



CITY OF OTHELLO PLANNING COMMISSION

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

1. Call to Order - Roll Call	
a. Welcome new members	
b. Excused Absences	
2. Public Input	
3. Approval of December 15, 2025 Minutes	p.3
4. Comprehensive Plan Update	
a. Overview	p.7
b. Population Projection Method	p.10
c. Public Engagement Plan	p.13
d. Community Profile	p.19
5. State Law Updates - New Housing in Existing Buildings & Childcare	p.40
6. Building & Planning Department Report—December 2025	p.55
7. Old Business	
a. 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.58

Next Regular Meeting is Tuesday, February 17, 2026 at 6:00 PM

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

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City of Othello
Planning Commission Meeting
December 15, 2025
Zuleica Morfin

CALL TO ORDER

Chair Alma Carmona called the meeting to order at 6:02pm

ROLL CALL

Commissioners Present: Chair Alma Carmona, Ruth Sawyer, Rob Simmons, Maria Martinez, Daniela Voorhies

Remote: Jose Garza joined at 6:05pm

Vacancy: One Planning Commission position currently vacant

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

Attendees: Council member John Lallas, Council member Chris Dorow, Bob Carlson, Mike Livingston

PUBLIC INPUT

None

MINUTES APPROVAL

October 20, 2025, minutes approved. M/S Simmons/Sawyer

REPLAT OF SAND HILL ESTATES #6 MAJOR PLAT DEVIATIONS - RECOMMENDATION

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.

The deviation for 60' instead of 66' right-of-way has been granted for previous phases of this development. The Public Works Design Standards for constructed street width were reduced in 2022, but the right-of-way standard was not reduced until after this plat came in. The extra 6' of right-of-way is not needed by the City and can be better used by the abutting property owner as part of their lot. Engineering/Public Works, Fire, and Planning staff were in agreement that the right-of-way width request is appropriate and recommended approval. Similar requests were approved for previous phases of the development. This discrepancy in the code has been corrected in the recently updated Subdivision Title.

The request for a long dead-end street is because 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, since all lots along Cascade Street have been built on and sold. The property to the north is zoned Light Industrial and is owned by the City, which does not yet have a plan for this portion of the property.

Adams County Fire District 5, Engineering/Public Works, Building, and Planning staff were in general agreement that the current proposal is the best of a difficult situation. The 9th Avenue stub street was proposed by the developer as 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 recommended the following conditions:

1. 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.
2. 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.

Commissioners had discussed this issue at the last meeting and had no further comments on this topic. 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.

A Motion for approval of these deviations for the replat of Sand Hill Estates 6 with staff's recommendations was passed. M/S Simmons/Voorhies

COMPREHENSIVE PLAN UPDATE- DISCUSSION OF TOPIC AREAS

The City of Othello has embarked on the process of updating our 2015 Comprehensive Plan and has hired SCJ Alliance as a consultant to help 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 look only at the Comprehensive Plan portion. Development Regulations (Zoning and other regulations) will be worked on at a later date.

The agenda packet included a chart of "Comprehensive Plan Potential Topics, Adapted from Dept of Commerce Periodic Update Checklist for Fully-Planning Cities". There was discussion about the following sections of the chart:

- Evaluate urban growth area size
Bob Carlson suggested to evaluate the growth area size. Also, the the definition of an "urban growth area" is specific to jurisdictions that are fully planning. Othello is not fully planning. He suggested using a different name to avoid confusion. Commissioners agreed to revisit this.
- Integrate county-wide planning policies (county currently has these only for housing but may develop more as they update their comp plan)
The county will most likely be updating their comprehensive plan and may have more policies. Commissioners will review this when it gets updated by the county.

- Updating future land use map
Will be included.
- Consider urban planning approaches that increase physical activity & reduce vehicle miles traveled
Not relevant to our small community, where everything is so close together.
- A consistent population projection throughout the plan which is consistent with the allocation of projected countywide population and housing needs
This is currently a problem with our current plans; they're supposed to be consistent and aren't.
- 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
With Othello having a large city stormwater basin along Highway 26 and not discharging to surface waters, Commissioners agreed this was a low priority.
- Give special consideration to achieving environmental justice in goals and policies, including efforts to avoid creating or worsening environmental health disparities.
Commissioners did not feel this has been much of an issue.
- Reduce and mitigate the risk to lives and property posed by wildfires
Commissioners felt this could be a low priority, since our area is not at high risk for wildfires.
- Goals & policies for moderate density housing options, including duplexes, triplexes, and townhomes, within the urban growth boundary
Commissioner Rob Simmons felt that if they were going to be talking about housing needs this was something they would need to talk about as well.
- Consideration of the role of accessory dwelling units in meeting housing needs
The Planning Commission has worked on the ADU issue a lot but this issue has generally not been supported by the Council. Now that there has been a lot of turnover among Council members, this may be something that Commissioners should revisit. New Councilmember Chris Dorow recommended that Commissioners look at this in the context of what is needed for housing.
- 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
 Commissioner Jose Garza asked if this included schools. Commissioner Rob Simmons said the school district looks at racial and economic balance, and may reassign students from outside city limits to improve the balance. He also mentioned that he didn't feel that Othello's zoning created discrimination, it's more price that does.
- Adopted multimodal levels of service standards for all locally-owned arterials, transit routes, and active transportation facilities
Commissioner Daniela Voorhies mentioned that this would become especially important with the increased popularity of electronic bikes.
- 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.
Commissioners had varied perspectives on this issue, since there is a lot of habitat around but it has been decreasing. Commissioner Ruth Sawyer mentioned that burrowing owl populations have been declining. Overall, there was consensus to look at this issue.
- Goals, policies, and programs that address natural hazards, including drought, heat, smoke, and wildfire
Commissioners agreed that this issue should be considered.

CHAIR & VICE CHAIR FOR 2026

Chair Alma Carmona opened up nominations for Chair and Vice Chair.

Commissioner Daniela Voorhies nominated Commissioner Rob Simmons for Chair. M/S Voorhies/Martinez. No further nominations. Motion passed 6-0

Chair Alma Carmona nominated Commissioner Daniela Voorhies for Vice Chair. M/S Carmona/Garza. No further nominations. Motion passed 6-0

ADJOURNMENT

Having no further business, the meeting was adjourned at 7:25pm. Next meeting is Tuesday January 20, 2025.

Date: _____

Rob Simmons, Chair

Date: _____

Zuleica Morfin, Building and Planning Secretary

TO: Planning Commission

FROM: Anne Henning, Community Development Director

MEETING: January 20, 2026

SUBJECT: Comprehensive Plan Update - Overview

As we begin the process of updating the Comprehensive Plan, it can be a good idea to review what a Comprehensive Plan is and what is involved in an update.

According to the WA Dept. of Commerce, a Comprehensive Plan is a land use document that provides the framework and policy direction to manage where and how growth needs are met. In Washington, a Land Use Comprehensive Plan has a 20-year community vision with goals, policies, and actions that guide the local ordinances for development. It says what a community wants to be in the next 20 years, and it is the basis for land use decision, zoning, transportation, housing, and economic development. A Plan should explain how a community works, so that an outsider can quickly understand. Ideally, there is a lot of community input in developing the plan, so that all segments of the community are represented. Once you have a plan, it is required to be reviewed at least every 10 years, to make updates and check in on whether the Plan is still on track. This is known as a “Periodic Update”. The last plan (2015) was completed a little earlier than required, so we are still on track with our current update.

Washington’s Growth Management Act (GMA), adopted in 1990, requires every city and county in the state to plan for and guide future growth, protect the environment, and provide for economic development. It has requirements for all 39 counties (and the cities within them), but has more stringent requirements for the largest and fastest-growing 28 counties, containing about 95% of the state’s population. These counties are “fully planning” under the GMA. The other 11 counties, since they contain only about 5% of the state’s population, are “partially planning” under the GMA and have fewer requirements. The Periodic Update Map in the Attachments shows partially planning counties with stars. This map also shows the timelines for updating. The earliest counties finished their updates in 2024, so we can learn from the changes they made. Adams County is in the last group, due in 2027.

As a city in Adams County with a Comprehensive Plan, by June 2027, we are required to:

- Update our Comprehensive Plan.
- Update our development regulations (zoning and subdivision requirements) to be consistent with the updated Comprehensive Plan and to meet current state requirements.
- Update our Critical Areas Ordinance to meet current state requirements (wetlands, habitat, aquifer recharge areas, etc.)
- Update our designation of Natural Resource Lands (agricultural and mineral lands that have long-term significance for commercial production of food, agricultural products, or extraction of minerals.) (This can be part of the Land Use Element of the Comp Plan).
- Ensure that regulations do not prohibit legally-existing Natural Resources uses, and that adjacent uses do not interfere with the designated lands for the production of food, agricultural products, or extraction of minerals.

- Provide for early and continuous public participation in the update process.

As part of our update process, we will need to coordinate with Adams County, who is also getting started on their own update process with the same timelines. Among the areas of coordination are countywide planning policies, population projections, and zoning/designations of land surrounding the city and likely to be annexed in the future. This helps ensure good planning for the whole community as it grows.

Our existing Comprehensive Plan has these chapters, officially known as “Elements”:

1. Land Use
2. Housing
3. Capital Facilities & Utilities
4. Transportation
5. Economic Development
6. Parks & Recreation
7. Conservation & Environment

Within each Element, there is generally an overview of existing conditions, discussion, and then goals, objectives, and policies to guide implementation of the element. At a future meeting, we will look at all the goals, objectives, and policies in the 2015 Plan, and discuss which ones to keep, which ones to modify, and whether any should be added.

A Comprehensive Plan update is a long and involved process, so we will be focusing on it a lot over the next year and a half. Other items on tonight’s agenda move us along in the update process.

Attachments

- Periodic Update Map

Action: No action needed, informational only.

Periodic Update interactive map



TO: Planning Commission

FROM: Anne Henning, Community Development Director

MEETING: January 20, 2026

SUBJECT: Comprehensive Plan Update – Population Projection Method

As part of the Comprehensive Plan update, we will need to determine what population to plan for over the next 20 years. The amount of population increase affects everything from how much residential land will be needed, to wastewater treatment capacity, to water rights, to traffic safety improvements.

The state Office of Financial Management (OFM) provides low-, medium-, and high-growth projections for each county. Our existing Plan used some creative math, and rather than using the high-growth projection of 11,007 by 2035 (1.75% growth), used a 20-year population projection of 17,825 by 2035. This high number has caused problems for everything from the Housing Action Plan (where we had to write justifications for why we weren't using the number in our adopted Comp Plan) to the current draft water and sewer plans, which to some extent are trying to plan for population that won't happen in that time frame, which would require spending on improvements which aren't needed yet. On the other hand, projections that are too low mean the city is not prepared for growth as it happens.

When we started the housing planning last year, staff used the state medium-growth projection for the county, but also assumed that the percentage of population inside the city would remain constant at 42% of the county's total. In hindsight, it is obvious that the city will grow faster than the county, since housing can be more concentrated, and especially as more land is annexed into the city. Instead, it is much more logical to just look at the growth trends of the city.

There are more ways than one might expect to forecast population growth. As part of our consultant contract for the Comp Plan update, Andrew Oliver of Leland Consulting Group looked at 5 possible ways to forecast our population for the 20-year time frame (see attachment):

- The lowest line (yellow) is similar to what staff used last year: Assuming the County overall grows at the OFM medium projection and the city remains at the same percentage of the county's total as it is now. (Current % of County, 10,939)
- The next line (green) is linear growth on the same trend since 1990 (Linear Trend, 12,067)
- The middle line (blue) is forecasting Othello's growth as a percentage of Adams County's growth, increasing the percentage inside the city at the rate it has been growing, going from 42.7% now to 48.8% in 2047 (Trend-Based % of County, 12,480)
- The second highest (red) is Compound Annual Growth Rate (CAGR) for the past 5 years (1.5% per year) (5-Year CAGR, 12,781)
- The highest (orange) is Compound Annual Growth Rate for the past 10 years (10-Year CAGR, 13,373)

It is clear that the percentage of the total county population living inside Othello city limits will continue to increase over time, so the lowest line (yellow) is clearly wrong. There have been large annexations in

the last few years (2023 Ochoa annexation, 440 acres; 2025 Hampton Development annexation, 164 acres), so there is now a lot more vacant land for the Othello population to grow.

