



**City of Othello**  
**2015 Comprehensive Plan**

**City of Othello**  
**Department of Community Development**

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## **The City's Commitment to Planning**

The City of Othello believes that:

*“Planning for the future means envisioning the future you want and laying out a course to get there. We need to plan far enough in advance that the city is prepared for all outcomes.*

*If growth occurs faster than planned, the city can always update its plan. If it occurs more slowly, then it just shows the city is planning farther ahead than it intended.*

*But if the population we plan for is too small, then we have done a poor job planning.”*

So let's plan big and create opportunities.

A handwritten signature in black ink that reads "Shawn R Logan". The signature is written in a cursive style with a large, stylized 'S' and 'L'.

Shawn Logan, Mayor

## Acknowledgements

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**Thank You Very Much!**

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## Introduction

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The City of Othello has been growing steadily for nearly two decades. In fact, Othello has shown population growth during each census period since the 1950 census. At the time of the 1950 census, Othello constituted only 8% of Adams County's total population. Today, Othello has grown to be 39% of the total population of the county.

Much of the city's growth has occurred in the last 25 years when the city grew from 4,638 in 1990 to the estimated current population of 7,780. This means the city has grown by 68%, adding 3,142 citizens since the last comprehensive plan was adopted.

In addition to the growth of the city itself, there has been considerable growth in population for the area of Adams County known as the panhandle. Census data for Adams County shows there is an additional 7,046 people living within the panhandle. This means of the entire county population of 19,050 people, 78% or 14,826 people live in or nearby the City of Othello.

For this reason, the City of Othello has found itself pressured by growth forces for which it has not properly prepared. The city finds itself without sewer service south of Highway 26; water restrictions due to well infrastructure maintenance problems; traffic and turning movement problems at its four major highway intersections; and a wastewater treatment facility that is not capable of handling industrial discharges at this time.

As a result, the city recognizes these challenges present a crossroads to great opportunity. The city is committed to planning its future in a way that provides a steady economy that is attractive to new industries, a cooperative and responsible government organization that supports opportunities for new growth, and a community that provides a great quality of life for its citizens.

### Opportunity for Growth

City leadership undertakes updating the City Comprehensive Plan as a pro-active opportunity to articulate goals for the city. Primary among those is the idea that the city should develop a rational plan that considers various courses of action to achieve the goals outlined within.

As a result, the city's Comprehensive Plan (hereafter to be known as the "comp plan"), is divided into seven chapters. Each chapter is designed to provide the reader with an overview of each topic or resource; articulate related goals and policies; and outline tools or instruments to be pursued in the implementation of the plan. To accomplish this, each chapter describes:

- Existing Conditions A cursory or detailed discussion of the resource or topic covered by the chapter as it exists at the time the plan was developed.
- Goals & Policies A list of goals and policies the city is adopting for each chapter. These goals and policies will be used to guide the city when making permitting, planning, funding, and other decisions.
- Plan of Action & Tools An outline of actions and tools that can help the city achieve its intended goals. These are intended to guide staff in planning future projects and help elected officials to focus staff effort and measure progress towards plan implementation.

The city recognizes that not every contingency can be anticipated. There is both limited money and staff time to perform planning activities. Therefore, this plan contemplates setting aside some aspects of the effort for future work while focusing on immediate priorities. However, the city commits to continue updating the plan, its goals, its policies, and the actions and tools sections as the city grows and progress is made.

#### Functions of a Comprehensive Plan

In developing this plan, staff, the Planning Commission, the City Council, and all the citizen participants had to focus on deciding what the plan intended to accomplish.

As a guiding philosophy staff reviewed plans from other communities as well as the state guidance for planning under the Growth Management Act. Drafting of the plan was therefore guided by the following ideas. A comprehensive plan should:

- Improve the physical environment.
- Promote the public interest of the community at large versus the interest of individuals or special interests.
- Facilitate the democratic determination and implementation of community policies on physical development.
- Effect political and technical coordination of community development.
- Inject long-range considerations into the determinations of short-range actions.
- Bring professional and technical knowledge to bear on the political decision making process.

To achieve the plan, the city will have to apply the goals and policies in the plan to ensure it stays the course. To do this, city staff should always consider the following factors when performing their duties:

- Make responsible decisions.
- Use long-term thinking. Address current needs while providing for the future but do not sacrifice one for the other.
- Use community centered thinking. The city is responsible to all its citizens.



- Improve both the natural and built environment.
- Improve quality of life.
- Create opportunities wherever possible.
- Diversify costs and risk by seeking and building partnerships.
- Attract business and investment wherever possible.

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Population Projections

The City of Othello will be using a 20-year population projection of **17,825** for the year 2035. This population is based on an analysis of historic population information, housing information, and the city’s knowledge of real world conditions within our community. (This work is outlined below and in Attachment B of this plan.)

This number differs significantly from the Washington State Office of Financial Management (OFM) Forecasting Division population projections for Othello. The OFM Forecasting Division is the office that provides population estimates, and projects for state revenues, growth management, and other planning functions. The OFM estimates population projections using three tiered growth scenarios for the entire state. These scenarios include: High Growth (at a rate of 1.75% per year); Medium Growth (at a rate of 1.21% per year); and Low Growth (at a rate of 0.5% per year).

If the city were to use the OFM population projections, the city’s 20-year Comprehensive Plan would be planning for a 2035 population that followed Table I-1.

Table I-1. OFM Population Scenarios

<b>Year</b>	<b>High Growth (1.75%)</b>	<b>Medium Growth (1.21%)</b>	<b>Low Growth (0.5%)</b>
2015	7,780	7,780	7,780
2020	8,885	8,262	7,976
2025	9,254	8,774	8,178
2030	10,092	9,318	8,384
2035	11,007	9,896	8,596

Out of concern that these numbers did not reflect the true potential for the city, the comprehensive plan relies upon historical population trends combined with current building activity data to provide a hybrid number that will reflect a more substantial population number for planning purposes.

Why a population of 17,825?

As discussed in the Housing and Land Use Chapters below, the city noticed that population and housing data appear to show an anomaly in Othello’s population density living in a housing unit.

Review of the data shows that the average household in the City has 3.37 residents per household while the County only has 2.82 residents per household. In addition, there is a disproportionate number of its citizens living in large households. Specifically, it says that 15% of the city's population is in a household of seven (7) or more residents. The data also show that between 2000 and today, population growth compared to the number of new housing units is 4.27 people added for every housing unit added.

Looking at market data, estimates during the comp plan planning process showed that Othello had less than a 0.1% vacancy rate including both empty rentals and empty residential units for sale. This seemed to confirm anecdotal testimony that the city had a severe housing market shortage.

From the 2000 Census till the 2010 Census, Othello added 321 housing units for an annual average of 32.1 new units per year. Since 2010, building permit data show that the city has been building an average of 38 units per year, a 20% increase. In addition, staff has land use applications for an additional 98 units of multi-family residential permits for 2015-16. This would be the first new multi-family residential in a decade and would make 2015 a year of 400% growth in building permit activity for new housing.

Even ignoring the multi-family project, the 5-year building trend of 1.7% housing market growth seems to indicate that the private sector is responding to market conditions in a way that reflects staff's concern that there is a constrained housing market in the city.

For this reason, staff extrapolated an increasing housing market of 1.7% for the 20-year planning horizon of the comp plan. Table I-2 reflects this growth using the city's current housing stock distribution of 75% single-family residential units, 5% duplex units, and 20% multi-family units.

Using a final housing unit projection of 3,472 total units, the city balanced recent development rates and historical census data to establish the average number for People-Per-Household (PPH) in Othello at 4.27 PPH.

In addition, staff reviewed Adams County census data and Washington State Department of Health data to determine the number of Adams County residents who live within either the city's water/sewer services areas, or within what the plan calls the "Othello Growth Area". This review led the city to believe that there are approximately 3,000 current county residents who potentially may request annexation or are living on land that will be annexed into the City over the life of the city's comprehensive plan. For further explanation, methodologies, and assumptions, please refer to plan Attachment C.

Therefore, for the sake of planning, the city is using a 20-year population growth projection of 17,825. (3,472 housing units times 4.27 people per household + 3,000 residents by annexation)

Table I-2. Housing Unit Growth Projections (at 1.7%)

<b>Year</b>	<b>SFR Units</b>	<b>Duplex Units</b>	<b>MFR Units</b>	<b>Units per Year</b>	<b>TOTAL Units</b>
2014	1,815	105	301	38	2,221
2015*	59	0	0	59	2,280
2016	38	2	8	48	2,328
2017	39	2	8	49	2,378
2018	41	2	8	51	2,428
2019	42	2	8	52	2,480
2020	43	2	8	53	2,533
2021	43	2	9	54	2,587
2022	44	2	9	55	2,642
2023	45	2	9	56	2,698
2024	46	2	9	57	2,755
2025	48	2	9	59	2,814
2026	48	2	10	60	2,873
2027	49	2	10	61	2,934
2028	50	2	10	62	2,997
2029	51	3	10	64	3,060
2030	52	3	10	65	3,125
2031	52	3	11	66	3,192
2032	54	3	11	68	3,260
2033	55	3	11	69	3,329
2034	57	3	11	71	3,400
2035	57	3	12	72	3,472

\*2015 figures are year to date as of October 11, 2015.



## Chapter 1 Land Use

The purpose of the Land Use plan element describes and analyzes development potential and actualities on the landscape. This element provides a framework for all the other elements within the plan. The other elements must be consistent with the land use element and maps.

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### Existing Conditions:

The challenges facing the City include a shortage of developable land within its borders. Sewer service is not available within the City south of Highway 26, leaving approximately one-fifth of the city's area without service. This has severely restricted the ability of that land to fully develop to its potential.

Distribution of the City's zoning was calculated using the Adams County GIS system. These estimates show the following distribution of land by zoning:

- Residential 36%
- Open Space 7%
- Parks 2%
- Commercial 35%
- Industrial 20%

These estimates appear to show a balanced community where residential land is the highest acreage of land use and there seems to be a balance of commercial and industrial land supply. However, through the comp plan process, it has become readily apparent that looks are deceiving. Anecdotal testimony has shown that there is a severe shortage of land available for development that seems to be confirmed by the data. (See Figure 1-1)

After taking out that portion of the City south of Highway 26 which has no sewer service, the amount of vacant acres available for development drops to only 28%. When you consider that a typical project will dedicate nearly 30% of its land area for streets, sidewalks, and utilities, the available land supply quickly dwindles to a small number.

### Expansion History

The physical size of Othello has changed but the development footprint for the City of Othello has remained largely unchanged for more than a decade. Figure 1-2 shows the annexation history for the City. Since 2000, the city has annexed approximately 398 acres of land representing about a 16% expansion in the City's size. Unfortunately, only about 30 of those

annexed acres have since developed; 23 acres for Wahitis Elementary school; and nearly 7 acres for commercial uses. No land annexed within the last 14 years has been developed for residential use.

Figure 1-1. City Zoning and Vacancy (estimated)

<b>Zoning District</b>	<b>Total Acres</b>	<b>Vacant Acres</b>	<b>% Vacant</b>
Commercial 1	389	186	48%
Commercial 1B	10	0	0%
Commercial 2	480	213	44%
Commercial 3	0	0	N/A
Industrial 1	247	46	19%
Industrial 2	250	50	20%
Open Space	175	175	100%
Parks	44	0	N/A
R-1 Residential	158	40	25%
R-1M Medical	15	0	0%
R-2 Residential	414	46	11%
R-3 Residential	50	28	56%
R-4 Residential	248	83	33%
S-1 Suburban	20	0	0%
	<b>2,500</b>	<b>867</b>	<b>35%</b>

Figure 1-2. Annexation History

<b>Year</b>	<b>Annexation Size</b>	<b>Zoning</b>	<b>Developed Use</b>	<b>Vacant Acres</b>
2002	37 acres	Commercial 1	Vacant	37
2007	75 acres	Commercial 1	Commercial	65
2008	170 acres	Commercial 2	Vacant/County	150
2011	38 acres	Residential 3	School	13
2012	38 acres	Residential 4	Vacant	38
2014	20 acres	Commercial 1	Vacant	20
2015	20 acres	Commercial 1	Vacant	20
<b>Total</b>	<b>398 acres</b>			<b>345 Acres</b>

But, during that same period the City’s population has been growing substantially. In fact, the population of the City has grown by approximately 1,800 people which is an increase of about 31%.

