



CITY OF OTHELLO PLANNING COMMISSION

Regular Meeting 500 E. Main St. June 15, 2026 6:00 PM

1. Call to Order - Roll Call
 - a. Excused Absences
2. Public Input
3. Approval of May 18, 2026 Minutes p.3
4. State Law Updates - New Housing in Existing Buildings; Childcare Locations, Family Burial Grounds – Public Hearing & Recommendation to City Council p.6
5. Comprehensive Plan Update - Public Engagement – Discussion & July 4 Volunteers p.26
6. Occupancy of Recreational Vehicles at a Business – Discussion p.30
7. Building & Planning Department Report
 - a. April 2026 p.34
 - b. May 2026 p.36

Next Regular Meeting is Monday, July 20, 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

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City of Othello
 Planning Commission Meeting
 May 18, 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, Donald Burks, Jose Garza

Excused: Daniela Voorhies, Maria Martinez, Chad Robbins

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

Attendees: Bob Carlson; Council members Chris Dorow, Alma Carmona, and Kelli Camp

PUBLIC INPUT

None

MINUTES APPROVAL

May 18, 2026, minutes approved M/S Garza/Sawyer

COMPREHENSIVE PLAN UPDATE- PUBLIC ENGAGEMENT - DISCUSSION

Commissioners looked at the completed and upcoming public engagement events, to determine where to go from here. Events included the following:

Date	Event	Likely Topic
Mar 31	Staff action	Survey was mailed with utility bills
Apr 3	Staff action	City notifications of online survey (social media & OthelloGo)
May 2	Little League Opening Day/ Cinco de Mayo	Public engagement: Advertise/collect surveys, attempted to get feedback on draft vision
May 8	Social media “boost”	To get the survey link in the social media feed of more Othello area residents
July 4	4 th of July Celebration	Public engagement opportunity. Possibly interactive boards, maps (Land Capacity Analysis, Land Use)
July 20	PC mtg, also possible open house before or during the meeting	Public Workshop: Future Land Use Map
Oct 19	PC mtg	Public Workshop: Review findings/direction
Dec 5	Miracle on Main Street	Public engagement opportunity. Draft Plan rollout/feedback

Ms. Henning explained that the May 2 event took a lot of planning and consultant time to develop materials, and a lot of staff time to put on the event, but maybe didn’t achieve much, although people did mention it was great to see the City presence at the event. She asked commissioners if we should put effort into having a table at the July 4th event? Some commissioners felt like this would be a good event to be at since the event attracts a lot more people, and it is important to do public engagement. Other commissioners felt that a lot of people who attend aren’t from Othello. There was discussion about having an easier activity so that people would be more likely to participate. Council member Chris Dorow

mentioned that if commissioners feel they need more input, they should volunteer for the booth. Commissioners felt like they had enough information to move forward, but that the City should do a table at 4th of July to continue to gather information and raise awareness about the Comprehensive Plan update.

Commissioners discussed the survey results. There were 282 surveys collected between online, paper, and the May 2 event. Council member Carmona mentioned that 200 to 250 responses is pretty typical for surveys we have done in the past.

Commissioners were surprised by the number of people that rated senior housing as a concern. This isn't something that they hear about daily, but it did have a large response in the survey. Othello has a large younger population, and there aren't any affordable options specifically for seniors.

Commissioners and Council Committee discussed what makes Othello's "small town feel", including safety, lack of traffic, not too many cars on the streets, mom & pop shops, a laid-back feel, knowing your neighbors, and businesses knowing their customers' orders.

STATE LAW UPDATE - NEW HOUSING IN EXISTING BUILDINGS, CHILDCARE LOCATIONS, AND FAMILY BURIAL GROUNDS - DISCUSSION

Commissioners discussed zoning updates needed to address recent state laws.

[HB 2239](#) adopted in 2026 allows people (but not corporations) to create family burial grounds on their private property, unless the city or county has prohibited the establishment of family burial grounds.

Commissioners would like to not allow family burial grounds on private property.

[RCW 35.21.990](#) and [35A.21.440](#) require all cities to allow 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.

