



CITY OF OTHELLO PLANNING COMMISSION

Regular Meeting 500 E. Main St. December 15, 2025 6:00 PM

1. Call to Order - Roll Call
 - a. Excused Absences
2. Public Input
3. Approval of October 20, 2025 Minutes p.3
4. Replat of Sand Hill Estates #6 Major Plat Deviations - Recommendation p.6
5. Comprehensive Plan Update – Discussion of Topic Areas p.18
6. Building & Planning Department Report
 - a. October 2025 p.45
 - b. November 2025 p.48
7. Election of Chair and Vice-Chair for 2026
8. Old Business
 - a. Subdivision Update (OMC Title 16) was adopted by Council 11-24-25.
 - b. Adams County Homeless Housing Plan presented to Board of County Commissioners 12-10-25. Scheduled for adoption 12-16-25
 - c. Housing – As time allows, we should continue to look at further implementation possibilities from the [Housing Action Plan](#) (p.15 of HAP/p.24 of PDF) p.51

Next Regular Meeting is Tuesday, January 20, 2025 at 6:00 PM

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

Webinar Link for Planning Commission Stream

<https://us06web.zoom.us/j/84188552465?pwd=J7XZ2evkdvnPEC2uuoiBSD7lZb8Isc.1>

Phone one-tap:

**+12532158782,,84188552465#,,,,*817720959# US (Tacoma)
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Join via audio:

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City of Othello
Planning Commission Meeting
October 20, 2025
Zuleica Morfin

CALL TO ORDER

Chair Chris Dorow called the meeting to order at 6:01pm.

ROLL CALL

Commissioners Present: Chair Chris Dorow, Ruth Sawyer, Rob Simmons, Alma Carmona, Maria Martinez

Remote: Daniela Voorhies, Jose Garza

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

Attendees: Council member John Lallas, Council member Angel Garza, Bob Carlson, Mike Livingston

PUBLIC INPUT

None

MINUTES APPROVAL

August 18, 2025, minutes approved. M/S Sawyer/Carmona

SUBDIVISION UPDATE - OMC TITLE 16 – PUBLIC HEARING & RECOMMENDATION TO CITY COUNCIL

When property is divided, state law requires that it be done through the subdivision process. Each jurisdiction sets local subdivision standards based on state requirements. Othello Municipal Code **Title 16: Subdivisions** is our version of that. This code is in need of a major update. There are many provisions that don't match current practice or actually conflict with other sections of the code. In addition, the Title is long, confusing, and overly complicated. Most sections of the Title have not been updated since initial adoption in 1995. The intent of updating the Subdivision Title is to streamline the process, organize it better, make it easier to understand, and eliminate discrepancies.

Chapter 16.29 DESIGN STANDARDS

Bob Carlson provided comments to staff. Most of them were correcting typos, but he also suggested there be sections for utilities of storm water and irrigation, to match the other utility sections. A small section will be added addressing those utilities.

Chapter 16.44 Violations

A violation of the subdivision ordinance would normally be handled by the City Attorney not the Code Enforcement Officer because this is not a building code violation or a nuisance.

The planning commission felt they have accomplished updating the subdivision code by simplifying it and making the process smoother but also creating opportunities for developers to utilize additional opportunities.

Public hearing was opened at 6:10pm

Ecology/Wetlands

There was a comment letter from the Washington Dept. of Ecology. Chair Chris Dorow asked for the definition of wetlands. The State standard of wetlands is water for a certain length of time, wetland vegetation, and soils showing that they've been saturated. Whether there are potential wetlands on a site is something that gets reviewed whenever a project comes in and is covered in Title 13, so this doesn't need to be included in the subdivision code.

16.10.040. Boundary line adjustment submittal standards

The language in this section will be changed to "A fee adopted by resolution of the City Council" so that it is more consistent with the other language in this code.

16.29.100 Street widths and public utility easement

60 feet of right-of-way for neighborhood streets was added back to this section because the public works design standards is still 66 feet. Projects for the last few years have been granted deviations to allow 60' right-of-way. In order to reduce the need for a developer to request a deviation, the Municipal Code should show that 60' is the width until the public works design standards are updated to show 60'.

16.29.180 Alleys—Standards

The public works standards don't have a width for commercial and industrial alleys. The 25 feet alley width in commercial and industrial zones that was originally crossed off will be left in for now.

16.29.210 Blocks—Length

Commissioners asked that this section be pointed out to the Council.

16.29.230 Blocks—Crosswalks

Commissioners thought a raised and ADA accessible crosswalk was the best way to slow traffic but might also be expensive if it's done after the development as opposed to adding it as part of a development. Council member Angel Garza said concrete is more expensive than asphalt so it would depend on what material you are using to raise the crosswalk. It was pointed out that if the crosswalk is raised, then people won't park there.

Public testimony was opened at 6:52pm. Chair Dorow called for those in support, those neutral, and those opposed to the changes proposed to the subdivision code. Hearing none, the public testimony was closed at 6:52pm.

Ms. Henning noted that there are still some comments coming in on the draft. The Public Works Director is still reviewing the draft, and the Department of Commerce scheduled a meeting with her tomorrow to discuss the draft. She did not expect major edits, only slight wording changes. She asked the Commission if they were comfortable making a recommendation at this point, knowing that there are changes still to be made.

Public hearing was closed at 6:56pm.

Motion to recommend adoption of the updated subdivision code, acknowledging that there might be slight edits. M/S Martinez/Carmona

SAND HILL ESTATES 8 MAJOR PLAT LAYOUT- PRELIMINARY DISCUSSION

Palos Verdes LLC is proposing to not continue building apartments after the 2 current buildings, and to instead finish out their property with more single-family lots. Due to the street pattern that has been

created for the proposed apartment development, this results a long dead-end street. This is not allowed by OMC 16.29.050, which limits dead-end streets to 700' and 20 dwelling units. The preliminary proposal is over 1000' and 30 lots, which could potentially be developed with more than one unit each. The developer is proposing to maintain secondary access through the apartment parking lot, but with speed bumps to discourage through traffic. This proposal has been discussed with Fire, Building, and Public Works/Engineering. The developer is also considering a street stub to the north, for possible future connectivity, although there is no street connection proposed at this time, and it is unknown how the property to the north will be developed (it is zoned light industrial and is owned by the City). Commissioners along with Council member Angel Garza discussed the street-stub and fencing of the apartments in the future. The proposed street stub could also be access for a future ballfield if it were to be developed. Bob Carlson asked Council member Angel Garza what would keep the access through the cul-de-sac open if the apartments were sold. Some sort of agreement would have to be made not allowing the new owners to close off the opening in the cul-de-sac. This topic was for discussion only, no decisions were made since there is no application yet.

ADAMS COUNTY HOMELESS HOUSING PLAN

All counties in the state are required to have a 5-Year Homeless Housing Plan. Adams County has not had one before now. The WA Dept of Commerce had some funds for Coordinated Low Income Housing Planning (CLIHP) that we were able to use to pay for preparation of a Homeless Housing Plan, along with some other housing planning services (County-Wide Planning Policies on Housing, Land Capacity Analysis for housing). We contracted with Hope Source for the Homeless Plan. A Task Force has been meeting monthly to work on this plan. At this point, there is a draft plan which will be presented to the Adams County Board of Commissioners at a public hearing Nov. 12 at 6:00 PM in the Othello District Court Room.

Commissioner Rob Simmons asked for the definition of affordable housing in dollar amount. Low income is less than 80% of the median income of the area, and moderate income is 80% to 115%. Another definition is that affordable is no more than 30% of their income for housing and utilities.

ADJOURNMENT

Having no further business, the meeting was adjourned at 7:25pm. Next meeting is Monday November 17, 2025.

Chris Dorow, Chair

Date: _____

Zuleica Morfin, Building and Planning Secretary

Date: _____

TO: Planning Commission

FROM: Anne Henning, Community Development Director

MEETING: December 15, 2025

SUBJECT: Replat of Sand Hill Estates 6 Major Plat – Deviation Requests – Recommendation to Hearing Examiner

A & Y Leasing LLC/Palos Verdes LLC has applied for the last phase of the Sand Hill Estates development north of Olympia Street. This phase includes two requests for deviations of street standards: 60' right-of-way width and a dead-end street longer than allowed by code. OMC 16.40 sets up the process for deviations.

Staff Comments

1. The Commission is reviewing only the deviation requests, to make a recommendation on whether each should be approved or denied. The major plat itself is reviewed and approved by the Hearing Examiner.
2. This plat came in before the recent updates to the Subdivision Title took effect. The process specified in the older version of the Municipal Code has inconsistencies with the actual process we use currently. When Development Code Administration (Title 19) was adopted in 2009, Subdivisions (Title 16) was not updated to reflect the Hearing Examiner taking on quasi-judicial decisions such as major plat approvals. Therefore, we have been meshing the two codes as best we could until we updated the Subdivision title to correct the inconsistencies. The process we have been using is that the Planning Commission still provides a recommendation, which is forwarded to the Hearing Examiner to review along with the plat, rather than the 1995 process where the City Council received the recommendation on deferrals and deviations to consider along with the plat.
3. The property north of the development is zoned I-1, Light Industrial. It is owned by the City but the development of this portion of the site has not been planned, so it is unknown how it might develop.
4. This property was originally planned to be a series of apartment buildings, with access through the parking lots from 8th Ave to 11th Ave. After construction of the first two apartment buildings, the property owner decided not to build more apartments and to instead create individual lots similar to the previous Sand Hill Estates Phases. This created challenges, since now there is very little street access available for the remaining land. There is no location to bring a street north from Cascade Street without removing a recently-constructed house (all lots along Cascade Street have been built on and sold).
5. Adams County Fire District 5, Engineering/Public Works, Building, and Planning staff have been discussing the layout of this project with the proponent. There is general agreement that the current proposal is the best of a difficult situation. The 9th Avenue stub street was a result of these discussions. It provides a potential way to provide more connectivity to

the location, depending on how the property to the north develops. Staff had originally suggested reserving a lot that could be developed as a street in the future, but the developer felt it would be better to develop it as a street from the beginning, so the houses would be built correctly for abutting a side street, and also so the adjoining owners would not be surprised if a street was built next to their house instead of another house.

6. Engineering/Public Works, Fire, and Planning staff are in agreement that the right-of-way width request is appropriate and recommend approval. Similar requests were approved for previous phases of the development. This discrepancy in the code has been corrected in the updated Subdivision Title.
7. Requested deviations needed to meet Municipal Code and/or Public Works Design Standards for this site are as follows:

Requirement	Developer's Proposal	Notes
66' ROW for neighborhood streets. OMC 16.29.100	60' ROW for Mt. Hood St and 9 th Ave, based on Othello reducing the requirement for the constructed width of the street, leaving an extra 3' of undeveloped ROW on each side of the street.	There is no need for the extra 6' of ROW. This deviation has been approved for previous phases. When the code was updated in Dec. 2025, this requirement was corrected.
Streets having no outlet shall serve no more than 20 dwellings nor be longer than 700'. OMC 16.29.050	Proposed Mt. Hood St is ~1000' long from 11 th and serves 31 lots. The west end terminates in a cul-de-sac but also connects to the apartment parking lot for secondary access via easement. 9 th Ave to the north will also be dedicated and improved, for potential future access to the north (depending on how that property is developed).	Staff and the proponent could not identify any alternatives for connection from the south that did not require demolition of a recently-constructed house on Cascade St. The abutting property to the north is owned by the City, and the eventual development of this portion is not currently known. It is unknown whether the 9 th Ave. stub street will connect to a future street. The plat proponent feels that as a City Councilmember, it is not appropriate for him to seek an easement across City property.

8. The comment period on the notice of application goes through Dec. 22. Since it seems unlikely we will receive comments on the deviations from anyone other than Public Works/Engineering and Fire, we are having the Commission make their recommendation

now rather than delaying the project for a month to wait for the next Commission meeting. If we do receive relevant comments before the end of the comment period that might change the Commission's recommendation, staff will bring this item back to the Commission for reconsideration of the new information.

9. The proponent initially requested a deferral of the 9th Avenue improvements, but then withdrew that request. The developer will build the 9th Avenue stub street with paving, curb, gutter, and sidewalk to the north boundary of the plat, and place some sort of deterrent to prevent unauthorized use of this street stub abutting adjacent property. The exact nature of the deterrent (bollards, cable, chain, etc.) will be determined by the City at a later date.
10. OMC 16.40 requires specific findings by the Planning Commission about the nature of the site or the area that justify granting the deferral. See staff recommendations.

Attachments

- OMC 16.40
- Deviation request letter received 11-7-25 from McArthur Engineering, representing the property owner
- Preliminary Replat of Sand Hill Estates 6 Major Plat
- Site Plan Sheet C1.0
- Fire Chief comments received 12-10-25

Staff Recommendation: Staff recommends the following:

1. That the request for 60' ROW width on neighborhood streets be approved. The extra ROW is not needed since the constructed width of the street has been reduced. The code has been corrected in a recent update.
2. That a dead-end street longer than 700' and serving more than 20 dwellings be approved as shown on the plat drawing, with the following conditions:
 - a. The dead-end street shall be connected to the parking lot of the apartment buildings and the access easement shall be noted on the face of the plat. The easement for vehicle access may be vacated and access through the parking lot restricted at such a time as dedicated and improved access is provided through 9th Avenue to the existing City street system; however, emergency access and pedestrian access shall be maintained permanently.
 - b. Vehicle access north of the north boundary of the 9th Ave. stub shall be limited to emergency use only. At the north end of the street, the proponent shall place bollards or otherwise prevent unauthorized access using a method approved by the Public Works Director. Parking on the street stub may be restricted in order to maintain access in case of emergency.

This deviation is justified by the nature of the surrounding development, with no access available to the south and the uncertainty of the development pattern to the north.

Action: The Planning Commission should discuss each deviation request and make a recommendation on each to the Hearing Examiner. The Commission should make findings of fact to support each recommendation.