Without a comprehensive plan for that growth, the market reacted in three ways: first, because residential development did not kept pace with population, densities increased and the development that did occur was in the form of infill; second, a large amount of the annexed

areas were largely unserved by infrastructure and city utility services; and third, the majority of the annexed areas were for commercial purposes. The result has been an overall lack of space to grow.

### Increasing Densities

Typical growth patterns in a well planned community will have a well balanced approach where job growth drives housing growth, which in turn drives additional growth. A city which grows in population by 31%, that grows in size by 10%, but adds no new residential area growth by annexation, wouldn't be considered a balanced community.

The result, as discussed in the housing chapter, Othello has a highly constrained housing market. In Othello's case, the market is defined by increasing densities, a shortage of rental units, and a housing market where new homes are often sold before construction is complete.

### Annexation Strategy

Of the 398 acres annexed since 2000, 112 of those acres were to the East of the City. All 112 of those acres were zoned commercial when they were annexed, and none of those acres were served by city services like water or sewer. In fact, it wasn't until 2015 when the City drilled Well #9, that water and sewer were even extended to those 112 acres.

The "annex first, then wait forever for city services to be made available" model clearly demonstrates a lack of planning. It shows a disconnect between capital project investment (either public or private) and unplanned growth that explains why virtually no annexed land has developed after annexation.

In fact, only the 2011 annexation for Wahitis Elementary has resulted in development at the developer's expense. (The 2014 annexation was for the Columbia Basin Health Association (CBHA) clinic site which is currently in design and permitting for construction to start in 2016.)

This situation brings to light the need for not only a comprehensive planning strategy, but also an annexation strategy that is tied to capital planning investments. One where development pressure drives infrastructure investment, not one where public investment is required before development is considered. Such a model isn't sustainable and forces the City to assume all risk with no expectation for repayment.

It also supports the idea that the City should consider annexations only when adequate infrastructure is in place and when development plans support the need for the annexation. There is also the need for an evaluation of what types of land uses the city needs for balanced growth.

As part of the comp plan planning process, staff reviewed the existing land use pattern with the City. The findings of this analysis are outlined below:

### Residential

The City has six (6) residential zoning districts with approximately 905 acres. Of those, 22% or 197 acres remain vacant. Of this vacant land a significantly large part of that has no sewer service available. For example, of the of the 28 acres zoned R-3, approximately 16 acres of those have no service available. This effectively means that 10% of vacant residential land in the city is not available for development at city densities.

Figure 1-3. Estimated Residential Zoning and Vacancy

<b>Residential</b>	<b>Total Acres</b>	<b>Vacant Acres</b>	<b>% Vacant</b>
S-1 Suburban	20	0	0%
R-1 Residential	158	40	25%
R-1M Residential Medical	15	0	0%
R-2 Residential	414	46	11%
R-3 Residential	50	28	56%
R-4 Residential	248	83	33%
	<b>905</b>	<b>197</b>	<b>22%</b>

Another problem is that the City’s zoning code has a number of residential zoning districts. This makes the code look robust and diverse, but that impression is oddly misleading. In spite of having six zoning designations there is little diversity. The S-1 suburban zone only applies to two 10-acre parcels (a density of .1 units per acre).

The entire R-1M “residential” medical zone only has three residences (on 3.5 acres) while the remaining 11.5 acres are the hospital. So it could more accurately be described a public facility or commercial zoning district rather than a residential district.

In addition, the R-1, R-2, R-3 and R-4 zones are markedly homogenous. The zones have virtually the same lot size requirements, setbacks, height limits, lot coverage limits, and parking requirements. With little exaggeration, the only meaningful difference is what types of uses are allowed in the zones. For example, the R-1 only allows one dwelling a lot; the R-2 district allows all R-1 uses plus duplex units; the R-3 allows all R-1 and R-2 uses plus tri-plexes and four-plexes; and the R-4 district allows R-1, R-2, R-3 uses plus multi-family units.

The result of this type of zoning framework is discussed in Chapter 2 Housing, but can be generally characterized as a low density sprawl at a level of which makes utility service provision highly inefficient. This fact alone could explain why the City has had such limited residential growth in spite of such a robust growth in population.



When coupling the inadequate zoning framework with the current constrained supply of vacant residential land within the city, analysis of the potential housing supply (as outlined in Chapter 2) suggests that there is only sufficient space to accommodate only about a fourth of the needed number of housing units. This suggests that Othello has little choice but to contemplate a planned Othello Growth Area (OGA).

Given this, the comprehensive planning process has demonstrated that the City has a vision for having a robust housing market with a mix of old and new neighborhoods, housing styles, densities, and a range of housing affordability.

The City desires to have a zoning code which creates opportunities for multiple types of housing units. The City desires a mix of housing types, both within the community but also within individual developments; and, the City desires to add options for mixed-use housing and commercial developments. The addition of such code language should allow for increased densities which will in turn reduce the cost for providing services like roads, water, and sewer.

The City can also preserve home values by establishing a high quality of life in the community and protecting it through the enforcement of health, safety, and nuisance codes.

To do this, efforts need to focus on infrastructure plans that include safe water provision, an adequate water supply, adequate wastewater disposal, electrical and natural gas provision, and a secure communications system.

By planning residential development in a more compact form, the City can reduce investment costs. But the City must also establish and implement service levels that improve the overall quality of life in the community, specifically, in the areas of public safety, transportation, parks and recreation, and other government services.

This can best be accomplished by following a systematic development and annexation strategy that encourages infill projects or developments where services are currently available.

Annexations should prioritize properties that:

- 1) Already have services;
- 2) Are adjacent to existing service lines;
- 3) Include specific development plans and proposals;
- 4) Commit to the installation of infrastructure within a specific period of time; and,
- 5) Facilitate the logical extension of services to additional areas within the OGA.

Annexations which fail to meet these priorities should be strongly discouraged unless they can be found to address a specific need within the community and will further the purpose of the City’s vision and comprehensive plan. Annexations which create infrastructure gaps or that “leap-frog” undeveloped or unserved properties should be avoided wherever possible.

When residential developments are proposed, higher density residential developments should be used to buffer single-family neighborhoods from industrial developments and zones. Mixed use developments should also be considered for buffering industrial and commercial developments from single-family neighborhoods.

Where residential development occurs, adequate provisions for fire safety, public safety, parks and recreation will be required. The City will work to develop a framework so that costs for such provisions can fairly and equitably be distributed throughout the community.

Commercial

Othello intends to provide an open and welcoming economic environment. The Economic Development Chapter, Chapter 5 of this plan, further clarifies this vision, but ultimately this vision will be realized through the implementation of commercial and industrial land use regulations.

The current zoning structure for commercial zoning includes four zoning districts:

Figure 1-4. Commercial Zoning and Vacancy

<b>Commercial</b>	<b>Total Acres</b>	<b>Vacant Acres</b>	<b>% Vacant</b>
C-1	389	186	48%
C-1B	10	0	0%
C-2	480	213	44%
C-3	0	0	N/A
	<b>879</b>	<b>399</b>	<b>45%</b>

C-1 Commercial zoning is a traditional zoning district which allows a narrow range of commercial uses including small scale retail businesses where business is conducted indoors.

C-1B zoning is similar in nature except it appears to exist solely to accommodate existing residential uses that existed prior to the zoning district. As with the miss-named R-1M zone, the C-1B zone appears to be miss-labeled as it functions as a residential zone and not a commercial one.

C-2 Commercial zoning is slightly more robust than the C-1 because it allows for service uses and activities that occur outside of structures. The permitted uses in the C-2 district tend to require larger parcels to accommodate the display of goods for sale and for larger structures.

The C-3 district appears to be designed for retail, service and office spaces. However, there is no land designated as C-3 on the Zoning Map.

During the comp plan planning process, staff advocated for a reform of the commercial zoning designations. Public input was sought regarding a new approach to commercial zoning designation. Conclusions from those discussions showed that there was general support for updating the city commercial zoning code to include four types of commercial designations and an overlay code:

Neighborhood Commercial (NC) – Characterized by limited size commercial uses intended to primarily serve as convenience shopping for services for the immediate neighborhood.

Community Commercial (CC) – Uses that provide regular shopping and service needs to adjacent neighborhoods and the community as a whole.

General Commercial (GC) – Uses which provide a full range of goods and services necessary to serve large areas of the county and traveling public.

Mixed Use overlay (MU) – Developments that allow mutually supporting activities to be located on the same site or incorporated into the same building. Examples include retail, services, offices, and residential.

The City will need to engage in an update to its zoning code so that the commercial goals of the comp plan can be better implemented by the zoning code. Table 1-6 below indicates what zoning districts can be implemented in each comp plan designation.

### Commercial Character

Commercially zoned properties in the city have several challenges. Along Main Street lots can be characterized by very small lots platted during the City's earliest days. Many lots are 3,000 square feet in size (25 feet by 120 feet) which makes them too small to develop unless more than one contiguous lot is owned.

Main Street has a jumble of building styles and sizes along its entire length. The west end is characterized by old town commercial uses that front on the sidewalk. This is presumably from the days when there was angled parking on Main Street. From Pioneer Park east, Main Street is characterized by a mix of more recent building styles and designs. Parking becomes the most prominent feature of many of the sites. A mix of paved and unpaved parking areas, most without landscaping, tends to accentuate the varied degree of maintenance that each

property gets. Well maintained and landscaped businesses mix haphazardly alongside unpainted businesses with crumbling asphalt and retaining walls. There is also nearly 150 acres of vacant commercial land along Main Street East of Walmart which makes it look like Othello is far removed from the highway as opposed to being located on both sides of Highway 17.

Enter the Othello Beautification Committee. This community driven group has taken it upon itself to design a Main Street Improvement Project that includes decorative lighting, street furniture, and flower pots that are maintained by volunteers. The City contributes to the effort on an ongoing basis as do many of the local service organizations. The continued support of this effort and efforts to reduce the amount of overhead lines along Main Street should make improvements to the overall impression of Othello.

Commercial sites along 1<sup>st</sup> Avenue and Broadway are characterized by larger lot sizes. Much of the property is developed with a few sites available for infill development. The area around Main Street and 1<sup>st</sup> is traditional old town styled businesses which open directly onto the sidewalk. But again, there is no cohesive theme or design pattern that would allow for the area to be characterized as a “downtown”.

1<sup>st</sup> Avenue is zoned C-1 on both sides while Broadway is zoned C-2 on both sides. Because the commercial zoning districts are so similar, the result is that the further south along the roads one goes towards Highway 26, the more and more similar the character of the uses become. In fact, Broadway could be considered more industrial than commercial in character.

South of Highway 26, there are large swaths of undeveloped commercial properties but without sewer service; uses of the sites will be limited. The business that do exist are on septic systems, and in keeping with the C-2 zoning district have small structures surrounded by large storage, sales, and parking areas. The overall impression that this area is an industrial district is only exasperated by the fact that the street names are Concrete Drive and Industrial Lane.

### Aesthetic Challenge

This introduces one of the most difficult challenges facing the City. The City has done a fairly good job of buffering its residential neighborhoods from commercial impacts, but public input was generally consistent that the City has experienced an overall decline in aesthetics. A good example of this is decent buffering between commercial and industrial uses (while providing very good commercial access to good transportation infrastructure) the commercial areas of the city have a profound negative impact on the look and feel of the community.

Efforts to find solutions included the need to establish a Central Business District with neighborhood nodes of commercial businesses intended to serve city residents. In addition, mixed use developments should be allowed throughout the city so that small business

entrepreneurs can create live-work developments where low impact businesses co-exist with residential uses. Mixed-use developments are those that involve residential uses in the same building as professional offices, small retail spaces, or home businesses.

Citizen input was also clear that concentrating on the aesthetic quality of the commercial developments of the City is a high priority. As such, future updates of the city code will need to address aesthetics.

The areas identified for future commercial use by the Othello Growth Area Map (Map 1) are large parcels that front on existing or planned transportation corridors. The size of these lots should be preserved so that larger developments will benefit from economies of scale by sharing parking, providing multiple commercial pads that will include attractive landscaping, and quality of life features like open space, outside dining areas, attractive structural design, street furniture, live music, and public art.