Commissioners would like to designate Main Street and 4 blocks of 1st Avenue as major pedestrian corridors, which would restrict ground floor conversion to residential. Commissioners did not see any other changes needed to the draft.

[RCW 35.21.996](#) and [35A.21.460](#) require all cities 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 2027.

Action: Commissioners agreed to move forward with the public hearing for new housing in existing buildings, childcare locations, and family burial grounds.

Garage Conversions - Discussion

During the discussion of the housing and childcare items at the January meeting, the issue of whether garages could be converted for these uses was raised, so staff gathered additional information, which was included in tonight's packet. Discussion included that many existing garage conversions may not be safe, because they were done without permits and inspections, and that many people don't use their garages

for parking, so maybe conversion should be allowed. Commissioners would like more time to consider this issue, and requested a map of areas that it might affect.

ADJOURNMENT

Having no further business, the meeting was adjourned at 7:56pm. Next meeting is Monday June 15, 2026.

_____ Date: _____
Rob Simmons, Chair

_____ Date: _____
Zuleica Morfin, Building and Planning Secretary

TO: Planning Commission

FROM: Anne Henning, Community Development Director

MEETING: June 15, 2026

SUBJECT: Zoning Update – State Law Changes: New Housing in Existing Buildings, Child Care Centers, Family Burial Grounds – Public Hearing and Recommendation to City Council

State law now requires all cities (RCW [35.21.990](#)) and all code cities (RCW [35A.21.440](#)) to allow new housing in existing buildings in commercial, mixed-use, and residential zones, with few requirements on the redevelopment.

Another state law adopted requires all cities (RCW [35.21.996](#)) and all code cities (RCW [35A.21.460](#)) to allow child care centers as an outright permitted use in all zones except industrial, light industrial, or open space 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.” A city may impose reasonable restrictions on the permit, including pickup and drop-off areas. Cities are required to allow on-site child care centers in Industrial and Light Industrial Zones by conditional use permit. We already allow this as outright permitted, so do not need to change the Industrial Zones chapter.

A third state law ([HB 2239](#)) allows people to create family burial grounds on their private property, unless the city or county has prohibited the establishment of family burial grounds. This law takes effect June 11, 2026. Direction from the Planning Commission was to draft language to prohibit this use.

Because all of these new laws require amending some of the same chapters of the zoning code, we combined the changes into one package.

Summary of Proposed Changes

17.20 Residential Zones

1. 17.20.030 Table 1 Land Uses in Residential Zones:
 - a. The 4 categories of child care are replaced with one use called “child care center”, which is listed as an allowed use in all residential zones. The existing requirements in Footnote 3 are assigned to this new combined use.
 - b. Footnote 3 (child care conditions) is updated by calling it “child care” instead of “day care” to be consistent with the RCW language.
 - c. Bullet (g) of Footnote 3 is updated to include language that notifying the adjacent property owners is a courtesy only, since the City must allow the child care centers even if the neighbors have comments.
 - d. Bullet (h) of Footnote 3 is changed to allow the City to place the conditions, instead of the Hearing Examiner. The Hearing Examiner is no longer involved since this use can no longer be a conditional use.
 - e. Bullet (f) of Footnote 4 (Neighborhood commercial uses abutting 7th Avenue) is updated by removing child care, since this use now is allowed everywhere in residential zones.

2. 17.20.060 Table 2 Development Standards, Footnote 3 (Maximum dwelling units per lot in R-3): As required by RCW 35A.21.440, 50% more units are allowed if constructed within an existing building in a multifamily zone.

17.30 Commercial Zones

1. 17.30.030 Table 1 Land Uses in Commercial Zones:
 - a. Services category: Child care centers added as an allowed use in each commercial zone. “Daily care providers” edited to remove child care from this category, since child care is its own category now.
 - b. Residential category:
 - i. Multifamily residential within an existing building is added as an allowed use in each commercial zone.
 - ii. The existing line regulating multifamily residential is clarified so that it applies only to new construction.
 - iii. New footnote language (#8) is added to designate Main Street and a portion of 1st Avenue as major pedestrian corridors, which would prohibit conversion of ground floor commercial into residential in these areas.
2. 17.30.070 Design Standards in C-1 & C-2, Section (a)(2) Exception added to clarify that remodeling a building for residential would not trigger compliance with the design standards.

