



CITY OF OTHELLO PLANNING COMMISSION

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

1. Call to Order - Roll Call
 - a. Excused Absences
 - b. Training
2. Public Input
3. Approval of January 20, 2026 Minutes p.3
4. Comprehensive Plan Update
 - a. Event and Topic Schedule p.6
 - b. Community Profile (updated) p.9
 - c. Draft Community Survey p.33
 - d. Vision 2047 p.45
5. State Law Updates - New Housing in Existing Buildings & Childcare p.51
6. Continue Meeting to March 2? If needed to finish discussions
7. Building & Planning Department Reports
 - a. 2025 Year End p.78
 - b. January 2026 p.83
8. 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.86

Next Regular Meeting is Monday, March 16, 2026 at 6:00 PM

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

Webinar Link for Planning Commission Stream

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

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City of Othello
Planning Commission Meeting
January 20, 2026
Zuleica Morfin

CALL TO ORDER

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

ROLL CALL

Commissioners Present: Chair Rob Simmons, Ruth Sawyer, Jose Garza, Maria Martinez, Daniela Voorhies, Donald Burks MD, Chad Robbins

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

Attendees: Council member Chris Dorow, Council member Alma Carmona, Council member Kelli Camp, Bob Carlson

PUBLIC INPUT

Council member Chris Dorow introduced new Council member Alma Carmona as the new Planning Commission Liaison. He also introduced new Council member Kelli Camp. The three Council members make up the Comprehensive Plan Committee.

MINUTES APPROVAL

December 15, 2025, minutes approved. M/S Voorhies/Sawyer

COMPREHENSIVE PLAN UPDATE - POPULATION PROJECTION METHOD

One of the steps of the Comprehensive Plan update is 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% annual 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.

The consultant provided 5 different ways to forecast the population. He recommended the linear trend of 12,067 by 2047, continuing at the rate Othello has been growing since 1990, unless the Commission felt that people will continue to have larger families inside city limits compared to the rest of the county and if they felt that people would continue to move into the city significantly more than people would move out of the city. There have been several large annexations in the past few years that provide new land for housing inside city limits. In that case, he would recommend one of the more exponential growth projections: Compound Annual Growth Rate (CAGR) for the past 5 years (12,781) or 10 years (13,373). Commissioner Daniela Voorhies liked the 5-year CAGR because it allowed for growth but not too much growth like the 10-year CAGR. Council Member Chris Dorow wanted commissioners to keep in mind that the city is currently working on water stability, if that was to be accomplished that would put them in a

good situation for growth. He reminded them of the presentation they heard a while ago about Grant County being maxed out on electricity transmission, making other places with abundant electricity like Othello attractive for business growth. He also mentioned that Othello is the only city growing in Adams County. Chair Rob Simmons likes the 5-year CAGR knowing that in 10 years the planning commission will be able to look at the population and make adjustments. Commissioner Chad Robbins liked the 5-year CAGR as well, he would rather plan high than low. He mentioned that there is not a lot of difference in end result with most of the projection methods, only a few hundred different after 20 years. With consensus Ms. Henning had enough direction for the consultant.

COMPREHENSIVE PLAN UPDATE – PUBLIC ENGAGEMENT PLAN

The Commission reviewed the proposed Public Engagement Plan, which includes stakeholder interviews, a survey, open houses, and Planning Commission/Council workshops. Chair Rob Simmons mentioned it seemed thorough. The Commission did not request any changes.

COMPREHENSIVE PLAN UPDATE – COMMUNITY PROFILE

The Commission reviewed the proposed Public Engagement Plan, which summarizes characteristics of Othello, such as population growth trends, demographics, economic indicators, and housing. Commissioners had questions about Table 5: Job Counts By Places Where Othello Residents Are Employed. They asked for more information about the 37.9% employed in places other than the 10 cities listed, whether it included those working in unincorporated areas, and whether it included people working remotely. Ms. Henning said she would request more information from the consultant.

STATE LAW UPDATES- NEW HOUSING IN EXISTING BUILDINGS & CHILDCARE

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. Othello 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 childcare centers in all zones. A childcare 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.

Council member Alma Carmona remembered that when they had worked on the zoning update, they had discovered that you couldn’t convert a garage into living space by the code’s definition. So, she wondered how this new law affects the conversion of a garage. The City could require what was required before to continue. Before adopting the new changes, commissioners should consider revisiting the garage requirements. Bob Carlson suggested commissioners re-look at the zones and the requirements within those zones to better prepare for this update. Commissioners discussed whether to update childcare along with the new housing update or wait until it is due. Commissioners agreed to continue the discussion on childcare as opposed to waiting. Council member Carmona mentioned that parking standards for child care centers should be considered.

ADJOURNMENT

Having no further business, the meeting was adjourned at 7:52pm. Next meeting is Tuesday February 17, 2026.

_____ Date: _____

Rob Simmons, Chair

Date: _____

Zuleica Morfin, Building and Planning Secretary

TO: Planning Commission

FROM: Anne Henning, Community Development Director

MEETING: February 17, 2026

SUBJECT: Comprehensive Plan Update – Draft Meeting Schedule

For our Comprehensive Plan Update, we are starting to schedule some meetings and events. Here are tentative dates and topics for upcoming Planning Commission meetings and public engagement events:

Date	Event	Topic
3/16/26	PC mtg	Public Workshop: Goals & Policies
4/20/26	PC mtg	Public Workshop: Goals & Policies, continued
5/2/26	Little League Opening Day	Public engagement: Survey flyers, interactive boards, vision
7/4/26	4 th of July Celebration	Public engagement: Survey flyers, interactive boards, maps (Land Capacity Analysis, Land Use), policies
7/20/26	PC mtg	Public Workshop: Future Land Use Map
10/19/26	PC mtg	Public Workshop: Review findings/direction
12/5/26	Miracle on Main Street	Public engagement: Draft Plan rollout/feedback

Of course, the Planning Commission meetings are open to any members of the public who are interested in listening or participating. In addition, it would be helpful to have a few Planning Commissioners and/or Council Committee members at the various public outreach events.

Attachments

- 2-page Overall Schedule (same as distributed last month)

Action: Informational, no action needed.

TO: Planning Commission
FROM: Anne Henning, Community Development Director
MEETING: February 17, 2026
SUBJECT: Comprehensive Plan Update – Community Profile

At the January meeting, the Commission reviewed the Draft Community Profile prepared by our consultant, SCJ Associates. This document summarizes characteristics of Othello, such as population growth trends, demographics, economic indicators, and housing. The Commission had some questions about Table 5, Job Counts by Places Where Othello Residents are Employed, such as whether the figures included those working in unincorporated areas and those working remotely.

Staff and the consultant have dug deeper into this topic and determined that the numbers presented did not include people working outside of City limits. New information has been gathered, by county, to better capture where Othello residents are working. See the attached Community Profile with revised Table 5 for the summary. A more extensive table is also attached for those who would like more details. Another change is that 2023 data has become available for this table since it was first drafted, so the most current data has been used.

There aren't definitive remote work statistics available, but our consultant found this information:

- 25% of employers (nationally) offer hybrid work to all employees
- Washington overall has 34.8% remote workers (working remotely at least 1 day per week)
- 2024 American Community Survey shows 8.2% of Othello residents work primarily from home (this could be a combination of home-based businesses and remote work)

Attachments

- Updated Community Profile
- Table showing jobs by county and city (optional reading)

Action: The Planning Commission should review the Updated Community Profile (especially Table 5) and determine if they have any further questions or if any additional changes need to be made.

DRAFT

Community Profile

City of Othello

February 2026

Prepared By:

SCJ Alliance
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Spokane, WA 99201
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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

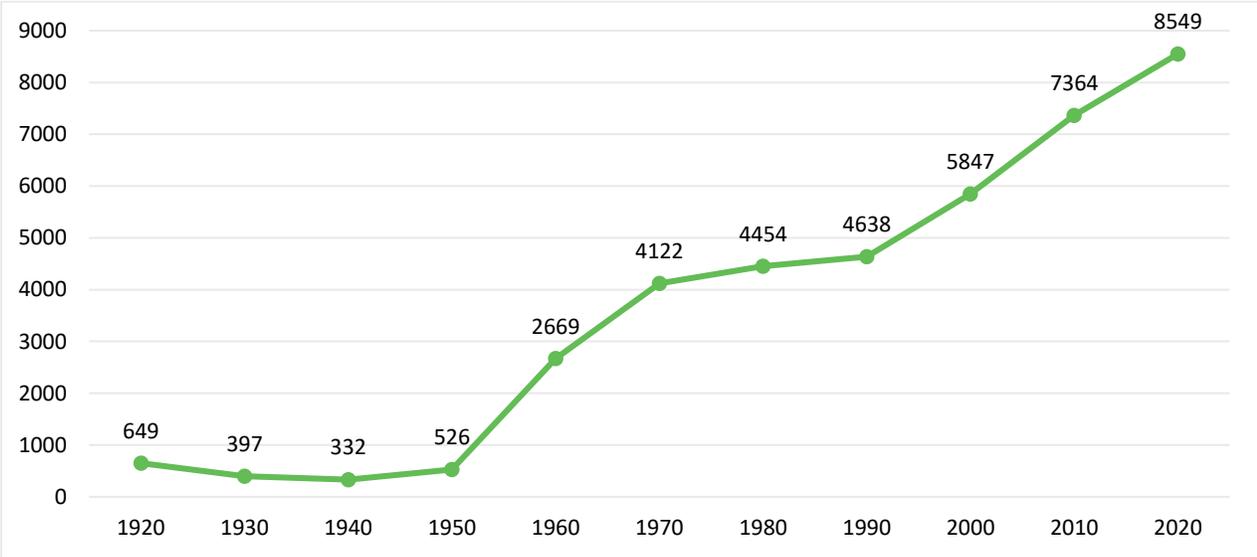
OFM issues annual population estimates for all cities and counties in Washington, which are the state's official population counts for long-range planning purposes. These annual estimates are based on the most recent Decennial Census counts. The official Office of Financial Management (OFM) 2025 population 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.

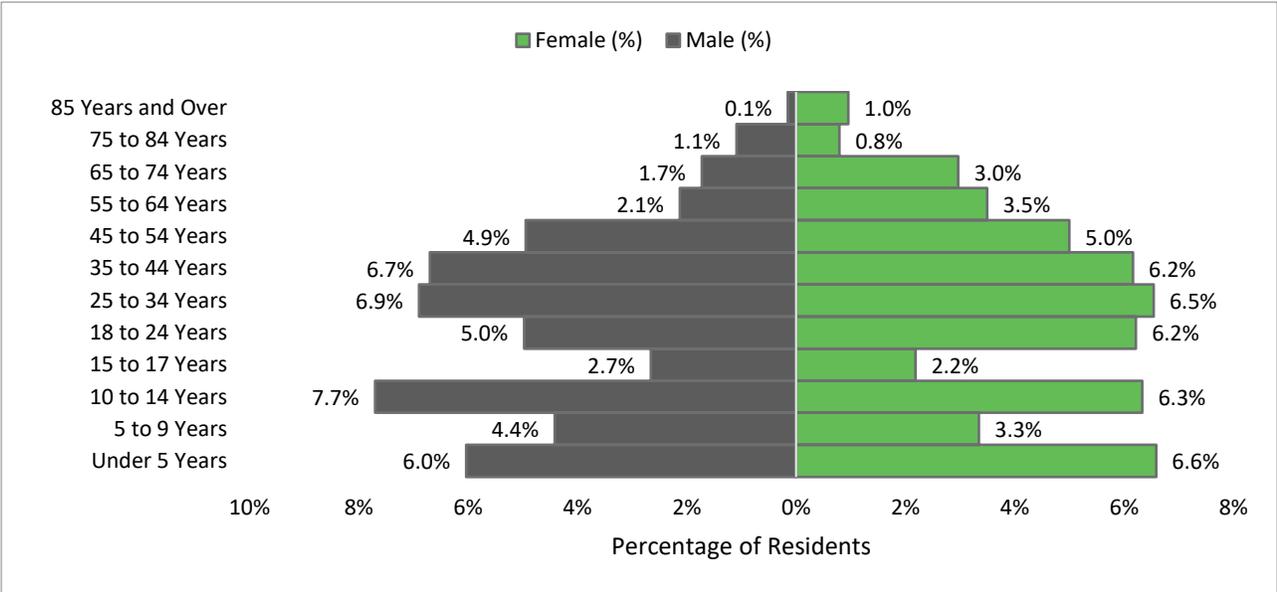
Table 3. Age Distribution

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%).