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 city council with the preliminary plat and with the planning commission's findings, conclusions and recommendations.
- (b) The planning commission shall not grant 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, the planning commission may waive, defer or deviate from the requirements set forth in this title.
 - (2) In granting waivers, deviations and deferrals, the planning commission may require such conditions as will secure, insofar as practicable, the objectives of the requirement waived or deferred. Any waiver, deviation or deferral authorized shall be entered in the minutes of the planning commission together with the circumstances that justify the waiver, deviation or deferral granted.
- (c) If a short plat has not been approved as final within six months after the waiver, deferral or deviation is granted, that waiver, deferral or deviation shall become null and void. (Ord. 1270 § 1 (part), 2008: Ord. 947 § 2 (part), 1995).

City of Othello
500 East Main Street
Othello, Washington 99344

Received By
Othello Bldg & Planning
November 07 2025



Attn: Robin Adolphsen ~ *City Engineer*

**RE: REPLAT OF SAND HILL ESTATES VI
Design Deviation Requests**

Dear Robin:

The following shall serve as our Client's formal request to deviate from the City of Othello, Washington (City) Codes (Othello Municipal Code – OMC), and City adopted design standards and requirements, for the above project:

- **OMC 16.29.050 – Dead End Street – Number of Cul de Sac Street:**

As shown on the face of the submitted Preliminary Plat and Conceptual Site Plan, the proposed Mt. Hood Street improvements terminate at a cul de sac turnaround, intentionally separating the proposed single-family residential Lots from the multi-family Lot (existing structures and parking lot improvements). The proposed extension of Mt. Hood Street shall serve thirty-one (31) single family residential Lots, which would exceed the allowable number of residences on a dead-end street per the OMC; however, the proposed development would provide an ingress/egress access easement, and an approach, to the multi-family Lot, connecting the proposed cul de sac turnaround to the multi-family parking lot improvements, for ingress/egress access to the 8th Avenue right-of-way. In addition, the proposed development shall dedicate right-of-way for the future extension of 9th Avenue, to connect to the City of Othello owned property that is adjacent to the North boundary of this development. Once this right-of-way is improved, the number of residences on the dead-end street would be reduced to eight (8), bringing it into compliance with OMC requirements.

- **OMC 16.29.100 – Neighborhood Street - Right of Way Width:**

As shown on the face of the submitted Preliminary Plat and Conceptual Site Plan, the proposed Mt. Hood Street right-of-way width is sixty (60) foot wide, while the OMC right-of-way width for a Neighborhood Street classification requires a sixty-six (66) foot right-of-way. This design deviation request is based on the City of Othello's adopted Neighborhood Street section, providing for a thirty-seven (37) foot wide street section, measured from top back of curb to top back of curb (forty-seven (47) feet from top back of sidewalk to top back of sidewalk), with a remainder of 6.5-feet of dedicated City right-of-way behind each sidewalk, to be maintained by the adjacent homeowner (per OMC). This request has been previously accepted for other constructed phases of the Sand Hill Estates development.

Thank you for your time and consideration of the above requests. Please feel free to contact me at 208.446.3307 or scott@mcArthur-eng.com if you have any questions.



11/07/2025

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REPLAT OF SAND HILL ESTATES #6

A REPLAT OF SAND HILL ESTATES #6, LOCATED IN A PORTION OF FARM UNITS 87 AND 88, IRRIGATION BLOCK 45, COLUMBIA BASIN PROJECT,
LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 34,
TOWNSHIP 16 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN,
CITY OF OTHELLO, ADAMS COUNTY, WASHINGTON

Received By
Othello Bldg & Planning
November 07 2025

LEGAL DESCRIPTION

A PORTION OF FARM UNITS 87 AND 88, IRRIGATION BLOCK 45, COLUMBIA BASIN PROJECT, AND A PORTION OF LOT 1, BLOCK 1, SAND HILL ESTATES #6, LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, ADAMS COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, FROM WHICH THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 34, BEARS NORTH 88°33'42" EAST, A DISTANCE OF 2641.61 FEET, AS SHOWN ON THE RECORD OF SURVEY, RECORDED IN VOLUME "S" OF SURVEYS, PAGE 1215, RECORDS OF ADAMS COUNTY, WASHINGTON;

THENCE NORTH 00°51'55" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 34, A DISTANCE OF 1318.77 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF THE NORTHEAST QUARTER OF SAID SECTION 34;

THENCE NORTH 88°33'42" EAST ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 34, A DISTANCE OF 40.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF 7TH AVENUE, AND THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88°33'42" EAST ALONG SAID NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 34, A DISTANCE OF 1364.75 FEET;

THENCE SOUTH 01°26'18" EAST LEAVING SAID NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 34, A DISTANCE OF 301.71 FEET TO THE NORTHEAST CORNER OF LOT 17, BLOCK 5, SAND HILL ESTATES #4, AS RECORDED IN VOLUME 3, AT PAGE 276, AUDITOR'S FILE NO. 333248, RECORDS OF ADAMS COUNTY, WASHINGTON;

THENCE SOUTH 88°33'42" WEST ALONG THE NORTH LINE OF SAID LOT 17, A DISTANCE OF 114.01 FEET TO A POINT ON THE EAST LINE OF LOT 16, BLOCK 5, SAND HILL ESTATES #4;

THENCE NORTH 01°23'43" WEST ALONG SAID EAST LINE OF LOT 16, A DISTANCE OF 13.71 FEET TO THE NORTHEAST CORNER OF SAID LOT 16;

THENCE SOUTH 88°33'42" WEST ALONG THE NORTH LINE OF SAID BLOCK 5, SAND HILL ESTATES #4, A DISTANCE OF 964.48 FEET TO THE NORTHWEST CORNER OF LOT 2, BLOCK 5, SAND HILL ESTATES #4;

THENCE SOUTH 01°26'18" EAST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 34.71 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 5, SAND HILL ESTATES #4;

THENCE SOUTH 88°33'42" WEST, A DISTANCE OF 289.50 FEET TO SAID EAST RIGHT-OF-WAY LINE OF 7TH AVENUE;

THENCE NORTH 00°51'55" WEST ALONG SAID EAST RIGHT-OF-WAY LINE OF 7TH AVENUE, A DISTANCE OF 322.72 FEET TO THE POINT OF BEGINNING;

CONTAINING 405,070 SQUARE FEET OR 9.299 ACRES, MORE OR LESS.

SUBJECT TO:

EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD AND OR APPEARING ON SAID ABOVE DESCRIBED PARCEL.

A COVENANT FOR EXTENSION OF MUNICIPAL UTILITIES THROUGH THE PLAT WAS RECORDED SIMULTANEOUSLY WITH THIS PLAT AS AUDITOR'S FILE NO. _____ RECORDS OF ADAMS COUNTY, WASHINGTON.

DEDICATING:

60.00 FEET FOR 9TH AVENUE AND MT. HOOD STREET, AS SHOWN HEREON.

GRANTING:

10.00 UTILITY EASEMENT, ADJACENT TO ALL RIGHTS-OF-WAY, AS SHOWN ON THE FACE OF THIS PLAT.

EASEMENTS FOR UTILITIES AS SHOWN HEREON ARE HEREBY GRANTED OVER THE RIGHTS-OF-WAY FOR THE STREETS AND ADJOINING SAID STREETS AND ITS PERMITTED SERVING UTILITIES FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, PROTECTION, INSPECTION AND OPERATION OF THEIR RESPECTIVE FACILITIES, TOGETHER WITH THE RIGHT TO PROHIBIT CHANGES IN GRADE TO ABOVE AND BELOW INSTALLED FACILITIES AND THE RIGHT TO PROHIBIT, TRIM AND/OR REMOVE TREES, BUSHES, LANDSCAPING, WITHOUT COMPENSATION AND TO PROHIBIT BRICK, ROCK OR WATERWORN STRUCTURES THAT MAY INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, RELIABILITY, MAINTENANCE, AND SAFE OPERATION OF SAME. STORM DRAIN DRY WELLS AND WATER METER BOXES SHALL NOT BE PLACED WITHIN THE EASEMENTS; HOWEVER, LATERAL CROSSINGS BY STORM DRAIN, WATER AND SEWER LINES ARE PERMITTED.

SHOULD ANY UTILITY TRENCH BE EXCAVATED BEYOND THE LIMITS OF THE EASEMENT(S) CREATED UNDER THE EASEMENT AND/OR MAINTENANCE AGREEMENT, OR THE UTILITY EASEMENT(S) DEDICATED IN THIS PLAT, THE APPLICABLE EASEMENT(S) SHALL BE DEEMED AMENDED AND MODIFIED SUCH THAT THE EASEMENT COVERS THE ACTUAL PHYSICAL LOCATION OF THE INSTALLED UTILITIES.

NOTWITHSTANDING ANYTHING ABOVE OR IN THE EASEMENT AND/OR MAINTENANCE AGREEMENTS TO THE CONTRARY, NO UTILITY EASEMENT CREATED BY DEDICATION IN THIS PLAT OR UNDER THE EASEMENT AND/OR MAINTENANCE AGREEMENTS MAY BE RELOCATED OR MATERIALLY AMENDED WITHOUT THE CONSENT OF ANY SERVING UTILITY COMPANY THAT HAVE THEN INSTALLED A UTILITY OR FACILITY WITHIN ANY PORTION OF THE EASEMENT TO BE RELOCATED OR SO AMENDED.

SERVING UTILITY COMPANIES ARE ALSO GRANTED THE RIGHT TO INSTALL UTILITIES ACROSS BORDER EASEMENTS AND FUTURE ACQUISITION AREAS.

VACATING:

VACATING THAT PORTION OF THE UTILITY, MAINTENANCE, AND REPAIR EASEMENT SHOWN ON THE PLAT OF SAND HILL ESTATES #6 (R13) LYING WITHIN THE RIGHT-OF-WAY FOR MT. HOOD STREET DEDICATED ON THIS PLAT.

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF ADAMS

} ss.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ANGEL GARZA IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE GOVERNOR OF PALOS VERDES, LLC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED

SIGNATURE

TITLE

MY APPOINTMENT EXPIRES: _____

DEDICATION

THE OWNER OF THE LAND DESCRIBED HEREIN IN FEE SIMPLE IS PALOS VERDES, LLC. THE OWNER DECLARES THIS PLAT AND DEDICATES TO THE PUBLIC FOREVER, ALL STREETS, ROADS, ALLEYS, EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN THEREON FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USES SHOWN ON THIS PLAT.

DATED

ANGEL GARZA (GOVERNOR)

OWNER INFORMATION

PALOS VERDES, LLC.
P.O. BOX 464
OTHELLO, WASHINGTON 99344

CITY ENGINEER CERTIFICATION UNITED STATES DEPARTMENT OF

EXAMINED AND APPROVED BY THE OTHELLO PUBLIC WORKS DEPARTMENT ON _____, 2025.

CITY ENGINEER

AUDITORS CERTIFICATION

FILED FOR RECORD AT THE REQUEST OF PALOS VERDES, LLC.
THIS _____ DAY OF _____, 2025 AT _____ M.,
AND RECORDED IN VOLUME _____ OF PLATS, AT PAGE _____,
RECORDS OF ADAMS COUNTY, WASHINGTON.

ADAMS COUNTY AUDITOR

BY DEPUTY AUDITOR

TREASURERS CERTIFICATION

THIS IS TO CERTIFY THAT ALL TAXES AND ASSESSMENTS WHICH ARE NOW DUE AND PAYABLE ACCORDING TO THE RECORDS OF ADAMS COUNTY HAVE BEEN FULLY PAID.

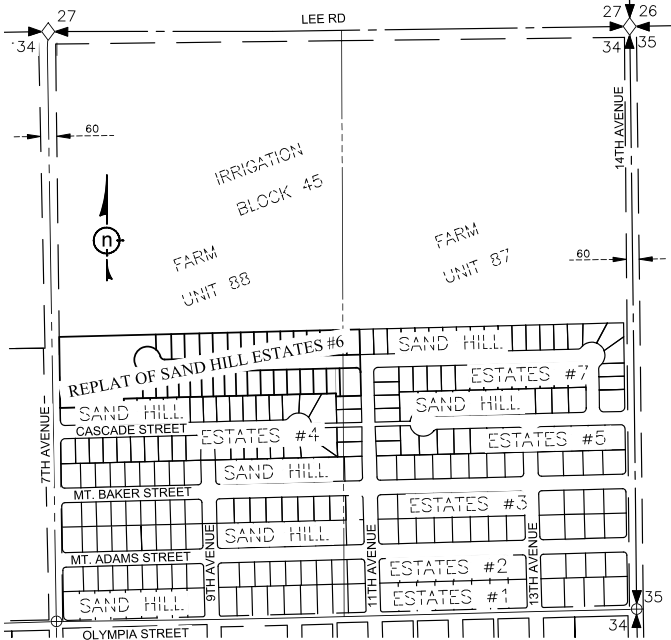
ADAMS COUNTY TREASURER

DATED

CITY ADMINISTRATOR CERTIFICATION

EXAMINED AND APPROVED BY THE OTHELLO CITY ADMINISTRATOR ON _____, 2025.

CITY ADMINISTRATOR



VICIN 999 12 AP 51

1:400

BUREAU OF RECLAMATION CONCURRENCE FOR THIS PLAT IS LIMITED TO THE EXTENT OF THE PLAT'S COMPLIANCE WITH THE REQUIREMENTS OF RCW 58.17.310

DRAIN CONSTRUCTION:

RIISING GROUND WATER TABLES ARE COMMON IN IRRIGATION PROJECTS. FEDERAL DRAIN CONSTRUCTION FUNDS ARE NOT AVAILABLE FOR DRAINING OF SUBDIVISIONS AND OTHER AREAS NOT IN A COMMERCIAL AGRICULTURAL USE, UNLESS SUCH DRAINAGE IS INCIDENTAL TO THE REQUIRED DRAINAGE OF ADJACENT AGRICULTURAL LAND AND MEETS FEDERAL TECHNICAL AND ECONOMIC FEASIBILITY REQUIREMENTS.