17.56.170 General Standards – Prohibited Uses: New section (g) added to prohibit family burial grounds in all zones.

17.61 Off-Street Parking

1. 17.61.010: Exception to the parking requirement added for new dwelling units entirely within an existing building, as required by the new law.
2. 17.61.020(q): Parking and loading for child care centers added in the section for schools.

14.04 Building Codes: A new section is added to this chapter to address new state requirements related to building codes, or related to development standards that aren’t addressed elsewhere.

1. Defines that an existing building (where new housing must be allowed) is one that is at least 3 years old.
2. Explains when the current state energy code can be required.
3. Allows housing units in existing buildings even when they do not meet current standards for parking, height, setbacks, elevator, or building appearance.
4. Clarifies that the city will not approve housing units within an existing building if it does not meet life safety standards.
5. Clarifies that the city will not require additional permits for dwelling units in an existing building, beyond what would be required for other residential in that zone.
6. States that design standards, setbacks, and lot coverage will not be required for housing in existing buildings.
7. States that the city will not require transportation studies or environmental studies for housing in existing buildings.

Procedural actions

Action	Date
New housing in existing buildings & child care regulations introduced to Planning Commission, initial discussion	Jan. 20, 2026
Staff report & drafts for new housing in existing buildings & child care included in Planning Commission packet but not discussed due to time needed for other topics	Feb. 17 & Mar. 2, 2026
Family burial grounds introduced briefly to Planning Commission, initial discussion	Apr. 20, 2026
Planning Commission discussion of all 3 topics	May 18, 2026
DNS issued (SEPA review)	May 28, 2026
Sent for review by City Attorney	May 20, 2026
Sent for review by Dept of Commerce	May 20, 2026
Introduced to City Council	June 8, 2026
Planning Commission public hearing	Scheduled for June 15, 2026
City Council public hearing	Scheduled for June 22, 2026

Existing Codes

Rather than providing the whole Residential, Commercial, General Provisions, Parking, and Building Codes 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 to the existing chapters:

- [OMC 17.20 Residential Zones](#)
- [OMC 17.30 Commercial Zones](#)
- [OMC 17.56 General Provisions](#)
- [OMC 17.61 Off-Street Parking](#)
- [OMC 14.04 Building Codes](#)

Attachments

- Public Hearing Script
- Draft changes to OMC 17.20 Residential Zones
- Draft changes to OMC 17.30 Commercial Zones
- Draft changes to OMC 17.56.170 General Provisions-Prohibited Uses
- Draft changes to 17.61 Off-Street Parking
- Draft new section OMC 14.04.045 Special Provisions for New Housing in Existing Buildings

Public Hearing: Notice of the DNS and public hearing was published June 3. The Planning Commission should hold a public hearing and take testimony on the proposed amendments to OMC 17.20, 17.30, 17.56, 17.61, and 14.04.

Action: The Planning Commission should hold a public hearing and then make a recommendation to the City Council on the proposed amendments to OMC 17.20 Residential Zones; 17.30 Commercial Zones; 17.56 General Provisions; 17.61 Off-Street Parking; and 14.04 Building Codes.

STANDARD CITY PUBLIC HEARING STEPS

1. **Open the Public Hearing** (by reading the time and project description into the record)
2. **Staff presentation.**
 - Staff presents an overview of the project and analysis.
 - Hearing body asks staff questions and for clarification.
3. **OPEN public testimony** (note the time for the record)
 - If there are many people wanting to testify, a maximum time for each person can be stated.
 - Call for testimony can be divided into those in support/neutral/in opposition (if there are many wanting to testify), or can just invite all testimony.
 - Ask speakers to give their name and address for the record before starting their testimony.
4. **Staff response.**
5. **CLOSE public testimony** (note the time for the record)
6. **Deliberation.**
 - Hearing body may ask for additional information.
 - If more information needs to be collected, continue the hearing to a date and time certain.
7. **CLOSE THE PUBLIC HEARING** (note the time for the record)
8. **ACTION: Motion to:**
 - Recommend approval as presented, or
 - Recommend approval with changes, or
 - Recommend denial of the proposal.