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

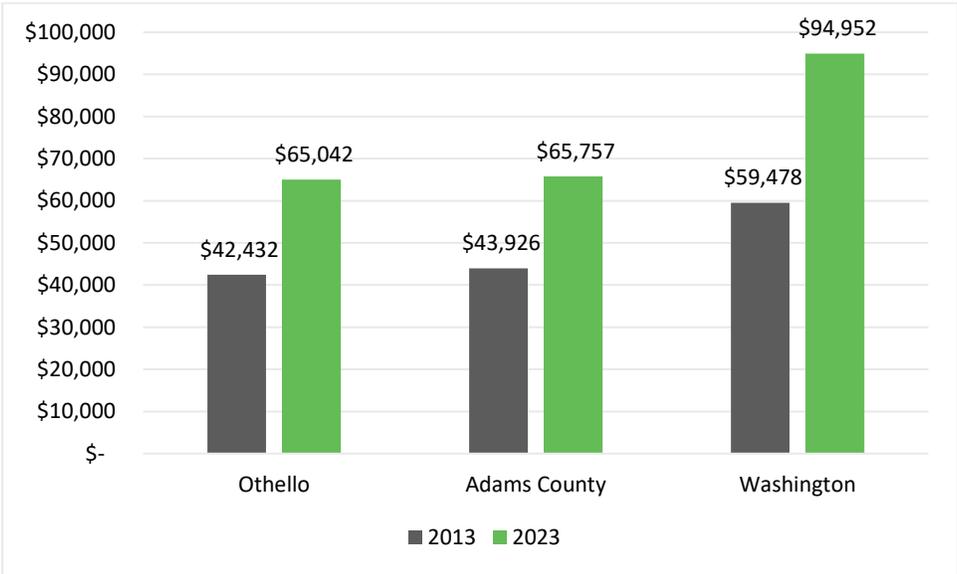
¹ Washington Office of Superintendent of Public Instruction (OSPI) School District Report Card, <https://reportcard.ospi.k12.wa.us/ReportCard/ViewSchoolOrDistrict/100072>

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

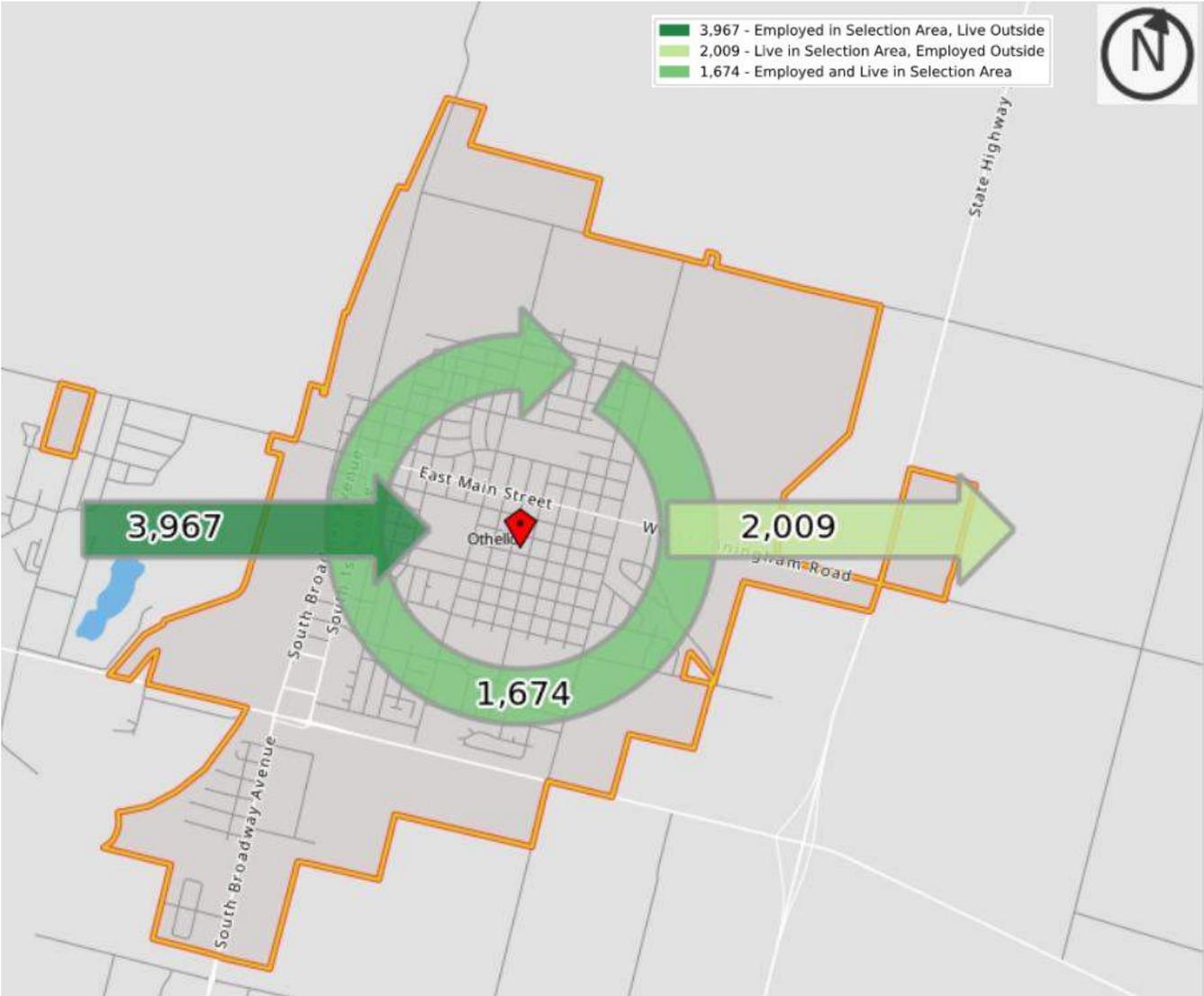


Workforce Profile

Based on the U.S. Census Bureau’s tool, OnTheMap, Othello had approximately 5,641 total jobs (2023). Among jobs within the city, 29.7% were held by Othello residents, with the remainder held by residents from cities and jurisdictions elsewhere in the region.

Additionally, 54.5% of Othello residents with jobs (2,009) were employed outside the city limits. More details on the locations of Othello residents’ jobs can be found in Figure 6 and Table 5.

Figure 4. Commuting Patterns in Othello



Source: U.S. Census OnTheMap, 2023, <https://onthemap.ces.census.gov/>

Note: Othello City limits have changed significantly since 2023; 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:

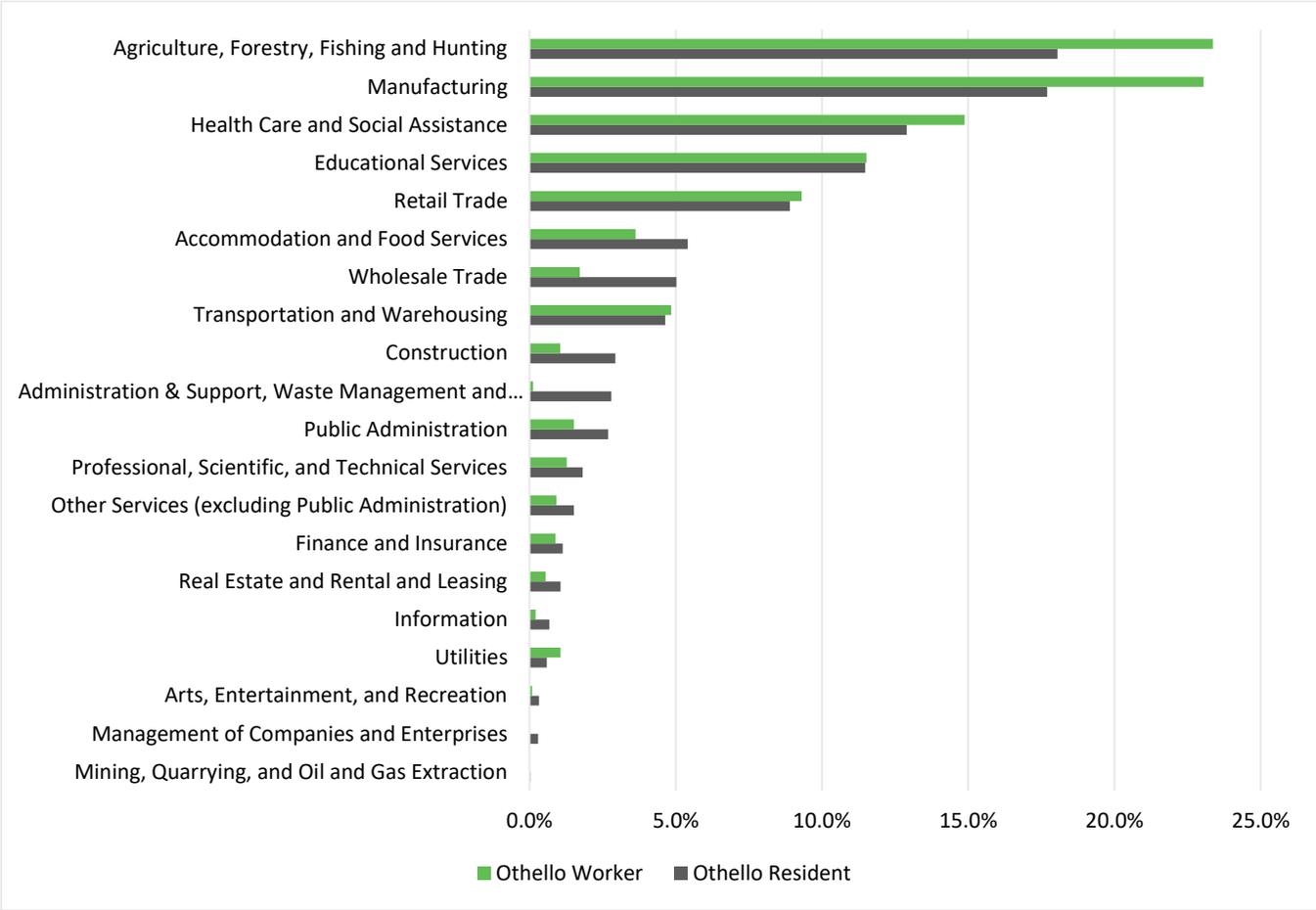
- Agriculture, Forestry, Fishing and Hunting– 1,318 jobs (23.4%)
- Manufacturing – 1,300 jobs (23%)
- Health Care and Social Assistance– 839 jobs (14.9%)
- Educational Services – 650 jobs (11.5%)
- Retail Trade – 525 jobs (9.3%)

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

- Agriculture, Forestry, Fishing and Hunting– 665 jobs (18.1%)
- Manufacturing – 652 jobs (17.7%)
- Health Care and Social Assistance– 475 jobs (12.9%)
- Educational Services – 423 jobs (11.5%)
- Retail Trade – 328 jobs (8.9%)

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. Agriculture, Forestry, Fishing, and Hunting is the largest industry for Othello residents and for those working in Othello.

Figure 5. Employment by Industry in Othello

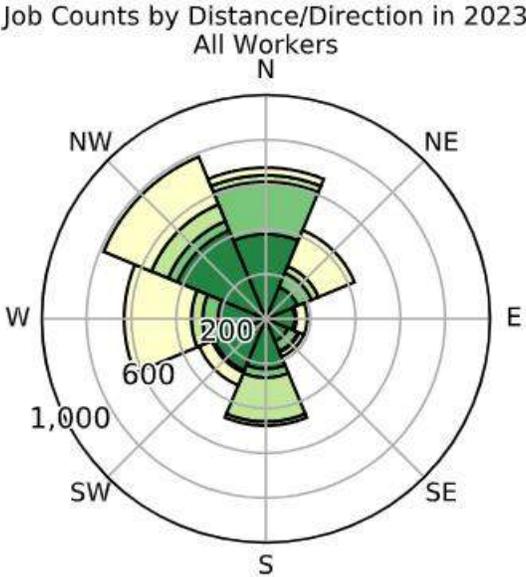


Source: U.S. Census Bureau OnTheMap, 2023

As shown in Figure 6, the majority of employed Othello residents work Northwest, North, and West of Othello. Table 5 shows that Adams County (52%) has the most employed Othello residents, although

Grant County (15.8%), Franklin County (5.2%), King County (4.6%), and Spokane County (3.4%) also have many Othello residents working there. According to the 2024 ACS, 8.2% of Othello residents work primarily from home, which could include remote and hybrid work.