THIS LAND IS INCLUDED WITHIN THE EAST COLUMBIA BASIN IRRIGATION DISTRICT AND IS SUBJECT TO THE LAWS OF THE UNITED STATES AND THE STATE OF WASHINGTON RELATIVE TO THE COLUMBIA BASIN PROJECT AND IS LIABLE FOR FURTHER ASSESSMENTS, IF ANY, LEVIED BY SAID DISTRICT. IT IS ALSO UNDERSTOOD AND AGREED THAT WHEN THIS PLAT IS SERVED BY CITY STREETS, IRRIGABLE LAND WITHIN THE STREET RIGHT-OF-WAY OR ISOLATED BY SAID DEDICATION WILL NOT BECOME A CHARGE ASSESSABLE TO THE CITY OF OTHELLO AND PAYABLE TO THE EAST COLUMBIA BASIN IRRIGATION DISTRICT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF THE PROJECT.

EAST COLUMBIA BASIN IRRIGATION DISTRICT SECRETARY-MANAGER DATE

BUREAU OF RECLAMATION DATE

IRRIGATION APPROVAL

WATER SUPPLY: CONCURRENCE BY THE BUREAU OF RECLAMATION FOR THIS PLAT DOES NOT ASSURE THE AVAILABILITY OF A WATER SUPPLY, NOR DOES IT BIND THE UNITED STATES TO ISSUE A PERMANENT RIGHT FOR A FEDERAL WATER SUPPLY. A SUPPLY OF FEDERAL PROJECT WATER TO THIS LAND IS ASSURED ONLY UPON FULL COMPLIANCE WITH COROLLARY FEDERAL AND STATE LEGISLATION.

BUREAU OF RECLAMATION DATE

USBR NOTES

LANDOWNERS WITHIN THE COLUMBIA BASIN PROJECT AREA SHOULD BE AWARE OF EXISTING RECLAMATION AND IRRIGATION DISTRICTS RIGHTS TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN PROJECT FACILITIES AS NECESSARY, ANY WORK THAT WILL INVOLVE THESE FACILITIES OR THE EXISTING RIGHTS OF WAY MUST BE REVIEWED AND APPROVED BY RECLAMATION AND THE AFFECTED DISTRICT PRIOR TO PROCEEDING. STRUCTURES INCLUDING, BUT NOT LIMITED TO, TEMPORARY IMPROVEMENTS SUCH AS PAVING, FENCING, AND LANDSCAPING ARE PROHIBITED FROM ENCRDACHING UPON EXISTING RIGHT OF WAY CORRIDORS WITHOUT PRIOR APPROVAL BY RECLAMATION AND THE DISTRICT.

UNDERGROUND IRRIGATION AND DRAINAGE FACILITIES:

BUILDINGS AND OTHER PERMANENT STRUCTURES ARE NOT TO BE ERECTED ABOVE UNDERGROUND COLUMBIA BASIN PROJECT IRRIGATION AND DRAINAGE FACILITIES, ANY ENCRDACHMENTS ONTO CBP RIGHTS OF WAY INCLUDING BUT NOT LIMITED TO, TEMPORARY IMPROVEMENTS SUCH AS PAVING, FENCING, AND LANDSCAPING REQUIRE A DISTRICT PERMIT.

IRRIGATION EASEMENT NOTE

THE USBR IRRIGATION FACILITY EASEMENTS (CANALS, DRAINS, ETC.), SHOWN ON THE REFERENCED FARM UNIT PLAT MAPS WERE POSITIONED ON THE SHORT PLAT USING BEST FIT PROPORTIONING AND BALANCING METHODS BY RELATING MEASURED SECTION LINES WITH FARM UNIT LINES TO THE RECORD USBR SECTION LINES AND FARM UNIT LINES.

THESE EASEMENT LOCATIONS MAY NOT EXACTLY FIT THE ACTUAL POSITIONS OF THE IRRIGATION FACILITIES ON THE GROUND. IT IS THE RESPONSIBILITY OF THE OWNER/PURCHASERS OF LOTS IN THE SHORT PLAT TO COORDINATE WITH THE UNITED STATES BUREAU OF RECLAMATION AND/OR THE IRRIGATION DISTRICT TO DETERMINE THE EXACT LOCATION OF THE IRRIGATION FACILITIES ON THE GROUND PRIOR TO ANY CONSTRUCTION ACTIVITIES.

SURVEYOR'S CERTIFICATION AND DECLARATION

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS ACTUALLY SURVEYED.

I HEREBY DECLARE THAT THE REPLAT OF SAND HILL ESTATES #6 IS BASED ON AN ACTUAL SURVEY AND SUBDIVISION OF A PORTION OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 29 EAST, W.M., THAT THE DISTANCES AND COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF; AND THAT PROPER MONUMENTS HAVE BEEN SET AND LOT CORNERS ARE STAKED ON THE GROUND.



Digitally signed by
Joshua A. Bagley

Date: 2025.11.06
20:08:23 -08'00'

7600 N. MINERAL DR., STE. 900 • COEUR D'ALENE, ID 83815
PHONE: (208) 772-6501 • FAX: (208) 772-6619
WWW.J2SURVEY.COM

JOSHUA A. BAGLEY
PLS 42105

DATE: NOVEMBER, 2025
PROJECT NUMBER: 2024-052

SHEET 1 OF 3

EQUIPMENT & PROCEDURES

THIS SURVEY WAS ACCOMPLISHED BY A COMBINATION OF A FIELD TRAVERSE UTILIZING A TOPCON TOTAL STATION WITH A STANDARD DEVIATION OF 1.0 SECONDS FOR A HORIZONTAL ANGLE MEASUREMENT AND A STANDARD DEVIATION OF 2MM+2PPM FOR A DISTANCE MEASUREMENT AND GLOBAL POSITIONING SYSTEM SURVEY PROCEDURES.

LINEAR AND ANGULAR CLOSURE OF THE TRAVERSE MEETS THE STANDARDS OF WAC 332-130-090.

REPLAT OF SAND HILL ESTATES #6

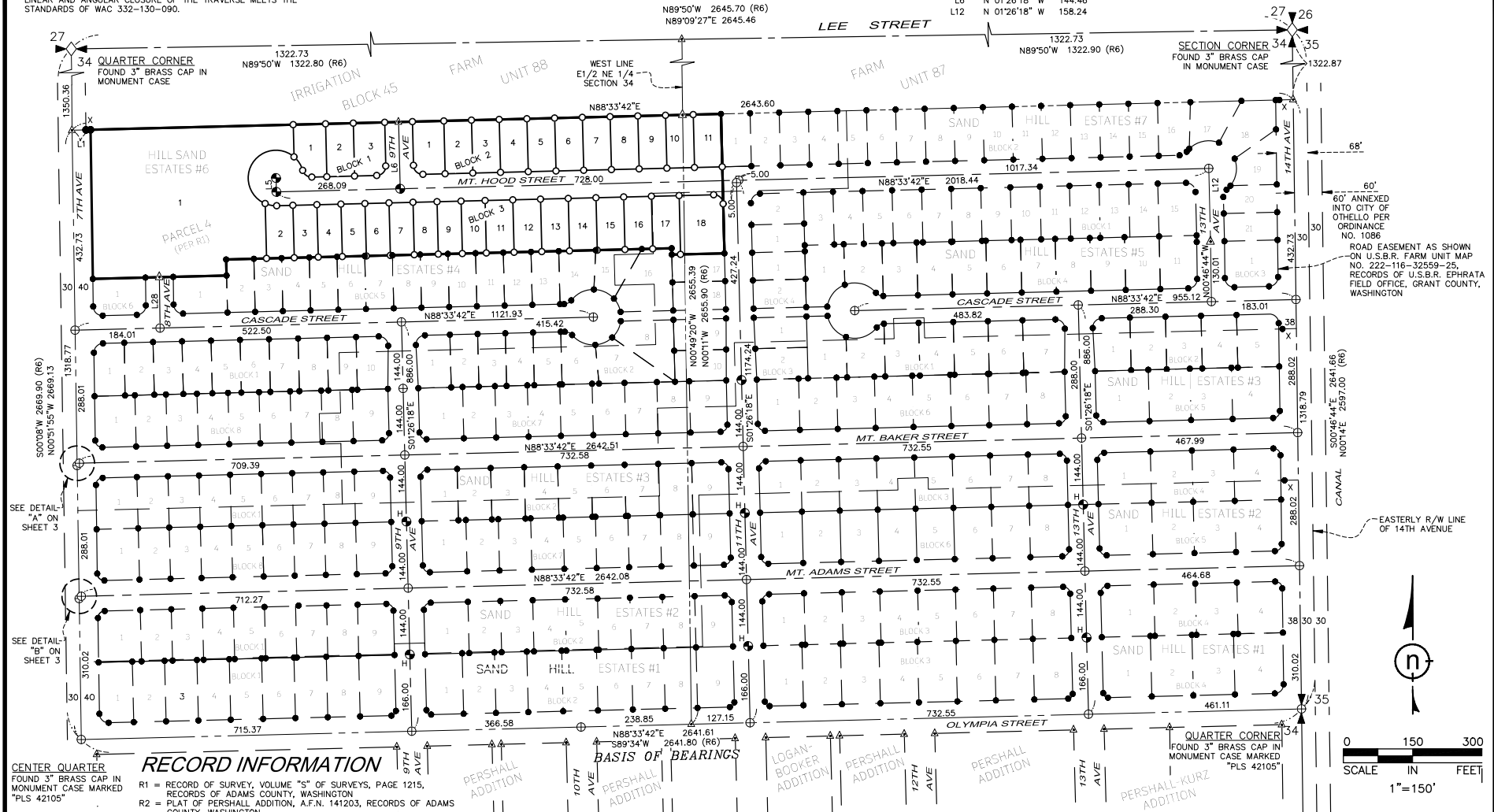
A REPLAT OF SAND HILL ESTATES #6, LOCATED IN A PORTION OF FARM UNITS 87 AND 88, IRRIGATION BLOCK 45, COLUMBIA BASIN PROJECT, LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, CITY OF OTHELLO, ADAMS COUNTY, WASHINGTON

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 88°33'42" E	40.00
L5	S 01°26'18" E	30.00
L6	N 01°26'18" W	144.46
L12	N 01°26'18" W	158.24

BASIS OF BEARINGS

THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, BEARS NORTH 88°33'42" EAST, AS SHOWN ON THE PLAT OF SAND HILL ESTATES #1 MAJOR PLAT (R8), RECORDED IN VOLUME 3 OF PLATS, PAGE 243, RECORDS OF ADAMS COUNTY, WASHINGTON.



CENTER QUARTER FOUND 3" BRASS CAP IN MONUMENT CASE MARKED "PLS 42105"

RECORD INFORMATION

- R1 = RECORD OF SURVEY, VOLUME "S" OF SURVEYS, PAGE 1215, RECORDS OF ADAMS COUNTY, WASHINGTON
- R2 = PLAT OF PERSHALL ADDITION, A.F.N. 141203, RECORDS OF ADAMS COUNTY, WASHINGTON
- R3 = PLAT OF PERSHALL-KURZ ADDITION, A.F.N. 94901, RECORDS OF ADAMS COUNTY, WASHINGTON
- R4 = RECORD OF SURVEY, VOLUME "S" OF SURVEYS, PAGE 365, RECORDS OF ADAMS COUNTY, WASHINGTON
- R5 = MIGRANT PRE-SCHOOL SHORT PLAT, VOLUME 1, PAGE 344, A.F.N. 295297, RECORDS OF ADAMS COUNTY, WASHINGTON
- R6 = FINAL FARM UNIT PLAT OF IRRIGATION BLOCK 45, DATED 9/25/1962
- R7 = OTHELLO MUNICIPAL CODE 16.29.120
- R8 = PLAT OF SAND HILL ESTATES #1 MAJOR PLAT, VOLUME 3, PAGE 243, A.F.N. 318253, RECORDS OF ADAMS COUNTY, WASHINGTON
- R9 = PLAT OF SAND HILL ESTATES #2 MAJOR PLAT, VOLUME 3, PAGE 254-257, A.F.N. 325254, RECORDS OF ADAMS COUNTY, WASHINGTON
- R10 = PLAT OF SAND HILL ESTATES #3 MAJOR PLAT, VOLUME 3, PAGE 267, A.F.N. 330082, RECORDS OF ADAMS COUNTY, WASHINGTON
- R11 = PLAT OF SAND HILL ESTATES #4 MAJOR PLAT, VOLUME 3, PAGE 276, A.F.N. 333248, RECORDS OF ADAMS COUNTY, WASHINGTON
- R12 = PLAT OF SAND HILL ESTATES #5 MAJOR PLAT, VOLUME 3, PAGE 281, A.F.N. 335043, RECORDS OF ADAMS COUNTY, WASHINGTON
- R13 = PLAT OF SAND HILL ESTATES #6 MAJOR PLAT, VOLUME 1, PAGE 820, A.F.N. 339238, RECORDS OF ADAMS COUNTY, WASHINGTON
- R14 = PLAT OF SAND HILL ESTATES #7 MAJOR PLAT, VOLUME 3, PAGE 303, A.F.N. 339239, RECORDS OF ADAMS COUNTY, WASHINGTON

BASIS OF BEARINGS

LEGEND

- ▲ = CALCULATED POINT (NOTHING FOUND OR SET)
- = SET 5/8"x30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 42105"
- = SET 2" BRASS CAP ON A 5/8"x30" REBAR IN MONUMENT CASE MARKED "H2 PLS 42105"
- ⊕ = FOUND 2" BRASS CAP IN MONUMENT CASE MARKED "H2 PLS 42105"
- ✱ = FOUND 5/8" REBAR & CAP MARKED "PLS 46321"
- = FOUND 5/8" REBAR & CAP MARKED "H2 PLS 42105"
- ◇ = FOUND 3" BRASS CAP IN MONUMENT CASE
- = PROPOSED LOT LINES
- - - = EASEMENT LINE
- = CENTER LINE
- - - = ADJOINER LINE
- = SECTION LINE
- - - = QUARTER SECTION LINE
- - - = SIXTEENTH SECTION LINE