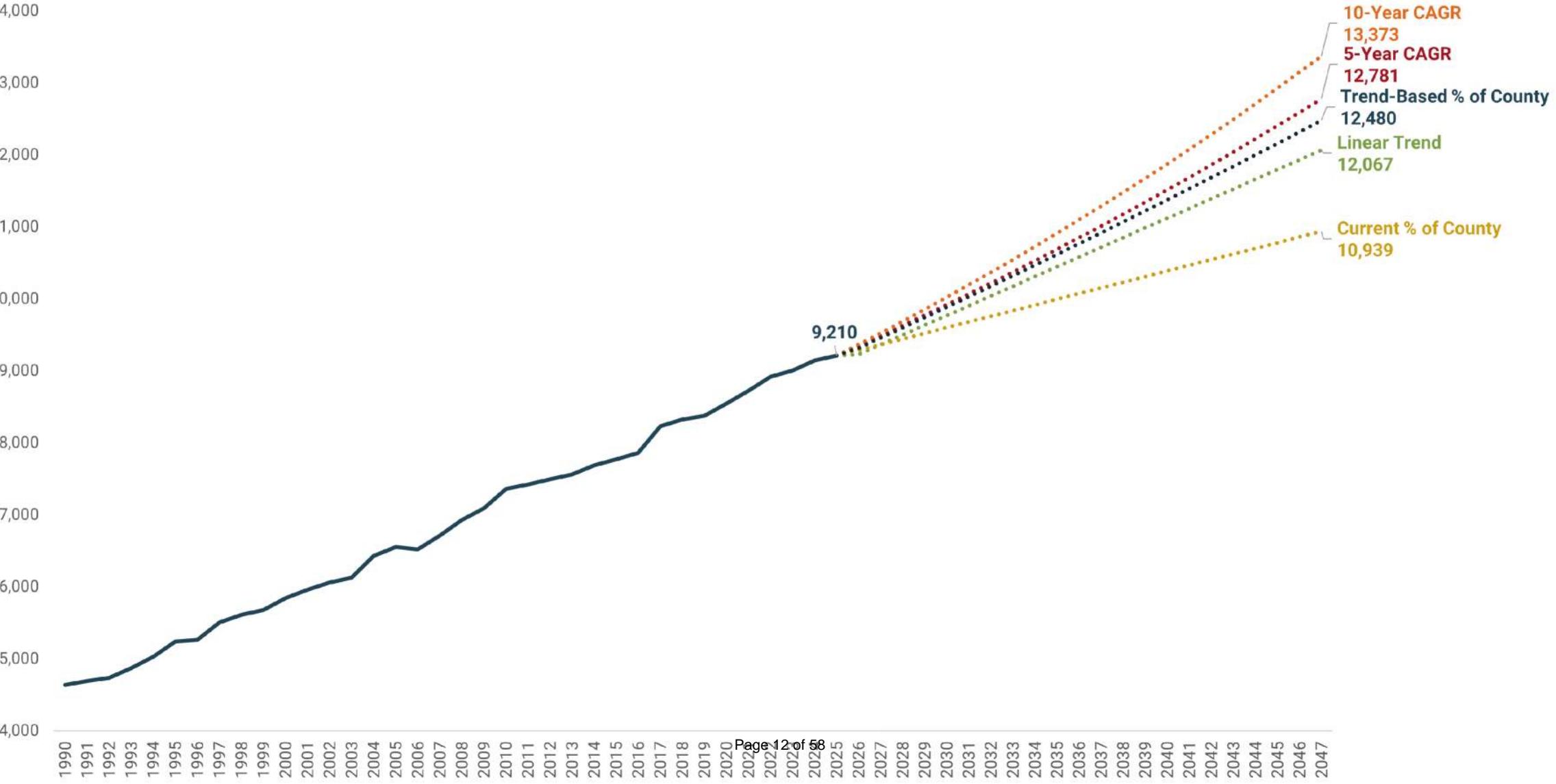
To further refine this, Andrew looked at where people have moved from in the last year and found people mostly have moved from within Adams County, rather than other counties, states, or countries. So that supports the city gaining a larger share of the county population. He also looked at migration versus natural increase (births minus deaths). Growth has been more from natural increase than from migration. Since natural increase is more exponential than immigration-based increase, that suggests using one of the CAGR methods. However, he pointed out that Othello's actual population growth since 1990 has been extremely linear. He recommends using the linear projection unless we feel that people will continue to have larger families only inside city limits and not in the surrounding county and also if people are not moving out of the city in enough volume to counteract the natural increase.

Attachments

- Population Projection Chart

Action: The Planning Commission should review the population projection possibilities and direct staff which to select.

Othello Population Forecasts, 2025-2047



TO: Planning Commission

FROM: Anne Henning, Community Development Director

MEETING: January 20, 2026

SUBJECT: Comprehensive Plan Update – Public Engagement Plan

As part of the Comprehensive Plan update, we need to create and publicize a plan for the public to be informed and involved in the update process. Our consultant, SCJ Associates, has prepared the attached Public Engagement Plan, which includes stakeholder interviews, a survey, open houses, and Planning Commission/Council workshops. The city will create a webpage with all the information.

Attachments

- Public Engagement Plan

Action: The Planning Commission should review the Public Engagement Plan and determine if any changes need to be made.



Public Engagement Plan

To: City of Othello
From: Aren Murcar, SCJ Alliance
Date: January 15th, 2026
Project: City of Othello 2027 Comprehensive Plan Periodic Update
Subject: Othello Comprehensive Plan – Public Engagement Plan

Purpose

The purpose of this Public Participation Plan is to establish clear goals and expectations for community engagement during the City of Othello's Comprehensive Plan Update. Public participation is a required component of the periodic update process and is essential to ensuring that the updated Comprehensive Plan reflects the priorities, needs, and vision of Othello residents, businesses, and stakeholders.

The core elements of public engagement for this project will consist of:

- ◆ Stakeholder Interviews
- ◆ Community survey
- ◆ Public open houses
- ◆ Planning Commission and City Council workshops

Most public-facing materials will be posted on the project website. The City will maintain the project website, and SCJ Alliance will provide content, graphics, and supporting materials for online distribution.

The following describes each engagement element in more detail.



Stakeholder Interviews

To ensure the Comprehensive Plan reflects local priorities, opportunities, and concerns, the planning team will conduct a series of targeted stakeholder interviews. These interviews will gather qualitative input from individuals who represent key sectors of the community and who can provide valuable insight on topics such as housing, economic development, transportation, community character, infrastructure, and public services.

A total of **12 interviews will be conducted**, each approximately 45 minutes in length. Interviews may be held in person or virtually, depending on participant preference and availability. Each session will be semi-structured, using a consistent question framework while allowing flexibility to explore issues raised by interviewees.

Expectations

- ◆ SCJ will coordinate interview scheduling and confirm logistics with participants.
- ◆ Interview prompts or discussion guides will be provided to interviewees in advance when appropriate.
- ◆ AI tools may be used to support preparation of initial interview summary notes for efficiency.
- ◆ All AI-generated materials will be reviewed and edited by SCJ Alliance prior to distribution.
- ◆ Final summaries will be incorporated into the planning team's overall engagement findings and may be shared with City staff as part of internal documentation.

Stakeholder Interview Candidate Ideas

The following are **potential perspectives and roles** that may be included in the interview roster. One person may represent multiple perspectives, and the final list will be selected based on availability and local priorities.

1. Housing Developer/Builder
2. Realtor
3. Planner
4. Small business owner
5. Housing service provider
6. Public/social service provider
7. School district representative
8. 1-2 Planning Commissioners
9. Councilmember (acting as council liaison)
10. Healthcare representative
11. Port representative
12. Senior Center Representative
13. Non-profit representative
14. Business owner(s)/Major Employer
15. Beautification Committee Member
16. Church Representative
17. Agriculture Representative
18. Youth Representative



Public Open Houses

Two public open houses will be held at convenient, accessible locations within the City of Othello. These events may be scheduled as standalone engagement opportunities or paired with existing community gatherings to help increase participation. Open houses will provide residents with the opportunity to **learn** about the Comprehensive Plan Update, **review** draft materials, and **share** feedback with project staff.

Recommendations

- ◆ Provide broad public notice before each event. Social media, newspaper announcements, flyers, the City website, and utility bill inserts are effective ways to promote participation.
- ◆ Offer incentives such as snacks, childcare or children's activities, and hands-on or interactive stations to encourage community involvement and create a welcoming environment.

Community Survey

A **community survey will be used to collect broad input** from Othello residents throughout the Comprehensive Plan Update. Surveys will primarily be available online, with printed copies available at City Hall and the Othello Public Library. QR code flyers will be placed throughout the community, and the survey link will be shared through social media, newspaper postings, the City website, and utility bill inserts.

All surveys will be provided in both **English and Spanish to ensure accessibility** for Othello's diverse community.

Survey results will be posted online for public review within 30 days of the survey's closing date.

Council/Commission Workshops

Two combined City Council/Planning Commission workshops will provide opportunities for City staff and the consulting team to **share updates** on project progress, **present draft content**, and **receive feedback** from decision-makers. These meetings will be open to the public and will include an opportunity for public comment, but will mainly focus on discussion among city council and planning commission members. SCJ Alliance will lead these workshops and will provide clear agendas and discussion items 7 days in advance.



Expectations

- ◆ Each workshop will be open to the public.
- ◆ Agendas will be provided at least 7 days in advance.
- ◆ The City will record each workshop and provide the recording to SCJ Alliance.
- ◆ Summary notes will be distributed to workshop participants no later than 14 days after each meeting.

Schedule

The following public engagement schedule outlines the **anticipated timeline for key engagement activities**, including stakeholder interviews, the community survey, public open houses, and City Council and Planning Commission workshops. The schedule is approximate and may be adjusted as the Comprehensive Plan Update progresses.

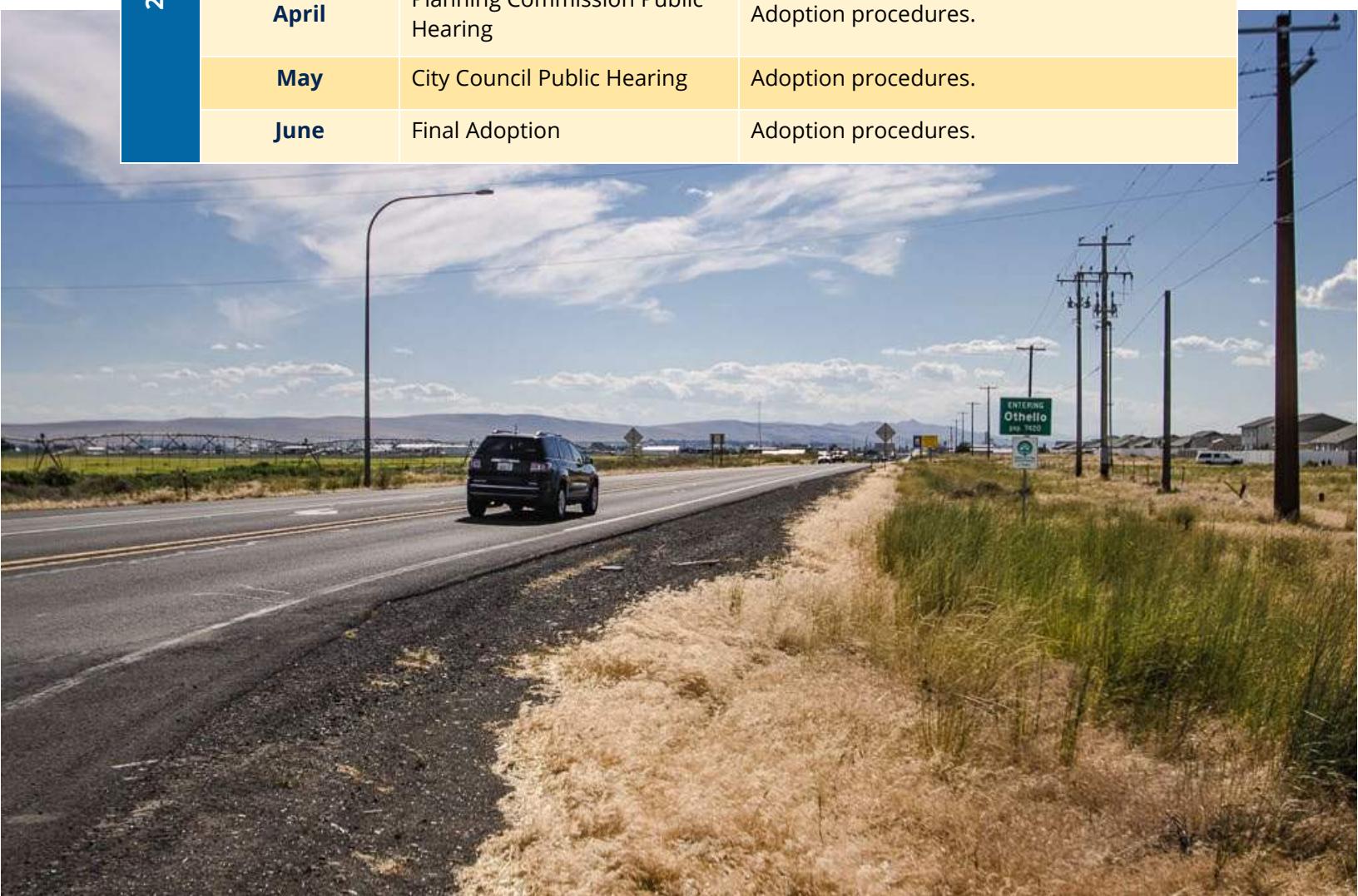
The project team will strive to balance consistent communication with the community while avoiding outreach fatigue. Engagement activities will be spaced appropriately to allow meaningful participation and ensure the public remains informed and involved throughout the entire planning process.