Figure 6. Job Counts by Distance/Direction for Employed Othello Residents (2023)



Source: U.S. Census OnTheMap, 2023, <https://onthemap.ces.census.gov/>

Table 5. Job Counts by Places Where Othello Residents are Employed (2023)

	Count	Percent
All Counties	3,683	100.0%
Adams County, WA	1,916	52.0%
Grant County, WA	583	15.8%
Franklin County, WA	192	5.2%
King County, WA	169	4.6%
Spokane County, WA	127	3.4%
Yakima County, WA	109	3.0%
Benton County, WA	106	2.9%
Chelan County, WA	82	2.2%
Snohomish County, WA	45	1.2%
Pierce County, WA	34	0.9%
All other WA counties	231	1.3%
Idaho	48	1.3%
Oregon	13	0.4%
All other US states	28	0.7%

Source: U.S. Census OnTheMap, 2023, <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

Table 6. Household and Family Size

Year	Household Size			Family Size		
	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

and 2023.

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	Washington	Othello		Adams County	Washington
	# of units	Percentage of total housing units	Percentage of total housing units		# of units	Percentage of total housing units	Percentage of total housing units	
Occupied	2,529	97.2%	92.1%	92.6%	2,218	97.2%	92.1%	90.7%
Vacant	72	2.8%	7.9%	7.4%	65	2.8%	7.9%	9.3%

Total Units	2,601	100.0%	100.0%	100.0%	2,283	100.0%	100.0%	100.0%
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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

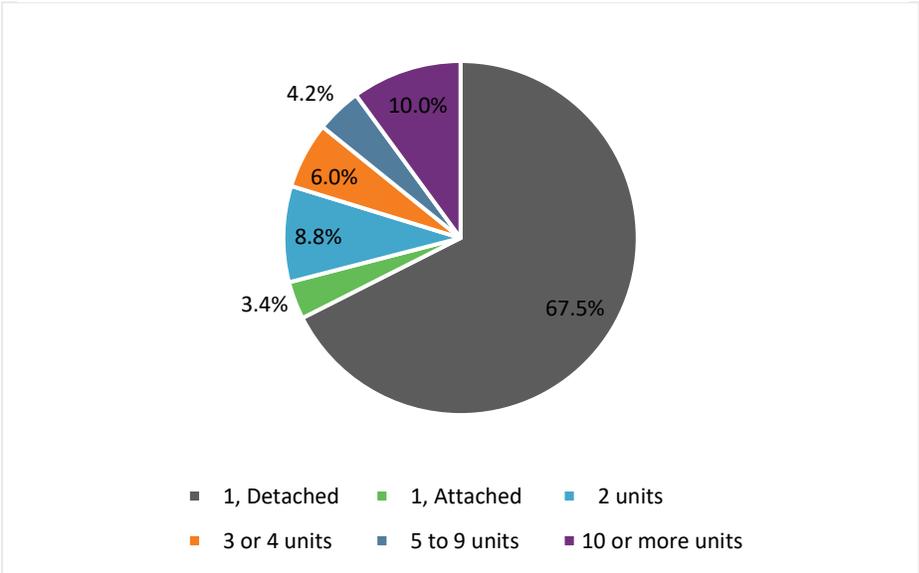
	2023			2013		
	Othello	Adams County	Washington	Othello	Adams County	Washington
Owner-Occupied	54.9%	63.6%	59.1%	60.2%	60.7%	57.3%
Renter-Occupied	43.6%	30.9%	36.1%	38.1%	34.1%	36.8%

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

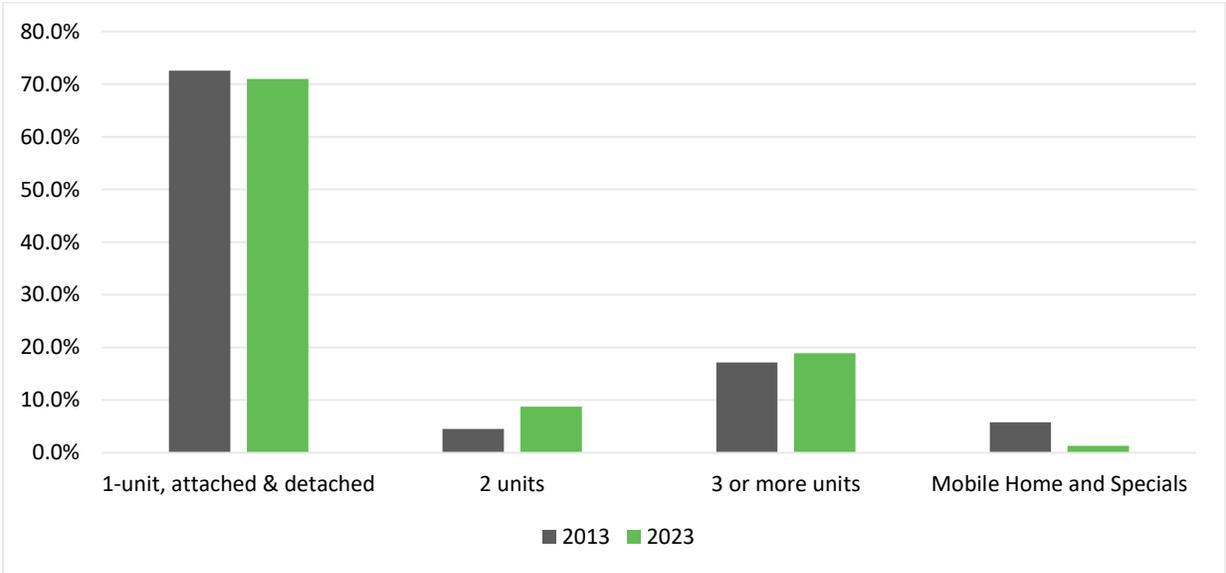


Source: U.S. Census Bureau, American Community Survey 2023 5-Year Estimates, Table DP04

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



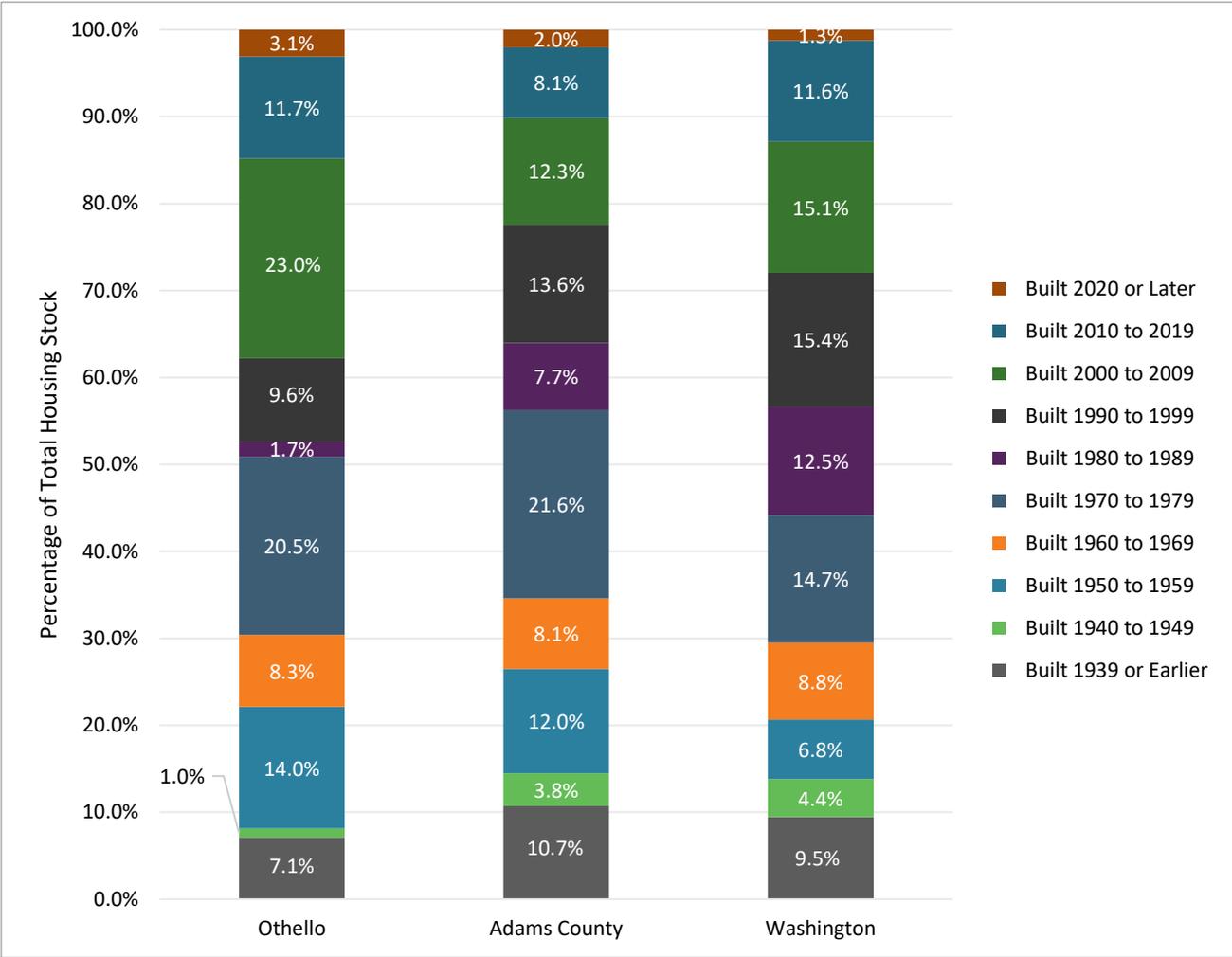
Source: U.S. Census Bureau, 2013-2023 American Community Survey 5-Year Estimates, Table DP04

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

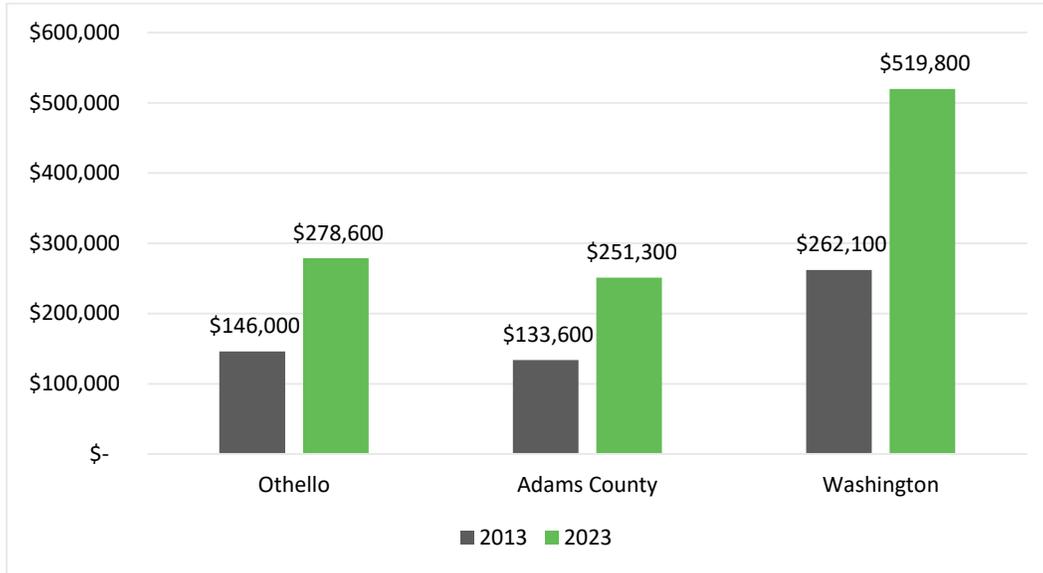
Housing and Rental Costs

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

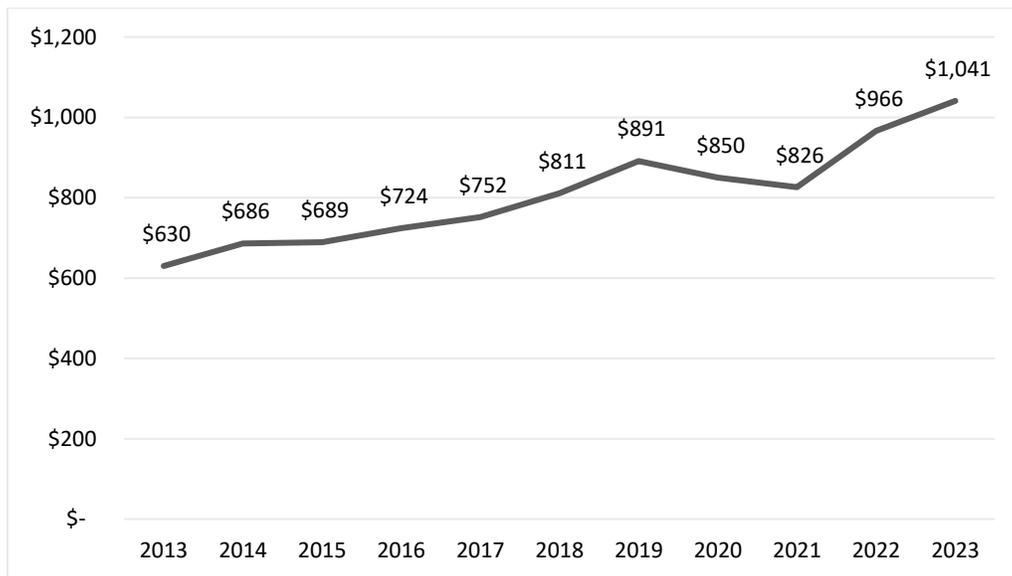
Washington state (\$262,100) was notably more than that of Adams County (\$133,600) and Othello (\$146,000). As seen in Figure 11, gross rent has increased by 65.2% since 2013, which is much less than the percent increase in median home values.

