants have private living quarters and share communal spaces, like kitchens and bathrooms. Single-site congregate living may also be referred to as a Single-Resident Occupancy (SRO) unit depending on a local jurisdiction's regulations. For more information, see the Municipal Research and Services Center of article: [Types of Affordable Housing](#).
- **Tiny houses** and **tiny houses with wheels** are dwellings to be used as permanent housing with permanent provisions for living, sleeping, eating, cooking, and sanitation built in accordance with the state building code ([RCW 35.21.686](#)).
- **Tiny Shelters**, as defined in the forthcoming Housing Trust Fund (HTF) Handbook, are temporary shelters that do not have the amenities of a single dwelling unit, and rely on shared facilities for dining, laundry and bathrooms. Structure may or may not be on a foundation. For HTF funding, Washington State Building Code will be required when supplemental standards are adopted.
- **Safe parking** provides a designated area for individuals living in their vehicles to park. RVs are not intended for long-term living except in manufactured home parks, where they must be allowed, and local governments may designate other areas where they may be allowed ([RCW 35.21.684](#)). Although it is recognized that RVs are used for long-term housing in many places.
- **A crisis shelter** is a transient accommodation, at a permanent physical location, providing emergency or planned lodging services to a specific population, for periods of less than thirty days. A crisis shelter may or may not be reimbursed for services in the form of rental fee or labor ([WAC 246-360-010\(8\)](#)).

City of Othello
Building and Planning Department
September 2026

Building Permits			
	Applied	Issued	Final
Residential	7 ¹	6 ³	5 ⁵
Commercial	2 ²	2 ⁴	3 ⁶
Total	9	8	8
¹ 1 single family home, 1 addition, 1 porch/patio cover, 3 reroof, add sink ² Storage building/shop at 170 S. 16 th Ave, fence at 910 N. Broadway ³ 1 single family home, 1 addition, 2 reroof, replace water heaters in 5 apartment units, add sink ⁴ Storage building/shop at 170 S. 16 th Ave, fence at 910 N. Broadway ⁵ 1 duplex, 1 bathroom remodel, 2 reroof, replace water heaters in 5 apartment units ⁶ Laundry/kitchen building at Cimaron, shade structure at Hiawatha Elementary, demo of small building at Irrigation Specialists			

Development Projects

- Continued meetings between WSDOT and the proponent's engineer for the proposed gas station/convenience store at Broadway and Curtis. The engineer confirmed he is also working on the stormwater design for the site, which we need before we can issue a foundation permit.
- Port property hardware store. Meetings about the Traffic Impact Analysis and Broadway turn lane.

Inspections

- The inspector completed 70 inspections in September, including 12 rental inspections and 1 business license inspection.

Code Enforcement

- Inspector had previously sent correction notices for a dangerous shed (falling in on itself) and junk vehicles. The junk vehicle property has made a lot of progress on clean-up.
- Inspector has been working with the owners of both mobile home parks and the individual trailer owners. The one unit that was condemned has been vacated and is in the process of being removed. The owner of the Othello Trailer Court brought in a 40-yard dumpster and notified their tenants to clean up around their trailers. The owners are also still exploring replacing all of the trailers with new manufactured homes and reconfiguring the park.

Rental Licensing & Inspection Program

- No new applications this month, and no new approved rental units.
- 12 rental inspections this month. We have started re-inspections for units that are more than 3 years past their original rental license. 10 sites with 18 units passed their 3-year inspection this month.

- 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 September	Status as of September 30
City Lee Street Binding Site Plan	Drawings, SEPA Checklist, and Application submitted	Started drafting Notice of Application (routed 10/1)
Hampton Development Phase 1 Major Plat	Several meetings and emails with the proponent	Waiting for last few items to make application complete for further processing.
Ochoa Lee St Short Plat	Several rounds of back and forth with surveying company, trying to get the remaining items for the application to be complete.	Waiting for 1 item before application can be determined complete.
Pegram/Fox Tail Major Plat & Dev. Agreement	Nothing new	Waiting for proponent to submit revised development agreement based on Aug. 24 Council meeting about sewer sizing, 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	Street & utility improvements accepted and final plat approved by Council. Notice of Decision sent.	Need to wait for developer to address the approval comments and then submit mylars for signatures and recording.
Wahitis Short Plat*	No change (In May, plat approved, but School District is not comfortable with their obligations the way the street & utility deferrals were granted.)	The plat may remain unfinished if these items cannot be resolved.

Grants

- Dept of Commerce Planning Update Grant, Year 2 (funding toward the required update of the Comprehensive Plan and Critical Area Ordinance). Grant documents received.

Housing & Homelessness

- Due to 2026 legislation, we will need to update the “STEP Housing” provisions (Shelters, Transitional Housing, Emergency Housing, and Permanent Supportive Housing) we adopted in

* 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.

2025. Worked with Dept of Commerce this month on what we need to change. These changes will be presented to the Planning Commission at their October meeting.

Long Range Planning

- Planning Commission continued their review of the Comprehensive Plan Future Land Use Map, this time inside city limits. We have received a total of 5 specific requests from 2 landowners so far for changes to the zoning and land use maps inside city limits.
- Planning Commission discussed a request from a local business to host recreational vehicles at their business site. The request was both for tourists (one to several nights) and longer-term use (such as a contractor in town for a few months working on a job). Staff was not able to find similar allowances in other city codes so we are drafting proposed regulations from scratch, while working with existing OMC provisions about occupancy of recreational vehicles. Discussion will continue at the October Planning Commission meeting.
- Bi-monthly meetings with the consultant working on the Comprehensive Plan and Critical Area updates. Work products this month:
 - Draft Critical Area Ordinance
 - Draft Housing Element
 - Draft Goals & Policies framework

Training

- Community Development Director attended the annual Washington City & County Planning Directors Conference. This conference is always a valuable opportunity to connect with other planning directors across the state, working on the same issues we are, as well as targeted sessions related to the work we do. Sessions this year included Washington Legislative Update, the UGA Dilemma (growth and annexation), Everyday Ethics, Economic Development, Managing Performance, and Land Use Case Law Update.
- Free Commerce webinar on Capital Facilities Element for the Comprehensive Plan Update.

Other

- Adams County Planning Commission meeting: They discussed their Comprehensive Plan update Housing Element and Transportation Element drafts, and a draft ordinance regulating data centers.