Table 1: Public Engagement Schedule

Date	Event	Objectives
2026	January	Outreach to Stakeholder Interviewees
		Gauge interest, establish contact, finalize list, and start scheduling.
	February	Gather focused input on City's direction for the next 20 years.
		Establish connections between stakeholder takeaways and survey questions.
	March	Launch Community Survey
	April	Monitor Survey Responses and Adjust as Needed
	May	Public Open House #1
	June	Council/Commission Workshop #1
	July	Public Open House #2



2027	August	Close Public Survey & Analyze Results	Consolidate public feedback results.
	September	Plan Development	
	October	Council/Commission Workshop #2	Provide updates on plan development and gather feedback.
	November	Plan Development	
	December	Plan Development	
	January	Plan Development	
	February	Public Launch of Plan	Post Draft Plan online and open public comment.
	March	Plan Revisions	Respond to public feedback.
	April	Planning Commission Public Hearing	Adoption procedures.
	May	City Council Public Hearing	Adoption procedures.
	June	Final Adoption	Adoption procedures.



TO: Planning Commission

FROM: Anne Henning, Community Development Director

MEETING: January 20, 2026

SUBJECT: Comprehensive Plan Update – Community Profile

As part of the Comprehensive Plan update process, our consultant, SCJ Associates, has prepared the attached Draft Community Profile. This document summarizes characteristics of Othello, such as population growth trends, demographics, economic indicators, and housing.

Attachments

- Community Profile

Action: The Planning Commission should review the Community Profile and determine if they have questions or if any changes need to be made.

DRAFT

Community Profile

City of Othello

January 2026

Prepared By:**SCJ Alliance****108 N Washington St, Suite 300
Spokane, WA 99201
509.835.3770****Contents**

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1 Introduction

This community profile is prepared to support the City of Othello's 2027 update of its Comprehensive Plan. This report articulates past and current characteristics of the community, as well as forecast conditions. It provides an update to the demographics and community data presented in the city's previous Comprehensive Plan document (2015) and includes key characteristics like population, economic indicators, and housing trends. Data and findings from this report will be incorporated into the updated Comprehensive Plan document.

Reviewing this data helps establish an understanding of where the city has been, where it is now, and where it hopes to go, and sets the foundation for Othello's long-range planning efforts. Wherever possible, the data for Othello is compared with data from Adams County or Washington State, illuminating how the city compares with the larger surrounding regions.

2 Community Characteristics

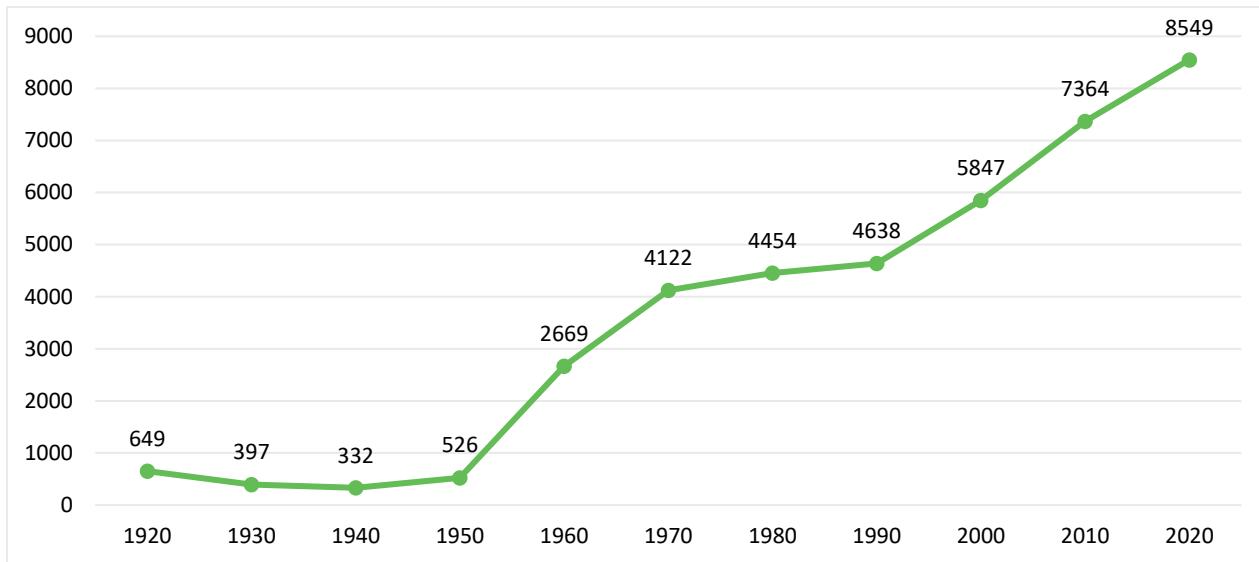
The following sections summarize the existing conditions within the City of Othello, including demographics and population trends, economic indicators, and housing trends. Data sources include U.S. Census Decennial Data, U.S. Census American Community Survey (ACS) 2023 5-Year Estimates, and Washington State Office of Financial Management (OFM) housing data and population estimates.

2.1 Population

OFM issues annual population estimates for all cities and counties in Washington, which are the state's official population counts for long-range planning purposes. These annual estimates are based on the most recent Decennial Census counts. The official Office of Financial Management (OFM) 2025 population estimate for Othello is 9,210. The 2025 population estimate for Adams County is 21,550. The city of Othello accounts for 42.7% of the county's population.

Historic Population Trends

Figure 1 illustrates the City of Othello's historic population changes from 1920 through 2020, while Table 1 illustrates the city's population as a percentage of Adams County's population over the same period. Othello's population has increased on average 28% every ten years, with some decades being higher or lower than others. The city had a period of population decrease between 1920 and 1940. However, shortly after that, the city experienced its largest decade-over-decade population increase between 1950 and 1960, where the population grew by about 400%, from 526 people in 1950 to 2,669 people in 1960. This is likely due to the arrival of irrigation water in 1953 and the completion of Highway 26 (1955) and Highway 17 (1956). In more recent years, the City's population has grown consistently, averaging 17% per decade since 1990.

Figure 1. Historic Othello Population 1920 – 2020

Source: U.S. Census Bureau, Decennial Census Data

Table 1. Percent of Adams County Population

Year	Othello	Adams County	% of County Population
1920	649	9,623	6.7%
1930	397	7,719	5.1%
1940	332	6,209	5.3%
1950	526	6,584	8.0%
1960	2,669	9,929	26.9%
1970	4,122	10,014	41.2%
1980	4,454	13,267	33.6%
1990	4,638	13,603	34.1%
2000	5,847	16,428	35.6%
2010	7,364	18,728	39.3%
2020	8,549	20,613	41.5%

Source: U.S. Census Bureau, Decennial Census Data 1920-2020

Race and Ethnicity

This section delves into the race and ethnicity dynamics in Othello, Adams County, and the State of Washington as a whole. Table 2 presents the percentages of Othello's racial diversity, compared to those of Adams County and the state of Washington.

According to the social definition of racial categories used by the U.S. Census Bureau's ACS 5-Year Estimates, 41.4% of Othello residents self-identified as white, compared to 47.8% in Adams County overall, and 67.8% in the state of Washington. About 78% of Othello's residents self-identified as Hispanic or Latino, a higher percentage than Adams County (64.1%) and much higher than Washington State (14.1%).

Table 2. Race Distribution

Race	Percentage of Population		
	Othello	Adams County	Washington
White alone	41.4%	47.8%	67.8%
Black or African American alone	0.1%	0.4%	4.0%
American Indian and Alaska Native alone	1.1%	2.5%	1.2%
Asian alone	0.9%	0.6%	9.4%
Native Hawaiian and Other Pacific Islander alone	0.0%	0.3%	0.7%
Some Other Race alone*	28.6%	28.5%	5.6%
Population of two or more races:	28.1%	20.0%	11.4%
Ethnicity:			
Hispanic or Latino	77.9%	64.1%	14.1%

Source: U.S. Census Bureau, American Community Survey 2023 5-Year Estimates. (*) Includes persons reporting only one race.

Age and Gender

The median age in Othello is 24.6 years, which is younger than Adams County (29.2 years) and the state of Washington (38.0 years). About 34.4% of Othello's population is under the age of 15, and 7.7% is over the age of 65. Table 3 provides Othello's age distribution as compared to Adams County and Washington State.

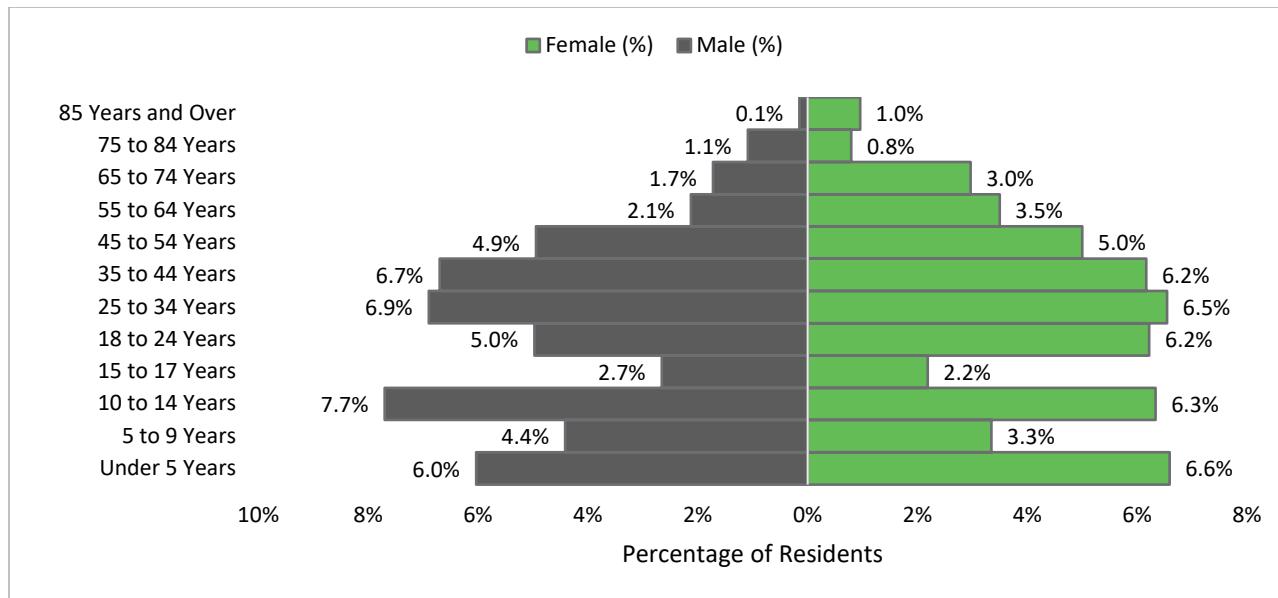
Table 3. Age Distribution

Age Group	Percentage of Population		
	Othello	Adams County	Washington
Under 5 years	12.6%	7.9%	5.7%
5 to 14 years	21.8%	20.5%	12.3%
15 to 24 years	16%	18.9%	12.4%
25 to 34 years	13.4%	12.2%	15.1%
35 to 44 years	12.9%	11.6%	13.9%
45 to 54 years	9.9%	9.6%	12.2%
55 to 64 years	5.6%	9.5%	12.4%
65 years and over	7.7%	11.9%	16.0%
Median age (years)	24.6	29.2	38.0

Source: U.S. Census Bureau, American Community Survey 2023 5-Year Estimates

Figure 2 is a population pyramid for the City of Othello, which provides the breakdown of the city's population by age group for binary gender self-identifications (male and female). The city's population differential is even by age group. The population pyramid indicates that ages 5-9, 10-14, 15-17, 25-34, 35-44, and 75-84 are all slightly higher for males. For females ages 5 and under, 18-24, 45-54, 55-64, 65-74, and over 85 are all slightly higher.

Figure 2. City of Othello Population Pyramid



Source: U.S. Census Bureau, American Community Survey 2023 5-Year Estimates

Education

The Othello School District operates one high school, one alternative high school, one middle school, and four elementary schools that serve Othello students. For the 2024-2025 school year, the district's enrollment was 4,771 students, with 92.4% of students identifying as racial/ethnic minorities. There were 276 classroom teachers employed, with an average classroom size of 20.9.¹

Educational attainment for Othello's population 25 years and over is presented in Table 4 and indicates the highest level of education an individual over 25 years of age has attained. 71.6% of Othello residents over the age of 25 have achieved "high school graduate or more". 28.4% of Othello residents over the age of 25 have attained less than 9th grade.

Approximately 19% of Othello residents over 25 have attained a bachelor's, graduate, or professional degree, which is less than residents over the age of 25 in Adams County (22.3%) and in Washington (59.8%).