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 5641 total jobs, with about 55% of employed residents working outside city limits.
- The largest employment sectors are agriculture (23.4%), manufacturing (23%), healthcare and social assistance (14.9%), and educational services (11.5%).
- 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 for work. Grant County 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.

Job Locations for Othello Residents – By City & County

2023				
	Total Count	Share of Total	Count inside City	Share of Total
All Counties	3,683	100.00%		
Adams County, WA	1,916	52.0%		
Othello			1674	45.5%
Ritzville			33	0.9%
Hatton			3	0.1%
Grant County, WA	583	15.8%		
Moses Lake			195	5.3%
Warden			58	1.6%
Royal City			30	0.8%
Quincy			29	0.8%
Ephrata			20	0.5%
Mattawa			13	0.4%
Moses Lake North			13	0.4%
George			7	0.2%
Franklin County, WA	192	5.2%		
Pasco			59	1.6%
Connell			29	0.8%
Benton City			20	0.5%
Mesa			4	0.1%
King County, WA	169	4.6%		
Seattle			52	1.4%
Redmond			26	0.7%
Bellevue			16	0.4%
Spokane County, WA	127	3.4%		
Spokane			64	1.7%
Spokane Valley			28	0.8%
Yakima County, WA	109	3.0%		
Yakima (city)			51	1.4%
Benton County, WA	106	2.9%		
Richland			52	1.4%
Kennewick			33	0.9%
Chelan County, WA	82	2.2%		
Wenatchee			51	1.4%
Chelan			12	0.3%
Snohomish County, WA	45	1.2%		
Everett			17	0.5%
Pierce County, WA	34	0.9%		
Tacoma			13	0.4%
Thurston County, WA	31	0.8%		

Lacey			11	0.3%
Olympia			10	0.3%
Okanogan County, WA	27	0.7%		
Omak			7	0.2%
Walla Walla County, WA	23	0.6%		
Walla Walla (city)			6	0.2%
Whitman County, WA	23	0.6%		
Pullman			20	0.5%
Douglas County, WA	21	0.6%		
East Wenatchee			12	0.3%
Kittitas County, WA	21	0.6%		
Ellensburg			7	0.2%
Kootenai County, ID	21	0.6%		
Post Falls, ID			7	0.2%
Coeur d'Alene, ID			6	0.2%
Hayden, ID			4	0.1%
Clark County, WA	16	0.4%		
Vancouver			9	0.2%
Whatcom County, WA	16	0.4%		
Bellingham			11	0.3%
Kitsap County, WA	10	0.3%		
Bremerton			3	0.1%
Stevens County, WA	10	0.3%		
Colville			7	0.2%
Bonner County, ID	10	0.3%		
Priest River, ID			3	0.1%
Sand Point, ID			3	0.1%
Klickitat County, WA	6	0.2%		
Skagit County, WA	5	0.1%		
Cowlitz County, WA	4	0.1%		
Other WA counties	17	0.5%		
Other states				
Idaho (outside of Kootenai & Bonner Counties)	17	0.5%		
Oregon	13	0.4%		
California	8	0.2%		
Texas	4	0.1%		
Montana	3	0.1%		
Other US states	13	0.4%		

TO: Planning Commission
FROM: Anne Henning, Community Development Director
MEETING: February 17, 2026
SUBJECT: Comprehensive Plan Update – Draft Survey

With input from staff, our consultant for the Comprehensive Plan Update has drafted the attached survey. Before it is released to the public, we would like the Planning Commission to review it and determine if any changes need to be made. Note that the section about “Community Vision” (starting with #9) has placeholders for now since it can’t be finalized until after the Commission works on the Vision tonight. The draft vision statement will be included in this section of the survey when it is released to the public.

Here is the introductory page of the survey:



Othello Comprehensive Plan Update Survey

The City of Othello is updating its Comprehensive Plan - a long-term vision that guides how the community grows, changes, and invests in the future. The plan addresses key topics such as housing, transportation, economic development, land use, parks and open space, capital facilities, utilities, and the preservation of community character.

Your voice is essential. This survey is designed to gather input from people who live, work, and recreate in Othello to understand what matters most to you and what kind of future you would like to see. Whether it's preserving our Othello roots, expanding housing choices, or supporting local businesses, your feedback will help shape policies and priorities for the next 20 years.

Please take a few minutes to share your thoughts. Your input will directly inform updates to the Comprehensive Plan and ensure it reflects the values and aspirations of our diverse community.

Attachments

- Draft survey questions for review

Action: The Commission should review the attached draft survey and provide feedback.

Othello Comprehensive Plan Update Survey

Character and Growth

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

- Size and population
- Pace of life
- Local events and traditions
- Family-oriented
- Community identity
- Access to nature and green spaces
- Business friendly
- Housing affordability
- Other - Write In: _____

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

- Strain on city services and infrastructure
- Change or loss of small-town character
- Increased traffic congestion
- Water shortages
- Environmental impacts (reduced wildlife or wildlife habitat, etc.)
- Increased traffic collisions
- Rising housing costs and affordability
- Loss of farmland
- Wildfire risk
- Increased crime
- Other - Write In: _____

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

Agriculture

Manufacturing

Education

Food Processing

Healthcare & Social Assistance

Retail Trade

Other - Write In: _____

4) What can the City do to improve the living experience in Othello? *Select up to 5.*

Increased access to jobs

Increased access to childcare

Increased access to arts and culture

Increased access to affordable housing types

Increased access to shopping

Increased access to healthcare

Increased access to green space/parks/nature

A centralized, walkable city center

More local businesses to work and shop at

Better facilities for walking or biking

Other - Write In: _____

5) What would best foster economic growth and retain young people in the Othello community? *Select up to 3.*

Increased access to jobs

Increased access to childcare

Increased access to arts and culture

Increased access to affordable housing types

Increased access to shopping

Increased access to health care

More local businesses to work and shop at

Other - Write In: _____

6) What would best support business development and retainment in Othello?

Select up to 3.

- Incubator opportunities
- Small business training and mentoring programs
- Partnerships between private businesses and the city
- Access to desirable locations for business development (downtown sites, neighborhood commercial sites, etc.)
- Tourism and a customer base for business
- Amenities in Othello that attract business
- Other - Write In: _____

7) Thinking about parks and recreation in our community, what types of improvements or features would most enhance your experience when visiting parks, trails, or recreational facilities? *Select up to 5.*

- More shade (trees, shelters)
- Additional restrooms
- Expanded playgrounds and play areas
- Community gardens
- Improved accessibility for all ages and abilities
- Outdoor fitness equipment
- Sports fields/courts
- Gathering spaces
- More event spaces (for concerts, festivals, etc.)
- More natural areas, habitat restoration, and/or trails
- Nothing - existing parks meet my needs
- Other - Write In: _____

8) If the city were able to acquire funding, which types of recreational amenities do you think would be most beneficial to residents? *Select up to 3.*

- Small neighborhood park
 - Safe and comfortable ways to walk or bike around town
 - Sports courts (tennis, basketball, pickleball, etc.)
 - Nature trails
 - Biking trails
 - Nothing - existing parks meet my needs
 - Other - Write In: _____
-

Community Vision

9) How well does the 20XX vision statement represent Othello in 2026 and your hopes for its future?*

- Spot on 
- Well 
- Neutral
- Not well 
- Way off 

10) Which points in the 20XX vision statement represent your vision for Othello the most? *Select your top 2.*

- Insert statement from the vision

11) Which points in the 20XX vision statement represent your vision for Othello the least? *Select your top 2.*

- [] Insert statement from the vision

12) If you would like to share more details, please describe your vision of Othello in 2046 here.

13) Rank these items based on how important they are to you in Othello:

- _____ be a diverse, welcoming, and family friendly community
- _____ preserves its historical heritage
- _____ cultivates an inviting, vibrant, and walkable community
- _____ enables locally owned businesses to successfully establish and thrive
- _____ has a housing mix that serves a broad array of incomes and age groups
- _____ has equitable access to parks, open space, trails, and other recreational opportunities
- _____ has non-motorized modes of travel that are easily accessible and available
- _____ has a variety of employment types

Housing in Othello

14) During your time in Othello, have you rented or purchased housing? *Select all that apply.**

- I have rented or currently rent
- I have purchased a home
- Neither apply

15) When it comes to rental housing, what specific housing challenges have you or someone you know experienced in Othello? *Select all that apply.*

- Difficulty finding rental housing
- Poor condition or quality of housing
- Difficulty navigating rental applications or credit requirements
- Barriers for seniors or people with disabilities
- Lack of housing near work or school
- Housing not located near transit routes
- Cannot find the housing type I want (e.g., single family home, duplex, apartment, etc.)
- Cannot find the right housing size (# of bed/bath)
- I haven't experienced rental housing challenges
- Other - Write In: _____

16) When it comes to buying a home, what specific housing challenges have you or someone you know experienced in Othello? *Select all that apply.*

- Difficulty finding available housing
- Poor condition or quality of housing
- Options are not affordable
- Barriers for seniors or people with disabilities
- Lack of housing near work or school
- Housing not located near transit routes
- Cannot find the housing type I want (e.g., single family home, duplex, apartment, etc.)
- Cannot find the right housing size (# of bed/bath)
- I haven't experienced challenges buying a house
- Other - Write In: _____

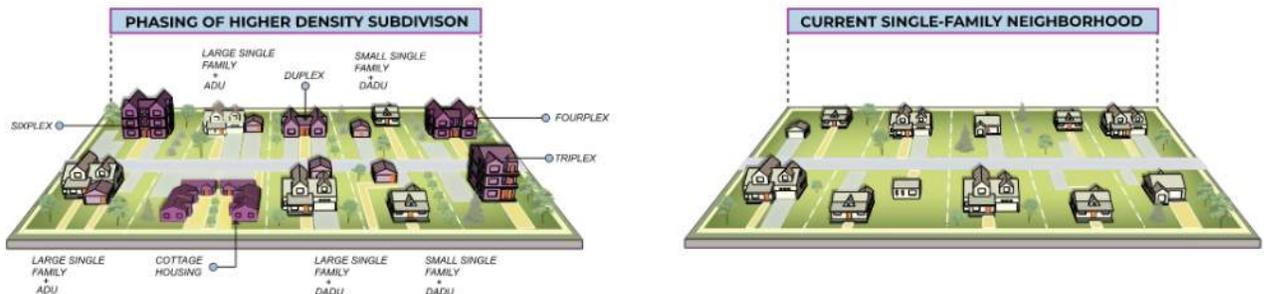
17) Do you believe there are enough rental housing options available in Othello for people with a range of incomes and family sizes?

- Yes
- No
- Not sure

18) Do you believe there are enough housing options for ownership available in Othello for people with a range of incomes and family sizes?

- Yes
- No
- Not sure

19) How should Othello plan for new housing development in existing neighborhoods? *Select one option that best reflects your values. Use the image below for an example of what housing types may look like in a current single-family neighborhood.*



*ADU: Additional Dwelling Unit

**DADU: Detached Additional Dwelling Unit

- Allow a broader mix of small-scale housing types (e.g. cottage housing, townhomes)
- Encourage all types of housing, including multi-family, in all neighborhoods
- Limit additional housing in existing neighborhoods; focus growth elsewhere
- Not sure
- Other - Write In: _____

Transportation in Othello

20) How well do the current transportation options in Othello meet all of your traveling needs?