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
Art gallery	X	X	C	A	X	X
Bed and breakfast ²	A	A	A	A	A	A

USE CATEGORIES	R-1	R-2	R-3	R-4	R-M	S-1
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
<u>Child care center³</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>
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 (~~childcare~~, elder care).
- (g) Health care providers.
- (h) Personal service shops.
- (i) Professional offices.

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

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

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

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

...
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 ³	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
Minimum number of parking spaces inside a garage for a single-family dwelling ^{3,4}	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. 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.
 4. 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.

...

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
Wholesale			
Wholesale use when not associated with a retail use	X	X	A

USE CATEGORIES	C-1	C-2	C-3
Services			
Service uses (other than those listed below)	A ²	A	A
Adult entertainment and cabarets (in compliance with Chapter 4.28) ³	X	X	A
Banking and financial services	A	A	A
<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 (child 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			
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

USE CATEGORIES	C-1	C-2	C-3
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 <u>(new construction)</u>	X	A ⁷	X
<u>Multifamily residential (within an existing building, per RCW 35A.21.440)⁸</u>	<u>A</u>	<u>A</u>	<u>A</u>
Residential use in a basement or upper story ⁸⁹	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 New housing units may not replace ground floor commercial or retail along major pedestrian corridors. Major pedestrian corridors are Main Street (full length) and 1st Avenue from Pine Street to Juniper Street.

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

- (a) Parking for the residential use shall be provided in compliance with Chapter 17.61.

...

17.30.070 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]

17.56.170 Prohibited uses.

The following uses are prohibited in all zones except as specifically allowed below:

- (a) Portable toilets except for emergency or construction use with permission from the city public works director obtained prior to placement.
- (b) Electric fences or any device designed to give an electric shock to any person coming in contact therewith except within the open space zone subject to:
 - (1) No electric fence shall be placed closer than twenty-five feet to the property boundary.
 - (2) Where the property boundary is adjacent to a residential zone, appropriate signage in both English and Spanish shall be posted indicating that an electric fence is in operation and to keep away.
 - (3) All equipment used in conjunction with the electric fence shall be UL approved and properly maintained.
 - (4) Electric fencing material shall be considered temporary and in use only when animals are present.
- (c) Boats and water craft used for habitation purposes.
- (d) The use of any vehicle or trailer as a dwelling.
- (e) Any signs, except as permitted by this code, or other city or state regulation.
- (f) The production, processing, and/or retailing of marijuana or products containing marijuana are prohibited within the city of Othello. However, nothing herein shall be interpreted to prevent persons from possessing or using marijuana for personal consumption if and as allowed by the Revised Code of Washington.

(g) Family burial grounds.

Chapter 17.61
OFF-STREET PARKING

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.

...

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) Schools and child care:

(1) High schools, elementary schools and other children's schools: 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 from school buses;

(2) Child care centers: one space for each employee on the largest shift, plus sufficient off-street space for the safe and convenient loading and unloading of children from pickup and drop-off vehicles;

(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.

New section added to OMC Chapter 14.04 Building Codes:

14.04.045 Special provisions for new housing in existing buildings.

- (a) 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.
- (b) 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:
 - (1) The square footage of new dwelling units does not exceed 2500 square feet or 50% of the total building square footage, whichever is greater;
 - (2) 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
 - (3) In all areas zoned for residential housing, an additional housing unit is created within an existing home;
- (c) 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.
- (d) 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.
- (e) 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.
- (f) 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.
- (g) 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.

TO: Planning Commission

FROM: Anne Henning, Community Development Director

MEETING: June 15, 2026

SUBJECT: Comprehensive Plan Update – Public Engagement

Here are dates and likely topics for upcoming public engagement events:

Date	Event	Likely Topic
July 4	4 th of July Celebration	Public engagement: <ul style="list-style-type: none"> • Interactive board for Vision • Existing Future Land Use Map • Notification of 7/20 PC workshop on Future Land Use Map
July 20	PC mtg, also possible open house before or during the meeting	Public Workshop: Future Land Use Map
Oct 19	PC mtg	Public Workshop: Review findings/direction
Dec 5	Miracle on Main Street	Public engagement? Draft Plan rollout/feedback

See the [Public Engagement Plan](#) for what we had initially planned for engagement.