¹ Washington Office of Superintendent of Public Instruction (OSPI) School District Report Card, <https://reportcard.ospi.k12.wa.us/ReportCard/ViewSchoolOrDistrict/100072>

Table 4. Educational Attainment

Educational Attainment	Percentage of Population 25 Years and Over		
	Othello	Adams County	Washington
Less than High School	28.4%	30.1%	7.8%
High School Graduate or More (Includes Equivalency)	71.6%	69.9%	92.2%
Some College or More	39.6%	40.6%	70.5%
Bachelor's Degree or More	14.4%	15.4%	38.8%
Master's Degree or More	4.2%	5.3%	15.1%
Professional School Degree or More	0.2%	1.2%	4.1%
Doctorate Degree	0.2%	0.4%	1.8%

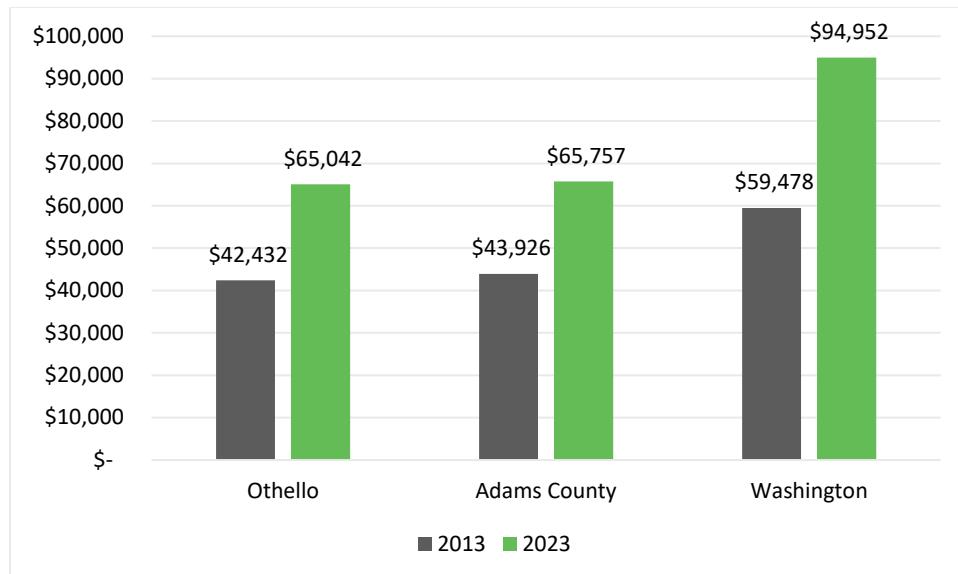
Source: U.S. Census Bureau, American Community Survey 2023 5-Year Estimates

2.2 Economic Indicators

Income and Wages

Using the 2023 5-Year Community Survey Estimates, Figure 3 shows that households in the City of Othello have a median household income of \$65,042, which is nearly identical to Adams County (\$65,757) and much lower than the state of Washington (\$94,952). Washington's median income levels increased by approximately 59.6% between 2013 and 2023, while Othello's median income levels increased by 37.1% during the same period.

Figure 3. Median Household Income



Workforce Profile

Based on the U.S. Census Bureau's tool, OnTheMap, Othello had approximately 7425 total jobs (2022). Additionally, 55% of Othello residents with jobs were employed outside the city limits. Among jobs within the city, 30.7% were held by Othello residents, with the remainder held by residents from cities and jurisdictions elsewhere in the region.

Figure 4. Commuting Patterns in Othello



Source: U.S. Census OnTheMap, 2022, <https://onthemap.ces.census.gov/>

Note: Othello City limits have changed significantly since 2022; this map should not be used for determining city boundaries.

The largest industries in terms of the number of jobs held by workers in Othello businesses are:

- Manufacturing – 1,256 jobs (23.2%)
- Agriculture, Forestry, Fishing and Hunting – 1,192 jobs (22%)
- Health Care and Social Assistance – 846 jobs (11.5%)
- Educational Services – 623 jobs (9.8%)

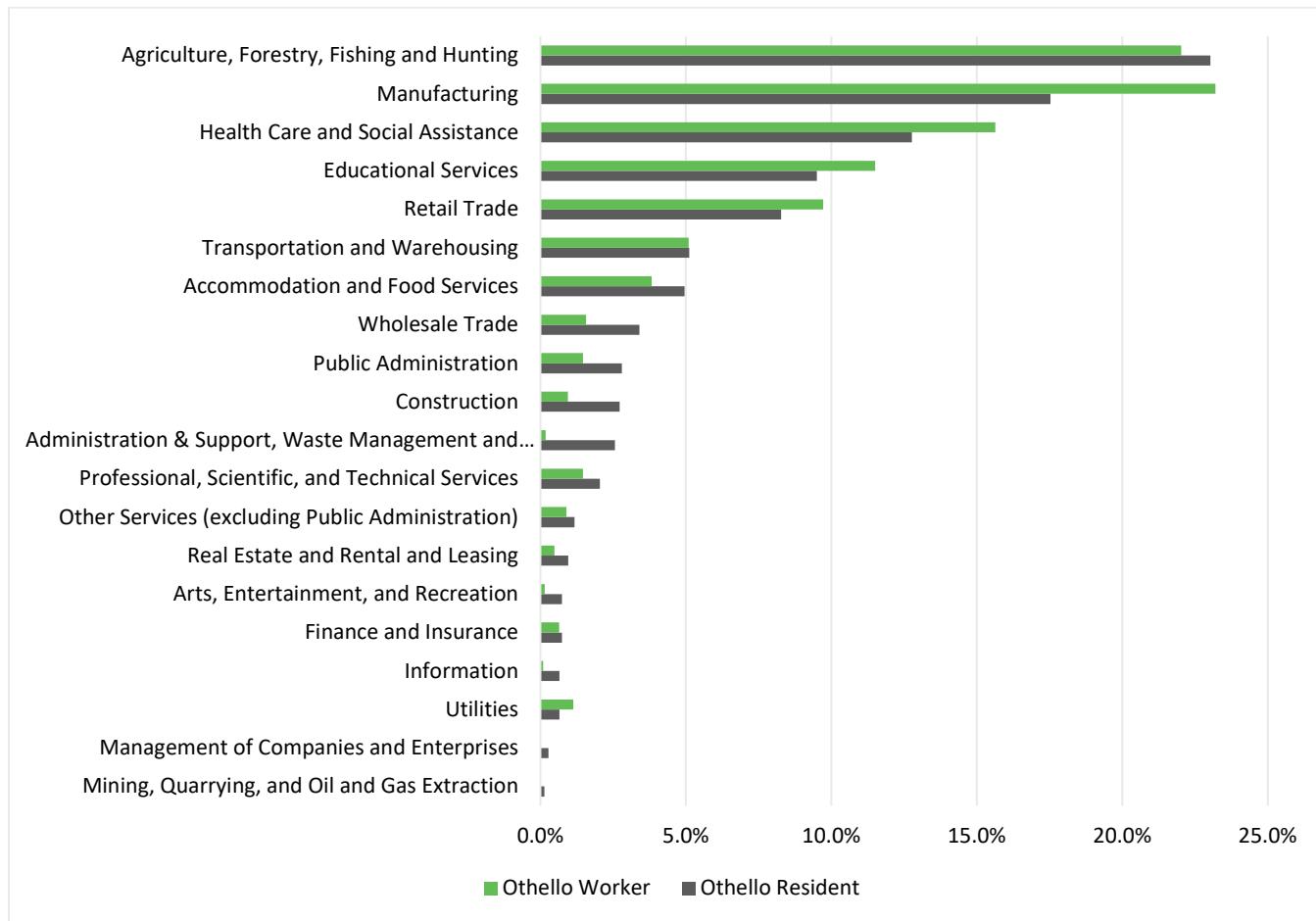
- Retail Trade – 526 jobs (9.7%)

Othello residents work primarily in the following industries, which are both inside and outside of the city limits:

- Agriculture, Forestry, Fishing and Hunting— 846 jobs (23.0%)
- Manufacturing – 644 jobs (17.5%)
- Health Care and Social Assistance— 469 jobs (12.8%)
- Educational Services – 349 jobs (9.5%)
- Retail Trade – 304 jobs (8.3%)

Figure 5 shows the distribution of jobs by industry for workers working inside Othello, as well as for Othello residents working inside and outside of the city. Manufacturing is the biggest industry for those working in Othello, and Agriculture, Forestry, Fishing, and Hunting is the largest industry for Othello residents.

Figure 5. Employment by Industry in Othello

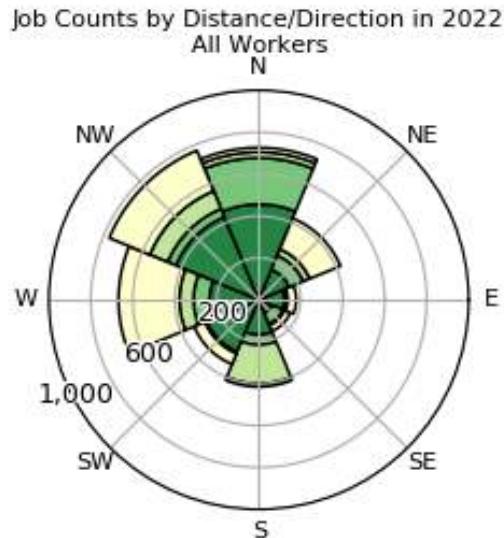


Source: U.S. Census Bureau OnTheMap, 2022

As shown in Figure 6, the majority of employed Othello residents travel North, Northwest, and West to arrive at work. Table 5 shows that Moses Lake is the location with the most employed Othello residents, although

Wenatchee, Richland, Warden, and Spokane have quite a few employed Othello residents commuting there as well.

Figure 6. Job Counts by Distance/Direction for Employed Othello Residents (2022)



Source: U.S. Census OnTheMap, 2022, <https://onthemap.ces.census.gov/>

Table 5. Job Counts by Places Where Othello Residents are Employed

City	Percent
Othello City, WA	45.2%
Moses Lake City, WA	5.1%
Wenatchee City	1.7%
Richland City, WA	1.7%
Warden City, WA	1.6%
Spokane City, WA	1.6%
Pasco City, WA	1.4%
Yakima City, WA	1.4%
Seattle City, WA	1.3%
Connell City, WA	1.1%
All Other Locations	37.9%

Source: U.S. Census OnTheMap, 2022, <https://onthemap.ces.census.gov/>

2.3 Housing

Household Size

Othello's average household size is 3.40 people, an increase from an average of 3.31 persons per household in 2013. The average family size in 2023 was 3.79, which again was an increase from an average of 3.63 in 2013. Adams County's average household size is 3.23, which is nearly identical to its 2013 average of 3.22. Table 6 presents Othello's average household size and family size as compared to those of Adams County and Washington State for both 2013 and 2023.

Table 6. Household and Family Size

Household Size				Family Size		
Year	Othello	Adams County	Washington	Othello	Adams County	Washington
2023	3.40	3.23	2.51	3.79	3.70	3.07
2013	3.31	3.22	2.54	3.63	3.64	3.11

Source: U.S. Census Bureau, American Community Survey 2023 5-Year Estimates, Table DP02

Housing Occupancy

ACS estimated the total number of housing units in the City of Othello to be 2,601 in 2023 and 2,283 in 2013, an increase of 318 units (13.9%) over that decade.

Table 7 shows the percentage of occupied and vacant households, while Table 7 shows the percentage of owner-occupied versus renter-occupied units in Othello as compared to Adams County and Washington. The percentage of occupied housing units remained unchanged at 97.2% in 2013 and 2023. Of the city's occupied units, 54.9% were owner-occupied in 2023, while 43.6% were renters (an increase from 38.1% in 2013). Othello has a higher percentage of renters than trends seen at the county and state level.

Table 7. Housing Occupancy

2023			2013		
	Othello	Adams County	Othello	Adams County	Washington
	# of units	Percentage of total housing units		# of units	Percentage of total housing units
Occupied	2,529	97.2%	92.1%	92.6%	92.1% 90.7%
Vacant	72	2.8%	7.9%	7.4%	7.9% 9.3%
Total Units	2,601	100.0%	100.0%	100.0%	100.0% 100.0%

Source: U.S. Census Bureau, American Community Survey 2023 5-Year Estimates, Table DP04

The table below shows the percentage of owner-occupied and renter-occupied units in Othello, Adams County, and Washington State.

Table 8. Percent of Owner Vs. Renter-occupied Units

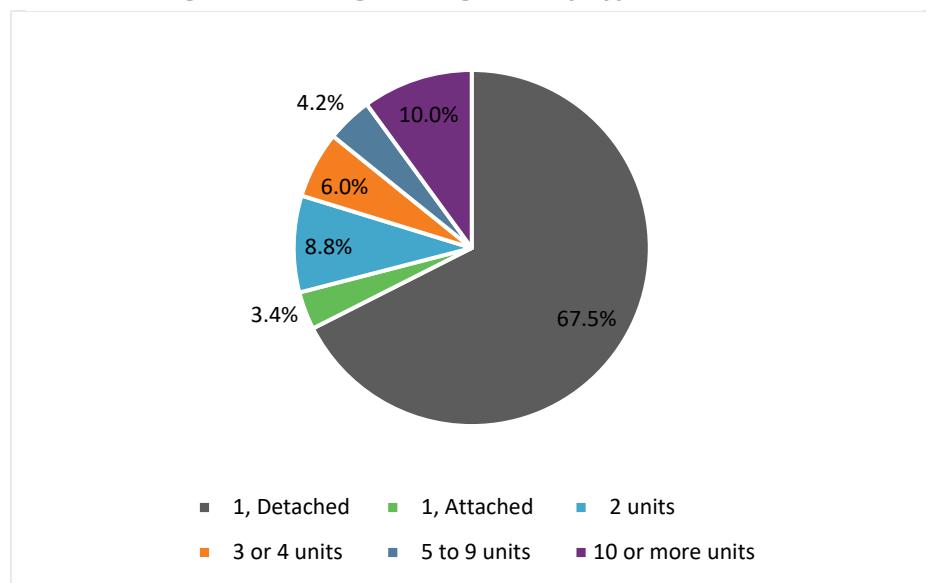
	2023			2013		
	Othello	Adams County	Washington	Othello	Adams County	Washington
Owner-Occupied	54.9%	63.6%	59.1%	60.2%	60.7%	57.3%
Renter-Occupied	43.6%	30.9%	36.1%	38.1%	34.1%	36.8%

Source: U.S. Census Bureau, American Community Survey 2013-2023 5-Year Estimates, Table S2501

Housing Types

A breakdown of Othello's housing units by type is shown in Figure 7. Detached single-family units are by far the most prevalent housing type in Othello, accounting for 67.5% of the city's existing housing stock. Single-family housing accounts for a larger share of the housing units in Othello when compared with Adams County (60.7%). The city also has an increased proportion of single-family housing units than that of Washington State (62.8%). Multifamily housing consisting of 3 or more units comprises 20.2% of Othello's housing stock, attached single-family homes account for about 3%, and two-family/duplex homes account for 8.8%.