	I can safely do this now	I do this now but we need improvements	I would do this more if it were safer/more accessible	I don't see myself doing this
Driving				
Biking				
Walking				

21) What types of transportation infrastructure do you most want the City to invest in? *Select your top 3.*

- More bike lanes
- More/wider sidewalks
- Roundabouts
- Safer roads in general (slow speeds, other traffic calming strategies)
- Electric vehicle charging stations
- Repairing existing roads and sidewalks
- Other - Write In: _____

22) Are there specific roads or intersections that you think need improvement? If so, where and why?

Tell us about yourself

23) Where do you live?*

- City of Othello
- Adams County, but outside of Othello
- Other - Write In: _____

24) What best describes your current housing type in Othello?

- Single-family home
- Apartment or condo
- Duplex
- Unhoused
- Manufactured/Mobile home
- Other - Write In: _____

25) Do you rent or own your housing?

- Rent
- Own

26) What is your age range?

- Under 19
- 20-29
- 30-39
- 40-49
- 50-59
- 60-69
- 70 or older

27) How many people live in your household?

- I live alone
- 2 people
- 3 to 4 people
- 5 to 6 people
- 7+ people

28) Do you have dependent children currently living within your household?

- Yes
- No

29) What ethnic or racial group do you identify with? *Select all that apply.*

- African American/Black
- Asian or Asian American
- Caucasian/White
- Hispanic/Latino
- Native American
- Pacific Islander
- I identify with a different racial/ethnic group - Write In:

30) What languages are most often spoken in your home? *Select any that apply.*

- English
- Spanish
- I speak another language - Write In:

31) Share your email here if you would like to receive project updates or get notified of future engagement events. Your email address will not be connected to your responses.

32) If there is anything else that you think is important for the planning team to know, please share it here.

Thank You!

TO: Planning Commission
FROM: Anne Henning, Community Development Director
MEETING: February 17, 2026
SUBJECT: Comprehensive Plan Update – Vision 2047

The foundation of a Comprehensive Plan is the community’s vision for the future: How do we see Othello, now and in the next 20 years? What do we want to preserve and what do we want to change? What do we hope to accomplish in the next 20 years?

Attachments

- Visioning Exercise

Action: Commissioners should review the attached Visioning Exercise ahead of time if possible and think about how to answer the questions, writing it out if you wish. At the meeting, we will go through the exercise as a group. Commissioners are welcome to turn in their individual answers as input into the Plan, either at the meeting or in the days after.



Othello Vision 2047: Planning Commission Workshop

Visioning Worksheet | February 17TH, 2026

We are updating Othello's Comprehensive Plan, which aims to provide the groundwork and policy framework for shaping the Othello of the future. The Comprehensive Plan, consistent with the Washington State Growth Management Act (GMA), sets a target year of 20-years in the future. Our target date for this update is 2047, with anticipated adoption of the plan in 2027.

It all starts with a vision, so we want to come up with a vision statement, goals, and policies that reflect Othello's aspirations and values in order to guide the City toward a future that works for all residents, workers, and visitors in Othello. Follow the prompts below to help us understand what's most important for the City to prioritize over the next 20 years. This will help shape the City's draft vision statement – which will also be reviewed by the general public – and set us up for drafting goals, policies, and actions to help achieve the stated vision.

North Star - Your Hopes & Dreams for the City of Othello

Imagine that reality is suspended – time and money limits do not exist. **What are your greatest hopes and desires for Othello?**

In this version of Othello:

- ◆ *What makes the City unique?*

- ◆ *What is it like to live in this City?*

- ◆ *What is it like to work in this City?*

- ◆ *What kinds of things do locals enjoy doing in this City?*

- ◆ *What kinds of things to visitors enjoy doing in this City?*

Now, let's pull ourselves back 10 Years – what progress have we made toward our 20-Year Vision (2037)?

It's 2037 – The City has been working hard to take action on the Comp Plan for the last decade and has made some really good progress, **but there's still work to be done.**

- ◆ *What has the City achieved in the last ten years? These might include short-term projects or higher priority projects/goals?*

- ◆ *What do we still need to accomplish between 2037 and 2047?*

OK, now we're looking out 2 years – the Comprehensive Plan is complete and ready to roll (2029).

It's 2029 – The City has adopted the updated Comprehensive Plan, and is excited to start implementing it. **Where do we start? What do we undertake first?**

- ◆ *Housing-related actions?*

- ◆ *Transportation improvements?*

- ◆ *Economic Development?*

- ◆ *Code updates?*

- ◆ *Major utility upgrades?*

- ◆ *Major public facility upgrades?*

- ◆ *Other?*

If accomplishing all of that within 2 years seems like too much, we can prioritize them into 2-year, 5-year, and 7-year priorities to help maintain a sense of reality. If desired, **outline priorities for the 2-year (2029), 5-year (2032), and 7-year (2034) milestones from plan adoption .**

◆ *Projects/Efforts for 2027-2029:*

◆ *Projects/Efforts for 2029-2032:*

◆ *Projects/Efforts for 2032-2034:*

And finally, let's look back to the future.

Now let's return to our 2047 Horizon after thinking through all of these ideas – **please list your top 5 priorities, and 5 priorities ONLY**, for Othello by 2047 – keep your ideas short, no longer than a brief sentence.

- 1.
- 2.
- 3.
- 4.
- 5.

What are 5 other things that are still important, but not as important, for 2047? Maybe further in the future, or maybe just lower priority than your top 5. No more than 5 things listed here.

- 1.
- 2.
- 3.
- 4.
- 5.

TO: Planning Commission

FROM: Anne Henning, Community Development Director

MEETING: February 17, 2026

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

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 2027.

Because both new laws require amending some of the same chapters of the zoning code, it makes sense to combine the review. During the discussion of these items at the January meeting, the issue of whether garages could be converted for these uses was raised, so staff gathered additional information about that topic as well.

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. (This has been clarified by Commerce as only applying to existing buildings, the same as the rest of this chapter.)

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, 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](#)

Garage Conversions

At the January meeting, in the discussion of existing buildings for new housing, the issue of converting garages came up. The Planning Commission last discussed this issue in 2020, which resulted in changes to the Municipal Code, allowing garages to be converted if the house was built before the garage requirement was adopted in 2007. The 2007 garage requirement was very likely a reaction to new state requirements at that time that manufactured homes must be allowed on residential lots, the same as a site-built home. Requiring a garage, when almost all new homes were built with them anyway, creates

friction and adds cost to placing a manufactured home, thereby discouraging them, while staying within the state requirements that site-built and manufactured housing must be treated equally. Other cities who shared the same City Attorney at the time or who just looked for local models had this same requirement (Moses Lake, Ephrata, Warden, Mattawa, Royal City, Soap Lake).

In 2020 when we last discussed this, the Planning Commission reviewed a report showing garage requirements in 31 Eastern Washington cities (5 of them required garages, 26 did not). Attached is an updated report, showing the 2026 garage requirement in 50 cities in Eastern Washington (51 including Othello):

- 2 covered spaces required in Deer Park and Sunnyside
- 1 covered space required in Prosser
- 1 covered space required in R-1 & R-2 but not R-3 in Royal City, Soap Lake, and Warden
- 44 of the 50 cities do not require covered parking
 - Since we last reviewed this issue in 2020, East Wenatchee, Moses Lake, and Pasco have amended their codes to eliminate the covered parking requirement
 - Grandview does not require a garage, unless there is a driveway

Points that were discussed in 2020 included:

- Many people don't park in their garage, instead they use it for storage, shop space, or have converted them (legally or not).
- Many garages are not large enough for 2 vehicles, due to mechanical equipment like the water heater and furnace being located in the garage. The requirement that a garage be able to fit two 9'x20' parking spaces was only added in the zoning update adopted Feb. 2020. Even 18'x20' is pretty minimal to fit 2 vehicles, especially today's larger vehicles.
- It is likely that numerous garages in Othello have been converted to living space, but as long as the garage door is left in place, there would be no way for staff to know about the illegal conversion.
- There is a trend in the planning world to prioritize space for people over space for vehicles.

The [Housing Action Plan](#) recommends reviewing off-street parking requirements, with this rationale:

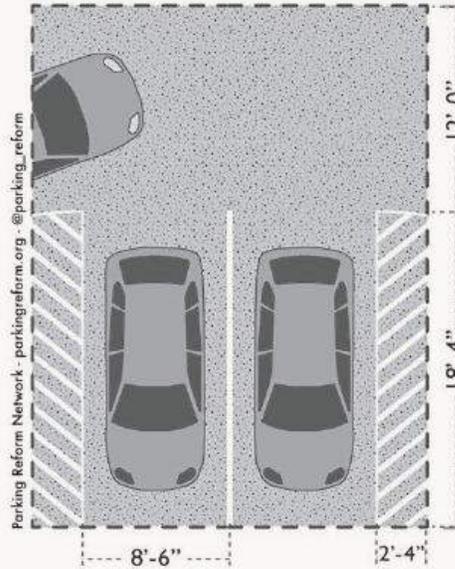
Parking can be one of the biggest drivers of costs and limitations on the design of new development. Accommodating surface parking to meet off-street parking requirements can prevent these areas from being used for other purposes. For larger developments, the limitations of space available on the site and the loss of internal space to garages and structure parking can serve as possible constraint on the housing that can be put on a site. (p.38)

As examples of comparing garage space to living space, see the first graphic from "The Housing-Ready City: A Toolkit for Local Code Reform" by Strong Towns, showing a 2-bedroom apartment compared to spaces in a parking lot, and the second graphic showing a floor plan of an apartment above a garage (22' x 26' footprint from a website called Design With Frank:

Living Space Vs. Parking Space



size for 2 bedroom apartment: 675 FT²

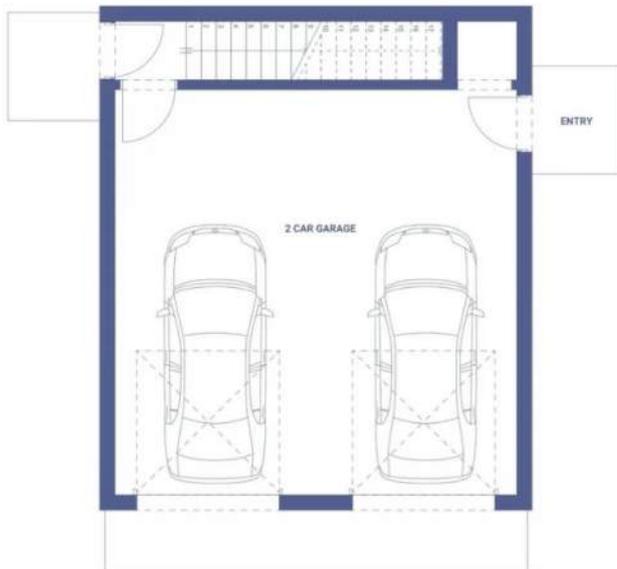


size for 2 parking spaces: 650 FT²

Sources: Transportation Cost and Benefit Analysis II - Parking Costs Victoria Transport Policy Institute (www.vtpi.org)

Graphic Adapted from Graphing Parking (<https://graphingparking.com/2013/07/23/parking-across-cascadia/>)

Image compiled by the Parking Reform Network - <https://parkingreform.org/> - @Parking_Reform



GROUND FLOOR

Garage Area: 506 sqft

Garage Size: 22'-7" L x 22'-5" W

House Footprint: 26' L x 22' W x 29'-8" < 2 / 7 >



SECOND FLOOR

Second Floor Area: 548 sqft

Bedroom: 12'-10" x 10'

Bathroom: 10' x 5'

No garage-related changes are proposed in the attached drafts. The Commission should provide direction on this issue.

Child Care Centers

The new state 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). Proposed changes to the Off-Street Parking chapter were also added to set requirements for child care. These proposed changes are shown in the attached drafts in red underline or ~~red strikeout~~. The existing limitations are proposed to be continued, such as play area not in the front yard, parking requirements, off-street loading/unloading, no signage allowed, no alteration of a home to change the character (although a new structure would not have to meet design standards since there are none for buildings in residential zones), and notification of adjacent property owners. This provision is proposed to be changed to make it clear this is a courtesy notification only, since state law requires us to allow the child care, even if the neighbor objects. The Hearing Examiner provision is proposed to be changed to the more general “City” that may place conditions to mitigate impacts. This would seem to be in alignment with the RCW that allows cities to impose reasonable restrictions on the permit.

Attachments

- Residential Garage & Parking Requirements in Eastern Washington, Feb. 2026
- 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. Once the Commission is satisfied with the draft, staff will schedule a public hearing on the changes.