Attachments:

- Example board (Quincy street fair)
- Draft Othello board (note than an update with better graphics will be provided at the meeting, and that text will be in English and Spanish)
- July 4 sign-up sheet

Action:

1. The Commission should discuss the proposed public engagement for the July 4 event and provide any suggestions.
2. If possible, individual Commissioners should sign up for an hour or two at the July 4 booth.
3. The Commission should discuss whether an afternoon open house should be held on July 20, or if holding it during the evening Commission meeting is sufficient.

Quincy Vision: 2047

Instructions: for each topic, place a sticker along the spectrum where it best reflects your priorities. The middle of the spectrum is a vote for an equal balance between the two ideas on either end.

Topic	Embrace Growth	← Balanced →	Preserve Our Small Town
Community Character	Quincy evolves into a dynamic regional city, welcoming new residents and industries that expand the community.		Quincy protects its small-town, family-oriented character and ensures growth doesn't erode what makes it home.
Housing & Affordability	Expand housing supply to meet demand, including a range of types and densities to keep pace with economic growth.		Prioritize attainable family housing and long-term affordability, ensuring existing residents aren't priced out.
Economic Development	Attract data centers, industrial employers, and large-scale investment — build Quincy's workforce pipeline to match.		Manage industrial growth while investing in regional tourism, small businesses, and a diverse local economy rooted in Quincy's identity.
Transportation & Connectivity	Invest in roadway capacity, freight movement, and regional access along key corridors.		Prioritize traffic calming, safe routes to schools and parks, and a walkable city for families.
Parks, Recreation, & Trails	Connect trails, parks, and facilities for both residents and visitors — capitalize on canal trails and regional connections.		Invest in neighborhood parks, youth programming, and everyday spaces close to home for families.
Infrastructure	Make bold, proactive investments in water and sewer capacity — ahead of demand — to unlock growth potential.		Tie growth to available infrastructure — protect our natural resources and ensure existing residents aren't burdened by growth costs.











2027 Comprehensive Plan Update

City of Quincy | May 2026



Othello Vision: 2047

Embrace Growth			Preserve What We Have	
Community Character				
	Othello grows into a larger, more connected regional city, welcoming new people and change.		Othello stays true to its close-knit, small-town feel where neighbors know each other and traditions matter.	
Housing				
	More housing options like apartments, townhomes, and rentals to keep up with growth and bring in new residents.		Homes that fit the existing neighborhood: affordable, stable, and built for the families already here.	
Economic Opportunity				
	Attract new employers and industries: food processing, logistics, healthcare, etc. to grow jobs and the tax base.		Support the farms, local shops, and small businesses that already define Othello's economy.	
Parks & Recreation				
	Bigger parks, regional trails, and sports facilities that serve a growing city and attract visitors.		Neighborhood parks, playgrounds, and community spaces close to home for the kids and families already here.	

July 4 Comprehensive Plan Public Engagement – City Booth

Time	English	Spanish
11:00 – Noon		
Noon - 1:00		
1:00 – 2:00		
2:00 – 3:00		
3:00 – 4:00		
4:00 – 5:00		
5:00 – 6:00		

TO: Planning Commission
FROM: Anne Henning, Community Development Director
MEETING: June 15, 2026
SUBJECT: Recreation Vehicle Parking at Businesses – Discussion

We received the attached request to consider amending the Othello Municipal Code to allow temporary recreational vehicle parking at approved businesses.

Staff Comments

1. OMC 17.56.050 & 055 currently limit parking of an RV on private property. These sections would need to be modified to allow RV parking as described in the request.
2. Note that the request mentions two quite different uses: A tourist passing through and staying for a few nights, and a temporary worker who might be at one location for weeks to months.
3. Staff could not find similar uses in other city codes. Several cities I contacted said they wouldn't allow it because it complicates their anti-camping ordinances.
4. If the Commission is inclined toward exploring granting the request, we will need to consider if conditions would be required, what the permit or approval process would look like, etc. If proposed changes to the OMC are drafted, we will need to go through the zoning amendment process of SEPA review and public hearings by the Commission and City Council.