General Commercial or “highway” commercial sites identified as city “gateway” sites shall provide for aesthetic improvements which provide a positive impression for those entering the City of Othello. These improvements can be made on-site or off-site but must be in the spirit of promoting the quality of life, aesthetics, economic vitality, or improve the profile and impression of the City of Othello.

#### Industrial – Manufacturing

Othello’s industrial base is directly related to agriculture and agribusiness. The city’s largest private employers, largest water and utility users, and commercial truck and rail traffic generators are all industrial agricultural processors. The one service which is not affected by industrial users is the City’s wastewater treatment plant. As noted in the Capital Facilities & Utilities Chapter of the plan (Chapter 3) industrial wastewater discharge is not collected or treated by the City.

The largest of the heavy industry activities are concentrated in the north of the City in the Industrial 2 (I-2) zone. The zoning map also shows a large backbone of Industrial 1 (I-1) district on the west side of the City. This area extends from Fir Street south all the way to the City’s southern boundary with the majority of it west of Roosevelt Avenue.

What is not readily apparent when looking at the zoning map is that the majority of this property is railroad right-of-way. In total, the city has approximately 497 acres of industrial zoned property (See Figure 1-5).

Figure 1-5. Industrial Zoning and Vacancy

<b>Industrial</b>	<b>Total Acres</b>	<b>Vacant Acres</b>	<b>% Vacant</b>
Industrial 1 (I-1)	247	46	19%
Industrial 2 (I-2)	250	50	20%
	497	96	19%

Industrial property constitutes about 20% of the City’s current total land area. However, because of the railroad and the lineal properties that bound the rail line, nearly 100 of those acres are occupied or not developable. The 46 vacant acres identified above are an approximation of the area south of Highway 26, west of Roosevelt Avenue that has development potential. While there are two parcels of 13 and 16 acres, the majority of the remaining lots are less than an acre in size including 25’x120’ lots created in the 1930’s. This fragmentation means that nearly all of the I-1 zoned property is functionally not available for development.

The I-2 district fares little better for development potential. The large I-2 properties not fully developed are already owned by the neighboring heavy industrial users who are likely to be the end users of property when developed. This likely means that new industry will be precluded from locating to the city without the addition of new industrial land.

Future Needs

Othello recognizes that in order to sustain growth, it needs to be able to ensure an adequate land supply for development. This means the City and its partners must provide the capital facilities and utilities needed to support new industry.

The City is working closely with the Adams County Development Council, the Port of Othello, Adams County, and the private sector to evaluate the community’s needs and to plan a path towards economic growth. In addition to the need for developable land, ongoing efforts show that the two biggest challenges come from wastewater disposal and a dependable water supply. (More information on this effort can be found in Chapter 5 - Economic Development.)

The largest limiting factor to the City’s job sector growth is the ability to supply water and the availability of industrial wastewater treatment. With the assumption that a cooperative effort to find a solution will be successful, the City needs to ensure that it is ready to respond to the opportunities created by those solutions.

This can be done by identifying a large industrial land base that is clustered around transportation corridors that can provide adequate access. The land identified for industrial growth in the plan is located along a rail corridor and adequately sized to allow for rail lines to be distributed through the area. It is also bounded by Lee Street which is identified as part of the City’s existing truck route plan. Lee Street provides a truck route from the industrial area to

Highway 17 and the Ports industrial site at Bruce. Broadway Avenue is also an important north-south truck route connection through the City. It connects heavy industry with Highway 26 and Highway 24.

The updated Truck Route Plan included in this plan shows that truck routes will be added throughout the area identified north of the City. The plan includes making portions of Foley Road, 7<sup>th</sup> Avenue, and 14<sup>th</sup> Avenue (Reynolds Road), and other roads north of Lee Road, into additional truck routes.

By designating a large industrial park area north of the City, infrastructure investments can be leveraged to create additional growth in an efficient manner. This strategy will allow for cooperative development opportunities that include public-private partnerships for capital projects including sewer mains, water mains, roads, rail projects, intersection improvements, drainage projects, and water reuse projects as outlined in the Capital Facilities and Economic Development chapters.

The attached maps of the Othello Growth Area identify areas targeted for both light and heavy industrial growth. Approximately 1,000 acres have been identified for designation as Heavy Industrial. Light Industrial designated areas include about 160 acres of land along Lee Road and an additional 120 acres of Open Space land within the City. (The ultimate designation for these open space acres will need to be determined at a future time.) There is another 75 acres of Light Industrial designation along Highway 26 bounded by the railroad.

By envisioning a compact industrial growth design, the City is providing leadership that ensures future economic development opportunities. The areas designated provide access to railroad transportation corridors, Highways 17, 26 and 24, and air transport through the Port of Othello's airport southeast of the city. The heavy industrial designated site has a direct link to the Bruce industrial area and the likely industrial wastewater facility being pursued by the Port, County, and ACDC. The site is in close proximity to multiple water sources including City mains, the East-Low Canal, industrial wells, and the likely site for a future re-use facility being sought through State and Federal funding sources.

Having the heavy industrial uses buffered by light industrial zoning and mixed use, park or higher density multi-family uses, single-family residential neighborhoods should be buffered from the industrial impacts and incompatible uses.

Any industrial development that is visible from a highway, shall include aesthetic design considerations or features that ensure that such development provides a positive impression for the City of Othello. These improvements can be made on-site or off-site but must be in the

spirit of promoting the quality of life, aesthetics, economic vitality, or improve the profile or impression of the City of Othello.

#### Parks & Recreation / Open Space

There is a large area of natural open space west of the City below the East-Low Canal. This area is characterized by what appears to be a large wetland complex and a surface water body known as Rodeo Lake. This area should be considered for open space preservation because of its environmental and conservation value which warrants protection from development.

Environmental constraints make recreational use of the property the likely best potential use for the property. In as much as the City can, the City should pursue the acquisition of the property for a public recreation facility. Such a property could be a regional facility that once developed, could be an appealing aspect of the City's quality of life and an economic attraction for the community.

Pursuit of another regional recreation facility is also a part of the City's vision. The Parks and Recreation Chapter of the plan include ideas and opportunities for the expansion of the City's park infrastructure. Specific sites for these sites have not been identified at this point so this plan includes several potential areas for facilities. Included in that chapter is a projected goal for parks disbursed throughout the community.

The Land Use Chapter of the comp plan includes provisions for parks in all areas of the City. See Figure 1-6 below.

There are 175 acres of Open Space zoning in the city. All of the land is vacant of development but used for agricultural production. The zoning designates two types of Open Space: one is Open Space Recreation (O-SR); and the other is Open Space Urban Reserve. The zoning map does not indicate which type of open space is intended for the site so either could satisfy the designation. Recreation is covered by Chapter 6 of this plan. However, as discussed above, it is assumed that the Open Space area in the north of the City was reserved for urban development and has designated it for light industrial and residential development.

#### Resource land & Critical areas

Resource lands typically include forestland, mineral resource lands, and agricultural lands. Critical areas or environmental lands can include any aspect of the natural environment that affect development or some other aspect of the built environment.

The City has no zoning designation for natural areas or critical areas. Agricultural activities, forestry uses, and mineral extraction activities would be regulated as land uses within the city. Environmental resources are regulated through the City's Critical Areas ordinances.



The goals and policies for the management of resource and critical areas are outlined in Chapter 7 of this plan.

*Note: GMA does not allow resources of long-term commercial use designation within cities unless a Transferable Development Rights program is adopted. In Othello's case no such program exists.*

### Effects of the Comp Plan

The creation of an Othello Growth Area means that the City will be able to target growth in a coordinated manner. Figure 1-6 below provides direction for how the comp plan will be implemented through the existing zoning code. The figure shows what current zoning is compatible with the comp plan designations shown on the Othello Growth Area Map. An “X” implies the zoning is not compatible with the comprehensive plan designation. A “Yes” means that the zoning is compatible with the comprehensive plan designation.

Figure 1-7 expresses the City's desired state for how the Othello Municipal Code, in its updated form, will implement the comprehensive plan. As the City updates its development and zoning codes, the City is determined to make sure that code changes implement the comprehensive plan.

At the time of the adoption of this plan, the City recognizes that in order to implement the plan, several things will need to occur. First, the City will need to reorganize its code. Second, the City will need to develop the regulatory tools necessary to implement the desired goals, policies and objectives of this plan. And third, the City will need to further define the comprehensive plan designations outlined in this chapter.

For example, at the publishing of this plan, all commercial land use designations on the Othello Growth Area map are defined as “Commercial” and identified by one color on the map. However, as stated in the plan, the City's desire is to develop a system of commercial zoning that allows development catered to neighborhoods, the community as a whole, and the wider public as a whole. Similarly, the map shows large areas of residential designation while the stated desired outcome of the plan is to develop tools for higher densities, mixed housing types, and varied value entry points for residential developments.

Please Note: The plan recognizes that the map with a single designation system is only adequate for an interim time until further planning work can take place. This means that until such time as all the desired tools of the plan are developed, or the map is revised, any new tools adopted after this plan MAY be considered consistent with the plan at the discretion of the Community Development Director, the Hearings Examiner, or City Council, as allowed by code, without having to have the comp plan officially updated or altered to allow the use of

such tools. However, this is conditional upon these decisions, code changes, processes, and/or tools are found to be consistent with the Comp Plan when they are made.

Figure 1-6. Existing Zoning Designations related to Comp Plan Designations

Zoning	Commercial			Industrial		Residential		
	Neighborhood	Community	General	Light	Heavy	Low	Med	High
I-1	X	X	X	Yes	X	X	X	X
I-2	X	X	X	X	Yes	X	X	X
C-1	Yes	Yes	Yes	X	X	X	X	X
C-2	X	Yes	Yes	X	X	X	X	X
S-1	X	X	X	X	X	Yes	Yes	Yes
R-1	X	X	X	X	X	Yes	Yes	Yes
R-1 M	X	X	X	X	X	Yes	Yes	Yes
R-2	X	X	X	X	X	Yes	Yes	Yes
R-3	X	X	X	X	X	Yes	Yes	Yes
R-4	X	X	X	X	X	Yes	Yes	Yes
OS	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Parks	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Figure 1-7. Proposed Zoning Implementation through the Comp Plan Designations

Zoning	Commercial			Industrial		Residential		
	Neighborhood	Community	General	Light	Heavy	Low	Med	High
MU	Yes	Yes	Yes	X	X	Yes	Yes	Yes
R-1	X	X	X	X	X	Yes	X	X
R-2	X	X	X	X	X	Yes	Yes	X
R-3	X	X	X	X	X	X	Yes	Yes
NC	Yes	Yes	X	X	X	X	X	X
CC	X	Yes	Yes	X	X	X	X	X
GC	X	Yes	Yes	X	X	X	X	X
LI	X	X	X	Yes	Yes	X	X	X
HI	X	X	X	X	Yes	X	X	X
OS	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Parks	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

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Goals, Objectives and Policies:

**GOAL 1.1 Create a City Vision for Othello.**

Objective 1.1.1 Define the character of Othello through a visioning process.

Objective 1.1.2 Create a comprehensive plan for Othello which can be conscientiously pursued once defined.

Objective 1.1.3 Create an annexation strategy for evaluating annexation requests.

Policy 1.1.1 The City of Othello vision should be revisited regularly as new councilmembers join the city council.

Policy 1.1.2 Promote a service delivery system visible to users, accessible to all, and centrally located.

Policy 1.1.3 Promote an annexation strategy that ensures requests for expansion result in development projects; effective and efficient service delivery; and that do not place undue burden on city tax-payers for the expansion of city services.

**GOAL 1.2 Provide major activity centers along transportation corridors.**

Objective 1.2.1 Develop an Othello Growth Area map which identifies the area where the City intends to grow and develop infrastructure for the provision of city services.

Objective 1.2.2 Identify commercial nodes within the Othello Growth Area which provide for commercial growth opportunities without taking the focus off of the City's existing commercial corridors.

Policy 1.2.1 The City must ensure that new commercial activity centers along transportation corridors are used as gateway sites that provide a positive impression of Othello from the transportation corridor.

Policy 1.2.2 Development opportunities created by city expansion should not sacrifice quality of life, aesthetics, city reputation, or the overall impression of the City as a whole, in order to maximize individual economic opportunities.

Policy 1.2.3 Developments adjacent to transportation corridors, gateways, or intersections of concern, should be responsible for contributing to the development of gateway features.