Residential Garage Requirement in Eastern Washington, Feb. 2026

City	Population	Garage Regulations	Parking Spaces Required
Airway Heights	12,120	Garage or covered parking not required.	1 space/dwelling for single family, duplex, triplex, 4-plex, stacked flats, cottage, courtyard apartment, ADU, studio or -bedroom apartment. 1.5 space/dwelling unit for multi-family with 2+ bedrooms.
Benton City	3,845	Garage or covered parking not required. When provided, there are design standards (BCMC 20.62.020.O)	2 spaces/dwelling for studio thru 2 bedrooms 3 spaces/dwelling for 3 or more bedrooms 3 spaces/dwelling in apartment house
Cashmere	3,420	Garage or covered parking not required.	2 spaces/dwelling for single-family, 2-family, 3 or more family, ADU. 1 space/studio apartment
Clarkston	7,240	Garage or covered parking not required. Parking space is defined as enclosed or unenclosed.	2 spaces/dwelling for single-family, duplex, townhouse 1.5 spaces/dwelling for apartments Parking space is defined as enclosed or unenclosed.
Chelan	4,630	Garage or covered parking not required.	1 space for single family or ADU 1.5 spaces/dwelling for 1 or 2-bedroom apartments 2 spaces/dwelling for 3 or more bedroom apartments
Cheney	13,180	Garage or covered parking not required. If a garage is provided, it must be de-emphasized and the living area must be more prominent. Garage should not occupy more than 50% of the facade. CMC 21.20.050.D 21.67.030 allows conversion of a garage into an ADU.	2 spaces/dwelling for single family. 1 space/ADU 1 space/bedroom for duplex & multifamily
Cle Elum	2,300	Garage or covered parking not required.	2 spaces/dwelling single family & apts with 1+ bedrooms 1 space/ADU or studio apt
College Place	10,050	Garage or covered parking not required.	2 spaces/dwelling single family, duplex 1 space/ADU, cottage, studio apt, or 1-bed apt 1.5 spaces/dwelling for apt w/2 or more bedrooms
Colville	4,945	Garage or covered parking not required. Where provided, there are design standards (CMC 17.30.030.D)	1 space/dwelling for single family, ADU, duplex 1.5 spaces/dwelling for multi-family
Connell	5,180	Garage or covered parking not required. The 2 required parking spaces for a dwelling may be unenclosed or within a garage or carport. 17.20.030 If attached garage is converted to ADU, parking spaces must be provided elsewhere on the site. 17.19.130	2 spaces/dwelling. May be unenclosed or within a garage or carport. 17.20.030 1 space/ADU
Davenport	1,720	Garage or covered parking not required.	Requirements are not very clear, but appear to be:

City	Population	Garage Regulations	Parking Spaces Required
			2 spaces for single family 1 space for ADU 1 space/unit in a mobile home park
Dayton	2,440	Garage or covered parking not required. In PUD with lot size 2000 SF, 1 covered space/unit required.	2 spaces/dwelling for single family 1 space/dwelling for ADU, cottage, duplex, and multi-unit
Deer Park	5,135	Minimum garage dimensions DPMC 18.74 Figure 4 2 covered spaces required. 18.20.070. 25' setback required to be paved.	2 covered & enclosed spaces required per residence. All parking areas & driveways which lead onto the street required to be paved.
East Wenatchee	14,310	Garage or covered parking not required. (This is a change since 2020, when at least 300 SF of carport, storage, or garage was required for a residence.)	2 spaces/dwelling for single family, duplex w/2+ bedrooms 1 space/dwelling for ADU, 1-bed duplex or apt 1.5 spaces/dwelling for 2-bed apts 2 spaces/dwelling for 3+-bed apts Multi-family also requires 0.25 spaces/unit guest parking
Ellensburg	21,260	Garages or covered parking not required but may count toward required parking. Single family design standards (15.540.020) to de-emphasize garages and driveways as major visual elements along the street. Encourage garage to access from alley.	2 spaces/dwelling for single family up to 4 bedrooms. +1 spaces/bedroom after 4. 0 spaces for 1 st ADU, 1 space for 2 nd ADU 1 space/cottage 2 spaces/dwelling for duplex up to 6 bedrooms +1 space/bedroom after 6 1 space/bedroom for apts (0.7 space/bedroom in C-C zone outside of historic downtown district)
Ephrata	8,915	Garage or covered parking not required. Per staff in 2020, garages were still being built with new houses.	2 spaces/dwelling single family, duplex, apt up to 49 units 1.8 spaces/dwelling in apt/50 or more units 1 space/studio apartment or ADU
Goldendale	3,500	Garage or covered parking not required.	1 space/dwelling single family, duplex, townhouse 2 spaces/dwelling in Suburban & Rural Residential 1.5 spaces/dwelling for apartments
Grandview	11,950	Garage or covered parking not required, but driveway shall terminate into an architecturally integrated garage or carport. No parking pad permitted in front of a dwelling unless such pad leads to a garage or carport. Garage with vehicle doors parallel to an alley shall be set back from the alley 20'	2 spaces/dwelling unit for all residential units
Kennewick	87,790	Garage or covered parking not required.	2 spaces/dwelling for single family 1 space/dwelling for ADU & 1-bed apt

City	Population	Garage Regulations	Parking Spaces Required
		Residential parking may be unenclosed or within a garage or carport. If a garage is converted to an ADU, the lost parking spaces must be provided elsewhere on the site.	1.5 spaces/dwelling for 2+-bed apt Residential parking may be unenclosed or within a garage or carport.
Leavenworth	2,615	Garage or covered parking not required. Garage may be converted to ADU, even if does not meet setbacks or lot coverage.	1 space/dwelling up to 1500 SF dwelling 2 spaces/dwelling when dwelling >1500 SF
Liberty Lake	14,110	Garage or covered parking not required. Garage doors should be accessed from alleys or face the side or rear of the property. Front-loaded garage may extend 12' in front of house if 6 design elements incorporated. Parking spaces inside a garage count toward the minimum required.	2 spaces/dwelling for single family 1.75 spaces/dwelling for 2-family & multi-family 1 space/ADU Parking spaces inside a garage count toward the minimum required.
Mattawa	3,890	Garage or covered parking not required.	2 spaces/dwelling for all residential 1 space/ADU
Medical Lake	4,900	Garage or covered parking not required. If a garage is provided, there are standards for minimum and maximum size, etc. 17.16.080. In a planned unit development, 10% density bonus if all required parking is covered.	2 spaces/dwelling for 1 & 2-family dwellings 1.5 spaces/dwelling for apartments + 1 visitor space/4 units
Moses Lake MLMC 18.20.050	27,530	Garage or covered parking not required. (This is a change since 2020 , when 1 covered parking space (garage or carport) was required in single family and duplex zones but not R-3 Zone (which allows all housing, including single family, duplex, and larger). This had been the standard since at least 2003. If provided, garage must be set back at least 5' from the front of the house, cannot make up more than 50% of front facade	2 spaces/dwelling for single family, duplex, multi-family 2+ bedrooms. Apts also require 2% of total for guests. 1 space/dwelling for studio & 1-bed apts + 5% for guests 1 space/ADU
Newport	2,155	Garage or covered parking not required.	1 space/dwelling for all residential (including ADU)
Okanogan	2,425	Garage or covered parking not required. Garage or carport can be included as parking space.	2 spaces/dwelling for single family, duplex 1.5 spaces/dwelling for multi-family 1 space/ADU
Omak	4,985	Garage or covered parking not required.	2 spaces/dwelling for all residential 1 space/ADU

City	Population	Garage Regulations	Parking Spaces Required
		Lot coverage allowance is increased when required parking is covered in duplex and multi-family zones.	When there is an ADU, a garage may be used to meet the parking requirements
Othello	9,210	2 garage spaces required for single family in all zones. This requirement was added in 2007.	4 spaces for single family (2 in garage + 2 in front yard) 2 spaces/dwelling for duplex & multi-family 2 spaces for 1-bed ADU, 3 spaces for 2-bed ADU
Pasco	82,990	Garage or covered parking not required. Change since 2020, when no parking pad was permitted in front of a dwelling unless the pad led to a garage or carport.	1 space/dwelling for studio & 1-bed dwellings 2 spaces/dwelling for all other dwellings 0 spaces for ADUs (2 allowed/lot, 1 attached, 1 detached)
Pomeroy	1,395	Garage or covered parking not required.	2 spaces/dwelling single family 1.5 spaces/dwelling for duplex & multi-family
Prosser	6,650	Minimum 20' x 12' attached or detached garage required. Required parking may be unenclosed or within a garage.	2 spaces/dwelling 1 space/ADU Required parking may be unenclosed or within a garage.
Pullman	34,380	Garage or covered parking not required. 17.40.050 If the required off-street parking spaces for a single-family dwelling are not provided in a garage or carport, one space shall be located so that a future garage structure may be constructed. 17.75.070(8) Garages must meet at least 1 design standard: setback from street equal to or greater than some other part of façade, nor more than 60% of width of façade, floor level 4' below street, entrance more than 45 degree angle from street, architectural feature such as large window, dormer, etc.	0.5 spaces/bedroom for single family 0.75 spaces/bedroom for duplex, townhouse, multi-family 1 space/studio apt ADU calculated the same as the primary structure on the lot
Quincy	8,330	Garage or covered parking not required. In a planned development, 10% density bonus if at least 1 parking space/unit is in a garage or carport. 20.45.025.J Accessory storage structures including garages may be converted to ADUs if existing structure meets current setback requirements.	1 space/dwelling for all residential
Richland	64,930	Garage or covered parking not required.	2 spaces/dwelling for single family & duplex 1.5 spaces/dwelling for apartments 1 space/studio apt
Ritzville	1,790	Garage or covered parking not required.	2 spaces/dwelling single family & duplex

City	Population	Garage Regulations	Parking Spaces Required
		5% lot coverage bonus if the garage is detached and located on the rear half of the lot. Dwellings shall be designed so the front door entrance is closer to the street than the garage door. In a Manufactured Housing Community, if a garage or carport is proposed, it shall be constructed of materials similar to the home.	1 space/dwelling for middle housing types and affordable housing types
Royal City	1,960	1 covered space required in R-1, R-2, & S-1. Not required in R-3.	2 spaces/dwelling for single family, duplex, multi-family with 2+ bedrooms 1.5 spaces/dwelling for multi-family one-bed & efficiency
Selah	8,655	Garage or covered parking not required.	3 spaces/dwelling for single family & duplex 2 spaces/dwelling for multi-family
Soap Lake	1,810	1 covered space required in R-1 & R-2. Not required in R-3.	2 spaces/dwelling for single family, duplex, multi-family with 2+ bedrooms 1.5 spaces/dwelling for multi-family 1-bed & efficiency
Spokane	234,700	Garage or covered parking not required. A garage may be converted into an ADU.	0 spaces required for residential
Spokane Valley	110,200	Garage or covered parking not required. Existing accessory structures may be converted to detached ADUs.	2 spaces/dwelling for single family & 2-family 1.5 spaces/dwelling for multi-family 2+ bedrooms 1 space/dwelling for multi-family studio & 1-bed, ADU Multi-family also require 5% of total for guest parking
Sunnyside	16,690	400 SF garage required for a single family home	2 spaces/dwelling for single family, duplex, triplex 1 space/dwelling for multi-family & ADU
Toppenish	8,925	Garage or covered parking not required.	2 spaces/dwelling for single family & 2-family 1.5 spaces/dwelling for multi-family
Union Gap	6,670	Garage or covered parking not required.	2 spaces/dwelling for single, 2-, 3-family dwellings, multi-family. Multi-family also requires 1 guest space per 10 units.
Walla Walla	34,850	Garage or covered parking not required. Existing structures may be converted to ADUs, even if they do not meet current setback or lot coverage requirements.	1 space/dwelling for single family 1 space/unit for other housing types 0.5 spaces/unit for multi-family or units on less than 6000 SF lot 0 spaces for residences under 1000 SF or affordable housing (ADUs are limited to 1000 SF maximum)
Wapato	4,615	Garage or covered parking not required.	2 spaces/dwelling for single family & 2-family 5 spaces required for 3-unit bldg.