Attachments:

- Request from The Showhouse
- OMC 17.56.050 Occupancy of Recreational Vehicles & OMC 17.56.055 Recreational Vehicle Parking and Storage

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

Anne Henning

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

Dear City of Othello,

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

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

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

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

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

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

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

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

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

The Showhouse Team

17.56.050 Occupancy of recreational vehicles (RVs).

No recreational vehicle shall be used as living quarters, either permanently or temporarily, unless the vehicle is within an RV park in the proper district, except as allowed by Section 9.33.020(b) or 17.56.055. (Ord. 1628 § 2, 2025; Ord. 1147 § 2, 2003; Ord. 948 § 2 (part), 1995).

17.56.055 Recreational vehicle parking and storage.

- (a) Parking and storage of recreational vehicles on streets is regulated in Chapter 9.33.
- (b) A recreational vehicle may be lawfully parked on private property for a period not to exceed ten days in any six-month period provided the occupant of the recreational vehicle or the occupant of the land shall notify the city police department of the intent to occupy the recreational vehicle within forty-eight hours of first parking the recreational vehicle where it will be located for up to ten days. The recreational vehicle shall not be connected to water or sewer.
- (c) Recreational vehicles including travel trailers, boats, truck campers, and motor homes or snowmobiles, off-road vehicles, utility trailers and wheeled trailers may be parked on any premises occupied by the registered owner of such recreational vehicle for storage; provided, that such vehicle shall be set back at least thirteen feet from the curb (or edge of roadway if no curb), not parked on a sidewalk, and not located within the clear view triangle area described in Section 17.56.040. Any recreational vehicle so parked for storage shall be unoccupied and not connected to a public or private sewer system.
- (d) No recreational vehicle, travel trailer, truck camper, or boat parked pursuant to the provisions of this section shall be connected to a public or private sewer system.
- (e) There shall be no more than one recreational vehicle, travel trailer or truck camper permitted to be stored on any tract of land within the city not lawfully designated for the storage or locating of such vehicles such as, but not limited to, a recreational vehicle park or storage yard. There shall be no more than one recreational vehicle, travel trailer or truck camper permitted to be occupied on a temporary basis by a visitor for no more than ten days in any six-month period on any tract of land within the city not lawfully designated for the occupancy of such vehicles, such as a recreational vehicle park.
- (f) All vehicles parked pursuant to this section, including but not limited to wheeled vehicles, recreational vehicles, wheeled trailers, travel trailers, truck campers, and boats shall display reflectors or warning devices so that such vehicle is seen at night by drivers using the public streets or alleys adjacent to the location where the vehicle is parked. (Ord. 1628 § 3, 2025; Ord. 1147 § 3, 2003).

City of Othello
 Building and Planning Department
 April 2026

Building Permits			
	Applied	Issued	Final
Residential	9 ¹	10 ⁴	7 ⁷
Commercial	2 ²	3 ⁵	2 ⁸
Industrial	0	0	0
Total	11	13	9

¹ 1 remodel, 1 shed, 1 front porch, 4 reroof, 2 fence
² STCU pylon sign, shed at Lions Park ballfield
⁴ 1 remodel, 1 shed, 1 front porch, 5 reroof, 2 fence
⁵ Pegram Construction new office building, reroof at 1155 S Broadway, shed at Lions Park ballfield
⁷ 1 single family home, 1 duplex, replace 1 unit in mobile home park, 3 reroof, 1 fence
⁸ Reroof at 1155 S Broadway, shed at Lions Park ballfield

Development Projects

- Ongoing meetings with WSDOT and the engineer designing the roundabout for the proposed gas station/convenience store at Broadway and Curtis. The proponent is planning to hold an open house soon. The design requires the proponent to acquire a small amount of neighboring property. Now that the project is clearly moving ahead, Building and Planning are reviewing the building permit submittals to determine which issues the proponent has not addressed yet.