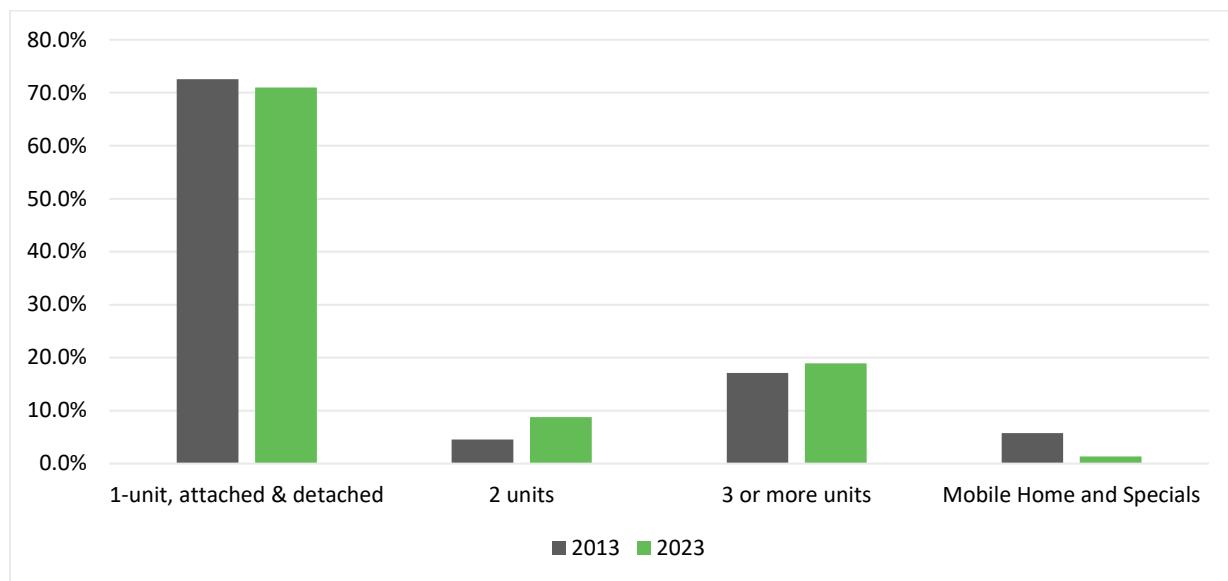
Figure 7. Existing Housing Units by Types in Othello



Source: U.S. Census Bureau, American Community Survey 2023 5-Year Estimates, Table DP04

Figure 8 shows the change in the number of housing units between 2013 and 2023. While the total number of units increased, the variety of housing types stayed about the same, except for duplexes, where the percentage doubled. 1-unit, attached & detached homes made up 72.5% of housing types in 2013 and 71.0% in 2023, whereas duplex housing units increased from 4.6% to 8.8% over the same time, and housing units with 3+ units also increased from 17.1% to 18.9% of all housing units. Mobile homes decreased from 5.8% to 1.3% of all housing units.

Figure 8. Housing Units in Othello, 2013 and 2023



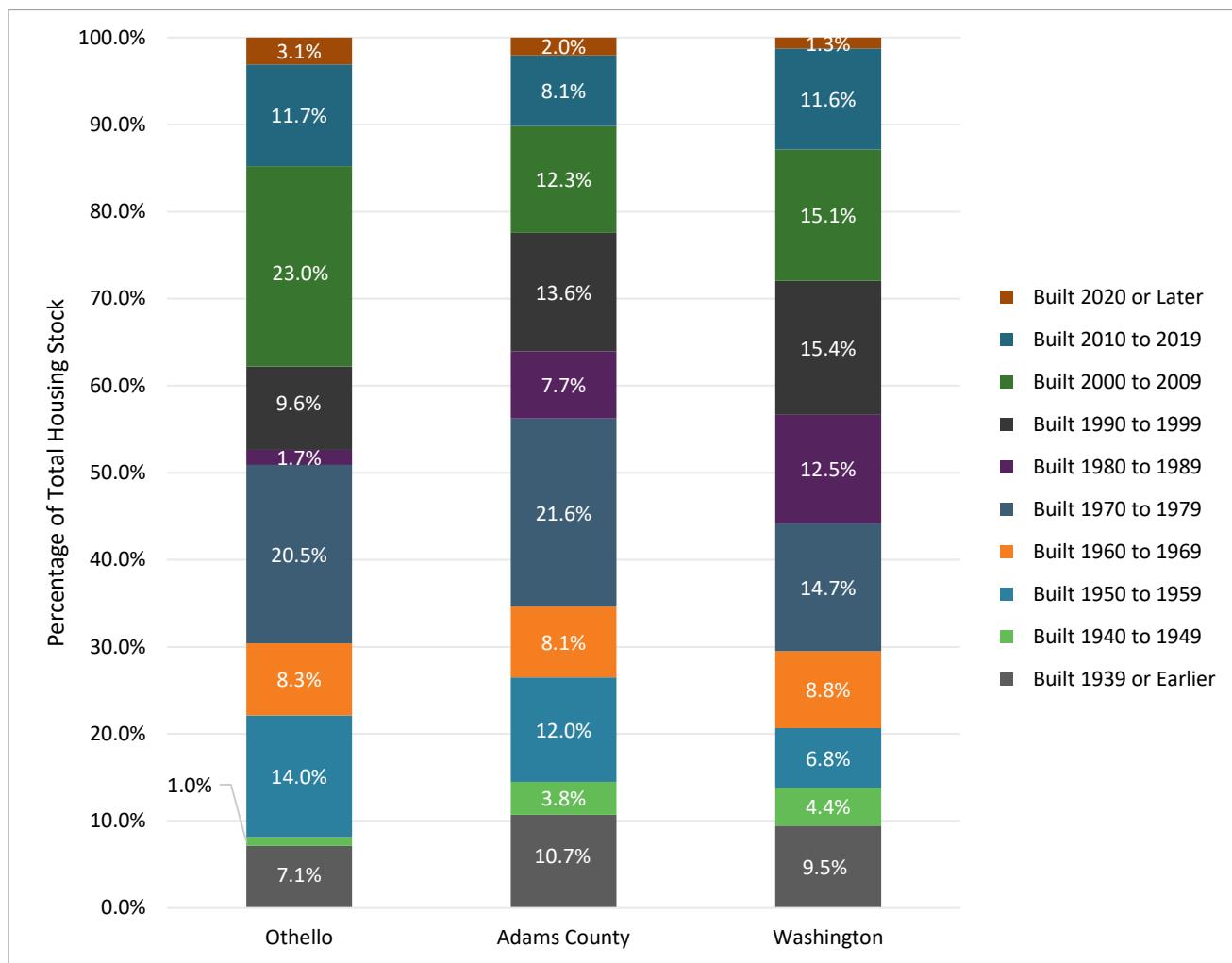
Source: U.S. Census Bureau, 2013-2023 American Community Survey 5-Year Estimates, Table DP04

Age of Housing Stock

As shown in Figure 9, 14.8% of Othello's existing housing stock has been constructed in the years since 2010. By comparison, 11.9% of the housing stock in Adams County and 12.9% of that in Washington state was constructed in 2010 or later.

23% of houses in Othello were built from 2000-2009, which was the decade with the highest rate of housing production in the city, with the second highest being houses built between 1970 and 1979 (20.5%). Othello's housing stock tends to be newer on average than that of Adams County and that of Washington State as a whole.

Figure 9. Existing housing stock in Othello by year of construction

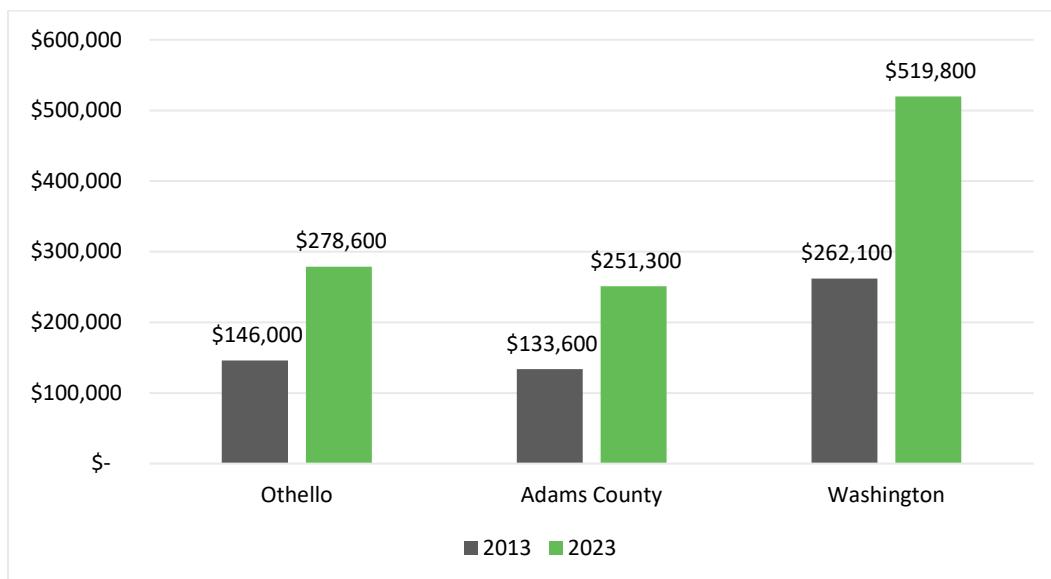


Source: U.S. Census Bureau, American Community Survey 2023 5-Year Estimates, Table DP04

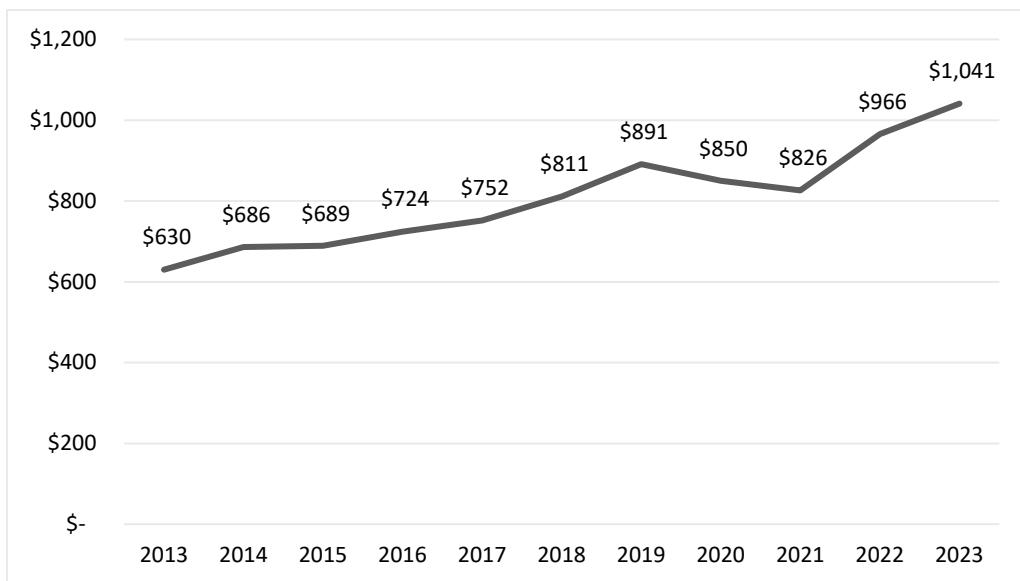
Housing and Rental Costs

As shown in Table 6 in the “Housing Occupancy” section above, approximately 43.6% of Othello’s occupied housing units are rentals, and 54.9% are occupied by the owner. Adams County has a much lower percentage of rental units, making up 30.9% of all occupied county housing units.

The Census data shown in Figure 10 represents the median home value in Othello in both 2013 and 2023. The median home value in Othello in 2023 was \$278,600, which is a 90.0% increase from the median home value in 2013 of \$146,000. During the same period, Adams County saw its median home value increase by 88.1%, slightly less than Othello. Both Othello and Adams County experienced a lower increase in median value than Washington State (98.3%). The median home value in 2013 in Washington state (\$262,100) was notably more than that of Adams County (\$133,600) and Othello (\$146,000). As seen in Figure 11, gross rent has increased by 65.2% since 2013, which is much less than the percent increase in median home values.