**GOAL 1.3 Identify Focused Public Investment Areas (FPIA) for efficient and targeted spending on urban services.**

**GOAL 1.4 Develop sub-area or neighborhood plans with detailed plans for self-identified areas or neighborhoods.**

**GOAL 1.5 Integrate land use decisions with public facility and utility uses.**

- Policy 1.5.1 Annexations shall be evaluated by the annexation priorities outlined in this plan.
- Policy 1.5.2 Annexation areas will automatically be zoned for high-density (R-4 or as amended) residential unless the annexation is accompanied by land use applications and a zone change request for a specific zoning district.

**GOAL 1.6 Provide a land use pattern that can be efficiently provided with services.**

Objective 1.6.1 Create a Mixed Use zone which provides opportunities for mixed residential and commercial uses in attractive developments that enhance the City's character, quality of life, and economic vitality.

- Policy 1.6.1 Encourage industry to locate next to major routes of transportation.
- Policy 1.6.2 Services should only be provided upon showing that development is consistent with the desired goals and policies of the comprehensive plan.
- Policy 1.6.3 In order to prevent premature rural-density development within the growth area, lots created in the County after the CP is adopted should not be considered for service provision unless they are annexed prior to division.

**GOAL 1.7 Create an attractive development atmosphere where commercial and industrial opportunities can provide local economic growth.**

- Policy 1.7.1 Build on local goods and services that can be made regional, national or international export opportunities.
- Policy 1.7.2 The City commits to creating regulations and processes which encourage development activities without sacrificing quality of life.

**GOAL 1.8 Create a regulatory atmosphere that encourages development in a responsible manner.**

- Objective 1.8.1 Adopt and enforce building, fire and development code standards that ensure a safe and attractive community.
- Objective 1.8.2 Create an environment where development occurs concurrent with the utilities, infrastructure, and facilities required to support the growth.
- Objective 1.8.3 Encourage new growth to locate in or near the built-up area of Othello or where utilities are readily available for extension.

**GOAL 1.9 Create a development process that is clear, responsive, timely, and predictable.**

- Objective 1.9.1 Adopt changes to the Othello Municipal Code to simplify the development process.

Objective 1.9.1 Reorganize the Othello Municipal Code so that information is organized in a manner which eliminates conflicts; clarifies processes; and clarifies applicable standards.

Objective 1.9.1 Create processes that have clear submittal standards, timelines, and approval criteria.



## Chapter 2 Housing

### Othello Housing Facts:

- Population in the County has only grown by 30% since 1990
- Housing in the City has grown 26% since 1990
- Population in the City has grown by 40% since 1990
- The city has less than 100 acres of undeveloped residential land
- Othello averages 3.37 people per household (compared to the state rate of 2.51 and county rate of 2.82)
- 61% of Othello’s housing is at least 35-years old (compared to the state rate of 50% and county rate of 67%)

### Existing Conditions:

The City of Othello has a constrained housing market.

Census data shows that at the time of the 2000 Census, the City of Othello represented 35% of the County population while it had only 31% of the housing stock. By the time the 2010 Census, that number had grown to 40% of the population, while the city now had only 35% of the housing stock. So even in the last 15 years, the City’s population growth has continued to outgrow its housing stock growth.

Figure 2-1. City & County Population

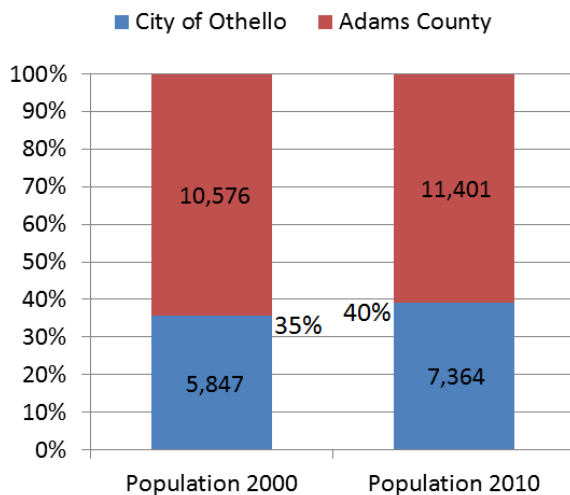
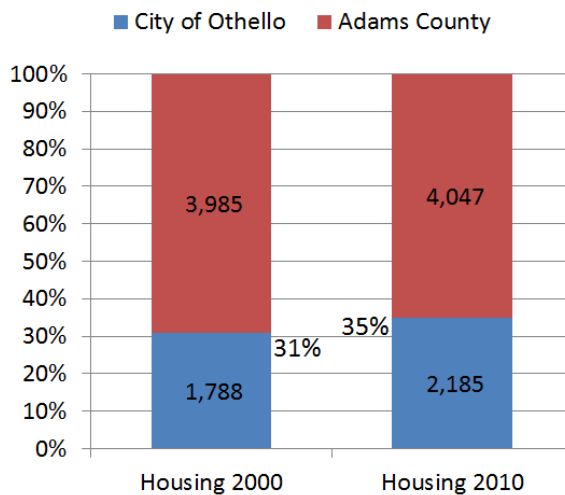


Figure 2-2. City & County Housing Units



This means, among other things, that the residents of Othello have more people living in each housing unit, than those living in housing units in Adams County. On average, in 2000 the average household size for Adams County was 2.65 people per household while the average

Othello household was 3.27 people per household. (See Figure 2-3) By 2010, that figure had grown to 3.27 people per household.

Figure 2-3. People Per Household – 2000 Census

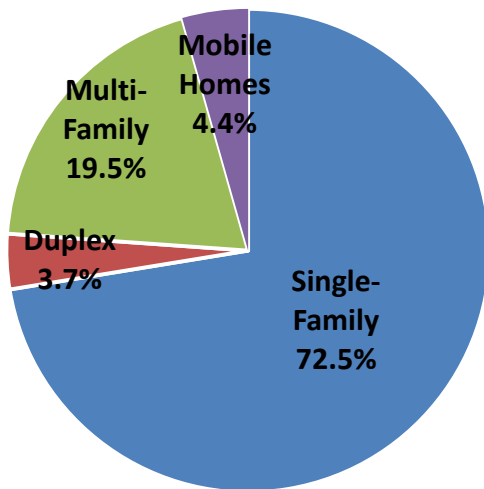
	<b>Population</b>	<b>Housing Units</b>	<b>People Per Household</b>
Adams County	10,574	3,985	2.65
City of Othello	5,847	1,788	3.27

Figure 2-4. People Per Household – 2010 Census

	<b>Population</b>	<b>Housing Units</b>	<b>People Per Household</b>
Adams County	11,401	4,047	2.82
City of Othello	7,364	2,185	3.37

When compared to both the Adams County household size and the Washington State average (2.51 people per household), the data appear to show that Othello needs to address an existing housing shortage in addition to accommodating growth. New housing should address both housing diversity and housing age issues.

Housing Types



The housing stock within the city is largely characterized by single-family residential housing. Of the 348 units of multi-family housing, 268 of those units are subsidized housing and operated by the Othello Housing Authority. This means that 77% of the multi-family units are not available to the general housing market for either sale or rental.



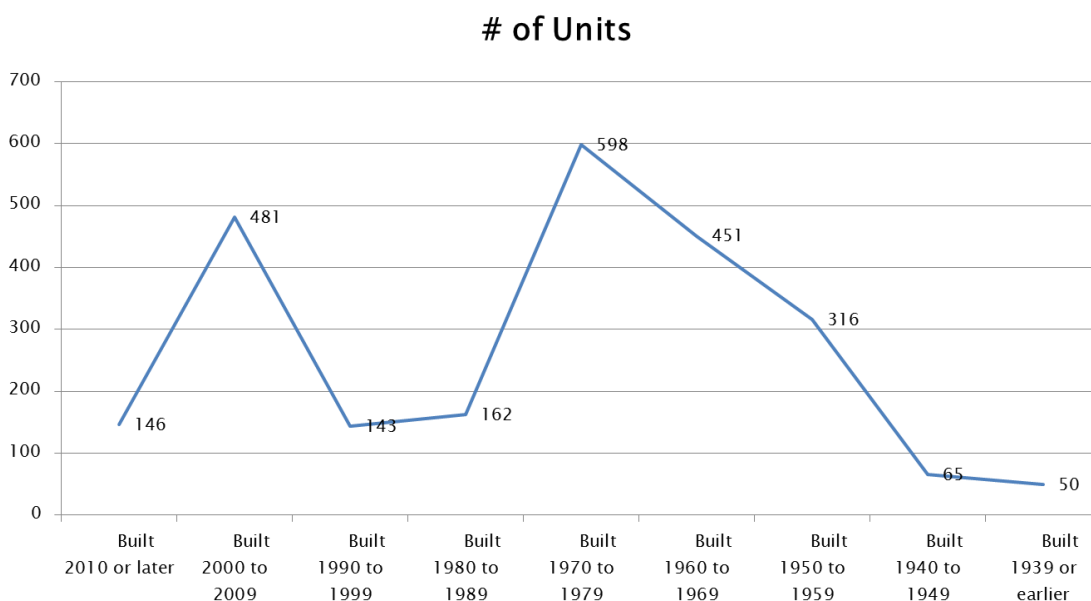
This fact is putting strain on the city’s housing market because multi-family dwellings like duplexes, triplexes, condominiums, and townhomes are traditionally entry market homes for buyers and renters.

A shortage in multi-family units is likely to be one of the contributing factors to Othello’s inflated rate of persons per household. Such a shortage can lead to inflated entry market home prices, and delays in young adults making their own households.

Housing Age

Data show that Othello’s housing stock is aged. More than 61% of Othello’s housing was built in the 1970’s or earlier compared to a state average of 50%, and a county average of 67%.

Figure 2-5. City Housing by Age.



These data show that while housing stock has grown by 39% since the 1970 Census, the City’s population has grown by 47%.

On the other hand, recent building activity shows that the housing market is starting to respond to housing demand. Almost 26% of the city housing stock has been built since 2010. Building permit activity also shows that number could be as high as 31% by the end of 2015.

Vacancy Rate

In the 2000 Census, data showed that there were few vacancies in the city of Othello (77) while the 2010 Census showed there were only 86 vacant units within the city. This is less than a 3.6% vacancy rate compared to a state-wide vacancy rate of 5.4%.

But it should be noted that this number represents the total number of houses (for sale and rent) that were unoccupied at the time (of the census) and that were capable of accommodating an additional family or household.

For renters, only 39 of the 76 vacant units in 2000 were rental units. That number had fallen to a reported 22 available vacant rental units at the time of the 2010 Census. This means rental vacancy rates have been between 2.1% and 1% respectively.

Availability of land for residential development

Further pressure is being exerted on the housing market because the existing city limits have been largely built out. There is less than 100 acres of undeveloped residential land within the city.

Since 2000, 398 acres of property have been annexed into the City with only about 80 acres designated for residential development. Of these 80 acres, 38 were zoned for Residential 3 (R-3) for Wahitis Elementary. The remaining 38 annexed acres were zoned Residential 4 (R-4) but remain undeveloped due to the Bureau of Reclamation irrigation drainage infrastructure on the property.

This means that while the city has added an estimated population of approximately 1,800 residents, the corresponding housing for this population has not been supplied by an expanding land market. Instead, population growth has been accommodated by infill and increased person-per-household densities.

Density Considerations

Current city code includes four types of residential zoning, Residential 1, 2, 3, and 4. All four zones generally allow the same density of development. Zones 1, 2, and 3 all have the same size lot requirement of 7,200 square feet per lot. Duplexes can be built in the R-2 zone on 3,500 square foot lots. R-4 has a single family lot size of 6,000, duplex lot sizes of 3,000, and require that multi-family units have a minimum of 1,200 square feet of space for each unit.

Figure 2-6. Residential densities for current zoning

Zoning	Lot Size	Units	Maximum Density (units per acre)*
R-1	7,200	Single- Family	4.13
R-2	7,200	Single-Family	4.13
	3,500	Duplex	8.5
R-3	7,200	Single-Family	4.13
	7,200	Tri-Plex/Quad-Plex	16.52
R-4	6,000	Single-Family	4.96
	1,200	Multi-Family	24.82

\*Assumes 30% for right-of-way and public improvements.