SECTION INDEX



Digitally signed by
Joshua A. Bagley
Date: 2025.11.06
20:09:05 -08'00'



JOSHUA A. BAGLEY
PLS 42105

DATE: NOVEMBER, 2025
PROJECT NUMBER: 2024-052
MINERAL DR., STE. 900 • COEUR D'ALENE, ID 83815
PHONE: (208) 772-8600 FAX: (208) 772-6619
WWW.J2SURVEY.COM



REPLAT OF SAND HILL ESTATES #6

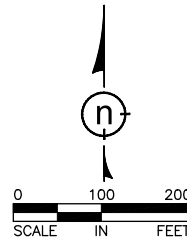
A REPLAT OF SAND HILL ESTATES #6, LOCATED IN A PORTION OF FARM UNITS 87 AND 88, IRRIGATION BLOCK 45, COLUMBIA BASIN PROJECT,
LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 34,
TOWNSHIP 16 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN,
CITY OF OTHELLO, ADAMS COUNTY, WASHINGTON

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 88°33'42" E	40.00	L8	N 00°51'55" W	5.00
L2	S 01°26'18" E	301.71	L9	N 88°33'42" E	5.00
L3	N 01°23'43" W	13.71	L10	N 00°51'55" W	5.00
L4	S 01°26'18" E	34.71	L11	N 88°33'42" E	5.00
L5	S 01°26'18" E	30.00	L12	N 01°26'18" W	158.24
L6	N 01°26'18" W	144.46	L13	S 01°26'18" W	144.00
L7	N 00°51'55" W	110.00			

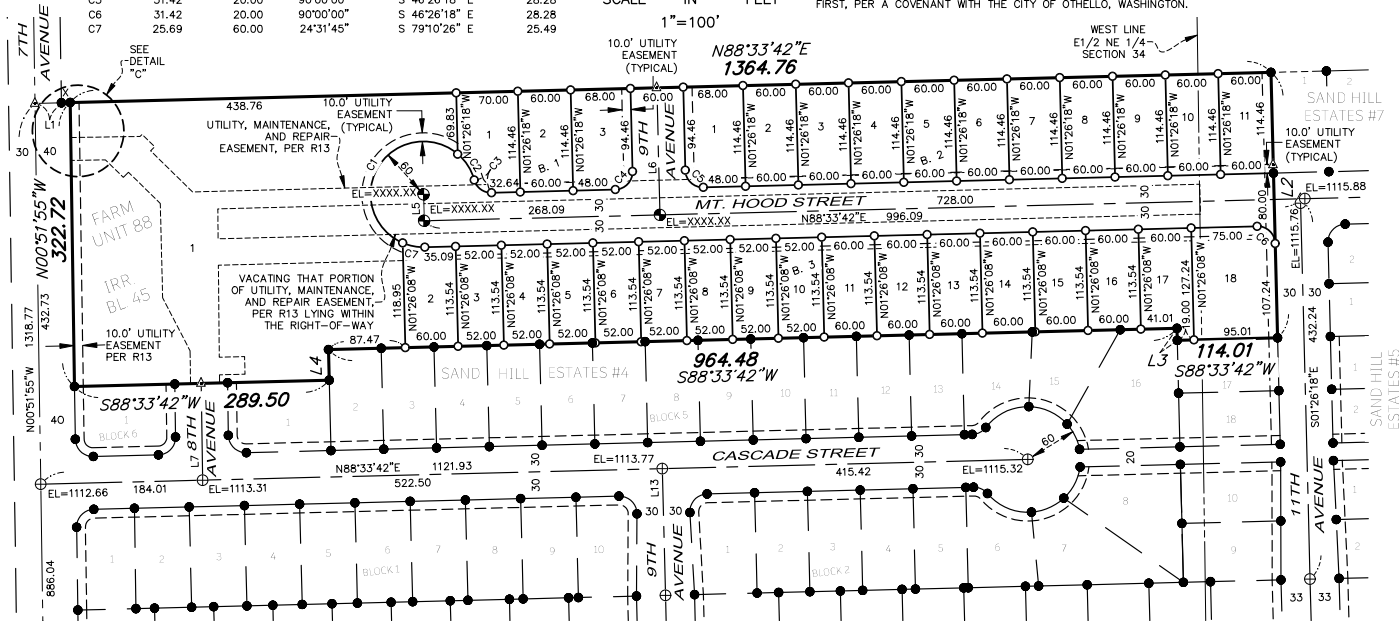
CURVE TABLE

CURVE	ARC DISTANCE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	206.72	60.00	197°24'10"	N 31°47'32" E	118.62
C2	35.18	60.00	33°35'26"	S 32°42'40" E	34.67
C3	26.36	20.00	75°31'21"	S 53°40'38" E	24.49
C4	31.42	20.00	90°00'00"	N 43°33'42" E	28.28
C5	31.42	20.00	90°00'00"	S 46°28'18" E	28.28
C6	31.42	20.00	90°00'00"	S 46°28'18" E	28.28
C7	25.69	60.00	24°31'45"	S 79°10'26" E	25.49

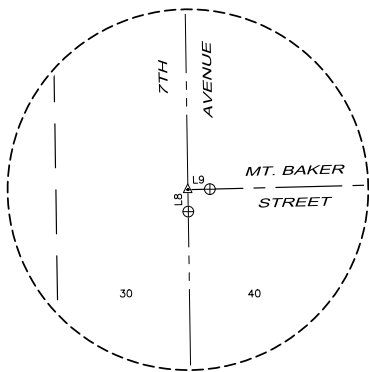


SURVEYOR'S NOTES

1. PROPOSED LOT WILL BE SERVED BY THE CITY OF OTHELLO SEWER AND WATER.
2. PRELIMINARY SURVEY FOR THIS PLAT PERFORMED ON FEBRUARY 2ND, 2024.
3. THIS PROJECT IS ON THE USBR AND CITY OF OTHELLO VERTICAL DATUM.
4. THE HORIZONTAL DATUM FOR THIS PROJECT IS WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
5. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
6. THE CONSTRUCTION OF MUNICIPAL UTILITIES TO THE EAST BOUNDARY OF THIS PLAT HAVE BEEN DEFERRED UNTIL THE COMPLETION OF THE 6TH APARTMENT BUILDING, OR SEPTEMBER 30, 2029, WHICHEVER COMES FIRST, PER A COVENANT WITH THE CITY OF OTHELLO, WASHINGTON.
7. THE CONSTRUCTION OF STREET AND UTILITY IMPROVEMENTS TO 11TH AVENUE HAVE BEEN DEFERRED UNTIL THE COMPLETION OF THE 6TH APARTMENT BUILDING, OR SEPTEMBER 30, 2029, WHICHEVER COMES FIRST, PER A COVENANT WITH THE CITY OF OTHELLO, WASHINGTON.

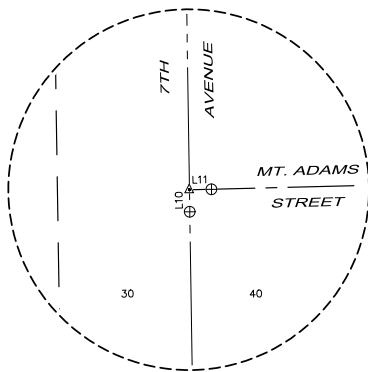


CENTER QUARTER
FOUND 3" BRASS CAP IN
MONUMENT CASE MARKED
"PLS 42105"



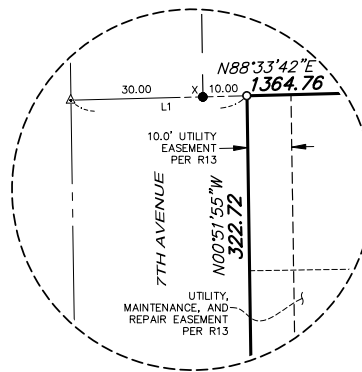
DETAIL "A"

SCALE = 1:20



DETAIL "B"

SCALE = 1:20



Page 14 of 15
DETAIL "C"

SCALE = 1:20

LEGEND

- △ = CALCULATED POINT (NOTHING FOUND OR SET)
- = SET 5/8"x30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 42105"
- ⊕ = SET 2" BRASS CAP ON A 5/8"x30" REBAR IN MONUMENT CASE MARKED "H2 PLS 42105"
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- ⊕ = FOUND 3" BRASS CAP IN MONUMENT CASE
- ⊕ = FOUND 2" ALUMINUM CAP MARKED "H2 PLS 42105"
- ⊕ = WITNESS CORNER SET 5/8"x30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 42105"
- = PROPOSED LOT LINES
- = EASEMENT LINE
- = EASEMENT LINE
- = CENTER LINE
- = ADJOINER LINE
- = RIGHT-OF-WAY LINE
- = SECTION LINE
- = QUARTER SECTION LINE
- = SIXTEENTH SECTION LINE

LOT AREA TABLE

LOT	BLOCK	AREA (SQ. FT.)	AREA (AC.)
1	1	7,341	0.169
2	1	6,868	0.158
3	1	7,697	0.177
LOT	BLOCK	AREA (SQ. FT.)	AREA (AC.)
1	2	7,698	0.177
2	2	6,868	0.158
3	2	6,868	0.158
4	2	6,868	0.158
5	2	6,868	0.158
6	2	6,868	0.158
7	2	6,868	0.158
8	2	6,868	0.158
9	2	6,868	0.158
10	2	6,868	0.158
11	2	6,868	0.158
LOT	BLOCK	AREA (SQ. FT.)	AREA (AC.)
1	3	119,122	2.735
2	3	6,856	0.157
3	3	5,904	0.136
4	3	5,904	0.136
5	3	5,904	0.136
6	3	5,904	0.136
7	3	5,904	0.136
8	3	5,904	0.136
9	3	5,904	0.136
10	3	5,904	0.136
11	3	6,812	0.156
12	3	6,812	0.156
13	3	6,812	0.156
14	3	6,812	0.156
15	3	6,812	0.156
16	3	6,812	0.156
17	3	7,073	0.162
18	3	12,003	0.276



Digitally signed by
Joshua A. Bagley
Date: 2025.11.06
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JOSHUA A. BAGLEY
PLS 42105



7600 N. MINERAL DR., STE. 900 • COEUR D'ALENE, ID 83815
PHONE: (208) 772-6500 • FAX: (208) 772-6619
WWW.H2SURVEY.COM

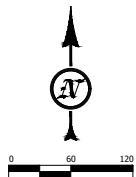
DATE: NOVEMBER, 2025
PROJECT NUMBER: 2024-052

SHEET 3 OF 3

CONCEPTUAL SITE PLAN REPLAT OF SAND HILL ESTATES VI SEC. 34, TWN. 16 NORTH, RNG. 29 EAST, W.M. ADAMS COUNTY CITY OF OTHELLO, WASHINGTON

LEGEND:

- △ CALCULATED POSITION
- FOUND REBAR
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ SANITARY SEWER MANHOLE
- ⊕ CATCH BASIN
- ⊕ DRYWELL
- ⊕ BLOW-OFF ASSEMBLY
- ⊕ SANITARY SEWER CLEAN OUT
- ⊕ SITE LIGHTING
- ADJACENT PROPERTY LINE
- BOUNDARY LINE
- 1115 EXISTING CONTOUR
- 1115 PROPOSED CONTOUR
- SANITARY SEWER (SIZE VARIES)
- WATER LINE (SIZE VARIES)
- IRRIGATION LINE
- EASEMENT LINE
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- EXISTING ASPHALT
- EXISTING CONCRETE

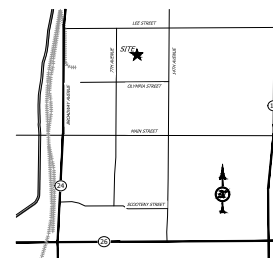


PARKING MATRIX:

REQUIRED: 99 SPACES
MULTI-FAMILY: 2/UNIT/UNIT UNITS - 98
OFFICE: 3 SPACES (INCLUDES ADA PARKING & LOADING)
PROPOSED: 99 SPACES

CONTACT INFORMATION:

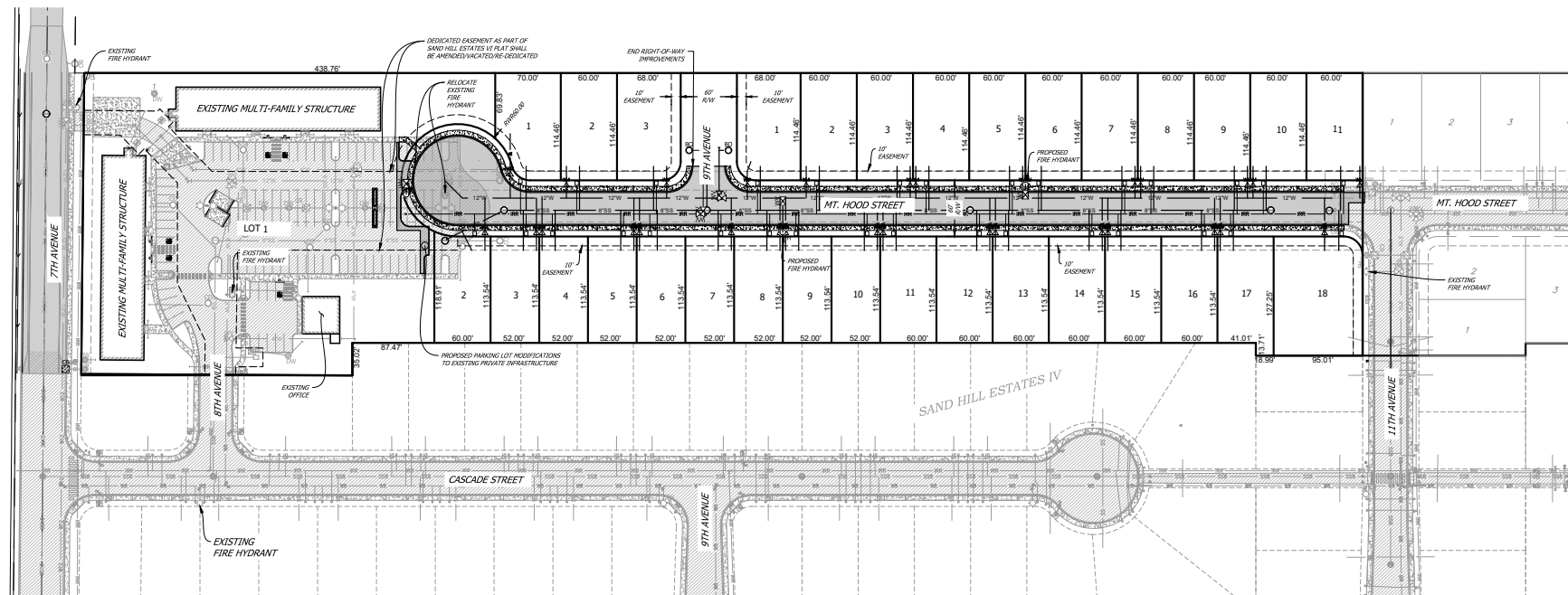
PROJECT ENGINEER: M'ARTHUR ENGINEERING
SCOTT M'ARTHUR, PE
PO BOX 2488
KOTY FALLS, IDAHO 83877
TEL: 308.964.0481
PROJECT DEVELOPER: PALIS VERDES LLC
ANGEL GARCIA
PO BOX 494
OTHELLO, WASHINGTON 99344
TEL: 509.889.0535



VICINITY MAP
NOT

SHEET INDEX:

CL.0 - OVERVIEW
CL.1 - TYPICAL STREET SECTIONS
CL.2 - MT. HOOD STREET CONCEPT PLAN
CL.3 - MT. HOOD STREET CONCEPT PLAN



M'ARTHUR ENGINEERING
MARTHURENGINEERING.COM (509) 444-1307
PO BOX 2488, KOTY FALLS, ID 83877

REPLAT OF SAND HILL ESTATES VI
CONCEPTUAL SITE PLAN
CITY OF OTHELLO, WASHINGTON

Know what's below.
Call before you dig.

SURVEYED: TBD
DESIGNED: S/M
DRAWN: JDS
CHECKED: S/M

OVERVIEW

SHEET: CL.0
PROJECT: ME2025-001
DATE: 11/07/2025

Anne Henning

From: Tom Salsbury <tsalsbury@ACFD5.COM>
Sent: Tuesday, December 9, 2025 2:58 PM
To: Anne Henning
Subject: RE: Replat of Sand Hill 6 - ROW width and dead-end street

The 9th street exit would just give us another way to get people out in an emergency would rather have them out in the field then in our way. It would be a lot easier to cut a cable or chain then remove bollards if he would like to do that.

Yes if 9th would go through to city street system we could cable or chain that exit to the parking lot but would still like it there in case of an emergency.



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: Tuesday, December 9, 2025 2:40 PM
To: Tom Salsbury <tsalsbury@ACFD5.COM>
Subject: RE: Replat of Sand Hill 6 - ROW width and dead-end street

They will actually be paving the 9th stub, with bollards to prevent traffic.

Would you want removable bollards? But there wouldn't necessarily be a drivable surface from the north edge of 9th (where the bollards would be) across the city property to 7th, so would that do any good?

Next question: Would you be OK with the access between the parking lot going away at some time in the future, if the 9th Ave stub connected in to the city street system?

Anne Henning, AICP | Community Development Director | City of Othello | 509-331-2710 direct | 509-488-5686 City Hall main number

From: Tom Salsbury <tsalsbury@ACFD5.COM>
Sent: Tuesday, December 9, 2025 2:35 PM
To: Anne Henning <ahenning@othellowa.gov>
Subject: RE: Replat of Sand Hill 6 - ROW width and dead-end street

Anne,

I think what we discussed will be fine, cul-de-sac must always remain open and the pass through into apartment parking lot as well with no parking allowed.

If we could the 9th street lot hard packed and gravel as an emergency exit if needed do to the number of lots on this street also no parking emergency exit posted.

I can't think of anything else that could be done hope this helps.



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: Tuesday, December 9, 2025 11:59 AM
To: Tom Salsbury <tsalsbury@ACFD5.COM>
Subject: Replat of Sand Hill 6 - ROW width and dead-end street

Tom,
Would it be possible to get your comments on the deviation requests by Friday? The monthly Planning Commission meeting is Monday, so I am trying to not have to delay the project by a month by having the PC make recommendations on the deviation requests Dec. 15 instead of Jan. 20.

We have had meetings and discussions about this, but as a reminder, the requests are:

- 60 ROW width for the streets (same as in the last few phases, and same constructed width as the last few)
- ~1000' dead-end street serving 31 lots (OMC limits to 700' and 20 dwellings) (Access is being provided through the apartment parking lot)

You can recommend conditions if that would help make the project safer or better meet the code. I plan to recommend that the face of the plat show the access easement, at least until/if 9th is extended to connect to the street system.

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



TO: Planning Commission

FROM: Anne Henning, Community Development Director

MEETING: December 15, 2025

SUBJECT: Comprehensive Plan Update- Topic Areas

The City of Othello has embarked on the process of updating our 2015 Comprehensive Plan. We have hired SCJ Alliance as our consultant to help us with this process. One of their first tasks was to review the checklists the Dept. of Commerce provides showing all requirements for Comprehensive Plan and Development Regulations updates and to note where Othello doesn't meet the standard. There are two checklists: One for cities fully planning under the Growth Management Act, and one for cities who are partially planning. As a city in a partially-planning county, Othello is only required to meet the requirements for partially planning; however, many of the ideas for fully-planning cities support good planning in general and also help us maintain consistency with other jurisdictions across the state.

While the checklists include both Comprehensive Plan topics and Development Regulation topics, for now we will stick to the Comprehensive Plan portion. We can work on Development Regulations (Zoning and other regulations) at a later date.

See the attached MRSC topic pages for more information about the Growth Management Act in general, descriptions of the Elements (chapters) of a Comprehensive Plan, and explanation of Concurrency/Level of Service for transportation. There are active links in the PDFs for anyone interested in further information. The Municipal Research and Services Center (MRSC) is a wealth of information on many topics pertaining to local government in Washington.

Attachments

- Chart of Comprehensive Plan topics
- MRSC Growth Management Act Basics – excerpts
- MRSC Comprehensive Plan Elements (from the [Comprehensive Planning](#) page)
- MRSC Concurrency information

Action: The Planning Commission should review the chart of Comprehensive Plan topics and direct staff which to focus on and if any should be excluded.

Comprehensive Plan Potential Topics

Adapted from Dept of Commerce Periodic Update Checklist for Fully-Planning Cities

Item	Staff recommends to include	Planning Commission requests to include	Planning Commission does not request	Staff recommends against including
Land Use Element				
Evaluate Urban Growth Area size	Maybe			
Evaluate Urban Growth Area patterns of development, suitability, infrastructure	Y			
Integrate County-Wide Planning Policies (County currently has these only for housing, but may develop more as they update their Comp Plan)	Y			
Update Future Land Use Map	Y			
Consider urban planning approaches that increase physical activity & reduce vehicle miles traveled				
A consistent population projection throughout the plan which is consistent with the allocation of projected countywide population and housing needs	Yes!			
Estimates of population density and building intensities based on future land uses and housing needs	Y			
Provisions for protection of quality & quantity of groundwater used for public water supplies	Y			
Identification of lands useful for public purposes such as utility corridors, transportation corridors, landfills, sewage treatment facilities, stormwater management facilities, recreation, schools, and other public uses	Y			
Identification of open space corridors and green spaces, including lands useful for	Y			

Item	Staff recommends to include	Planning Commission requests to include	Planning Commission does not request	Staff recommends against including
recreation, wildlife habitat, trails and connection of critical areas, and urban and community forests				
Where applicable, a review of drainage, flooding, and stormwater runoff in the area, and guidance for corrective actions to mitigate or cleanse discharges that pollute waters of the state				Low priority
Give special consideration to achieving environmental justice in goals and policies, including efforts to avoid creating or worsening environmental health disparities				
Reduce and mitigate the risk to lives and property posed by wildfires				
Housing Element				
Goals & policies for preservation, improvement, and development of housing	Y			
Goals & policies for moderate density housing options, including duplexes, triplexes, and townhomes, within the urban growth boundary				
Consideration of housing locations in relation to employment locations				Not really an issue, due to Othello's size?
Consideration of the role of ADUs in meeting housing needs				
Inventory & analysis of existing & projected housing needs over the 20-yr planning period, by income band	Y			
Identification of capacity of land for housing, including gov't-assisted housing, housing for	Y			

Item	Staff recommends to include	Planning Commission requests to include	Planning Commission does not request	Staff recommends against including
moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, and permanent supportive housing				
Adequate provisions for existing & projected housing needs for all economic segments of the community, including documenting programs & actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations.	Y			
Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including: -Zoning that may have a discriminatory effect -Disinvestment -Infrastructure availability				
Capital Facilities Element				
Policies or procedures to ensure capital budget decisions are in conformity with the Comp Plan	Y			
Inventory of existing capital facilities owned by public entities	Y			
Forecast of needed capital facilities, based on projected population, housing, and levels of service, for the next 20 years	Y			
Proposed locations and capacities of expanded or new capital facilities	Y			
A 6-year plan (at a minimum) to finance the capital facilities	Y			

Item	Staff recommends to include	Planning Commission requests to include	Planning Commission does not request	Staff recommends against including
within projected funding capacities. Identify sources of public money to finance planned capital facilities				
Identify and include information about all public entities, including special purpose districts that own capital facilities	Y			
Utilities Element				
The general location, proposed location, and capacity of all existing and proposed utilities, including telecommunications	Y			
Identify & include information & contact information about all public entities, including special purpose districts that own utility systems	Y			
Transportation Element				
An inventory of air, water, and ground transportation and services, including transit alignments, active transportation facilities, state-owned transportation facilities, and general aviation airports	Y			
Adopted vehicle level of service (LOS) standards for all locally-owned arterials	Y			
Adopted multimodal levels of service (LOS) standards for all locally-owned arterials, transit routes, and active transportation facilities	Maybe			
Identification of specific actions to bring transportation facilities and services to established LOS	Y			
A forecast of multimodal transportation for a minimum of 10 yrs including land use	Y			

Item	Staff recommends to include	Planning Commission requests to include	Planning Commission does not request	Staff recommends against including
assumptions used in estimating travel				
A projection of state and local system needs to meet current and future demand and implement the multimodal network	Y			
An active transportation component including planned improvements for facilities and corridors to encourage enhanced community access and promote healthy lifestyles	Y			
An analysis of future funding capabilities to judge needs against probable funding resources	Y			
A multi-year financing plan based on needs identified in the Comp Plan	Y			
If probable funding falls short of meeting identified needs of the transportation system, including state transportation facilities, a discussion of how additional funds will be raised, or how land use assumptions will be reassessed to ensure LOW standards will be met	Y			
A description of intergovernmental coordination efforts, including an assessment of the impacts of the transportation plan and land use assumptions on the transportation systems of adjacent jurisdictions and how it is consistent with the regional transportation plan	Y			
Siting Essential Public Facilities				
A process or criteria for identifying and siting essential	Y			

Item	Staff recommends to include	Planning Commission requests to include	Planning Commission does not request	Staff recommends against including
public facilities (difficult to site, such as state education facilities, state & regional transportation facilities, transit facilities, correctional facilities, solid waste handling facilities, opioid treatment facilities, recovery residences, harm reduction sites, inpatient facilities including substance use disorder treatment facilities, mental health facilities, group homes, and secure community transition facilities				
Resiliency Element				
Goals, policies, and programs that identify, protect, and enhance natural areas to foster resiliency, as well as areas of vital habitat for safe passage and species migration				
Goals, policies, and programs that address natural hazards, including drought, heat, smoke, and wildfire				



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Growth Management Act Basics

This page provides an overview of the Growth Management Act (GMA) in Washington State, including information on its goals, legal requirements, urban growth areas, the Growth Management Hearings Board, and other recommended resources.

It is part of MRSC's series on the [Growth Management Act](#).

New legislation: Effective July 27, 2025:

These updates are included in the information below, so you don't need to read them.

- [SB 5184](#) creates a voluntary compliance review process for housing elements and development regulations under the GMA. Allows Commerce to select up to 10 fully planning jurisdictions annually for targeted mandatory review and prohibits them from denying certain affordable or moderate-income housing projects if found noncompliant.
- [SB 5558](#) extends the deadline for counties and cities that have a comprehensive plan update due in 2026 from June 30, 2026, to December 31, 2026. Provides that certain requirements related to design review, middle housing and accessory dwelling units must be adopted at the time of the county or city's next comprehensive plan update, rather than six months after the update.
- [SB 5559](#) requires cities and towns that plan under the Growth Management Act to adopt procedures for unit lot subdivision and establishes specific requirements for the procedures.
- [HB 1039](#) allows a federally recognized Indian tribe and city to agree, prior to December 31, 2028, to extend urban governmental services beyond the city and urban growth areas to property within the tribe's jurisdiction that abuts the city's boundaries.