Figure 10. Median Home Value 2013- 2023

Source: U.S. Census Bureau, 2013-2023 American Community Survey 5-Year Estimates, Table DP04

Figure 11. Median Gross Rent in Othello 2013-2023

Source: U.S. Census Bureau, 2013-2023 American Community Survey 5-Year Estimates, Table DP04

Like the rest of the state and much of the country, the cost of housing in Othello has increased in recent years, and incomes have not kept pace with housing costs, as shown in Table 9. When compared with the 2013 baseline, the percentage of income that is used for rent has been increasing in Othello.

Table 9. Percent of Income Used for Rent in 2013 and 2023

	2023			2013		
	Othello	Adams County	Washington	Othello	Adams County	Washington
Less than 10%	0.6%	2.8%	3.7%	5.7%	10.9%	2.9%
10-29%	36.7%	43.1%	44.5%	33.4%	31.3%	43.7%
30 to 49%	33.6%	20.7%	24.8%	26.8%	20.1%	24.8%
50% or Greater	26.7%	23.5%	22.1%	20.9%	18.3%	23.1%
Not Computed	2.5%	9.8%	5.0%	13.3%	19.4%	5.5%

Source: U.S. Census Bureau, 2013-2023 American Community Survey 5-Year Estimates Table DP04, S1901

Cost-Burdened Households

The U.S. Department of Housing and Urban Development (HUD) defines a household as "cost-burdened" if it spends more than 30% of its monthly income on housing costs, including rent and utilities. This metric helps identify residents who may need housing support or are at risk of displacement or housing hardship.

- **Othello:** Approximately 60.3% of renter households are cost-burdened, spending more than 30% of their income on housing.
- **Washington State:** About 46.9% of renter households are cost-burdened.

The city's housing market trends can offer additional context:

- **Median Home Price:** As of August 2025, Zillow reports the median home sold price in Othello was \$340,723, reflecting a 3.1% increase from the previous year.

Home value estimates vary depending on the source and the metric being measured. Zillow's median sale price reflects actual real estate transactions and captures current market conditions; in Othello, the median sale price in August 2023 was about \$320,200. By contrast, the U.S. Census Bureau's American Community Survey reports the median value of owner-occupied homes—based on self-reported assessments and averaged over the 2019–2023 period—which was \$278,600. Because ACS includes the entire stock of owner-occupied housing and not just recently sold homes, its estimates tend to be lower and lag behind real-time market prices.

Given these trends, it's likely that a significant portion of Othello residents experience housing cost burdens, especially renters. This underscores the importance of local housing support initiatives and policies aimed at increasing affordable housing options to mitigate potential displacement and housing hardships.

3 Key Takeaways

Population Trends

- The 2025 population of Othello is 9,210, accounting for 42.7% of Adams County's total population of 21,550.
- The city's population has grown consistently, averaging 17% per decade since 1990. The most significant rise occurred between 1950 and 1960, when the population increased by about 400%.
- Othello's population is considerably younger than both Adams County and the state, with a median age of 24.6 years and 34.4% under age 15.

Demographics

- 41.4% of residents identify as White, compared to 47.8% countywide and 67.8% statewide.
- The city has a large Hispanic or Latino population (77.9%), much higher than Adams County (64.1%) and the state (14.1%).
- The population is diverse in race and age, though the community is notably youth dominant.
- Educational attainment levels are below state averages. 71.6% of residents hold at least a high school diploma, while 14.4% have a bachelor's degree or higher, compared to 38.8% statewide.
- The Othello School District serves approximately 4,771 students, with an average class size of 20.9 and 92.4% identifying as racial or ethnic minorities.

Economic Indicators

- The median household income is \$65,042, similar to Adams County (\$65,757) but well below Washington's median of \$94,952.
- From 2013 to 2023, median household income in Othello rose 37.1%, slower than the 59.6% statewide increase.
- Othello's economy remains closely tied to agriculture and food production industries.

Employment

- Othello supports approximately 7,425 total jobs, with about 55% of employed residents working outside city limits.
- The largest employment sectors are manufacturing (23.2%), agriculture (22%), healthcare and social assistance (11.5%), and educational services (9.8%).
- Jobs in agriculture and food processing remain central to Othello's economy, supported by regional infrastructure and industry clusters.
- The city's unemployment rate was 5.4% in 2023, higher than the state average of 4.3%.
- Commuting patterns show that many residents travel to nearby agricultural and industrial employment centers, while the city draws in workers from surrounding rural areas.
- The majority of employed Othello residents travel to the North, Northwest, or West to commute to work. Moses Lake is the location with the most employed Othello residents.

Housing Trends

- Othello added 318 new housing units between 2013 and 2023, a 13.9% increase, bringing the total to 2,601 units.

- The city's owner-occupancy rate declined from 60.2% in 2013 to 54.9% in 2023, while renter-occupancy rose to 43.6%.
- The average household size increased to 3.40 people per unit, larger than both the county (3.23) and state (2.51) averages. The average family size increased to 3.79, which is again larger than both the county (3.70) and the state (3.07) averages.
- Detached single-family homes make up 67.5% of the housing stock, while duplexes (8.8%) and multifamily units (20.2%) have both increased since 2013.
- 14.8% of homes were built since 2010, indicating a younger housing stock than the county or state.
- The median home value rose 90% over the past decade to \$278,600 in 2023, compared with an 88.1% increase countywide and 98.3% statewide.
- Housing costs are rising faster than incomes. About 60.3% of renters are cost-burdened, spending more than 30% of their income on housing, compared to 46.9% statewide.

TO: Planning Commission

FROM: Anne Henning, Community Development Director

MEETING: January 20, 2026

SUBJECT: Zoning Update – New Housing in Existing Buildings and Child Care Centers – RCW /RCW

State law adopted in 2023 and amended in 2025 changes how all cities (RCW [35.21.990](#)) and all code cities (RCW [35A.21.440](#)) regulate redevelopment of existing buildings into housing, in commercial, mixed-use, and residential zones. We must adopt new codes by June 30, 2026 or be pre-empted by the state regulations. An existing building is one that received a Certificate of Occupancy at least 3 years ago.

A different state law adopted in 2025 requires all cities (RCW [35.21.996](#)) and all code cities (RCW [35A.21.460](#)) to allow child care centers in all zones. A child care center is defined broadly as “an agency that regularly provides early childhood education and early learning services for a group of children for periods of less than 24 hours.” These regulations must be adopted by June 27, 2027.

Because both new laws require amending portions of the zoning code, it makes sense to combine the review.

New Housing in Existing Buildings

The requirements for new housing in existing buildings are:

1. In a zone that allows multifamily housing, a city must allow 50% higher housing density than what is allowed in the underlying zone, if constructed entirely within the existing building envelope, provided health and safety standards and fire and building code standards can be met.
2. A city must not require any new parking for the addition of dwelling units within an existing building. A city may require the retention of existing parking that is required to satisfy existing residential parking requirements and for nonresidential uses that remain after the new units are added.
3. Except for emergency housing and transitional housing, a city may not impose permitting requirements on the use of an existing building for residential purposes beyond those required for all residential development in that zone.
4. For use of an existing building for residential, a city may not impose design standard requirements, including setback, lot coverage, and floor area ratio, beyond those that apply to all residential development in that zone.
5. Unless a building is a designated landmark or within an established historic district, a city may not impose exterior design or architectural requirements beyond those necessary for health and safety of the use of the interior or to preserve character-defining streetscapes.
6. Except for ground floor commercial along a major pedestrian corridor defined by the city, a city may not prohibit the addition of housing units to any specific part of a building, unless the addition of units would violate applicable building codes or health and safety standards. (All buildings? All the other sections of this RCW state “existing buildings” but this section does not.)

7. A city may not require unchanged portions of an existing building that have been used for residential or previously permit-approved conditioned space purposes to meet the current energy code solely because of the addition of new dwelling units within the building. For any other building converted to new dwelling units, changed portions of the new units must meet energy code EXCEPT if:
 - a. The size of the new units is less than 2500 sq. ft. or 50% of the total building size, whichever is greater;
 - b. The owner submits documentation that the new residential units projected energy use intensity is less than the energy use intensity target of the clean buildings performance standards; or
 - c. In an area zoned for residential housing, an additional housing unit is created within an existing home.
8. A city may not deny the addition of housing within an existing building due to nonconformity in parking, height, setbacks, elevator size, or modulation, unless the city finds that the nonconformity is causing a significant detriment to the surrounding area.
9. A city may not require a transportation concurrency study or an environmental study for the addition of residential units within an existing building.

A city is not required to approve a permit if a building is not able to meet life safety standards.

These requirements have been incorporated into the attached drafts, including one new section in the Building Code chapter to address the items that didn't fit elsewhere. Some of these items are not ideal for locating within a Building Code chapter, but it seemed better to keep them together than to create a second new section somewhere else. Proposed changes are shown in red underline or ~~red strikeout~~.

Rather than providing the whole Residential, Commercial, and Parking chapters, only the sections with changes are attached, to make the packet less bulky. For those who would like to see the whole thing in context, the existing chapters are available on the City website: <https://www.othellowa.gov/> . Hover over "Government" on the blue bar near the top, then select "Municipal Code". Then use the navigation on the left to get to the correct chapter. Alternatively, here are the direct links:

- [OMC 17.20 Residential Zones](#)
- [OMC 17.30 Commercial Zones](#)
- [OMC 17.61 Off-Street Parking](#)
- [OMC 14.04 Building Codes](#)

Child Care Centers

The requirements for child care centers are:

1. Child care centers must be outright permitted uses in all zones except industrial and open space.
2. The conversion of an existing building to a child care center must be an outright permitted use in all zones except industrial and open space.

3. In an industrial zone, cities must provide for conditional approval of **on-site** child care, except in or around high hazard facilities.

Cities may have reasonable restrictions, including pickup and drop-off areas.

To meet these requirements, we need to make changes in our Residential Zones, a minor change in Commercial (allowing it in C-3, and then modifying the language about “Daily Care Providers”), and no changes in Industrial (we already allow on-site child care as outright permitted in the Industrial Zones). These proposed changes are shown in the attached drafts in red underline or ~~red strikeout~~.

Attachments

- Draft changes to OMC 17.20 Residential Zones
- Draft changes to OMC 17.30 Commercial Zones
- Draft changes to 17.61 Off-Street Parking
- Draft new section OMC 14.04.045 Special Provisions for New Housing in Existing Buildings

Action: The Planning Commission should review the proposed zoning amendments, discuss whether all the required changes are adequately addressed, and direct staff to make any changes. It is likely this process will take more than one meeting. Eventually, once the Commission is satisfied with the draft, staff will schedule a public hearing on the changes.

Chapter 17.20

RESIDENTIAL ZONES

17.20.030 Uses.

(a) Table 1: Land Uses in Residential Zones indicates where categories of land uses may be permitted and whether those uses are allowed outright or by conditional use permit. Only residential zones are included in this table. Land uses not listed are prohibited unless allowed through the process specified in subsection (c) of this section. Further interpretation of these zones may be obtained as specified in Section 19.03.020. Land uses are also subject to the footnotes following the table.

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

- (1) A = Allowed, subject to applicable standards and any footnotes.
- (2) C = Conditionally allowed through the conditional use permit process, subject to applicable standards and any footnotes.
- (3) X = Prohibited use.
- (4) PDD = Allowed through a development process; see Chapter 17.54.

(c) Uses similar to those listed may be established as allowed or conditionally allowed through the interpretation process in Section 19.03.020(b). In determining whether a use should be permitted, the administrator shall refer to the purpose statement in Section 17.20.010 and the most recent version of the North American Industry Classification System (NAICS), as used by federal agencies in the classification of business establishments.

(d) Procedural requirements for permits are described in Title 19, Development Code.