This means that functionally, all four zones have little room for a mix of single-family neighborhood densities. Only the R-4 zone allows for multi-family dwellings without a planned use development. Sample blocks or development were reviewed to analyze the current development density patterns.

Figure 2-7. Current Residential Density (sample sites)

Zoning	Sample Size	Units	Units per acre
R-1	3.4 acres	12	3.53
R-2	2.4 acres	10	4.17
R-3	2.85 acres	19	6.67
R-4	6.8 acres	24	3.53

This sample seems to demonstrate that even with a range of density possibilities, the city is developing at an extremely flat rate of density. The lack of minimum or maximum densities for each zone is contributing to the homogenous housing environment and is contributing to the housing supply shortage that Othello is currently experiencing.

#### Building Activity

While the data show higher densities per household and anecdotal information shows that higher rental rates are resulting, building permit data show the housing market is trying to make corrections. Building activity has increased since the year 2000. While the 1980's and 1990's saw housing starts of about 15 new units per year, since 2000, that rate has grown to about 38 units per year.

Figure 2-8. Building Permit Activity Since 2010

	Single-Family	Duplex	Triplex	Multi-Family
2010				
2011	30	2	0	0
2012	17	0	3	0
2013	23	13	2	0
2014	34	4	0	0
2015	59	0	0	96

However, review of approved and pending subdivision information shows that there is barely more than a one year's supply of vacant lots available for construction.

#### Vacant Land Capacity

Calculating the capacity of vacant residentially zoned property is a key component for the planning process. At the time of this document, there are approximately 48 platted residential lots, with 16 more pending final plat.

There are also five potential sites for residential subdivisions within the current city boundary. These sites vary in size from 2 acres to 50 acres. Three of those five sites have been the subject of discussions between potential developers and staff. This leaves about 70 acres of residential land within the city, to accommodate future growth. Figure 2-9 shows the estimated housing capacity of the vacant land with the city limits, if it were developed at the lowest density; at the highest density; and if it were to develop at the current rate of density.

Figure 2-9. Vacant residential land Building Permit Activity Since 2010

Zoning	Vacant Acreage	Total Unit potential		
		Low	High	Current Rate
R-1	20	83	83	71
R-2	51	211	434	213
R-3	16	79	264	107
R-4	63	260	1564	211
	<b>150</b>	<b>633</b>	<b>2,344</b>	<b>601</b>

Housing Calculations

For the existing population, the target should be to have a person-per-household rate similar to that of Adams County (2.82) or Washington State (2.51).

Given a 2015 population of 7,780 and a housing number of 2,354 units, the city currently has 3.3 people per household.

$$7,780 \text{ pop} / 2,354 \text{ housing units} = 3.31 \text{ people per household}$$

To equalize that number with households in the county, the city would need the equivalent of **405** housing units.

$$7,780 \text{ pop} / 2,759 \text{ housing units} = 2.82 \text{ people per unit}$$

Given the information above, it seems unlikely that the housing market would be able to accommodate such activity without significant changes to densities, codes, and the size of the city.

In addition, the city will need to accommodate the additional growth as outlined in this plan (17,825 by the year 2035). Annexation is projected to be a portion of that growth (3,000 residents) with the assumption that this population is already housed on the land to be annexed. With the existing population of 7,780 staff is extrapolating that additional housing will need to be planned for a population growth of 7,045 people over the next 20 years.

Adams County population projections from the OFM Forecasting Office predict the county population will grow from 19,410 to 29,278 by 2035; a growth of 9,868 over 20 years.

This means that the city is planning for a scenario which accounts for 71% of the county-wide growth over the next 20 years. Staff believes this to be a conservative but acceptable assumption given historical data which shows that since 2000, the Adams County’s total population has grown by 1,802 while the city’s population has grown by 107% or 1,933 residents. (i.e. city growth compensates for population declines in the county as a whole.)

Housing Conclusion

For the City to accommodate new growth the city will need to plan for between **2,135** and **2,818** additional housing units.

When considered with the city’s current shortage of **405** housing units, the 20-year growth plan needs to provide for between **2,540** and **3,223** additional housing units during the span of the comprehensive plan.

Given the City currently has an estimated 150 total acres of vacant residential property capable of accommodating approximately 601 housing units (under current development conditions) the City needs to take action.

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Goals, Objectives and Policies:

**Goal 2.1 Provide for a diverse mix in housing types, density, location and affordability.**

Policies

- Policy 2.1.1 Develop an inclusionary zoning program which requires mixed affordability in a zone.
- Policy 2.1.2 Encourage public/private partnerships.
- Policy 2.1.3 Pursue Crime Free Rental Housing practices.
- Policy 2.1.4 Explore a mix of densities and housing types that serve seniors, disadvantaged, and disabled housing needs.
- Policy 2.1.5 Develop a program for the maintenance of residential units that can be seen from highways.

- Objective 2.1.1 Create a tenant/landlord handbook focusing on rights and responsibilities for each.
- Objective 2.1.2 Create tools and mechanisms to make housing affordable.
- Objective 2.1.3 Create a Crime Prevention Through Environmental Design (CPTED) program.
- Objective 2.1.4 Develop a financial mechanism to preserve and rehabilitate small apartment complexes (8-20 units?).
- Objective 2.1.5 Develop a program for the rehabilitation of residential units that can be seen from highways.
- Objective 2.1.6 Develop a range of density targets for implementation through zoning.
- Objective 2.1.7 Develop the tools to implement mixed densities. Examples include mixed lot sizes, smaller lot sizes, accessory dwelling units off of alleys, single room occupancy units, bungalows, and cottages.

**GOAL 2.2 – Develop an Othello Growth Area that provides adequate land designated for residential development.**

- Objective 2.2.1 Develop and periodically update the Othello Growth Area map to address growth pressures and opportunities.

**GOAL 2.3 - Preserve, protect & strengthen the vitality and stability of existing neighborhoods.**

- Objective 2.3.1 Develop and periodically update the Othello Growth Area map to
- Objective 2.3.2 Create a neighborhood planning structure for the creation of individual neighborhood plans.
- Objective 2.3.3 Encourage neighborhoods to develop centered on schools and grouped around retail and civic areas.
- Objective 2.3.4 Improve the quality of housing and neighborhoods by educating landlords, tenants and property owners about health and safety code requirements, property maintenance Best Management Practices, and by enforcing code compliance when necessary.

**GOAL 2.4 – Create a development process that is clear, responsive, and predictable.**

- Objective 2.4.1 Improve the planned unit development process so that it provides new opportunities for residential and mixed use developments.
- Objective 2.4.2 Review planned unit development (PD) provisions in the Land Use Code to ensure maximum opportunity for flexible siting, design, and construction of residential developments and amend the provisions as appropriate. Clustering of new structures to promote open space and quality of life, and the provision of mixed densities within each new subdivision should be encouraged.

### **Chapter 3**

#### **Capital Facilities & Utilities**

Capital facilities are the basic services which are provided by the public sector to meet public needs and allow for development. Public facilities are provided in two ways: directly and indirectly. Direct services are those provided by the City of Othello and include water, sewer, parks, law enforcement & corrections, government buildings, sewage treatment, stormwater, transportation, and public safety communications. Indirect services come from other agencies or partners with the City. These include schools, libraries, fire protection, telecommunications, solid waste (garbage), natural gas, and electricity.

While Othello is not required to plan under the Washington State Growth Management Act, one goal of the Act that the city does ascribe to is Concurrency. Concurrency refers to the timely provision of public facilities and services related for the demand for them. To maintain concurrency means that public facilities are in place to serve development before it occurs. Examples of this can be found in roads that get built before a subdivision is completed, and in water lines that are built before a house is constructed. These two examples show the logic in having concurrency built into a development code. Examples of non-concurrency developments can be seen bordering the city where intense residential developments survive on small water systems and questionable septic systems where oversight is and quality is questionable.

The City of Othello chooses concurrency as its model of development so that decisions are made with long-term benefits in mind and to ensure that the city's quality of life is protected today and for the future.

It is important to remember that not all public services are affected the same by growth. Each service may also have a direct or indirect impact from growth. Let's use libraries and building inspection services as an example. As growth occurs, more buildings will be built. Each building will need a building permit and building inspections will be required as the building is constructed. So there is a direct connection between the construction of new buildings and the demand for these city services. However, the demand for library service may not be so directly impacted by that same new building. There may also be differing levels of proportional impacts. If the new building is commercial, there may be very little demand for new library services. However, if the building is a school, there may be a large amount of service and support the library will need to provide. So the growth of demand for library services is indirectly linked to the growing number of buildings built in our community. In fact, it could be considered indirect and "elastic" based upon the types of buildings that are built within the community.

The good news is that capital facilities, because of these qualities, can be efficiently utilized and economically provided with proper planning. By managing infrastructure on a community wide basis, decisions are made based upon service levels and not upon a strictly financial or population basis. Concurrency plays an important role in this process because the city can balance existing demands with growth driven demands to directly assign in a fair and equitable manner. Thus ensuring that facilities and services are available when citizens need them.

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Existing Conditions:

Stormwater

The City of Othello has a limited stormwater system (approximately 13 miles of pipe). All stormwater collected within the city’s collection system is delivered to a single pond located to the southwest of the city between the East Low Canal, the railroad tracks, and Highway 26 to the south. The city owned parcel is 48 acres in size and the current pond is approximately 4 acres in size. The pond functions as both storage and as a water quality facility. Individual development sites are required to retain runoff on site in accordance with the stormwater manual for Eastern Washington. Therefore, the city stormwater facility has adequate storage for the foreseeable future. While it is not being considered now, the city could form a stormwater utility. The city will need to do a capacity analysis for the facility in addition to preparing a plan for the future expansion of the facility.

Water

The city has a robust water system with 19.6 miles of water main up to 16-inches in size. The system provides water to 2,143 utility users for residential, commercial, and industrial uses. The system has seven groundwater wells (with an eighth coming on line) which pumped 1,665,994,392 gallons of water in 2014.

Figure 3-1. Groundwater Well Production

Name	GWMA Report (2012)*		2015 Well Data	
	Usage	Flow, gpm	Usage	Flow, gpm
Well #2	Permanent	350	Permanent	0
Well #3	Permanent	1,300	Permanent	800
Well #4	Permanent	500	Permanent	430
Well #5	Permanent	1,300	Permanent	900
Well #6	Emergency	3,500	Seasonal	2,500
Well #7	Permanent	800	Permanent	630
Well #8	Permanent	800	Permanent	395
Well #9	N/A	N/A	Permanent	1,100
Total Primary Capacity		5,050		4,255
Total Backup Capacity		3,500		2,500

\*Source: 2012 GWMA City of Othello Groundwater Study



Figure 3-2. Groundwater Well Age\*

<b>Name</b>	<b>Date Drilled</b>	<b>Total Depth (ft.)</b>	<b>Casing Depth (ft.)</b>	<b>Seal Depth (ft.)</b>
Well #2	1940	697	120	
Well #3	1957	900	197	
Well #4	1965	976	976	
Well #5	1973	1007	550	272
Well #6	1978	1005	212	212
Well #7	1998	820	670	200
Well #8	2002	853	398	398
Well #9**	2015	1050	407	407

\*Source: 2012 GWMA City of Othello Groundwater Study (except 2015 Well #9 data)

\*\*Source: 2015 Public Works Staff.

Water is pumped directly into the distribution system. Water is stored in three stand-pipe reservoirs with a capacity of six million gallons. Pressure throughout the distribution system is the result of the height of the water in the reservoirs. The storage volume provides protection against fire, power outages, high water use periods, and whether the pumps can meet demand on the system.

#### Water Supply Outlook

In November of 2012, the Columbia Basin Ground Water Management Area (GWMA) of Adams, Franklin, Grant and Lincoln Counties prepared a Groundwater Supply Review for the City of Othello. The report indicates the city's wells tap into the lower Wanapum Basalt (Frenchman Springs Member) to access water that is essentially isolated and has little, if any, recharge potential from modern groundwater infiltration. As a result, the supply is declining. In fact, GWMA's modeling predicts that declines will continue for the next several decades at the current rate of groundwater pumping.

The GWMA also predicts that by the year 2060, the city's current pumping capacity will be exceeded due to both growth of the city, and, increased pumping demands in the area surrounding the city.