- [HB 1135](#) provides that a local government found by the Growth Management Hearing Board to be out of compliance with the Growth Management Act (GMA) may not be found to be back in compliance unless it has amended the noncompliant plan or regulations and the amendments are compliant with the GMA.
- [HB 1183](#) requires cities and counties planning under the Growth Management Act to modify setback, height limit, and gross floor area requirements for specified development types. Modifies off-street parking and affordable housing unit size requirements.
- [HB 1353](#) allows GMA cities to let registered architects self-certify detached ADU code compliance. Cities must set rules, report to Commerce, and Commerce must report to the Legislature.
- [HB 1491](#) requires fully planning cities to allow TOD-density housing in station areas, meet affordability rules, and offer tax exemptions. Limits parking requirements and some impact fees. Commerce must run a related grant program.

This page has been updated to reflect the new legislation.

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Overview

The Growth Management Act (GMA) is a series of state statutes, first adopted in 1990, that requires fast-growing cities and counties to develop a comprehensive plan to manage their population growth. It is primarily

codified under [Chapter 36.70A RCW](#), although it has been amended and added to in several other parts of the Revised Code of Washington (RCW).

Under [RCW 36.70A.020](#), the GMA establishes a series of 15 goals that should act as the basis of all comprehensive plans. The GMA specifically notes in the statute that the goals "are not listed in order of priority and shall be used exclusively for the purpose of guiding the development of comprehensive plans and development regulations." Below you will find a list of those goals along with an abbreviated description (for the full descriptions, see [RCW 36.70A.020](#)).

GMA Goals (RCW 36.70A.020)

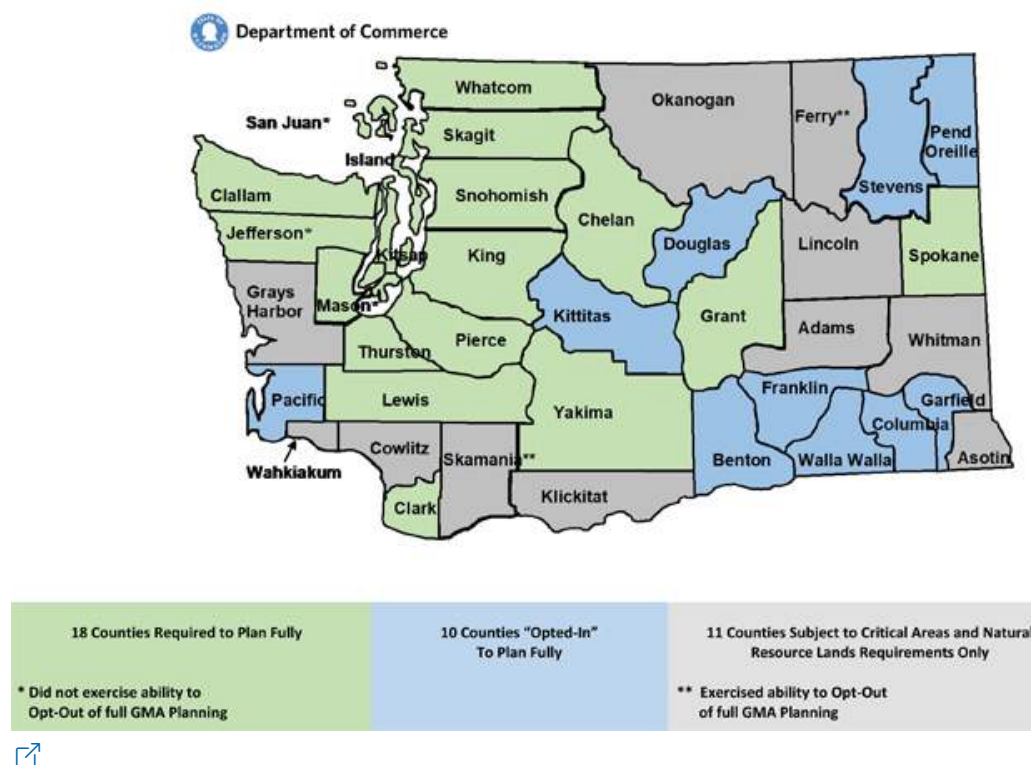
1. **Urban growth.** Encourage development in urban areas.
2. **Reduce Sprawl.** Reduce the inappropriate conversion of undeveloped land.
3. **Transportation.** Encourage efficient multimodal transportation systems.
4. **Housing.** Plan for and accommodate housing affordable to all economic segments.
5. **Economic development.** Encourage economic development throughout the state.
6. **Property rights.** Private property shall not be taken for public use without just compensation having been made.
7. **Permits.** Applications should be processed in a timely and fair manner.
8. **Natural resource industries.** Maintain and enhance natural resource-based industries.
9. **Open space and recreation.** Retain open space, enhance recreational opportunities.
10. **Environment.** Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
11. **Citizen participation and coordination.** Encourage the involvement of citizens.
12. **Public facilities and services.** Ensure that those public facilities and services necessary to support development shall be adequate.
13. **Historic preservation.** Identify and encourage preservation.
14. **Climate change and resiliency.** Ensure that comprehensive plans, development regulations, and regional policies, plans, and strategies adapt to and mitigate the effects of a changing climate.

GMA Goals (RCW 36.70A.020)

15. Shoreline management ([RCW 36.70A.480](#))

The [Washington State Department of Commerce](#) is the primary state-level contact for GMA-related issues. They provide technical assistance to help local governments comply with the GMA and implement their comprehensive plans effectively.

Who Is Required to Plan Under GMA?



Based on the requirements in [RCW 36.70A.040](#), 18 counties, and all the cities and towns within them, are required to "fully plan" under the GMA. An additional 11 counties had originally opted to fully plan, although one county (Ferry County) later opted out under [HB 1224](#) (2014), which gave counties under 20,000 population the option to opt out by December 31, 2015. The 28 "fully planning" counties make up about 95% of the state's population. Per [SB 5457](#) (2023), [RCW 36.70A.130](#) allows cities with populations under 500 people to fully opt out of comprehensive planning under "some circumstances."

The 10 counties that opted to "fully plan" must plan according to the same requirements as the fully planning counties. The 11 counties that are not

required to “fully plan” must just plan for critical areas and natural resource land only under the GMA.

Comprehensive Plans

The GMA establishes the comprehensive plan as the centerpiece of local long-range planning, which contains a vision, goals, objectives, policies, and implementation actions that are intended to guide day-to-day decisions by elected officials and local government staff. For information on the comprehensive planning process, see our [Comprehensive Planning](#) page.

Urban Growth Areas and Accommodating Future Growth

Under the GMA, the state Office of Financial Management (OFM) develops population projections for the state and each county (see OFM's [GMA county projections](#)). Each “fully planning” county is then mandated to determine, in consultation with cities, where that growth should be directed to occur. Once these growth projections are adopted, then the county and cities are to use them in their comprehensive planning processes and make sure that their plans can accommodate the projected level of growth ([RCW 36.70A.115](#)).

This process involves reviewing urban growth areas (UGAs), which are areas where “urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature” ([RCW 36.70A.110](#)). Based on OFM population projections, UGAs and zoning densities within them should be set to accommodate growth that is projected to occur in the county or city over the next 20 years, although they can provide additional capacity to accommodate a “reasonable land market supply factor” ([RCW 36.70A.110](#)(2)).

The GMA was amended in 2021 to require that designated cities also identify the capacity and actions needed to accommodate future housing growth within four household income categories (based on U.S. Housing and Urban Development Department guidelines using Average Median Income, or AMI): moderate (80-95% AMI), low (50-80% AMI), very low (30-50%), and extremely low (<30 AMI).

If the UGA review determines that future growth can't be accommodated within the existing boundaries of the UGA, or the UGA's developable lands exceeds future growth projects, the UGA may be changed subject to certain requirements such as limitations on floodplain areas and national historic

reserves. In 2024, the GMA was amended to allow additional conditions under which UGAs may be revised ([SSB 5834](#)). Counties are responsible for designating, expanding, and reducing UGA boundaries, although they are required to consult with the cities in their determinations.

Areas within the UGA but outside city or town boundaries should be addressed by the adjacent city and the county through the county-wide planning policies process. Outside the UGA, cities and towns are limited in the actions they can take regarding those areas. For example, cities are highly limited in their ability to extend utilities and other governmental services outside the UGA ([RCW 36.70A.110](#)(4)). However, [RCW 36.70A.211](#) creates a narrow exception to this rule, explicitly permitting an extension of public sewer (along with other public facilities and utilities) to “serve a school sited in a rural area that serves students from a rural area and an urban area” if specific conditions are met.

While all “fully planning” counties are required to conduct land capacity analyses to ensure their UGAs can accommodate future growth, Clark, King, Kitsap, Pierce, Snohomish, Thurston, and Whatcom counties also have to submit Buildable Lands reports that look back at actual development to determine if cities and counties have designated adequate amounts of residential, commercial, and industrial lands to meet the growth needs incorporated in their comprehensive plans (see Commerce's [Buildable Lands](#) page).

For more information on UGAs, see the Department of Commerce's [Urban Growth Area Guidebook](#) (2012).

Natural Resource Lands and Critical Areas

Under the GMA, all cities and counties - even if they are not subject to comprehensive planning - are directed to designate natural resource lands (including those related to forestry, agriculture, fisheries, and mining) and identify steps to preserve them. For more information, see the Department of Commerce's [Natural Resource Lands](#) page.

In addition, all cities and counties in Washington are also required to adopt critical areas regulations. As defined in [RCW 36.70A.030](#)(6):

"Critical areas" include the following areas and ecosystems: (a) Wetlands; (b) areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d)

frequently flooded areas; and (e) geologically hazardous areas. "Fish and wildlife habitat conservation areas" does not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of and are maintained by a port district or an irrigation district or company.

In 2023, [SB 5374](#) amended [RCW 36.70A.060](#) allowing a city of fewer than 25,000 people to adopt their county's GMA critical area regulations by reference. Counties and cities are required to include the best available science in developing policies and development regulations to protect the functions and values of critical areas ([RCW 36.70A.172](#)).

For more information, see our page on [Critical Areas](#) and the Department of Commerce's page on [Critical Areas Protection](#), including their useful [Critical Areas Handbook](#) (2023).

Growth Management Hearings Board

Not important to the current discussion.

The Growth Management Hearings Board resolves disputes concerning comprehensive plans and development regulations adopted under the GMA. The board is made up of five members ([RCW 36.70A.250](#)).

Challenges to the GMA are heard by a three-member panel comprised of two members residing in the geographic area of a challenge (Eastern Washington, Central Puget Sound, and Western Washington), with one acting as the presiding officer. A third member is drawn from one of the other regions. Each hearing panel must include "a member admitted to practice law in the state," a former city or county elected official, and must "reflect the political composition of the board" ([RCW 36.70A.260](#)).

The governor has the authority to impose sanctions on cities, counties, and state agencies that do not comply with the GMA, as determined by the Growth Management Hearings Board ([RCW 36.70A.340-.345](#)). Sanctions may include withholding or temporarily rescinding the authority to collect portions of one or more of the following:

- Motor vehicle fuel tax
- Transportation improvement account
- Rural arterial trust account
- Sales and use tax

- Liquor profit tax
- Liquor excise tax
- Real estate excise taxes (REET)

Under [RCW 36.70A.330](#), a local government found by the Growth Management Hearings Board to be out of compliance with the GMA may not be found to be back in compliance unless it has amended the noncompliant plan or regulations and the amendments are compliant with the GMA.

The [Growth Management Hearings Board website](#) contains numerous resources, including a [handbook](#) (2023) for practicing before the board and [digests of decisions](#) (2023).

Recommended Resources

- **Washington State Department of Commerce**
 - [Growth Management Services](#) – The go-to resource for guidebooks, grants, training, and other resources to help jurisdictions comply with GMA
 - [Short Course on Local Planning](#) – Very helpful online resources and in-person training courses on most aspects of local planning in Washington, including a downloadable guidebook and a series of short videos including Growth Management topics, laws and guidebooks.
- [Office of Financial Management: GMA County Projections](#) – Population projections (updated every 5 years) for each county under low, medium, and high levels of growth, as well as population change over the last 10 years.

Last Modified: October 13, 2025

Disclaimer: MRSC is a statewide resource that provides general legal and policy guidance to support local government entities in Washington State pursuant to [chapter 43.110 RCW](#). MRSC website content is for informational purposes only and is not intended as legal advice, nor as a substitute for the legal advice of an attorney. You should contact your own legal counsel if you have a question regarding your legal rights or any other legal issue.

Comprehensive Plan Required and Optional Elements

The GMA requires comprehensive plans to include the following mandatory elements. It also allows cities and counties to add other elements in their comprehensive plan, including but not limited to the following optional elements.

Mandatory Comprehensive Plan Elements (RCW 36.70A.070)

- Land Use
- Housing
- Capital Facilities Plan
- Utilities
- Rural Development (counties only)
- Transportation
- Climate Change and Resiliency*
- Ports (mandatory for cities with annual maritime port revenues exceeding \$60 million, [RCW 36.70A.085](#))

Optional Comprehensive Plan Elements

- Economic Development**
- Parks and Recreation**
- Conservation ([RCW 36.70A.080](#))
- Solar Energy ([RCW 36.70A.080](#))
- Recreation ([RCW 36.70A.080](#))
- Subarea Plans (neighborhoods, rural villages, urban growth areas, tribal areas, etc.)
- Ports (optional for cities with annual maritime port revenues of \$20 million to \$60 million, [RCW 36.70A.085](#))

* The Climate Change and Resiliency element was added in 2023 as a mandatory element per [RCW 36.70A.070\(9\)](#).

** These elements are listed as mandatory in [RCW 36.70A.070\(7\)](#) and (8), but they are actually optional because funds have not been appropriated to help pay for preparing them, per [RCW 36.70A.070\(10\)](#).

Land Use Element

The GMA required land use element of a comprehensive plan ([RCW 36.70A.070\(1\)](#)) sets the direction of future growth in a community and includes a future land use map that identifies the general location and intensity of land uses (e.g., agricultural, residential, commercial, industrial, recreational, etc.). The future land use map, which is policy-oriented, is then implemented in large part by the official zoning map, a regulatory tool. Since these maps are so closely linked, a zoning change cannot be approved unless it is consistent with the future land use map.