TABLE 1: LAND USES IN RESIDENTIAL ZONES

USE CATEGORIES	R-1	R-2	R-3	R-4	R-M	S-1
Residential						
One-family dwelling (site-built, manufactured, or modular)	A	A	A	A	A	A
Attached one-family dwelling, each on an individual lot (townhouses)	X	X	PDD	PDD	X	X
Condominium in compliance with Chapter 17.54, Planned Development District Overlay	A	A	A	A	A	A
Two-family dwelling	X	A	A	A	X	X
Triplex or fourplex dwelling	X	X	A	A	X	X
Triplex, fourplex, or multifamily dwelling on a lot directly abutting 7th Avenue	X	A	A	A	X	X
Multifamily dwelling larger than 4 units	X	X	C	A	X	X
Cottage housing development/bungalow court	X	X	PDD	PDD	X	X
Accessory dwelling unit (ADU) in compliance with Chapter 17.63	X	A	A	A	X	X
Commercial¹						
Adult family home licensed by the state	A	A	A	A	A	A

USE CATEGORIES	R-1	R-2	R-3	R-4	R-M	S-1
Art gallery	X	X	C	A	X	X
Bed and breakfast ²	A	A	A	A	A	A
Boardinghouse, bunk house, hostel, dormitory, resort, timeshare condominium, lodging house	X	X	C	A	X	X
Clinic, including medical, dental, chiropractic, holistic, or physical therapy, and supporting medical facilities	X	X	X	X	A	X
Child care center³	A	A	A	A	A	A
Child day care as a separate facility	X	X	X	X	X	X
Child day care as a separate facility on a lot directly abutting 7th Avenue	A	A	A	A	X	X
Day care for more than 12 children, in the home of the care provider and licensed by the state³	C	C	C	C	C	C
Day care for more than 12 children, in the home of the care provider and licensed by the state, on a lot directly abutting 7th Avenue³	A	A	A	A	X	X
Family day care home licensed by the state	A	A	A	A	A	A
Home occupations in compliance with Chapter 17.59	A	A	A	A	A	A
Medical-related commercial vendor	X	X	X	X	A	X
Museum	C	C	C	C	C	C
Neighborhood commercial uses abutting 7th Avenue ⁴	A	A	A	A	X	X
Nursing home, convalescent home, assisted living, or similar residential/medical use and its support facilities	X	X	X	C	A	X
Nursing home, convalescent home, assisted living, or similar residential/medical use and its support facilities, on a lot directly abutting 7th Avenue	X	A	A	A	X	X
Public and Institutional⁵						
Churches	C	C	C	C	C	C
Library	X	C	C	C	X	X
Municipal buildings or structures	C	C	C	C	C	C
Municipal facilities, such as wells or lift stations	A	A	A	A	A	A
Parks and playgrounds, including park buildings	C	C	C	C	C	C
Public hospital	X	X	X	X	A	X
Schools, public or private	C	C	C	C	C	C
Senior center or similar use, on a lot directly abutting 7th Avenue	A	A	A	A	A	X
Agricultural						
Gardening or fruit raising on vacant property, when maintained in a neat, orderly, and clean condition such that it does not constitute any sort of nuisance	A	A	A	A	A	A
Keeping of animals and/or livestock	X	X	X	X	X	A
Keeping of chickens and rabbits	See Chapter 6.12					A
Miscellaneous						
Household pets	See Chapter 6.04					

Notes for Table 1:

¹ All commercial uses shall require a city business license and any applicable state licenses. Where these commercial uses are conditionally allowed in a specific residential zone, they may be outright permitted in that zone on lots that directly abut 7th Avenue provided parking meets Chapter 17.61, operating hours are limited to seven a.m. to ten p.m., new buildings meet C-1/C-2 design standards (Section 17.30.070), and the commercial use extends no more than one-half block from 7th Avenue.

² A bed and breakfast facility shall be allowed with the following conditions:

- (a) Must meet the definition of a bed and breakfast in Chapter 17.09, Definitions;
- (b) The bed and breakfast shall be within an owner-occupied residence, and the owner shall reside on site during guest stay;
- (c) At least one hard surface parking space is provided per guest room, in addition to the parking spaces for the residents; and
- (d) Maximum length of stay for any guest shall be fourteen consecutive days.

³ Day-Child care facilities shall be in compliance with the following requirements:

- (a) Outdoor play areas shall not be located in the front yard.
- (b) One on-site parking space is required for each employee, in addition to required resident parking.
- (c) An on-site, off-street loading and unloading area shall be provided.
- (d) Signage shall not be allowed.
- (e) No structural or decorative alteration which would alter the character or be incompatible with the surrounding residences shall be allowed.
- (f) The structure shall be in compliance with zoning and building code requirements.
- (g) Adjacent property owners shall be notified of an application for a day care facility prior to obtaining a license from the state. *[If the City is required to allow child care, should neighbors still be notified? Even if the neighbors are opposed, the City must still approve it. But it might be better for the neighbors to be aware sooner rather than later?]*

^(h)—The hearing examiner may impose conditions to mitigate any potential adverse impacts on the surrounding area.

⁴ The following uses allowed in commercial zones, and those deemed similar and compatible with the neighborhood by the planning commission, shall be allowed on lots abutting 7th Avenue provided parking meets Chapter 17.61, operating hours are limited to seven a.m. to ten p.m., new buildings meet C-1/C-2 design standards (Section 17.30.070), and the commercial use extends no more than one-half block from 7th Avenue:

- (a) Retail uses not otherwise specified.
- (b) Eating and drinking places.
- (c) Service uses.
- (d) Banking and financial services.
- (e) Cultural, recreational, and entertainment uses.
- (f) Daily care providers (~~childcare~~, elder care).
- (g) Health care providers.
- (h) Personal service shops.
- (i) Professional offices.

The following commercial uses are specifically prohibited: contractor supply and sales, lumberyard, daily outdoor merchandise display, drive-through, farm and landscaping equipment sales, supplies, and service; fuel stations, manufactured home sales, marijuana sales, open sales lot, vehicle sales lot, warehouse sales, wholesale, adult entertainment; clubs, lodges, and assembly halls as a primary use; dance hall, hospital, kennels, animal boarding, pet care; recreational vehicle park, rental of vehicles, trailers, and machinery; repair and maintenance, theater (movie), truck stop, sales, and repairs; veterinarian.

⁵ Where these public and institutional uses are conditionally allowed in a residential zone, they may be outright permitted on lots that directly abut 7th Avenue.

⁶ Animals and/or livestock are allowed in the S-1 zone as follows: not to exceed one horse, one mule, one cow, two goats, or two sheep for every twenty-one thousand seven hundred eighty square feet of lot area. No such livestock shall be maintained closer than one hundred feet to any dwelling.

⁷ Chickens, rabbits, and guinea pigs are allowed in the S-1 zone as follows: not to exceed fifteen fowl and not to exceed fifteen rabbits or guinea pigs. Guinea fowl and pea fowl are not permitted. Roosters are not permitted. No chickens, rabbits, or guinea pigs shall be maintained closer than twenty-five feet to any dwelling.

(Ord. 1634 § 1, 2025; Ord. 1578 § 1, 2022; Ord. 1547 § 3 (part), 2020).

17.20.060 Development standards.

(a) Purpose. This section establishes the development standards and site requirements for uses in the residential zones. The standards and rules are established to provide flexibility in project design, prevent fire danger, provide adequate access and circulation, reduce incompatibilities, and prevent overloading of infrastructure due to the impacts of development.

(b) Explanation of Table. Development standards are listed down the left column of the table and the residential zones are identified across the top row. The matrix cells contain the requirements of each zone. The footnotes identify particular requirements applicable to a specific use, standard, or zone. "NR" stands for "No Requirement."

TABLE 2: DEVELOPMENT STANDARDS IN RESIDENTIAL ZONES

Development Standards	R-1	R-2	R-3	R-4	R-M	S-1
Maximum building height—primary building	2 stories	2 stories	2 stories	3 stories	3 stories and 60'	2 stories
Maximum building height—residential accessory building	20'	20'	20'	20'	20'	20'
Front street setback ¹ for primary structure (excluding garage)	10'	10'	10'	10'	10'	20'
Front setback ¹ for accessory structures	No closer to the street than the dwelling unit					
Side street setback ¹ for a corner lot ²	10'	10'	10'	10'	10'	15'
Setback ¹ to front of garage	20'	20'	20'	20'	20'	20'
Interior side setback ¹	5'	5'	5'	5'	5'	5'
Interior side setback ¹ —residential accessory building	2'	2'	2'	2'	2'	2'
Rear setback ¹ if no alley	5'	5'	5'	5'	5'	5'
Rear setback ¹ if abutting alley and garage does not open onto alley	5'	5'	5'	5'	5'	5'
Rear setback ¹ if abutting alley and garage opens onto alley	8'	8'	8'	8'	8'	8'
Rear yard setback ¹ if abutting irrigation canal	2'	2'	2'	2'	2'	2'
Minimum lot size ²	7,000 square feet	6,000 square feet	5,000 square feet	4,500 square feet	7,000 square feet	1 acre
Maximum dwelling units per lot	1	2	4 ²	NR	1	1
Maximum lot area covered by buildings	50%	50%	65%	NR	50%	35%
Minimum roof pitch for main portion of primary structure	3:12	3:12	3:12	3:12	3:12 residential. NR for medical uses.	3:12

Development Standards	R-1	R-2	R-3	R-4	R-M	S-1
Minimum number of parking spaces inside a garage for a single-family dwelling ³	2	2	2	2	2	2

Table 2 Notes:

1. Setback Notes.
 - a. Within the setback area shown on Table 2, no building or structure (as defined in Chapter 17.09, Definitions) shall be allowed except flagpoles, street furniture, transit shelters, signage, fencing, slope stability structures, and improvements less than thirty inches above grade, including decks, patios, walks, and driveways. Some of these structures and improvements require a permit. The setbacks shown in Table 2 are zoning setbacks. Larger setbacks may be required by the State Building Code, Fire Code, sight distance requirements, or landscaping requirements.
 - b. Eaves, cornices, belt courses, and similar ornamentations and overhangs may extend into a setback not more than two feet. Balconies and bay windows may project into a front setback no more than three feet.
 - c. Interior side setback is not required for attached dwellings such as townhouses or for zero lot line development.
2. The minimum lot size does not apply to lots legally created prior to February 10, 2020.
3. The garage requirement was added by Ordinance Nos. 1246, 1247, and 1249 in 2007. Therefore, houses built before 2008 may convert an existing attached garage to living space, provided the following conditions are met:
 - a. A building permit is required.
 - b. The conversion shall meet all zoning and building code requirements.
 - c. The lot shall contain a minimum of four improved off-street parking spaces, unless the garage being converted is a one-car garage, then a minimum of three improved off-street parking spaces is required.
 - d. Per Section 17.74.090(a), at least fifty percent of the front yard shall be landscaped. If the garage conversion and associated parking space replacement would encroach on the fifty percent landscaped area, the conversion is not allowed.

2. Per RCW 35A.21.440, up to 6 units are allowed if constructed entirely within an existing building envelope, provided that health and safety standards, including but not limited to building code standards and fire and life safety standards can be met within the building. An existing building is one that received a certificate of occupancy at least three years prior to the permit application to add housing units.

(Ord. 1634 § 2, 2025; Ord. 1569 § 1, 2021; Ord. 1554 § 1, 2020; Ord. 1547 § 3 (part), 2020).

Chapter 17.30
COMMERCIAL ZONES

17.30.030 Uses.

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

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

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

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

TABLE 1: LAND USES IN COMMERCIAL ZONES

USE CATEGORIES	C-1	C-2	C-3
Retail			
Retail use (other than those listed below)	A ¹	A	A
Contractor supply and sales, lumberyard	X	A	A
Daily outdoor merchandise display	A	A	A
Drive-thru for a permitted use	A	A	A
Eating and drinking places	A	A	A
Farm and landscaping equipment sales, supplies, and service	X	A	A
Fuel stations	X	A	A
Manufactured home sales	X	A	A
Marijuana sales	X	X	X
Open sales lots in conjunction with a principal use which must be in an enclosed adjoining building	X	X	A
Vehicle sales lots (can include RVs, boats, trailers, and campers) (can include light service), in compliance with the development standards in Section 17.61.060	X	X	A
Warehouse sales	X	X	A

USE CATEGORIES	C-1	C-2	C-3
Wholesale			
Wholesale use when not associated with a retail use	X	X	A
Services			
Service uses (other than those listed below)	A ²	A	A
Adult entertainment and cabarets (in compliance with Chapter 4.28) ³	X	X	A
Banking and financial services	A	A	A
<u>Child care centers</u>	<u>A</u>	<u>A</u>	<u>A</u>
Clubs, lodges, assembly halls	X	A	A
Cultural, recreational, and entertainment uses	X	A	A
Daily care providers (e <u>child care</u> , elder care)	A	A	X
Dance hall	X	X	A
Drive-thru for a permitted use	A	A	A
Family day care home in an existing residence	A	A	A
Health care providers	A	A	A
Hospitals	X	X	A
Lodging (hotels and motels subject to review under Chapter 17.67)	X	A	A
Kennels, animal boarding, pet care	X	X	A
Personal service shops	A	A	A
Professional offices	A	A	A
Recreational vehicle park (in compliance with Chapter 17.44)	X	X	C
Rental of vehicles, trailers, and machinery	X	X	A
Repair and maintenance, including vehicles, small engines, and appliances	X	X	A
Theater	X	A	A
Truck stops, sales, and light repairs	X	X	A
Veterinarian	X	X	A
Transportation, Communication, and Utilities			
Passenger transportation facilities, public or private	X	X	A
Personal wireless telecommunications facilities (in compliance with Chapter 16.68)	X	A	A
Utility facilities (such as well house, electrical substation, etc.)	A	A	A
Industrial and Storage			

USE CATEGORIES	C-1	C-2	C-3
Cargo containers used for storage ⁴	X	A	A
Light manufacturing when subordinate to a retail sales outlet and contained in a building	A	A	A
Outside storage in conjunction with a principal use which is in an enclosed adjoining building	X	X ⁵	A
Self-storage, mini-storage, RV storage	X	X	A
Storage, warehousing, and distribution, not associated with a retail business	X	X	A
Truck parking ⁶	X	X	A
Wrecking yard, salvage yard, junk yard	X	X	X
Public and Institutional			
Churches	X	A	A
Libraries	A	A	A
Municipal and governmental facilities, shops, and yards	X	A	A
Outdoor recreational, entertainment, or amusement facilities	X	X	A
Park, playground, athletic field, other noncommercial recreation	A	A	A
Schools, public or private	X	A	A
Residential			
Adult family home in an existing residence	A	A	A
Assisted living facility	X	A	A
Manufactured or mobile home park	X	X	X
Multifamily residential use not in conjunction with a commercial structure (new construction)	X	A ⁷	X
<u>Multifamily residential (within an existing building, per RCW 35A.21.440)</u>	<u>A</u>	<u>A</u>	<u>A</u>
Residential use in a basement or upper story ⁸	A	A	A

Notes for Table 1:

¹ Limited to buildings under two thousand square feet.