Figure 3-3. GWMA Water Demand Projections

<b>POPULATION DATA</b>			
	<b>2010</b>	<b>2030</b>	<b>2060</b>
Est. Population	6,959	9,865	16,650
Est. Population Growth, %	1.76	1.76	1.76
<b>WATER DEMANDS</b>			
	<b>2010</b>	<b>2030</b>	<b>2060</b>
Average Daily Demand (ADD), gpd	3,970,000	5,726,768	9,835,572
Average Daily Demand, gpm	2,757	3,977	6,830
Max. Day Demand (MDD), gpd	7,940,000	11,453,536	19,671,144
Max. Day Demand, gpm	5,510	7,954	13,661

The GWMA report draws attention to the static and dynamic water levels in the aquifer. Static level refers to the water level in a well when it is not being pumped. Dynamic water level refers to the water level in the well when it is being pumped. The difference between the static and dynamic water level is referred to as **drawdown**. Drawdown is important because if pumping brings the dynamic water level of the well to depths near the pump, damage to the pumps can occur and the well could lose its ability to produce water.

The report indicates data sets for Othello are not comprehensive but that city water well levels have declined over 200 feet in Well #6 since it was first drilled in 1978. This results from a static level decline of approximately 6 to 7 feet per year. (This rate was determined to be consistent with other wells in the GWMA study area.) The conclusion from this GWMA modeling data is that groundwater could be inadequate within the next 10 to 20 years.

Recommendations of the report include the need to perform active real-time groundwater level monitoring and pumping programs, adjustments to the water system to mitigate for predicted impacts, and to explore water supply and source alternatives. Identified alternatives include:

- Continued development of deep, primarily Grand Ronde Basalt hosted portions of the aquifer system;
- Development of a supra-basalt aquifer and/or shallow basalt groundwater source; and,
- Use of surface water.

The city recognizes its need to evaluate both its own water system and the approximate 26 small water systems around the city for more information about the city’s long term water availability. The city is in the process of performing a water supply study and plan. The city is also working with the Washington State Department of Health to evaluate eight of the small

water systems that surround Othello. These activities need to be part of an overall planning effort that supports short-term economic development goals as well as long term growth and water supply viability.

### Sewer Service

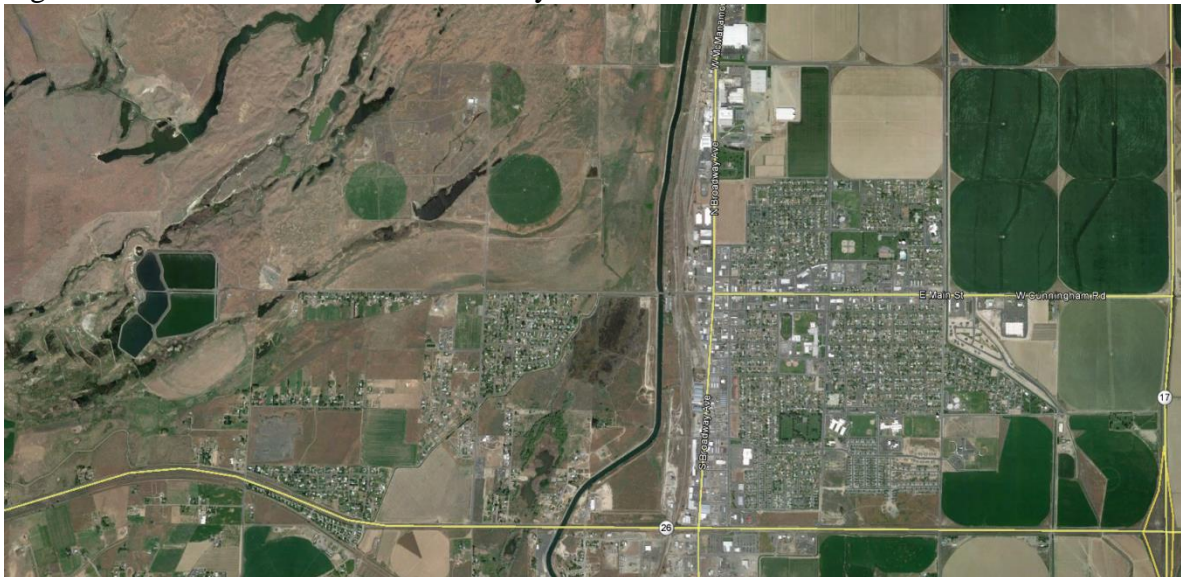
The Public Works Sewer Division provides dependable disposal of domestic wastewaters through a grid collection system that transports the wastewater to the treatment facility. The system currently serves 1,955 sewer connectors through 9.2 miles of mains and pipes. These connections include both residential and commercial customers.

The city needs a full evaluation of its existing collection system to determine whether it is adequately sized to serve future growth.

### Sewage treatment

The City operates a facultative lagoon wastewater treatment facility that is located two miles west of the current city limits. The treatment facility is a series of lagoons that clean the water through a natural process involving beneficial bacteria, sunlight and plants. Water from the facility discharges to Owl Creek.

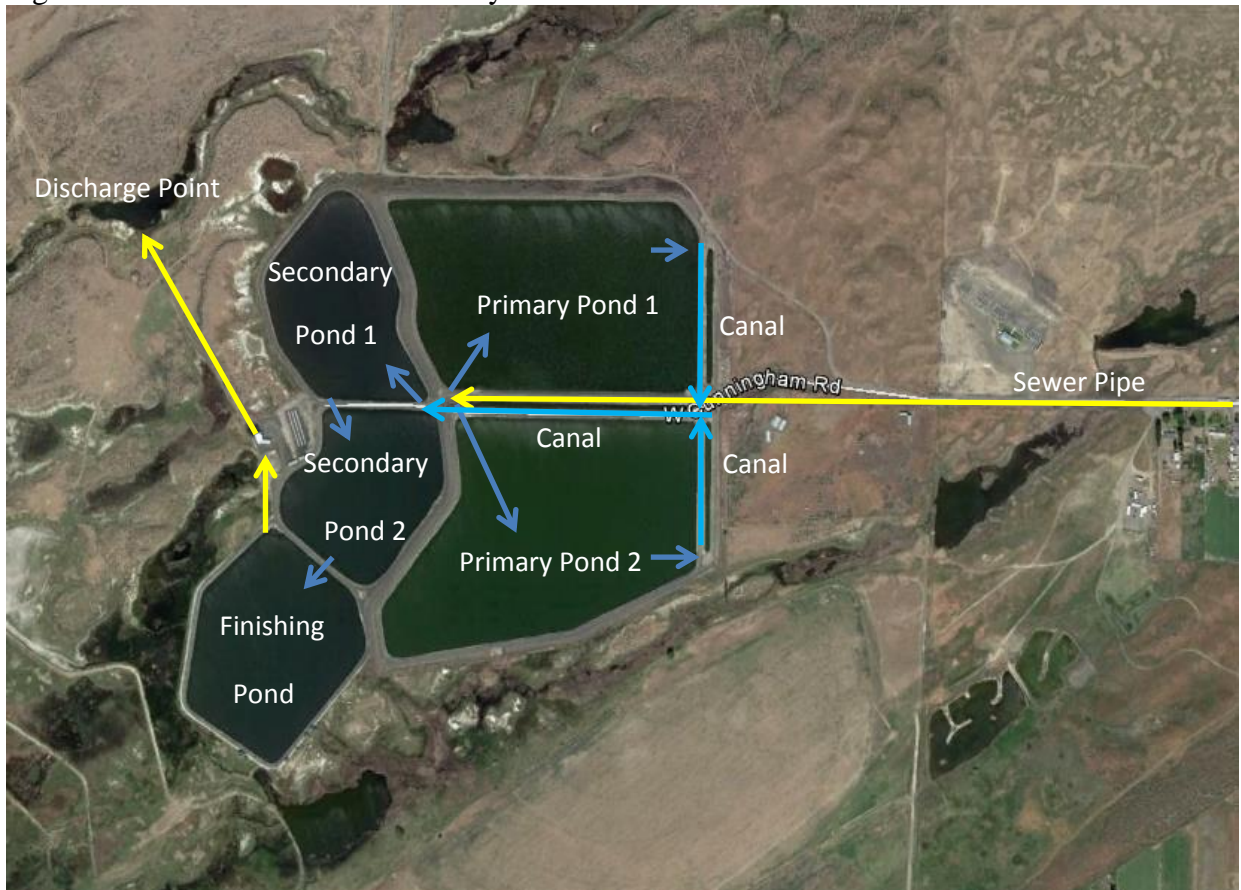
Figure 3-4. Wastewater Treatment Facility Location



Source: Google Earth taken 5/6/2015

The City's existing facultative lagoon system was last upgraded in 1981. The 1995 City of Othello Comprehensive Plan indicated that the primary wastewater treatment facility was operating at approximately 50% capacity at that time. Since that time, the population has nearly doubled and the lagoons are experiencing higher flows.

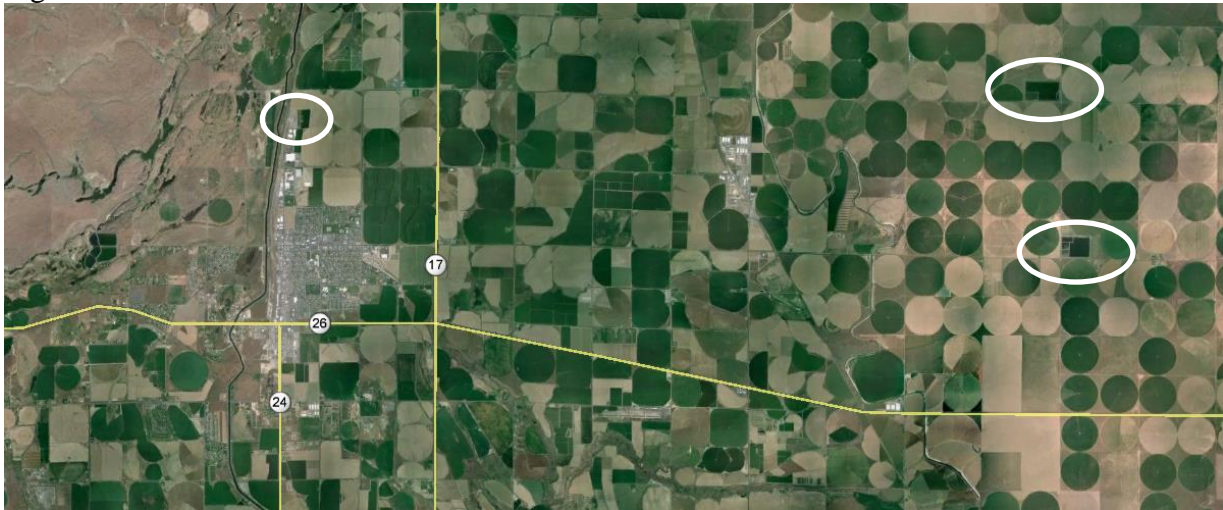
Figure 3-5. Wastewater Treatment Layout



Source: Google Earth taken 5/6/2015

Initially, Othello's wastewater treatment plant was constructed to include food processing waste; however since 1969 industrial discharges have been handled by the discharge generators. This has resulted in several independent treatment systems all near or at capacity. Discharge is typically through ponding and field application of wastewater.

Figure 3-6. Private Industrial Wastewater Sites



The city's immediate need is to evaluate the future capacity of the existing systems and to determine future water demands and wastewater flows and loads. A Wastewater System General Sewer Plan (GSP) and Facilities Plan (FP) need to be prepared to meet Department of Ecology requirements as laid out by Washington Administrative Code (WAC).

Plans can be completed separately or as a single document but the plans will be needed prior to making both system design and infrastructure planning decisions. These decisions will then be reflected by the City's list of capital projects and implemented through the 6-year Capital Improvement Plan adopted as part of the City's annual budget process.

### Parks

Parks and recreation facilities are discussed in Chapter 6 of this plan.

### Solid Waste Disposal

Solid waste disposal for the community is performed by contract. City waste is shipped to a landfill in north-central Oregon. The Columbia Ridge Landfill has an estimated 60-year lifespan. The city should have no need for the construction of a landfill within the timeframe of this comp plan. Should the need arise, the issue can be addressed in a subsequent update of the plan after additional study has been completed.