This element must also address issues including:

- Protection of groundwater used for public water supplies
- Consideration of environmental justice

- Planning approaches that promote physical activity and reduce vehicle miles traveled
- Draining, flooding, and stormwater runoff
- Wildfire risk

Essential Public Facilities

Typically included in the land use element, comprehensive plans must include a process for identifying and siting essential public facilities that are typically difficult to site ([RCW 36.70A.200](#), [WAC 365-196-550](#), and [WAC 365-196-570](#)). No local comprehensive plan or development regulation may preclude the siting of an essential public facility, but a local government may establish its own process and criteria for reviewing and approving them (with conditions if deemed appropriate).

Essential public facilities do not necessarily have to be owned or operated by a public entity, as long as they provide a public service (for example, a group home offering inpatient services).

By statute ([RCW 36.70A.200](#)), essential public facilities include:

- Airports
- State education facilities
- State or regional transportation facilities (defined in [RCW 47.06.140](#))
- State and local correctional facilities
- Solid waste handling facilities
- Inpatient facilities, including substance abuse facilities, mental health facilities, group homes, community facilities (defined in [RCW 72.05.020](#))
- Secure community transition facilities (defined in [RCW 71.09.020](#))
- Regional transit authority facilities (defined in [RCW 81.112.020](#))

Housing Element

Per [RCW 36.70A.020](#), local governments are required to “plan for and accommodate” housing affordable to all economic segments, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock. [RCW 36.70A.070](#)(2) lists all the requirements for the housing element. Below is a summary of the requirements adopted in 2021 (as listed in Commerce's page on [Updating GMA Housing Elements](#)):

- **Planning for sufficient land capacity for housing needs**, including all economic segments of the population (moderate, low, very low and extremely low income, as well as emergency housing and permanent supportive housing).

- **Providing moderate density housing options within Urban Growth Areas (UGAs)**, including but not limited to duplexes, triplexes and townhomes.
- **Making adequate provisions for housing for existing and projected needs for all economic segments of the community**, including documenting programs and actions needed to achieve housing availability.
- **Identifying racially disparate impacts, displacement and exclusion** in housing policies and regulations, and beginning to undo those impacts; and identifying areas at higher risk of displacement and establishing anti-displacement policies.

The statutory changes signed into law in 2023 require some or all GMA planning communities to accommodate a greater number of “missing middle” housing and accessory dwelling units (ADUs).

[RCW 36.70A.835](#) creates a voluntary compliance review process under the Growth Management Act for housing elements and development regulations. The law authorizes the Department of Commerce to select up to 10 fully planning cities or counties per year for a targeted mandatory review and prohibits these cities or counties from denying an affordable or moderate-income housing development under certain circumstances if they are noncompliant.

For more information and guidance on these topics, see the Commerce page on [Updating GMA Housing Elements](#), and the MRSC pages on [Missing Middle Housing](#) and [Accessory Dwelling Units](#).

Capital Facilities Plan Element

The process of identifying current capital facility needs, future needs to serve the growth anticipated in the comprehensive plan, and how to fund them, is an important and required element of planning under the GMA ([RCW 36.70A.070\(3\)](#)). The capital facilities plan (CFP) includes a six-year capital improvement plan (CIP) which should align with the jurisdiction’s budget, and a longer-range (20-year) CFP of capital projects, with estimated costs and proposed methods of financing. The CFP helps implement the land use element by showing how public facilities and services will accommodate the levels and intensities of development envisioned in the plan, and at adopted levels of service.

The GMA also includes a requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent. Park and recreation facilities must also be included in the capital facilities plan element.

While transportation is the only element requiring level of service (LOS) standards and concurrency (see Transportation Element section below), local governments often include other LOS standards in their comprehensive plans, including for parks, schools, stormwater, solid waste, libraries, and police and fire protection services.

For more information, see Commerce's [Capital Facilities Planning](#) page and MRSC's [Capital Facilities Planning](#) page.

Utilities Element

The GMA required utilities element of a comprehensive plan ([RCW 36.70A.070\(4\)](#)) addresses the general location, proposed location, and capacity of all existing and proposed utilities like water, sewer, surface water, electric power, natural gas, telecommunications, and hazardous liquid pipelines. Local governments should identify all public entities that own utility systems within and adjacent to their boundaries and coordinate with them as they develop this element. The Utilities Element is sometimes included as part of the capital facilities plan element,

For more information, see MRSC's [Sewer Utilities](#) and [Water Utilities](#) pages.

Rural Development Element *Only required for counties.*

The rural element of a comprehensive plan ([RCW 36.70A.070\(5\)](#)) includes lands that are not designated for urban growth, agriculture, forest, or mineral resources. Required by the GMA for counties only, this element must include these features:

- A written record explaining how the rural element harmonizes the planning goals in [RCW 36.70A.020](#) and meets the requirements of [RCW 36.70A.070](#).
- Innovative techniques that accommodate appropriate rural densities and uses that are not characterized by urban growth and that are consistent with rural character (e.g., clustering, density transfer, etc.).
- Measures that apply to rural development and protect the rural character of the area (e.g., assuring visual compatibility and reducing inappropriate conversion of undeveloped land into low-density development).
- Limited areas of more intensive rural development (LAMIRDs) under certain conditions. In 2024, [SB 6140](#) amended conditions related to the allowed size of retail or food service uses in a mixed-use LAMIRD, if the retail space is for an essential rural retail service and the LAMIRD is at least 10 miles from an urban growth area.

For more information, see MRSC's page on [Rural Land Use Regulation/Development](#).

Transportation Element

The GMA required transportation element of a comprehensive plan must implement and be consistent with the land use element and include the following per [RCW 36.70A.070\(6\)](#):

- Land use assumptions used in estimating travel.

- Estimated multimodal level of service (LOS) impacts to state-owned transportation facilities. (Note that this is new in 2023 and replaces the long-standing standard LOS based on traffic only.)
- Facility and service needs (e.g., air, water, and ground transportation facilities and services, actions for bringing into compliance transportation facilities and services that are below multimodal LOS, forecasts of multimodal transportation demand and needs, identification of system needs to equitably meet current and future demands, and an ADA transition plan).
- An analysis of funding capability to judge needs against probable funding resources, a multiyear plan based on the needs identified in the plan, and a discussion of additional funding sources or changes to the land use assumptions.
- Intergovernmental coordination efforts.
- Demand management strategies.
- An active transportation component.

For more information, see MRSC's [Transportation Plans](#) and [Concurrency](#) pages.

Climate Change and Resiliency Element

The GMA was amended in 2023 (see [HB 1181](#)) to add a climate change and resiliency goal and element requirement to ensure that local governments are prepared to adapt to and mitigate the effects of a changing climate ([RCW 36.70A.070\(9\)](#)). This element consists of two sub-elements:

- **Greenhouse Gas (GHG) Emissions Reduction Sub-Element** – Required for the state's 11 most populous counties and their cities (6,000 population and above as of April 1, 2021, per [Office of Financial Management estimates](#)). It is encouraged that this sub-element be developed by all other jurisdictions. This sub-element must include actions to reduce or eliminate greenhouse gases (present and future) in order to reduce the rate and extent of climate change damage. [Commerce's Climate Element Guidance](#) (2023) provides four pathways for achieving GHG emissions reductions. These actions must also prioritize reductions that benefit overburdened communities to maximize the co-benefits of reduced air pollution and environmental justice.
- **Resilience Sub-Element** – Required for all fully planning cities and counties and encouraged for all cities and counties. This sub-element must include goals and policies to improve climate preparedness, response and recovery efforts. A natural hazard mitigation plan or similar plan that meets certain requirements may be adopted by reference to satisfy this sub-element.

A climate element can take the form of a single comprehensive plan chapter or be integrated into several chapters/elements such as housing, transportation, and land use. In January 2024, Commerce published intermediate climate element planning guidance and a list of more than 200 model climate goals and policies that jurisdictions could integrate into their comprehensive plan (see Commerce's [Climate Menu of Measures](#)).

For more information and guidance on climate change, see Commerce's [Climate Planning](#) and [Climate Laws and Guidance: FAQs](#) (2023) pages, as well as MRSC's series on [Climate Change](#).




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Concurrency

This page provides an overview of concurrency under the Washington State Growth Management Act, including relevant statutes and examples of local concurrency requirements.

It is part of MRSC's series on the [Growth Management Act](#).

New legislation: Effective July 27, 2025, [HB 1135](#)  provides that a local government found by the Growth Management Hearing Board to be out of compliance with the Growth Management Act (GMA) may not be found to be back in compliance unless it has amended the noncompliant plan or regulations and the amendments are compliant with the GMA.

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Overview

Concurrency is one of the goals of the [Growth Management Act](#) and refers to the timely provision of public facilities and services relative to the demand

for them. To maintain concurrency means that adequate public facilities are in place to serve new development as it occurs or within a specified time period. The Growth Management Act (GMA) gives special attention to concurrency for transportation.

The GMA requires that transportation improvements or strategies to accommodate development impacts need to be made concurrently with land development. "Concurrent with the development" is defined by the GMA to mean that any needed "improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six years" ([RCW 36.70A.070](#) (6)(b)). Local governments have flexibility regarding how to apply concurrency within their plans, regulations, and permit systems.

As part of the requirement to develop a comprehensive plan, jurisdictions are required to establish level-of-service standards (LOS) for arterials, transit service, and other facilities ([RCW 36.70A.070](#) (6)(a)). Once a jurisdiction sets an LOS, it is used to determine whether the impacts of a proposed development can be met through existing capacity and/or decide what level of additional facilities will be required.

Transportation is the only area of concurrency that specifies denial of a proposed development if its impacts on the local transportation system would result in LOS dropping below adopted standards. To receive approval, new developments must provide improvements or strategies to handle the new demand concurrent with the development (or provide a financial commitment to complete them within six years).

Local jurisdictions also must have programs to correct *existing* deficiencies and bring transportation facilities and services up to locally-adopted standards. If meeting adopted LOS is not feasible, local jurisdictions may need to revisit comprehensive plan goals and LOS to consider how they may be adjusted while still implementing the community's vision. A developer may not be required to pay for improvements to correct existing deficiencies.

Local jurisdictions may adopt a concurrency mechanism for other public facilities that are deemed necessary for development ([WAC 365-196-840](#) (2)). These other facilities may include parks and recreational facilities, sanitary sewer systems, stormwater facilities, and schools.

Although the GMA does not require denial when facilities other than transportation facilities are inadequate, the subdivision statute and other

laws may require improvements (see [RCW 58.17.110](#)).

General Information

This section includes resources on concurrency. Most of these resources address transportation concurrency in particular.

- [Planning Association of Washington: Accelerating Multimodal Transportation](#) – Slides from a presentation at the 2024 PAW Annual Conference.
 - [Puget Sound Regional Council: Multimodal Concurrency](#) – Includes examples from several local governments and a list of resources.
 - [Washington State Department of Commerce: Transportation Planning](#) – Lists resources on transportation planning, including a section with specific resources on concurrency.
 - [Washington State Department of Transportation: Growth Management Act \(GMA\) Comprehensive Plan Resources](#) – See "Concurrency" section.
-

Examples of Concurrency Codes

Cities

- [Bellevue Municipal Code Ch. 14.10](#) – *Multimodal Concurrency Code*; see [Sec. 14.10.030](#) for concurrency and level-of-service standard.
- [Bellingham Municipal Code Ch. 13.70](#) – *Multimodal Transportation Concurrency Management*; good example of application of concurrency to various modes of transportation, including pedestrian, bicycle, transit, and arterial streets.
- [Gig Harbor Municipal Code Ch. 19.10](#) – *Concurrency Management*
- [Kent Municipal Code Ch. 12.11](#) – *Concurrency Management*
- [Spokane Municipal Code Ch. 17D.010](#) – *Concurrency Certification*; applicable to a list of nine public services requiring concurrency.
- [Tumwater Municipal Code Ch. 15.48](#) – *Transportation Concurrency Requirements*
- [Zillah Municipal Code Ch. 17.10](#) – *Concurrency Review*

Counties

- [Snohomish County Code Ch. 30.66B](#) – *Concurrency and Road Impact Mitigation*
 - [Thurston County Code Ch. 17.10](#) – *Transportation Facilities Concurrency Management System*
 - [Walla Walla County Code 12.50](#) – *Concurrency Management System*
-

Examples of Local Government Concurrency Programs

This section includes information on transportation concurrency programs from Washington jurisdictions. Some jurisdictions have developed multimodal transportation concurrency programs.

- [Bellingham Transportation Concurrency Program](#) – Provides a unique but transferable method of integrating land use context and densities with multimodal transportation facilities and services, both to comply with GMA Concurrency requirements and to implement Bellingham's infill land use strategy and multimodal transportation policies in the comprehensive plan. Includes multiple concurrency studies.
 - [King County Transportation Planning for Unincorporated King County](#) – Includes Transportation Needs Report (TNR), arterial function classification map, and biennial concurrency report.
 - [Kirkland Development Transportation Concurrency](#)
 - [Pierce County Transportation Concurrency](#) – Includes link to transportation concurrency management annual report.
 - [Redmond Concurrency Management and Level of Service](#) – Multimodal plan-based transportation concurrency system.
 - **Snohomish County**
 - [Traffic Mitigation & Concurrency](#) ([County Code Ch. 30.66B](#)) – Including annual Concurrency Reports.
 - [Transportation Concurrency Requirements](#) (2025)
 - [Vancouver Transportation Development Review Information](#) – Includes Transportation Concurrency Administrative Manual.
-

Examples of Concurrency Application Forms

- [Bellingham Application for Multimodal Transportation Concurrency](#)

(2024)

- [Bothell Concurrency Application](#) (2024)
 - [Kirkland Concurrency Management and Review Application](#) (2023)
 - [Kitsap County Public Works Concurrency Test Application](#) (2025)
 - [Tumwater Concurrency Application](#) (2018)
 - [Yakima Traffic Concurrency Review Application Packet](#) (2025)
-

Statutes and Administrative Regulations

- [RCW 36.70A.020](#) (12) – *Planning Goals*
 - [RCW 36.70A.070](#) (6)(b) – *Comprehensive Plans – Mandatory Elements*; includes transportation concurrency requirement.
 - [WAC 365-196-210](#) (7) – *Definitions of terms as used in this chapter.*
 - [WAC 365-196-840](#) – *Concurrency*
 - [WAC 365-196-415](#) – *Capital Facilities Element*
 - [WAC 365-196-430](#) – *Transportation Element*
-

Court and Growth Management Hearings Board Decisions

Below are key court and Growth Management Hearings Board decisions regarding concurrency.