Inspections

- The inspector completed 70 inspections in April, including 2 inspections for new business licenses.

Land Use Permits		
Project	Actions in April	Status as of April 30
Hampton Properties II Phase 1	Reviewed submittal documents. Notice of Incomplete sent.	Waiting for proponent to submit the remaining items for a complete application.
Pegram/Fox Tail Major Plat & Dev. Agreement	Nothing new this month.	Waiting for proponent to respond to 1/22/26 letter.
Wahitis Short Plat*	Planning Commission reviewed waivers/deferrals/deviations Apr	Need to write up plat approval letter.
Walmart Grocery Pick-Up Area SEPA	Appeal period ended Apr. 6.	SEPA complete.

* The School District has been working on platting this property since 2011. There have been a number of issues that prevented finishing the plat before it expired each time.

Website

- Updated [Comprehensive Plan](#) page so it stays current.

Rental Licensing & Inspection Program

- No new applications or rental inspections this month.
- 234 locations with a total of 518 units have been fully approved so far.
- There are currently 19 active applications for 34 units in various stages of inspection and correction (including 5 sites/8 units under construction).

Housing & Homelessness

- Building Inspector, Code Enforcement Officer, and 2 Labor & Industry inspectors visited our 2 mobile home parks to review for issues and hazards. We are waiting for a report from L&I.
- Adams County Homeless Housing Task Force organizational meeting. Discussed bylaws draft, brainstormed possible members.

Long Range Planning

- Publicity for Comprehensive Plan survey.
- The Planning Commission & the Council Comprehensive Plan Committee discussed a draft vision framework for the Comprehensive Plan update.
- Bi-monthly meetings with the consultant working on the Comprehensive Plan and Critical Area updates. Work products this month:
 - Memo summarizing what changes are needed to update the Critical Area Ordinance. This ordinance is required by state law and regulates wetlands, steep slopes, aquifer recharge areas, wildlife habitat, and frequently flooded areas. We do not have many areas within the city that fall under these state definitions but we must update our regulations to meet current state law as part of the Comprehensive Plan Update, due June 2027.
 - Worksheet and PowerPoint presentation on Vision for the April Planning Commission meeting.
 - Activity documents for public engagement event May 2.

Training

- Webinars: Bridging the Housing Gap.

Other

- Interview panel for City Administrator.
- Sent comments to Adams County Development Council on draft Opportunity Zone applications.
- Assisted Othello Community Museum on finding historical photos for their new exhibit.
- Attended Adams County Planning Commission meeting for the presentation by their consultant about the county's Comprehensive Plan Update.

City of Othello
 Building and Planning Department
 May 2026

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

¹ 2 single family, 1 remodel, 2 reroof, 1 siding, 1 patio cover, 1 fence
² Hardware store/lumber yard, Sign refresh at Walmart, 1 replace furnace, 2 reroof
⁴ 2 single family, 1 remodel, 2 reroof, 1 siding, 1 fence
⁵ STCU pylon sign, 2 reroof
⁷ 3 reroof
⁸ CBHA 14th Ave remodel for office staff, 3 reroofs

Development Projects

- Ongoing meetings with WSDOT and the engineer designing the roundabout for the proposed gas station/convenience store at Broadway and Curtis. The proponent is planning to hold an open house soon. Building & Planning have both sent comments to the proponents of items that still need to be addressed on the plans. The Dept of Health septic permit has likely expired.

Inspections

- The inspector completed 53 inspections in April.

Land Use Permits		
Project	Actions in May	Status as of May 31
Hampton Properties II Phase 1	Nothing new (Notice of Incomplete sent 4/27/26)	Waiting for proponent to submit items for a complete application.
Pegram/Fox Tail Major Plat & Dev. Agreement	Latecomer agreement application submitted.	Need to review latecomer application. Waiting for proponent to respond to remainder of items from 1/22/26 letter.
Wahitis Short Plat*	Plat approved, letter sent. Response from the School District is that they are not comfortable with their obligations the way the deferrals were granted.	The plat may remain unfinished if these items cannot be resolved.
Zoning Update SEPA (Housing in existing, child care, family burial grounds)	Completed Environmental Checklist. Notice of Public Hearing & Determination of Non-Significance posted, routed, & sent for publication.	Comment period ends June 12.