City	Population	Garage Regulations	Parking Spaces Required
			7 spaces required for 4-unit bldg. 8 spaces required for 5-unit bldg. 1.5 spaces/dwelling for multi-family 6+ units
Warden	2,765	1 covered space required in R-1 & R-2. Not required in R-3.	2 spaces/dwelling for single family, duplex, multi-family 2+ bedrooms 1.5 spaces/dwelling for multi-family 1-bed & efficiency
Wenatchee	36,170	Garage or covered parking not required. 10.47.050 Purpose to de-emphasize garages and driveways as major visual elements along the street. Garage may occupy no more than 50% of the façade, except may go to 65% with 2 design details. Accessory structures, including detached garages, may be converted to an ADU even if they do not meet setbacks or lot coverage. In a planned development, 5% density bonus if at least 2 covered parking spaces/dwelling unit.	2 spaces/dwelling on properties more than 6000 SF (unless 1 bedroom, then only 1 space/dwelling required) 1 space/dwelling on properties 6000 SF or less 1 space/ADU, unless City Engineer determines on-street parking is available abutting the lot on a non-arterial street.
West Richland	18,430	Garage or covered parking not required. Parking in a garage does not count toward the 2 parking spaces required (1 space required for ADU). Attached garage may be converted to an ADU when the garage is set back at least 40' from the front property line.	2 spaces/dwelling for single family & multi-family 1 space/ADU Parking in a garage does not count toward the required spaces
White Salmon	2,565	Garage or covered parking not required. If the required parking is not provided in a covered garage, it shall be located so that it may later be covered by a garage.	2 spaces/dwelling unless except 1 space in R-3 Zone 1 space/ADU except 0.5 space/ADU (min 1 space) in R-3 Zone Parking in a garage can meet the parking requirement.
Yakima	100,000	Garage or covered parking not required.	2 spaces/dwelling for single family, duplex, multi-family less than 10 units 1.5 spaces/dwelling for multi-family of 10+ units 1 space/dwelling for ADU, tiny house, recreational vehicle
Zillah	3,225	Garage or covered parking not required.	2 spaces/dwelling for all. Multi-family also requires 1 guest space for each 5 units. Unclear what the standard would be for ADU, since they are only listed in the utility chapter as paying half the utility development fee, but there are no other mentions in code.

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 any 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) As a courtesy, adjacent property owners shall be notified of an application for a child day care facility prior to obtaining a license from the state. The City must allow child care centers in compliance with RCW 35.21.996 and 35A.21.460.
- (h) The City-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 (~~ehildeare~~, 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 ⁴	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.

4. Per RCW 35A.21.440, up to 50% more 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 (ehild-care , 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 <i>(new construction)</i>	X	A ⁷	X
<i>Multifamily residential (within an existing building, per RCW 35A.21.440)</i>	<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 unplatted lot. A conditional use permit for a truck parking lot does not require platting of the parcel involved but further development or different uses may require platting;
- (k) Any person parking a truck or trailer on a lot which has not been approved for such parking shall be deemed to have committed a civil infraction and shall be punished by a C-6 penalty. Any person permitting the parking of trucks or trailers on a parcel or lot without having obtained a conditional use permit to do so shall be deemed to have committed a civil infraction and shall be punished by a C-3 penalty.

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).

17.61.015 Parking—Residential lots.

For any residential lot, no vehicle shall be allowed to park on lawn or landscaped areas of the front yard. Parking shall be limited to an improved surface such as gravel, concrete, or asphalt that is no greater than thirty feet in width extending generally perpendicular from the structure to the street. Minimum required parking spaces for new residences must be concrete or asphalt, unless accessed directly from a gravel alley. (Ord. 1627 § 1, 2025; Ord. 1517 § 1 (part), 2018; Ord. 1347 § 1, 2011).

17.61.020 Parking spaces required.

Required parking spaces are as follows:

- (a) Single-family dwellings in R-1, R-2, R-3 or R-4 zones: **in addition to the two parking spaces required in a garage for houses built after 2007**, every dwelling shall have a minimum of two, but not more than four, concrete parking spaces in the front yard area. No more than four vehicles shall be parked or stored in the front yard on improved parking spaces. Vehicles can be stored in the back yard if surrounded by a six-foot-high sight-obscuring fence;
- (b) Two-family dwellings in R-2, R-3 or R-4 zones: in addition to any parking spaces in a garage, there shall be two spaces for each dwelling unit. No more than three vehicles may be parked off-street that are not within a garage in connection with each dwelling unit. If additional vehicles are to be parked off-street, they must be parked within a garage or within an enclosure surrounded by a sight-obscuring fence;
- (c) Multiple-family dwellings in R-3 or R-4 zones: two spaces for each dwelling unit. No more than two vehicles may be parked off-street that are not within a garage or carport in connection with each dwelling unit;
- (d) Residential hotels, fraternity houses, rooming houses or boardinghouses: one space for each two guest accommodations or four beds, whichever is greater;
- (e) Convalescent homes, sanitariums, institutions for the aged and children, welfare or correctional institutions: one space for each six beds or patients, plus one additional space for each two employees;
- (f) Hospitals: one space for each five beds including bassinets, plus one space for each two employees, plus one space for each two visiting and/or staff doctors;
- (g) Medical and dental clinics: three spaces for each doctor or three spaces for each two examination rooms, whichever is greater, plus one space for each employee;
- (h) Dancehalls: one space for each fifty square feet of dance floor space;
- (i) Funeral parlors and mortuaries: one space for each fifty square feet of assembly used for services, plus one space for each employee;
- (j) Passenger terminals (bus, rail or air): one space for every one hundred square feet of gross floor area used for passenger waiting area plus one space for each two employees;
- (k) Manufacturing and industrial buildings: one space for each two employees on the largest shift;
- (l) Stadiums, sports arenas, auditoriums (including school auditoriums) and other places of public assembly and clubs and lodges having no sleeping rooms: one space for each four seats or eight feet of bench length for spectators;
- (m) Bowling alleys: three spaces for each alley plus one space for every four seats or eight feet of bench devoted to spectator area, plus one space for the proprietor and one space for each two employees;
- (n) Libraries: one space for each two hundred square feet of gross floor area of the reading room, plus one space for each two employees;

- (o) Churches: one space for each four seats or eight feet of pew bench and one space for each four hundred square feet of gross floor space used for assembly and not containing fixed seats;
- (p) Colleges or commercial schools for adults: one space for each six seats in classrooms, plus one space for each two employees;
- (q) High schools, elementary schools and other children’s schools and child care centers: one space for each six seats in the auditorium or assembly room or one space per six high school students, whichever is more, plus one space for each two employees, plus sufficient off-street space for the safe and convenient loading and unloading of students or children from pickup and drop-off vehicles and school buses;
- (r) Theaters: one space for each four seats, plus one space for each two employees;
- (s) Mobile or manufactured home parks: two spaces for each mobile or manufactured home lot and one additional space for each four mobile or manufactured home lots for guests;
- (t) Motels and auto courts: one space for each unit, plus three additional spaces for every ten units;
- (u) Semi-private golf courses, country clubs, gun clubs, etc.: one space for each three members;
- (v) Public utility stations: one space;
- (w) Retail stores and personal service shops:
 - (1) Retail stores primarily handling bulky merchandise such as furniture, machinery, farm or agricultural equipment, lumber, construction materials, livestock feed, or heavy equipment: one-and-one-half spaces for each one thousand square feet of gross floor area;
 - (2) Personal service shops and other retail not addressed in subsection (w)(1) of this section:

Building size, gross floor area	Parking requirement
Up to 2,000 square feet	4 spaces/1,000 square feet
2,001—7,500 square feet	3.5 spaces/1,000 square feet
7,501—40,000 square feet	2.85 spaces/1,000 square feet
40,001+ square feet	2.5 spaces/1,000 square feet

- (x) Banks: one space for each four hundred square feet of gross building area, plus one space for each two employees;
- (y) Restaurants, taverns or bars: 0.75 space for each one hundred square feet of gross floor area;
- (z) Notwithstanding the off-street parking requirements defined in this chapter, those buildings located within commercially zoned districts may be permitted to obtain permits for renovation or expansion of the existing building space or use without fully complying with the off-street parking requirements of this section. Prior to the issuance of the development permit which would impose the off-street parking requirement sought to be modified, the owner or

owner's agent shall apply to the community development director for a waiver of some identified portion of the off-street parking requirement. The proponent shall bear the burden and expense of establishing to the community development director:

- (1) The lack of reasonably available off-street parking within a reasonable distance to the subject property, either through purchase, lease or joint use agreement;
- (2) What studies, measurements, or other indicia of adequate parking exist to support the request; and
- (3) How the proponent would propose to deal with overflow parking.

The community development director may: grant a waiver for a specified period of time after which the waiver shall terminate or be subject to further review; grant a waiver conditioned on average daily trip measurements remaining below a certain number and after that number is exceeded, additional parking shall be required to be provided; or deny the request. (Ord. 1627 § 1, 2025; Ord. 1555 § 1, 2020; Ord. 1517 § 1 (part), 2018; Ord. 1280 § 1 (part), 2008; Ord. 1220 § 1 (part), 2006; Ord. 1198 § 1, 2005; Ord. 974 § 1, 1995; Ord. 948 § 2 (part), 1995).

17.61.030 Parking requirements for uses not specified.

Where the parking requirements for a use are not specifically defined in this title, the parking requirements for such use shall be determined by the community development director and such determination shall be based upon the requirements for the most comparable use specified in this chapter. (Ord. 1517 § 1 (part), 2018; Ord. 1280 § 1 (part), 2008; Ord. 948 § 2 (part), 1995).

17.61.040 Mixed occupancies.

In the case of mixed occupancies in a building or on a lot, the total requirements for off-street parking shall be the sum of the requirements for the various uses computed separately. Off-street parking facilities shall not be considered as providing required parking facilities for any other use except as hereinafter specified for joint use. (Ord. 1517 § 1 (part), 2018; Ord. 948 § 2 (part), 1995).

17.61.050 Joint uses.

The community development director may, upon application by the owner or lessee of any property, authorize the joint use of parking facilities by the following uses or activities under the conditions specified in this section:

- (1) Up to fifty percent of the parking facilities required by this chapter for a use considered to be primarily a daytime use may be provided by the parking facilities of a use considered to be primarily a nighttime use or vice versa; provided, that such reciprocal parking area shall be subject to the conditions set forth in subsection (4) of this section.
- (2) Up to one hundred percent of the parking facilities required by this chapter for a church or auditorium incidental to a public or parochial school may be supplied by parking facilities for a use considered to be primarily a daytime use, provided such reciprocal parking area shall be subject to the conditions set forth in subsection (4) of this section.
- (3) For purposes of this section, the following uses are typical daytime uses: business offices, barbershops and beauty shops, manufacturing or wholesale buildings. The following uses are typical nighttime and/or Sunday uses: auditoriums incidental to a public or parochial school, churches, dancehalls, theaters and taverns.
- (4) Conditions required for joint use are as follows:
 - (A) The building or use for which application is made for authority to utilize the existing off-street parking facilities provided by another building or use shall be located within four hundred feet of such parking facilities.
 - (B) The applicant shall show that there is not substantial conflict in the principal operating hours of the buildings or uses for which the joint use of the parking facilities is proposed.

(C) Parties concerned in the joint use of off-street facilities shall evidence agreement for such joint use by a proper legal instrument approved by the city attorney as to form and content. Such instrument when approved as conforming to the provisions of this title shall be recorded in the office of the city clerk. (Ord. 1517 § 1 (part), 2018; 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
 2025 Year End Report

Issued Building Permits							
	Number of Building Permits						Valuation
	2025	2024	2023	2022	2021	2020	2025
Accessory Dwelling Unit ¹	1	3	0	2	n/a	n/a	\$35,000
Commercial (incl. major additions & remodels)	5	14	4	4	8	2	\$5,274,269
Demolition	2	2	2	1	4	1	n/a
Duplex	2	4	2	2	0	1	\$636,288
Fence	12	19	18	<i>issued by PW</i>			n/a
Foundation only	0	0	8	18	35	59	n/a
Garage/Shed/Carport	1	5	2	4	2	8	\$41,971
Mechanical	9	32	34	25	35	20	\$87,736 ²
Multi-Family	0	4	1	0	3	0	\$0
Other/Misc	1	0	2	4	2	4	\$7950
Patio/Porch	4	8	4	7	14	16	\$41,369
Placement (manufactured structures)	2	4	7	3	2	7	n/a
Plumbing	3	1	2	5	4	1	\$10,000 ²
Remodel/Addition	18	13	11	15	14	12	\$1,595,212
Roofing	34	31	33	27	46	45	\$614,745
Siding/Stucco	2	5	6	4	8	0 ³	\$12,900
Sign	9	5	8	5	9	4	\$123,142
Single Family Residence	26	30	40	35	53	85	\$6,162,335
Swimming Pool	0	2	0	4	0	0	\$0
Year End Total	131	182	184	165	239	265	\$14,642,919
<i>2024 total</i>	182						\$20,174,571
<i>2023 Total</i>	184						\$19,380,986
<i>2022 Total</i>	165						\$14,535,247
<i>2021 Total</i>	239						\$15,136,677
<i>2020 Total</i>	265						\$16,345,993
1 Accessory Dwelling Units first allowed by ordinance adopted Oct. 2021. 2 Valuation for the commercial permits only, we do not charge based on valuation for residential mechanical or plumbing permits. 3 Not tracked separately in 2020.							