Fire Protection Concurrency

[Whatcom County Fire Dist. No. 21 v. Whatcom County](#) (2011) – The court addressed a dispute between the county and a fire district over if completion of certain proposed developments would reduce fire protection services below an adequate level of service. The court found that the county assigned responsibility for assessing the adequacy of fire protection services to the district. It also reversed the county's approval of the land use applications because the county had not received specific written acknowledgment by the fire district that adequate capacity does or will exist to maintain an appropriate level of fire protection service upon completion of the proposed developments.

Transportation Concurrency

[*Don Gerend v. City of Sammamish*](#) (2020) – Transportation concurrency standards and methodologies must be set out in the city's Comprehensive Plan so as to be evaluated for consistency with the land use element and the capital facilities element.

[*Kittitas County Conservation, Ridge and Futurewise v. Kittitas County*](#) (2011) – [RCW 36.70A.070](#) (6)(b) requires that local jurisdictions must adopt and enforce ordinances which prohibit development approval if the development causes the level of service on a locally owned transportation facility to decline below the standards adopted in the transportation element of the comprehensive plan ... [T]he County was unable to cite any provisions that would prohibit development approval, aside from subdivision approval, if the development causes the level of service to decline below the County's adopted standards. In the absence of such fundamental provisions, it cannot be said the County has adopted a transportation concurrency ordinance. Adopted LOS standards alone do not satisfy the requirement in [RCW 36.70A.070](#) (6)(b).

[*City of Bellevue v. E. Bellevue Cmty. Mun. Corp.*](#) (2003), *review denied* (2004) – Affirms the Growth Management Hearings Board's conclusion that the Bellevue ordinance, which exempted a shopping center redevelopment from transportation concurrency requirements, failed to conform to the GMA's concurrency requirements, and was invalid. The court held that, under the clear and plain language of [RCW 36.70A.070](#) (6)(b), the city cannot create exemptions to its concurrency ordinance.

Last Modified: October 01, 2025

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City of Othello
Building and Planning Department
October 2025

Building Permits			
	Applied	Issued	Final
Residential	10 ¹	5 ⁴	3 ⁷
Commercial	3 ²	2 ⁵	1 ⁸
Industrial	0	0	0
Total	13	7	4

¹ 3 single family, 1 patio cover, 1 garage, 4 reroof, 1 replace water heater
² Interior remodel at Kingdom Hall of Jehovah's Witnesses, demo of small building at 1155 S. Broadway, Othello Community Hospital Sign
⁴ 2 single family, 3 reroof
⁵ Othello Community Hospital Sign, demo of small building at 1155 S. Broadway
⁷ 1 single family, 2 reroof
⁸ US Bank sign refresh

Development Projects

- For the proposed gas station/convenience store at Broadway and Curtis, WSDOT and the engineer designing the mini roundabout have a remote meeting every other week. The roundabout design continues to evolve. Proximity of the proposed site driveway to the roundabout is still an issue that needs to be resolved. The next step is for the proponent to meet with WSDOT and set up an account to pay for WSDOT's review of the roundabout. WSDOT full review and acceptance of right-of-way will likely take about a year.

Inspections

- The inspector completed 72 inspections in October including 1 rental inspection.
- Inspector confirmed that all food trucks and coffee stands meet state requirements for restrooms. He found one that didn't, that one has made corrections as of early November.

Land Use Permits		
Project	Actions in October	Status as of October 31
Charan Short Plat final plat (approved Aug. 2023)	No change	Waiting for more information from the property owner, and new building plans.
Hampton Development LLC Annexation	Finished required OFM census and completed required filings with the state. Reviewed draft of updated Zoning Map prepared by Engineering.	This annexation has taken effect. Engineering is working on updating the Zoning Map, showing the new city limits.
MBRAR – Gas Station Short Plat Final Plat	No change. (Notice of Incomplete sent in Nov. 2024)	Waiting for remaining documents for final plat application.

Land Use Permits		
Project	Actions in October	Status as of October 31
		Staff will bring an update to the OMC for the street name.
Ortiz-Banos Short Plat (creating 2 lots for 2 existing duplexes)	City signed mylars.	Waiting for recorded mylars to be turned in by survey company. Recording was expected in late October.
Pegram Major Plat & Development Agreement	No change. Engineering company is working on updated submittal.	Waiting for additional information from proponent.
Subdivision Code Update SEPA	SEPA appeal period ended 10/17.	SEPA portion of this project is completed.
Wahitis Short Plat	No change (Updated plat drawings routed for review in May 2024)	Staff will need to review the updated drawings.

Rental Licensing & Inspection Program

- No rental applications were submitted this month.
- 3 sites with 3 units were approved this month.
- There was 1 rental inspection this month.
- 226 locations with a total of 510 units have been fully approved so far.
- There are currently 17 active applications for 28 units in various stages of inspection and correction (including 3 sites/4 units under construction).

Municipal Code

- Planning Commission held a public hearing and recommended approval of the updated draft Subdivision Code, OMC Title 16. Staff was still working on addressing agency comments, so the Council public hearing on 10/27 was continued to 11/24.
- Council adopted Ord. 1638, which creates OMC 6.16 and makes a few other amendments allowing the keeping of bees, in compliance with RCW 36.63.300 and 35A.63.320. The Permit Tech created a [fillable application form](#). We have been setting up Permit Trax (our permit software) to process and track beekeeping permits.

Housing & Homelessness

- Multi-Family Tax Exemption (MFTE) for Sand Hill Apartments (48 units) has been issued and recorded. The property owner will be required to submit annual reports showing rents and tenant incomes for the 10 income-restricted units in order to maintain the property tax exemption.
- With 48 MFTE units completed, this leaves 252 potential units available for new rental construction.
- Participated in the monthly meeting of the Adams County Homelessness Task Force, run by the consultant (Hope Source) hired through the CLIHP grant the city and county were awarded to create the required 5-Year Homeless Plan and do other housing planning. At the October meeting, the task force discussed public engagement and prepared for the public hearing in November.
- Draft 5-Year Homeless Housing Plan provided for Planning Commission and City Council.

Long Range Planning

- Council approved the contract for the consultant to prepare Comprehensive Plan and Critical Area updates. Consultant and staff held a kickoff meeting. We will continue to meet every 2 weeks throughout the project.

Training

- Commerce webinar: Transportation Element for the 2027 Comprehensive Plan Periodic Update.

Other

- Participating in discussions between cities, counties, and the Master Builders Association about rewriting the state subdivision statute (RCW 58.17).

City of Othello
Building and Planning Department
November 2025

Building Permits			
	Applied	Issued	Final
Residential	5 ¹	5 ⁴	9 ⁷
Commercial	4 ²	4 ⁵	0
Industrial	0	0	0
Total	9	9	9

¹ 1 single family, 1 duplex, 2 reroof, 1 replace sewer side service
² Replace siding and windows at First Baptist Church, replace HVAC at Othello Museum, Signs at Total Wireless (619 S. 1st) and Mid Columbia Testing (120 S. Broadway)
⁴ 1 single family, 1 reroof, 1 patio cover, 1 water heater replacement, 1 replace sewer side service
⁵ Remodel Jehovah's Witness Kingdom Hall, Replace siding and windows at First Baptist Church, replace HVAC at Othello Museum, Sign at Total Wireless (619 S. 1st)
⁷ 5 single family, 1 ADU, 1 patio cover, 1 reroof, 1 replace sewer side service

Development Projects

- STCU has started their expansion project at 14th and Main.
- A third party moved in a used manufactured home to replace a previous home that had burned at the Othello Trailer Court. However, he did this without the permission of the park owner or the city. The park owner had been planning to put in a brand new unit. Building and Code Enforcement staff worked with the person to get the unauthorized unit removed.
- For the proposed gas station/convenience store at Broadway and Curtis, WSDOT and the engineer designing the mini roundabout have a remote meeting every other week that Planning & Engineering staff typically attend. City staff also met with the main project consultant in November. We received the first site plan that shows both the current roundabout proposal and the site layout. The project continues to evolve but appears to be moving forward.

Inspections

- The inspector completed 102 inspections in November including 6 rental inspections.

Land Use Permits		
Project	Actions in November	Status as of November 30
Charan Short Plat final plat (approved Aug. 2023)	No change	Waiting for more information from the property owner, and new building plans.
MBRAR – Gas Station Short Plat Final Plat	No change. (Notice of Incomplete sent in Nov. 2024)	Waiting for remaining documents for final plat application. Staff will bring an update to the OMC for the street name.
Ortiz-Banos Short Plat (creating 2 lots)	City received recorded mylars.	Project complete.

Land Use Permits		
Project	Actions in November	Status as of November 30
for 2 existing duplexes		
Pegram Major Plat & Development Agreement	No change. Engineering company has been working on updated submittal, but no new information.	Waiting for additional information from proponent.
Replat of Sand Hill Estates #6 Major Plat	Application documents received. Notice of Incomplete issued.	Waiting for remaining documents for complete application (received in early December)
Wahitis Short Plat	No change (Updated plat drawings routed for review in May 2024)	Staff will need to review the updated drawings.

Rental Licensing & Inspection Program

- 5 rental applications for 6 units were submitted this month.
- 3 sites with 3 units were approved this month.
- There were 6 rental inspections this month.
- 229 locations with a total of 513 units have been fully approved so far.
- There are currently 19 active applications for 31 units in various stages of inspection and correction (including 3 sites/4 units under construction).

Municipal Code

- City Council held a public hearing and adopted the updated Subdivision Code, OMC Title 16. This is the culmination of about 6 years work, matching the code with current processes, eliminating duplications and conflicts, and simplifying the code to make it more user-friendly. The new version has fewer than half the pages that the old version had.

Housing & Homelessness

- Attended Adams County public hearing on the Homeless Housing Plan. One Commissioner attended. Comments were taken for updating the plan before adoption.
- Participated in the monthly meeting of the Adams County Homelessness Task Force, run by the consultant (Hope Source) hired through the CLIHP grant the city and county were awarded to create the required 5-Year Homeless Plan and do other housing planning. At the November meeting, the task force reviewed comments from the public hearing and discussed changes needed for the draft plan to get it ready to present to the Board of County Commissioners for adoption in December. The presentation is scheduled for Dec. 10.

Long Range Planning

- Bi-monthly meetings with the consultant working on Comprehensive Plan and Critical Area updates. Work products this month: Draft Community Profile, Draft Public Engagement Plan/Schedule, Draft Stakeholder List, Draft Checklist for Partially-Planning Jurisdictions, Draft Checklist for Fully-Planning Jurisdictions (for us to select which portions we want to use).

Training

- American Planning Association webinar: Marketplaces: Where Food Access, Health, and Economic Impacts Grow.
- Dept of Commerce Webinar: Comprehensive Plan Periodic Update--Housing Element. Learned there are some new requirements we will need to comply with by June 2026 (building reuse) and June 2028 (lot splits).
- American Planning Association webinar: Writing a Better RFP

Other

- Permit Tech updated the Sign Permit application form, to gather the correct information and improve the look of the form.
- Clerk's Office put out an announcement of vacancy on the Planning Commission, due to the election of Commissioner Alma Carmona to the City Council.
- Continuing to participate in discussions between cities, counties, and the Master Builders Association about rewriting the state subdivision statute (RCW 58.17).

Exhibit 5. Matrix of Strategies and Relationship to Housing Objectives

Strategy	Housing Action Plan Objectives			
	1. Make it Easier to Build Affordable Ownership and Rental Housing	2. Increase Housing Variety and Choice	3. Ensure Opportunities for Families with Children	4. Promote Housing for Agricultural Workers
1. Revising Zoning and Building Standards				
1.1 Coordinate future upzoning in areas likely to experience redevelopment	✓	✓	✓	✓
1.2 Modify setback, lot coverage, and landscaping standards for site design	Mostly Completed ✓	✓	✓	
1.3 Require minimum residential densities for development	✓		✓	
1.4 Add provisions for ADUs or smaller lot homes in some residential zones	Mostly Completed ✓	✓		✓
1.5 Adopt design standards or guidelines		✓		
1.6 Remove extra lot area requirements in the R-4 zone	Completed ✓	✓	✓	✓
1.7 Continue with long-term planning for annexation and infrastructure extension	✓	✓	✓	✓
2. Parking and Transportation Standards				
2.1 Review off-street parking requirements	✓	✓		✓
2.2 Encourage or require alley-accessed, rear, or shared parking	✓	✓		
2.3 Reduce neighborhood street width requirements	Partial ✓	✓		
3. Affordable Housing Incentives or Investments				
3.1 Offer density bonuses for affordable housing	✓	✓	✓	✓
3.2 Offer alternative development standards for affordable housing	✓	✓	✓	✓
3.3 Offer fee waivers for affordable housing	✓	✓	✓	✓
3.4 Explore the use of a Multifamily Tax Exemption (MITE) program for affordable housing.	Completed ✓	✓	✓	✓
4. Process Improvements				
4.1 Streamline permit review	✓	✓	✓	