### Animal Control & Rescue

The City has a single half-time animal control officer. This officer services the entire city and supports activity in the Adams County panhandle as necessary. The officer works closely with the Adams County Pet Rescue (ACPR) facility and staff. The facility is located on Bench Road within the proposed Othello Growth Area.

Through October 2015 ACPR handled 575 dogs, 272 from the City and 303 from Adams County. Facilities for cats were only made available in March of 2015 and by October 2015 ACPR had taken in 164 cats, 55 from within the City and 109 from the County. On average this means that the City is responsible for 23 dogs a month and 5 cats a month entering ACPR. Of the 327 City animals who entered the shelter 128 of those (all dogs) were reclaimed by their owners leaving ACPR to either transfer or adopt out the remaining 199 animals. (A licensed dog return rate of 47%.)

According to ACPR the average costs for each animal to enter the shelter are \$40.75 per dog, and \$36.75 per cat. The average 2015 cost per animal for adoption is between \$121.77 and \$76.01. (See Figure 3-7 below)

As the City grows, the number of animals will grow proportionately. On average, there is one dog per 3.5 residents. There was an estimated 1,859 dogs within the City in 2014. As the City grows to 17,825 by 2035, that number could grow to 5,000 dogs. With such a dog population, the existing ACPR facility would need expansion. In addition, the City does not have any designated dog parks or the support infrastructure for such a large pet population.

Figure 3-7. ACPR Cost Per Animal

	DOG		CAT	
	Female	Male	Female	Male
<b>Spay/Neuter</b>	\$ 87.00	\$ 67.00	\$ 67.00	\$ 45.00
<b>Vaccines</b>	\$ 23.42	\$ 23.42	\$ 22.16	\$ 22.16
<b>Microchip</b>	\$ 6.35	\$ 6.35	\$ 6.35	\$ 6.35
<b>Dewormer</b>	\$ 5.00	\$ 5.00	\$ 2.50	\$ 2.50
	\$ 121.77	\$ 101.77	\$ 98.01	\$ 76.01

In order to prepare for growth in the pet population, the City will need to review leash laws, “pooper-scooper” laws, noise ordinances, and pit bull regulations which currently prohibit ACPR from placing pit bulls within the City. The City will also need to plan for a dog friendly park with fencing and toys or obstacles, and a network of waste bags and trash receptacles. The City is committed to cooperating with ACPR for the planning and implementation of ACPR facility growth.

### Libraries

Library service is provided by the Mid-Columbia Libraries which has 12 branch library services for nearly 200,000 residents in Benton, Franklin, and parts of Adams Counties. The Othello Branch is approximately 7,200 square feet in size, began serving the public in 1995, and was refurbished in 2003. The facility offers story-time, craft events, public book-mobile, computer, and Wi-Fi services. Population growth is likely to increase demands on the Othello

Branch location so the City will need to work with Mid-Columbia Libraries as they update their strategic plan.

### Electricity & Natural Gas

Electricity and natural gas services are each provided by two purveyors within the City of Othello and the proposed growth area.

Big Bend Electric Cooperative, Inc. is a member owned electric utility cooperative formed in 1939 to bring electricity to the rural areas of Adams and Franklin Counties. Based in Ritzville Washington approximately 60% of the electricity used by BBEC members is for agricultural purposes with the remaining 40% used by residential and business accounts. Power for BBEC is provided by the Bonneville Power Administration from its federal hydro system. BBEC is operated as a non-profit cooperative dedicated to the enhancement of the quality of life for individuals living in the service area.

Avista Corp. is an energy company involved in the production, transmission and distribution of energy and other energy-related businesses. Avista provides energy to an area of 30,000 square miles in eastern Washington, northern Idaho, eastern and southern Oregon, and southeast Alaska. Avista is an investor-owned company based in Spokane Washington serving more than 600,000 electric and natural gas customers and an area with a population of 1,500,000. Sources for energy provided by Avista include company owned hydro (40%); long-term hydro contracts (8%); natural gas (35%); coal (9%); biomass (2%); and wind contracts (6%).

Natural gas is also available from Cascade Natural Gas Corporation. Formed in 1953, Cascade serves more than 272,000 customers in 96 communities, including 68 western and central Washington. Cascade is headquartered in Kennewick, Washington serving more than 32,000 square miles of area with natural gas produced in the Rocky Mountains and western Canada.

As the City of Othello grows normal electrical and natural gas service growth should occur to keep pace with customer demand. However, the comp plan envisions economic growth that involves a significant increase in industrial users who are likely to require significant increases in the amount of natural gas available in the area. The Economic Development Chapter (Chapter 5) of this plan includes goals and objectives which include the expansion of natural gas infrastructure. The City supports the expansion of natural gas infrastructure into the City and its growth area.

### Schools

Othello School District #47 is currently working on an update capital facilities plan. The district has been informed of the City's projected population and has seen the proposed Othello

Growth Area. In as much as this information is meant to help guide the district, the City recognizes that the District includes significant areas of Adams County and therefore subject to considerable population growth forces beyond that of the City. Therefore, the City will continue to engage the district in planning matters.

#### Law Enforcement & Corrections

The Othello Police Department is a city police department that serves a population that is much larger than those people within the City limits. The City has a mutual aid agreement with the Adams Sheriff's Office, Adam's County Fire District #5, the Othello Community Hospital and several other agencies which results in an effective service area that has more than an estimated 14,000 people.

Crime statistics for the City of Othello show an above average level of crime for a community of Othello's size. The Police Chief believes this is partly due to a reporting error in how the department reports crime statistics. But even if there is an error, the department is working hard at implementing a number of measures to improve the overall safety in our community.

Whether there is a reporting error or not, occurrences of crime are a factor of city life that can be greatly affected by an effective community policing strategy. Part of an effective policing strategy is the ability to predict changes. To help achieve a community level policing strategy, the comprehensive plan and capital improvement plans need to support the strategy by providing a policy and funding structure for implementation.

In order to plan for the population projected in the comprehensive plan, the department will have to prepare for several aspects of growth including increase call demands, increased equipment needs, increased facility needs, and the potential for a change to our city's code structure.

Equipment/Staffing/Training - The amount of equipment needed for the department is relatively easy to predict. As the size of the department grows, there will be a corresponding increase in the amount of equipment. For example, when a new officer is added, they will need uniforms, an equipment belt, radio, weapon, phone, computer, and vehicle.

While the replacement of existing officers and equipment is not directly related to the growth of the City, if population growth drives the need for additional police services the city must consider how to structure costs so that some or all of those new costs can be borne by the forces of growth.

In Othello, there are currently 16 officers (including the chief, assistant chief, sergeants, and officers) for the current population of 7,780. A ratio of approximately one officer per 486 people. When considering the estimated potential service area population of 14,000, this ratio changes to 875 people per officer. Using this ratio and the people-per-household rate of 3.2 people, statistical analysis suggests the demand for an additional officer occurs between 152 and 273 housing units. ( $486/3.2=151.8$  units and  $875/3.2=273.4$  units).

To properly prepare for these additional officers, the City needs to consider the cost of hiring, training and equipping each officer. The estimated cost for an officer could be determined on a per-housing unit basis but also needs to factor in other growth factors like commercial and industrial growth). The City and department will need to work cooperatively to formulate a way to attribute these costs to new development in the City.



However, it should also be noted that department work is not limited to officer functions. Workloads are shared with the code enforcement/animal control officer position, investigator, evidence technician, dispatchers, and administrative staff. As the population grows, service requests, and administrative duties will grow proportionately. Because this growth may be directly attributed to population growth support staffing should also be part of a staffing plan.

In addition, specialized roles will need to be part of the plan. Some of the specializations include trained investigators, a human trafficking specialist, and the development of a drug taskforce. The department recognizes that drugs have a significant impact on the crime rate in Othello and is committed to evaluating the development and implementation of a task force. A drug taskforce was identified as one of the most vital current needs for the department as well as one expected to be a key future asset.

Alternative models or measures? When are new officers needed?

While engaging in this comprehensive planning effort, the City recognizes the use of a population-to-officer ratio is not a perfect measure for service provision.

The department has not added additional staff for several budget cycles and has used overtime as a way of bridging manpower shortages or vacancies. This could lead to an assumption that additional growth can be accommodated without the need for additional staff. Overtime can be an effective method of staffing but can ultimately lead to increased staff turnover, loss of officer effectiveness, and an overall reduction in public safety service levels.

Population growth only relates to increases in the number of people who may commit crime. The model cannot account for sharp decreases, or spikes in crime, that are unrelated to additional population. For example, a doubling of the auto theft rate might be caused by one car thief and not to the fact that the City's population has increased.

Another model would be to compare the number of officers to the number of crimes in the City and staff accordingly. For example if there were 1600 crimes a year, our 16 uniformed officers would be responding to 100 crimes each, or approximately 5 crimes a day (at 200 work days a year). The problem with this method is that speeding tickets are not equal to domestic violence calls which might require two responding officers and can take hours to investigate. Such a system requires significant administrative effort to give each type of crime a weight, so car thefts are not treated equally to noise complaints, and a parking ticket is not treated equally to a violent crime. This in itself would create demand for more administrative staff.

At the same time, crimes-to-officer ratios could be regressive by punishing effective policing strategies that lead to crime reduction. For example, if crime rates dropped by 10%...would you lay off 10% of the officers? Common sense says no.

Whereas a growing population, seems to be a common sense measure for how likely demands for police services will grow.

Proper planning means staffing for growth in a logical and methodical way. It also means the department can predict when new staff is needed and budget responsibly for the costs and equipment needed for those staff. New development provides a method to mitigate the

costs associated with equipping new staff by providing a mechanism to ensure the money is available when new police department staff need to be equipped and trained.

Facilities - The Othello Police Department is currently housed in City Hall. The department currently has office space, vehicle storage, holding cells, a training room, and dispatch space that is adequate for its current needs. However there is an existing need for fitness equipment and weapons training. Any additional personnel will create the need for additional office space.

There is also an immediate need to address the City's need for efficient and effective Jail services. The City of Othello currently contracts for jail services with Adams County (in Ritzville) for a fee. When an arrest occurs, officers must transport suspects for approximately 45 minutes to the jail, and then take another 45 minutes to return to the City. This effectively takes an officer out of service for an hour and a half whenever an arrest is made. The City also uses jail services in Sunnyside and Toppenish Washington but both have longer commute times. This problem demonstrates the need for the City to review how best to meet jail service needs. Further research into the placement of a jail in or near Othello must be explored.

Community needs that can be met by the private sector - The following needs were identified as needed in the community:

Crime Prevention Through Environmental Design (CPTED) – Development codes can be updated to require the implementation of CPTED principals for new construction and remodels. These principals are proven to reduce certain types of crimes reducing the need for police services. Additionally CPTED principals can be implemented in new street construction designing speed compliance with less need for police enforcement.

Cameras and lighting – The presence of cameras and lights are a proven crime deterrent. Development code updates should include consideration of required cameras and crime prevention lighting standards at commercial, industrial, and public facility locations.

Firearms Range – There is a private club range within close proximity to the City. However, without any formal agreement, and without assurance that the range can meet police training standards, the department cannot rely on the range for training purposes. As part of the capital facilities and parks and recreation discussions for this plan, a joint use range and education center was a clearly identified need for the City. The City should make an effort to partner with private partners in order to provide these types of opportunities within the area.

Prosecution and Court services – The City of Othello Municipal Code is a civil code. This prevents the City from codifying criminal behavior. Police officers can only write civil infractions for Othello Municipal Code violations. This forces officers to rely on Adams County services for enforcement of RCW crimes.

The City currently contracts with Adams County for the use of the District Court system. The Adams County Prosecutor represents the City when prosecuting crimes at the court and an elected District County Judge presides in the court.

As the City grows, the City could return to a criminal municipal code. Additionally the City could set up a municipal court with a judge appointed by the elected officials of the city or voted by the residents of the community. Such a move could improve the City's ability to pursue prosecution of criminals for crimes within the city. The Department estimates that such a move could influence the crime rate in the city by reducing recidivism, imposing financial penalties, and increasing accountability by pursuing a probation services system that meets City needs.

Typically, municipal courts are (partially) supported by fines levied in the court. Should the City decide to pursue this course of action, research would need to be completed to determine the cost for the judge, a prosecutor, defense council, and staff to support the court. Whether full time positions, or part time positions, establishing a municipal court could be an expensive but necessary step as the city grows.