Building Inspections						
2025	2024	2023	2022	2021	2020	2019
1153*	1211*	1574	1387	1206	1215	702

Note: 2024 is the first year with large multi-family buildings. Any given inspection for a 24-unit building is only tracked as 1 inspection, but is significantly more involved than that same type of inspection on a smaller building. These multi-family inspections continued into 2025.

<p>Significant projects finished in 2025:</p> <ul style="list-style-type: none"> • Sand Hill Apartments (2 24-unit buildings) • Remodel of 140 E. Main (former CBHA building) for the Othello Library, Pillar Fitness, and various small businesses • Bowling alley remodel • Pool at Columbia Physical Therapy • Walmart remodel • Emmanuel Church addition & remodel • Remodel to add Engineering office at Public Works • Remodel/renovation at Parks & Rec bldg. 	<p>Notable projects started in 2025:</p> <ul style="list-style-type: none"> • STCU addition to create full branch at drive-thru location • McCain Foods wastewater pump station • McCain cardboard recycling building • Kiwanis north restroom remodel
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Rental Licensing & Inspection Program

Rental Licenses					
	2025	2024	2023	2022	2021
Applications	23	50	20	87	70
Inspections	35	82	241	141	74
Approved sites	27	42	92	47	25
Approved units	99	87	207	78	40

- This is the fifth year of this program. We continue to work on getting units licensed and inspected. Since the beginning of the program, we have licensed 230 sites and 514 rental units.
- Most of the corrections in 2025 were simple items like smoke alarms, house numbers, GFCI outlets, and water heater temperature/pressure valves. There were no major corrections needed this year, suggesting that most of the worst conditions have already been addressed in previous years. In the first years of the rental licensing program, notable violations included lack of a permanent heat source, kitchen faucet not working, window that falls out of the frame, cockroaches, thermostat not working, outdoor grill being used in a kitchen, exposed wiring, exterior doors that don't seal, and various instances of mold, with the worst one being a bathroom fan rusted solid causing ceiling covered in mold (this is the only time the Inspector required the tenant to be moved out while the unit was corrected).

Land Use Permits							
	2025	2024	2023	2022	2021	2020	2019
Notice of Application issued	7	3	8	5	4	8	10
Environmental Reviews	5	9	6	4	6	3	10
SEPA Exemptions	0	3	0	4	0	2	0
Boundary Line Adjustments	0	2	1	1	0	5	0
Preliminary Plats approved	1	2	2	3	2	1	3
Final Plats approved	3	0	4	0	1	4	4
Plats recorded	3	1	2	1	2	4	2

Annexations completed	1	0	1	1	0	0	1
Conditional Use Permits	0	1	0	0	0	0	1
Rezoning	0	0	1	0	1	Citywide	1
Zoning/Subdivision text changes	3	2	0	1	2	Citywide	0

Development Projects

- The proposed gas station/convenience store at Broadway (Hwy 24) and Curtis was required by WSDOT to either add a center turn lane to Broadway or put in a mini roundabout at Curtis and redesign the site to have the main access on Curtis. Staff participated in many meetings with the proponents and WSDOT about this project.
- Several rounds of submittals and feedback on the Pegram Major Plat.

Municipal Code, Standards, & Zoning updates

- Overhaul of the Subdivision code, [Title 16](#), to match with current procedures and better integrate with the Public Works Design Standards, remove conflicts and duplication, and simplify the code to make it more user-friendly. This is the first major update to these regulations since 1995.
- Update to Residential codes reducing setbacks for living space, allowing eave overhang into front setback, and updating some definitions. [Ord. 1634](#)
- Adoption of “STEP Housing” regulations, to comply with state laws for emergency Shelters, Temporary housing, Emergency housing, and Permanent supportive housing. [OMC 17.80](#) Emergency Shelters and Housing.
- Adoption of regulations allowing beekeeping, to comply with state laws. [OMC 6.16](#) Keeping of Bees
- Updates to Storage and Parking of Large Vehicles ([OMC 9.33](#) and [17.56.055](#)).
- Updated Vision Clearance at Intersections ([OMC 17.56.040](#)).
- Worked with Engineering to check and finalize an updated Zoning Map (the first since 2020).

Comprehensive Plan

- We started the process to update our 2015 Comprehensive Plan. Council approved a 3-year contract with SCJ Alliance to complete the update by the 2027 deadline. Work products in 2025 included Draft Public Engagement Plan, Draft Stakeholder List, Draft Checklists for Partially-Planning and Fully-Planning Jurisdictions, Draft Critical Area Ordinance Checklist, Draft Goal and Policy Framework, and Community Profile.

Annexation

- Hampton Development Annexation: The Council accepted this annexation of 187 acres south of Cemetery Road and east of Wahitis Elementary and CBHA. The annexation took effect Sept. 15, 2025. The developer has been having discussions with staff, but there have been no development applications yet.
- Bench Road Annexation: On Oct. 13, 2025, the Council denied this request to annex 565 acres southeast of existing city limits.

Housing & Homelessness

- We issued the first Multi-Family Tax Exemption (MFTE) for Sand Hill Apartments (48 units). 20% of the units are reserved for low- and moderate-income tenants for the 12 years of the tax exemption. This leaves the potential for 252 more MFTE units for new apartment construction.
- Participated in Adams County Homelessness Task Force, run by consultant (Hope Source) hired through the CLIHP grant the city and county were awarded, to draft a plan. The end result was adoption of the required 2025-2030 Adams County Homeless Housing Plan by the Board of County Commissioners in December.
- Worked with Adams County on County-Wide Planning Policies for Housing, adopted by the Board of County Commissioners in June.
- The housing and homelessness work was supported by a Dept of Commerce CLIHP grant (Coordinating Low-Income Housing Planning) awarded in late 2024 for a combined project with Adams County, including:
 - 2025-2030 Adams County Homeless Housing Plan
 - Steps toward the 2027 Comprehensive Plan update for both the city and county:
 - Land capacity analysis to look at vacant and underdeveloped land to accommodate housing for the next 20 years
 - County-wide planning policies for housing
 - Housing allocation at all income bands for the next 20 years to all jurisdictions

Staffing

- Permit Tech Zuleica Morfin participated in the Othello High School Career Showcase along with other City Hall staff.
- Community Development Director continues to serve on the board of the Washington City Planning Directors Association.
- Over the course of this year, 4 new Planning Commissioners were appointed to fill vacancies.

Technology

- We continue to request refinements of our Permit Trax program for building and land use permits when we realize something could be done better. The Permit Trax company is always very accommodating and prompt in making updates.
- In 2024, we stopped creating paper files of new building permits; we instead retain the records in digital format. After a full year, we can verify that this has been working well and has not created any issues. As time allows, we have also been working back through older files and scanning anything not already digital so we can dispose of the paper copies. This frees up space in the over-crowded vault and makes it easier to respond to public record requests. We have also stopped creating paper land use files and will eventually convert the older ones to digital.

Training

- Building Inspector attended annual 1-week International Code Council training for building codes. The best sessions he attended this year were on how to inspect at early stages for accessibility requirements, and legal aspects of code enforcement.

- Community Development Director took 8-session training offered free through WCIA: “How To| Practical Guides for Supervisors” by Janelle Tarasewicz of Aperture EQ. Also 2-session “Navigating Employee Performance” by the same trainer.
- Community Development Director attended annual Washington City & County Planning Directors Conference. The best sessions this year were on managing employees from different generations, recent land use law changes, state legislative changes, and development agreements.
- Free webinars on sustainable water, economic development, data centers, Comprehensive Plan update components, writing a better RFP.
- Fire extinguisher training by Public Works.

Transportation

- Managed the consultant for the preparation of the [Local Road Safety Plan](#), adopted by Council May 27. This work was funded by a QuadCo grant.

Other

- Attended Adams County Planning Commission meetings when they discussed major updates to the County Zoning Code and zoning around Othello.
- Participated in discussions between cities, counties, and the Master Builder Association on proposals to revise the state subdivision statute (RCW 58.17).

2026 Goals

- Substantial work on the Comprehensive Plan Update, so that it is ready for minor cleanup in time for June 2027 adoption.
- Finish setting up system and roll out to public the ability to apply for building permits online.
- Help the City continue long-term financial sustainability by trying to ensure development does not create unforeseen financial shortfalls.
- Increase the supply and availability of housing for all.
- Sewer extension south of Highway 26 to serve development near to Broadway.

City of Othello
 Building and Planning Department
 January 2026

Building Permits			
	Applied	Issued	Final
Residential	2 ¹	2 ⁴	16 ⁷
Commercial	0	2 ⁵	7 ⁸
Industrial	0	0	2
Total	2	4	25

¹ 1 single family, 1 reroof.
⁴ 1 single family, 1 reroof.
⁵ Enclose overhang for more showroom space at Hotsy (80 E. Wahluke), flag sign at 106 S. Broadway
⁷ 4 single family, 2 remodel, 3 reroof, 1 water heater, 2 patio covers, 1 crawl space, 1 furnace replacement, 1 fence, 1 storage building.
⁸ Remodel/addition at Emmanuel Church (foyer, kitchen), remodel at Othello Inn & Suites, fire suppression system at Emmauel Church, fence at First Baptist Church, fence at 70 W. Hemlock, 2 flag signs (44 E. Main, 106 S. Broadway).
⁹ McCain Foods wastewater pump station, McCain Foods cardboard recycling building

Development Projects

- More meetings with WSDOT and the engineer designing the mini roundabout for the proposed gas station/convenience store at Broadway and Curtis. The design is still evolving. WSDOT recommends that the developer hold a neighborhood meeting and set up a website or Facebook page with information about the project.

Inspections

- The inspector completed 93 inspections in January, including 1 rental inspection.

Land Use Permits		
Project	Actions in January	Status as of January 31
General Sewer Plan SEPA	Remaining information received. Revised DNS issued 1/8/26.	SEPA complete.
Pegram/Fox Tail Major Plat & Development Agreement	Reviewed new information submitted 12/29/25, including draft development agreement. Met w/Public Works & Engineering to discuss our response. Sent letter 1/22 about issues that need to be resolved.	Waiting for proponent to respond to 1/22 letter.
Replat of Sand Hill Estates #6 Major Plat Preliminary Plat	Public hearing 1/12. Hearing Examiner decision rec'd 1/12. Notice of Decision issued 1/12.	Appeal period ends 2/2. Next steps are street & utility construction plans, then

Land Use Permits		
Project	Actions in January	Status as of January 31
		construction, then final plat submittal.
Wastewater Treatment Facilities Plan SEPA	Remaining information received. Revised DNS issued 1-7-26.	SEPA complete.

Rental Licensing & Inspection Program

- 1 rental application was submitted this month.
- 1 site with 1 unit was approved this month.
- There was 1 rental inspection this month.
- 231 locations with a total of 515 units have been fully approved so far.
- There are currently 17 active applications for 30 units in various stages of inspection and correction (including 3 sites/4 units under construction).

Housing & Homelessness

- Adams County Planning scheduled a meeting for February to discuss the next steps on implementing the Adams County 5-Year Homeless Housing Plan.

Long Range Planning

- At the regular Planning Commission meeting, the Commission & the Council Comprehensive Plan Committee discussed these aspects of the Comprehensive Plan update:
 - Population projection method
 - Public Engagement Plan
 - Community Profile (There were questions about the table showing where Othello residents are employed, this will be clarified before this document is finalized)
- Planning Commission started discussion of two new state laws that affect Othello Zoning:
 - RCW 35A.21.440 regulating redevelopment of existing buildings into housing
 - RCW 35A.21.460 requiring cities to allow child care centers in all zones
- Bi-monthly meetings with the consultant working on the Comprehensive Plan and Critical Area updates. Work products this month:
 - Schedule/Work Plan Summary
 - Finalized Public Engagement Plan
 - Draft Community Profile (addressing previous comments)
 - Finalized Stakeholder List
 - Format for introductory email to stakeholders
 - Stakeholder questions
 - 7 (of 12) stakeholder interviews completed
- Attended Adams County Planning Commission for the Introduction to the Adams County Comprehensive Plan Update.

Training

- Commerce Webinar: Comprehensive Plan Periodic Update: Public Engagement
- Webinar: Economic Development

Website

- Created a new page for the [Comprehensive Plan Update](#).
- Updated the [Long Range Planning](#) page, to sort the updates by year rather than alphabetically.
- Updated the [Multi-Family Tax Exemption](#) (MFTE) page.

Exhibit 5. Matrix of Strategies and Relationship to Housing Objectives

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