² Limited to buildings under two thousand square feet.

³ An adult entertainment business must be at least seven hundred feet from any park, school, preschool, youth club, bus stop, day care center, or another adult entertainment business.

⁴ The following are required for any cargo containers used for storage:

(a) The container must be placed adjacent to a site-built structure, with separation as required by the International Building Code and International Fire Code;

(b) The container shall be inconspicuous from public streets. It shall be located behind the building or screened with sight-obscuring fencing, walls, or landscaping;

(c) Only one container is allowed per development site;

(d) The container shall be placed and blocked to prevent harboring of animals under the container or between the container and other structures;

- (e) The container shall not be connected to water or occupied in any way;
- (f) The container shall have only factory-installed doors. No windows or other openings shall be allowed;
- (g) The access route to the end doors cannot be on a public right-of-way, including alleys;
- (h) The container shall not be rented out or used for storage by anyone except the occupant of the associated building;
- (i) The container shall be painted to be compatible with the adjacent building;
- (j) The container shall be removed prior to the sale of the land or change of tenant;
- (k) A permit from the city shall be required, with a fee of fifty dollars, to verify compliance with this code.

⁵ Existing outside storage as of the date of initial adoption of this ordinance may continue. No new outside storage uses may be established.

⁶ Any parcel of land used as a public or private truck/trailer truck parking area shall be developed, used, and maintained in the following manner:

- (a) The lot shall have access directly off an improved truck route as established in Chapter 9.36;
- (b) All vehicles shall be within three hundred feet of a fire hydrant;
- (c) The driveway shall have a surfaced apron no less than thirty feet wide by thirty feet long and shall be permitted by the public works director per Chapter 11.20;
- (d) Vehicles shall not drive over curbs and/or sidewalks to access the parking area;
- (e) The lot shall have sidewalks along all curbs as prescribed in Chapter 11.16;
- (f) The parcel or lot area shall be graded to contain one inch of stormwater on site, or enter into a city stormwater contract if applicable;
- (g) The parking and maneuvering area shall be graded and graveled sufficiently to control dust and mud and to provide access to fire trucks;
- (h) All trucks/trailers shall be licensed operating vehicles. There shall be no non-operating, damaged, parting, hulks, or pieces of vehicles allowed to be stored under this conditional use;
- (i) No truck parking lot shall be used for truck repair, painting, or freight transfer;
- (j) A water service shall not be provided to an unplattem lot. A conditional use permit for a truck parking lot does not require platting of the parcel involved but further development or different uses may require platting;
- (k) Any person parking a truck or trailer on a lot which has not been approved for such parking shall be deemed to have committed a civil infraction and shall be punished by a C-6 penalty. Any person permitting the parking of trucks or trailers on a parcel or lot without having obtained a conditional use permit to do so shall be deemed to have committed a civil infraction and shall be punished by a C-3 penalty.

⁷ Residential uses without street frontage commercial uses are allowed, subject to the following provisions:

- (a) ~~Not to be located within one hundred forty feet (a half block) of Main Street or Highway 26.~~
- (b) Minimum of three dwelling units per building.
- (c) Buildings are subject to commercial zone design standards.
- (d) Parking shall be in compliance with Chapter 17.61.

⁸ Accessory residential uses are allowed, subject to the following provisions:

- (a) Parking for the residential use shall be provided in compliance with Chapter 17.61.
- (Ord. 1547 § 4 (part), 2020).

17.30.070 Design standards in the C-1 and C-2 zones.

(a) Scope and Applicability. These standards are applicable to all buildings in the C-1 and C-2 commercial zones, regardless of use. Design standards apply to all of the following:

- (1) New buildings and new developments;

(2) Remodeled buildings where the cost of remodeling is more than fifty percent of the current assessed value of the building as determined by the Adams County assessor. Design standards shall apply to the whole building, not just the part that was remodeled. Exception: Per RCW 35A.21.440, new residential in existing buildings do not require exterior design or architectural requirements beyond those necessary for health and safety of the use of the interior or to preserve character-defining streetscapes.

(3) Building additions when the gross floor area is being increased by fifty percent or where the cost of the addition is more than fifty percent of the current assessed value of the building as determined by the Adams County assessor. Design standards shall apply to the whole building, not just the addition.

(b) Departures from Standards. These standards are not intended to prohibit creative design and development solutions by professional designers/developers that may create a better quality development. Therefore, certain departures from the design standards may be permitted. In order for a departure from the standards to be allowed, the development proposal must demonstrate that the departure would result in a development that better meets the intent, objectives, and design principles of the design standards. The community development director shall have the final authority to resolve any conflicts in the standards in order to protect the city's objectives and goals.

[Remainder of section has no changes]

Chapter 17.61

OFF-STREET PARKING

Sections:

- 17.61.010 Requirements generally.
- 17.61.015 Parking—Residential lots.
- 17.61.020 Parking spaces required.
- 17.61.030 Parking requirements for uses not specified.
- 17.61.040 Mixed occupancies.
- 17.61.050 Joint uses.
- 17.61.060 Required improvement and maintenance of parking area and car sales area.
- 17.61.070 Illumination of parking areas and car sales area.
- 17.61.080 Required loading space.
- 17.61.090 Accessibility.
- 17.61.100 Use of right-of-way.
- 17.61.110 Parking and storage of recreational vehicles.

17.61.010 Requirements generally.

(a) Off-street vehicle parking meeting the requirements of this chapter shall be provided based on the proposed use for:

- (1) A new or relocated building;
- (2) An expanded or enlarged structure, only for the new floor area;
- (3) An existing building that requires a change of occupancy per the Building Code for the new use.
- (4) Remodel, alteration, or repair of an existing building where the cost of the remodel, alteration, or repair exceeds twenty-five percent of the existing assessed value of the structure.

Exception: Per RCW 35A.21.440, no new parking is required for the addition of dwelling units entirely within an existing building.

(b) All vehicles shall be parked on improved parking spaces (concrete or asphalt). Access from the street and all portions of the parking lot shall be hard surface if the parking spaces are required to be.

- (1) Exception: Parking accessed from an unpaved street may be compacted gravel until the street is paved. A covenant shall be required, guaranteeing hard surfacing of the parking lot when the street is paved. Regardless of whether a covenant was attached, any gravel parking lot created after August 27, 2018, shall be hard surfaced when the street is paved.
- (2) Exception. Parking accessed from a gravel alley may be compacted gravel.

(c) Required parking spaces shall be made permanently available and be permanently maintained for parking purposes.

(d) For the purpose of this chapter, a parking space shall be at least nine feet wide and a minimum of twenty feet long, exclusive of access drives or aisles. Minimum size for a parking space also applies to spaces within a garage. Parking spaces accessed directly from an alley shall be set back at least eight feet from the edge of the alley.

(e) Parking spaces shall have access from a public thoroughfare, and shall be of usable shape and condition. There shall be provision for ingress and egress from each parking space. Except for residences of up to four dwelling units, groups of more than two parking spaces shall be so located and served by a driveway that their use will require no backing movements or maneuvering within a street right-of-way other than an alley. (Ord. 1627 § 1, 2025; Ord. 1517 § 1 (part), 2018; Ord. 1220 § 1 (part), 2006; Ord. 948 § 2 (part), 1995).

New section OMC 14.04.045 Special provisions for new housing in existing buildings.

1. Per RCW 35A.21.440, an existing building is defined as one that received a certificate of occupancy at least 3 years prior to a complete application to add housing units within the existing building.
2. The building official shall not require unchanged portions of an existing building that have been used for residential or previously permit-approved conditioned space purposes to meet the current energy code solely because of the addition of new dwelling units within the building. When any other existing building is converted to new dwelling units, changed portions of each of those new units must meet the requirements of the current Washington State Energy code, except if:
 - a. The square footage of new dwelling units does not exceed 2500 square feet or 50% of the total building square footage, whichever is greater;
 - b. The building owner submits documentation, in a form acceptable to the city, showing the building's residential units' projected energy use intensity is less than or equal to the energy use intensity target in accordance with the clean building performance standard in RCW 19.27A.210; or
 - c. In all areas zoned for residential housing, an additional housing unit is created within an existing home;
3. The city shall not deny a building permit application for the addition of housing units within an existing building due to nonconformity regarding parking, height, setbacks, elevator size for gurney transport, or modulation, unless the City Administrator makes written findings that the nonconformity is causing significant detriment to the surrounding area.
4. The city shall not approve a building permit application for the addition of housing units within an existing building if the building cannot satisfy life safety standards.
5. With the exception of emergency housing and transitional housing units, the city shall not impose permitting requirements on the use of an existing building for residential purposes beyond those generally applicable to all residential development within the building's zone, including requiring a change of use permit.
6. The city shall not impose design standard requirements, including setbacks and lot coverage, on the use of an existing building for residential purposes beyond those requirements generally applicable to all residential developments within the building's zone.
7. The city shall not require a transportation concurrency study under RCW 36.71A.070 or an environmental study under chapter 43.21 RCW based on the addition of residential units within an existing building.

City of Othello
Building and Planning Department
December 2025

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

1: 1 single family, 1 addition, 1 reroof, 1 shed demo permit.
 2: Storage building for ProGene (1785 S. Broadway), enclose overhang area for more showroom space at Hotsy (80 E. Wahluke), flag sign at 110 S. Broadway.
 4: 2 single family, 1 duplex, 1 remodel, 1 shed demo permit.
 7: 1 single family.
 8: Remodel for new location of Othello Library.

Development Projects

- The used manufactured home that was moved into the space of a burned manufactured home at the Othello Trailer Court without a permit and without permission of the landowner was removed this month, thanks to combined efforts by the Code Enforcement Officer, Building Inspector, and park owner.
- For the proposed gas station/convenience store at Broadway and Curtis, this month we met with WSDOT and the engineer designing the mini roundabout, and separately with the project proponent. It appears the situation with WSDOT is resolved enough that the City can resume review of the building permit.

Inspections

- The inspector completed 48 inspections in December, including 2 rental inspections.

Land Use Permits		
Project	Actions in December	Status as of December 31
Charan Short Plat final plat (approved Aug. 2023)	Proponent was supposed to submit a new performance bond and building plans, but no activity since Oct. 2024. Owner has been notified that plat has expired.	Plat has expired and will be removed from the list.
General Sewer Plan SEPA	Environmental Checklist submitted. Reviewed, sent questions. SEPA was done on a previous version of the plan, need to revise/modify the DNS.	Waiting for answers to questions, then will finish review and circulate the revised DNS.
MBRAR — Gas Station Short Plat Final Plat	No response to Notice of Incomplete sent in Nov. 2024. Representative has been notified that plat has expired.	Plat has expired and will be removed from the list.

Land Use Permits		
Project	Actions in December	Status as of December 31
Pegram/Fox Tail Major Plat & Development Agreement	New information submitted Dec. 29. Name change to Fox Tail Major Plat.	Need to finish review of new information and determine whether it is complete enough to move forward.
Replat of Sand Hill Estates #6 Major Plat	Remaining submittal documents received. Notice of Application routed, posted, and sent for publication. MDNS issued and routed. Deviations presented to Planning Commission, Commission made recommendations. Public hearing date set. Public hearing notices prepared, translated, mailed. Reviewed the plat drawing for compliance with OMC. Staff report for Hearing Examiner prepared and sent.	Public hearing scheduled for Jan. 12.
Wahitis Short Plat	No change (Updated plat drawings routed for review in May 2024)	Staff will need to review the updated drawings.
Wastewater Treatment Facilities Plan SEPA	Env Checklist received. Comments sent.	Waiting for answers to questions, then will finish review and issue DNS.

Rental Licensing & Inspection Program

- No rental applications were submitted this month.
- 1 site with 1 unit was approved this month.
- There were 2 rental inspections this month.
- 230 locations with a total of 514 units have been fully approved so far.
- There are currently 17 active applications for 29 units in various stages of inspection and correction (including 3 sites/4 units under construction).

Housing & Homelessness

- The Board of County Commissioners adopted the Adams County Homeless Housing Plan December 16.

Long Range Planning

- Planning Commission discussed the general outline of the Comprehensive Plan update.
- Bi-monthly meetings with the consultant working on Comprehensive Plan and Critical Area updates. Work products this month: Draft Critical Area Ordinance Checklist, updated Community Profile, draft Goal & Policy Framework.

Training

- Attended fire extinguisher training at Public Works.
- Webinar: Community Adaptations to Water Shortages

Website

- Updated [Planning Commission](#) page and [Long Range Planning](#) page.

Other

- Part of review panel for surveyors who responded to our RFQ.
- Reviewed updated Zoning Map prepared by Engineering.
- We received several applications for the Planning Commission vacancies. Two new Commissioners have been appointed.
- 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

		Housing Action Plan Objectives			
Strategy		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 (MFTEx) program for affordable housing.	Completed	✓	✓	✓
4. Process Improvements					
4.1	Streamline permit review	✓	✓	✓	