* The School District has been working on platting this property since 2011. There have been a number of issues that prevented finishing the plat before it expired each time.

Website

- Updated [Comprehensive Plan](#) page so it stays current.

Rental Licensing & Inspection Program

- No new applications or rental inspections this month.
- One duplex finished construction, so that is one new approved rental unit.
- 235 locations with a total of 520 units have been fully approved so far.
- There are currently 18 active applications for 32 units in various stages of inspection and correction (including 4 sites/6 units under construction).

Housing & Homelessness

- Adams County Homeless Housing Task Force second organizational meeting. Finalized bylaws draft, discussed meeting dates and frequency. The next step is for the Board of County Commissioners to review the bylaws and appoint members.

Long Range Planning

- Public Engagement at the 5/2 Cinco de Mayo event at Lions Park. Staff and members of the City Council and Planning Commission collected surveys and talked to people about the Comprehensive Plan update. Multiple people commented that it was good to have a City presence at the community event.
 - Thank you to City Council members Chris Dorow and Alma Carmona, Planning Commissioner Jose Garza, Deputy Clerk Yvonne Torres, and Public Works Secretary Citlalli Rodriguez for their assistance at the event, and thank you to the Public Works crew for setting up and taking down the canopy, tables, and chairs.
 - Planning Commission & Council Comprehensive Plan Committee determined we should do a booth at the 4th of July event, to continue getting the word out about the Comprehensive Plan update.
- Planning Commission reviewed proposed zoning code changes to address new state laws related to new housing in existing buildings, child care, and family burial grounds.
- The Planning Commission & the Council Comprehensive Plan Committee discussed the survey results for the Comprehensive Plan update. See more detailed results [here](#). Highlights:
 - 282 surveys received (between online, paper copies mailed with utility bills, and paper copies filled out at the 5/2 event).
 - Family-oriented (59%) was the most important aspect of Othello's atmosphere.
 - Housing costs (58%) and strain on city services/infrastructure (46%) were the biggest concerns with growth.
 - Shopping & restaurants (67%) were the top industry people would like to see expanded.
 - Increased access to affordable housing types (60%) was the top answer for what the City can do to improve the living experience in Othello.
 - For parks and recreation, pool (59%) and more shade (41%) were the top elements.
 - Affordability (48%) and availability (40%) were the top housing challenges people have experienced. 29% of respondents said they had not experienced any housing challenges.

- Single family homes (57%) and senior housing (40%) were the top answers for housing types they would like to see more of.
- 40% felt improvements were needed for vehicle safety, while 58% felt they could drive safely now.
- 39% of respondents said they would bicycle more if it were safer/more accessible, while 19% felt they can safely bicycle now, 14% said they currently bicycle but improvements are needed, and 28% said they don't see themselves bicycling.
- About 1/3 each said they can safely walk now (32%), that they walk but improvements are needed (32%), or that they would walk more if it were safer/more accessible (31%).
- Top priorities for transportation investment were repairing existing roads and sidewalks (67%), safer roads in general (53%), and more/wider sidewalks (43%).
- Bi-monthly meetings with the consultant working on the Comprehensive Plan and Critical Area updates. Work products this month:
 - Detailed request for information related to updates of the Capital Facilities and Utilities elements.
 - Survey results summary.

Parks & Rec

- Community Development Director is on the Advisory Committee for RCO Local Parks grants. Technical Review was this month. We watched and gave feedback on 62 presentations over 4 days.

Training

- ADA Compliance for Local Governments (American Planning Association).
- Data Centers in Washington (Planners Forum by Dept of Commerce).
- Understanding Trip Generation and Multimodal Transportation Impact Analysis.
- WA Legislative Updates related to Comprehensive Plan Updates.
- Development process for Spokane Scale House Market.

Other

- Attended meeting by Avista about their process for determining whether they can accommodate new large loads like manufacturing and data centers.