### Fire Protection

Fire protection is provided by a Fire Protection Agreement with Adams County Fire District #5. District #5 provides a range of services including fire response, emergency response, accident response, emergency management, building plan review, construction plan review, and building inspection services.

The District serves the City out of a single location on Broadway Avenue where two fire station buildings are co-located. One building belongs to the City and one building belongs to Adams County. Each building has a mix of City and County emergency vehicles. This arrangement means that in the event of a fire at one of the stations, no one jurisdiction would lose all their equipment and District #5 firefighters would still have adequate equipment to function effectively.

In 2012 the Washington Surveying & Rating Bureau evaluated the City's fire protection for insurance purposes and rated the City's fire protection level as a Classification 5. Ratings are between 1 and 10 with 10 being no fire protection. The City's evaluation is based on five categories: city boundaries; fire department operations, water supply and infrastructure; fire prevention and education; and communications/dispatch centers. Residential, commercial, and industrial insurance rates all use the WSRB classification as a factor in setting their rates. If the City's insurance classification rating were to increase, insurance rates would see a corresponding rise in rates. Estimates are that for every rating increase of 1 classification, insurance rates could experience a 23-25% increase for commercial policy holders and a 15% increase for residential policy holders.

To prevent this rise, Adams County Fire District #5 has established a robust review program for new development, a training program for the District's volunteer fire fighters, and a replacement schedule for its equipment. This capital program includes a generator for the city

fire station, a training facility, and a housing facility for fire-fighters. The District is also considering when it will have to change from volunteers to hiring full time fire fighters.

As the City grows in population and size, several issues will need to be addressed. At some point the City will need to add an additional fire station. The possibility of adding training facilities will need to be explored. Additionally, if taller buildings are built in the city, it could require an additional or replacement ladder truck.

Adequate pressure in water mains is also a foreseeable issue. As Othello expands, the construction of new water tower(s) may be needed to ensure there is sufficient fire flow throughout the city.

### Medical Services

The Othello Community Hospital is a 54,000 square foot facility which includes emergency and trauma rooms, a pharmacy, laboratory, and a meeting room. With the latest addition completed and opened in January of 2000, the facility is licensed for 49 beds but currently has a capacity of 25 beds. This means that as the City grows, the hospital has the ability to grow under its current license.

Columbia Basin Health Association (CBHA) has two facilities in town, the Othello Family Clinic and the 14<sup>th</sup> Avenue Medical & Dental Center. In addition, CBHA has acquired land and is the planning stages for a new clinic. CBHA should therefore be well positioned for having adequate capacity as growth occurs in Othello.

Othello is also home to a number of medical and dental offices. From chiropractors, to massage therapists, physical therapists, and dentists, the City needs to ensure that professional office space is made available as commercial growth occurs. This can largely be done by allowing office space to be located in all commercial zones. Small professional offices should be encouraged in neighborhood scale commercial developments and as live-work mixed use developments.

### Government Buildings

The City has several buildings including City Hall, the Public Works Department shop building, the City Fire Hall, and several well houses. Recreation facilities include multiple restroom facilities, concession stands at the Lions Park pool and baseball fields, and multiple picnic shelters.

The existing buildings have adequate space for current operations but the City recognizes that growth will cause additional demands.

At some point the Othello Police Department will need a car impound lot, additional detention cells, and possibly a satellite police station. The department also has training needs which include the need for a range. This facility could be done as a public/private partnership that includes classrooms for hunter, handgun, and other safety classes. With a 45-minute transport time to take suspects to the county jail in Ritzville, a jail in the Othello area may also become a necessary facility.

With new growth, Fire District #5 will also need a local training facility, a satellite fire station, and over-night sleeping accommodations for on-duty fire fighters.

City Hall was opened in 1995 and has adequate capacity for some growth. The structure needs some minor maintenance and mechanical upgrading but is generally adequate for the foreseeable needs of the City.

#### Telecommunications (Public Safety)

The Othello Police Department and Adams County Fire District #5 maintain a communications network that includes cellular phones, land-line phones, radios, and 911 dispatch service. Both the City and Adams County are working on emergency preparedness plans that will include an improved communication plan.

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#### Goals, Objectives and Policies:

#### **Goal 3.1      Develop a funding strategy that balances project funding between private contributions, the City's budget, the City's reserves, and obtaining grants.**

Objective 3.1.1 Pursue grants from state and federal agencies as a means to encourage development.

Objective 3.1.2 Develop a capital improvement plan that defines priorities and allows for responsibly planned financial decisions.

Objective 3.1.3 Develop a capital improvement plan that provides for a fair allocation of costs to developers and tax-payers.

#### **Goal 3.2      Establish a Level of Service (LOS) plan for the capital facilities in the City of Othello.**

Objective 3.2.1 Evaluate existing services to determine a sustainable LOS.

Objective 3.2.2 Evaluate the short term maintenance and operation costs for service systems.

Objective 3.2.3 Evaluate the effect of growth on LOS, maintenance costs, and operational costs.

Policy 3.2.1    The City is committed to providing high quality services to the citizens of Othello.

**Goal 3.3      Develop a comprehensive program for capital improvements.**

Objective 3.3.1 Create a list of capital improvements that will be needed to implement the Comprehensive Plan.

Objective 3.3.2 Create a method for prioritizing and categorizing projects in a hierarchy (essential, desirable, acceptable, and deferrable) so the capital improvement program reflects the community’s current needs and priorities.

Objective 3.3.3 Categorize and prioritize the list of capital improvement projects. This hierarchy should be revisited periodically at the discretion of the City Council.

Objective 3.3.4 Implement the capital improvement program through the 6-Year Capital Improvement Plan.

**Goal 3.4      Minimize the impact to existing city infrastructure and facilities.**

Policy 3.4.1 Minimize the impacts to existing infrastructure by requiring developments to add a minimal number of taps into City mains.

Policy 3.4.2 Street surfaces disturbed by developments must be restored to public works design standards and an aesthetic standard acceptable to the Public Works Director.

Policy 3.4.3 Work performed in City right-of-ways must be completed with a Public Works ROW Permit and minimize the impact to infrastructure (as determined by the Public Works Director). Failure to obtain a permit prior to commencing the work will be pursued as a violation of the code.

Objective 3.4.1 Create a “dig once” requirement for utility installation.

Objective 3.4.2 Create new code language which prohibits “cuts” into newly paved surfaces within right-of-ways, for a period of 18-months after paving completion.

**Goal 3.5      Prepare a comprehensive sewer plan for the City of Othello to provide for the long-term sustainable disposal of the City’s wastewater.**

Objective 3.5.1 Complete an assessment of the City’s current wastewater treatment facility.

Objective 3.5.2 Complete an assessment of the City’s current sewage piping system.

Objective 3.5.3 Complete a comprehensive sewer study.

Objective 3.5.4 Explore the option of providing industrial wastewater services by the City or in partnership with other entities.

- Policy 3.5.1 The City is firmly committed to the provision of waste water treatment that meets the standards set forth in the City’s wastewater discharge permit.
- Policy 3.5.2 The City is committed to the expansion of the wastewater treatment facility to accommodate growth in municipal demands.
- Policy 3.5.1 The City is firmly committed to the provision of wastewater treatment services that ensures economic development opportunities exist within the City of Othello.

**Goal 3.6 Prepare a comprehensive water plan for the City of Othello to ensure a sustainable long-term water supply.**

- Objective 3.6.1 Complete a water supply study.
- Objective 3.6.2 Complete a water system assessment for the City’s water system.
- Objective 3.6.3 Develop a real-time groundwater monitoring program as recommended by the GWMA.
- Objective 3.6.4 Prepare a plan for making adjustments to the water system to mitigate for predicted impacts, and to explore water supply and source alternatives.
- Objective 3.6.5 Prepare water system assessments for those users or systems connected to the city water system.
- Objective 3.6.6 Create partnerships with small water systems within the Othello Growth Area for the purpose of performing small water system assessments of their water systems.

**Goal 3.7 To create a community wide atmosphere where the humane treatment of animals is the accepted norm.**

- Objective 3.7.1 Pursue an animal return rate of 80% for licensed animals. (i.e. dogs)
- Objective 3.7.2 Actively enforce the city dog licensing program as a means to identify pet owners and defray costs for capital investments.
- Objective 3.7.3 Create a robust community education and outreach program for the animal control and pet rescue programs.
- Objective 3.7.4 Ensure the healthy operation of the animal control program and ACPR.
- Objective 3.7.5 Provide continued financial support and staffing of an animal control officer position at the City.
- Objective 3.7.6 Provide support for facility expansion at the ACPR to include adequate exercise runs and a large animal holding area.
- Objective 3.7.7 Pursue adequate equipping of the animal control officer. This includes vehicle upgrades that allow the transport of multiple animals in separate cages.

**Goal 3.8 Provide a safe community.**

Policy 3.8.1 Provide police and fire protection at a level that ensures citizens have a safe and healthy community.

Objective 3.8.1 Provide fire protection at a level that maintains a Fire Protection Classification of 5.

Objective 3.8.2 Develop a plan for improving the Fire Protection Classification for the City of Othello.

Objective 3.8.3 Develop a strategic plan that includes a capital project component so that there are adequate provisions for officer training, equipment replacement, department expansion, and increasing levels of efficiency and effectiveness.

Objective 3.8.4 Develop Crime Prevention Through Environmental Design (CPTED) code language that ensures new development includes crime reducing measures.

Objective 3.8.5 Develop and maintain a Comprehensive Emergency Management Plan.

Objective 3.8.6 Develop a plan for improving the City's capacity for prosecution and judicial processes.

Objective 3.8.7 Develop an effective program for the enforcement of city codes.



## Chapter 4 Transportation

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### Existing Conditions:

A healthy transportation system is a must for any community. Othello is blessed with a robust multi-modal system that includes a rail line through its industrial district; a Port of Othello operated airport; and a road system served by three state highways. But these blessings come with their own challenges.

#### Rail

The railroad line is located on the West side of the City largely at the top of a hill and is bounded by an irrigation canal. These two structures present a significant barrier to the westward expansion. In addition, the lineal nature of the lines and, as discussed in the Land Use Chapter (Chapter 2), the fact the rail lines occupy a large portion of the City's Industrial 1 (I-1) zoned property, makes more efficient use of the asset highly unlikely.

The proposed growth area includes a large block of industrially designated properties in close proximity to the rail line so as to attract rail oriented users.

#### Airport

The Port of Othello airport is located to the east of the City and south of Highway 26. The airport is a small regional facility with potential for growth because the Port of Othello owns 190.74 contiguous acres. However, the port property is all designated as prime agriculture on the County's zoning map and the airport is not within the Othello Growth Area. This means that urban services are not available and pose a development barrier for potential businesses looking to locate at the facility. In the event the Port of Othello and Adams County wish to explore growth at the airport, the city will be ready to engage in the effort.

#### Street Infrastructure

##### Primary Intersections of Concern

The highways also present significant hurdles to development. Highway 17 is a limited access route and currently has two priority intersections that will play a large role in the City's growth. Lee Street (Road) is the City's truck route and the Lee Road and Highway 17 intersection will be affected by industrial development both in the city and at the Port's Bruce site. The other priority intersection is Main Street and Highway 17. The City has significant amounts of commercial property fronting Main Street for its entire length, including all that portion of the City East of Highway 17. Any City growth will likely have a direct impact to the Main Street and Highway 17 intersection.

Highway 24 has multiple access points for both City streets and for private access driveways. As a result, there are significant numbers of vehicles that exit or enter the stretch of Highway 24 within the City's boundaries. These turning movements and intersections are largely uncontrolled, meaning there are no lights to control the safe movement of vehicles. There are also few turning pockets, deceleration lanes, or acceleration lanes to improve safety on this stretch of highway. As the City grows South, additional pressure will be put on Highway 24 intersections both within the City and in the immediate areas of Adams County which may already be experiencing issues. Another intersection of primary concern is that of Highway 24 and Bench Road. This intersection is very close to the City boundary and is already experiencing pressure related to delays and safety concerns.

Highway 26 presents an even bigger hurdle. As a limited access highway, access is limited to 14<sup>th</sup> Avenue (Reynolds Road) and 1<sup>st</sup> Avenue/Broadway Avenue (Highway 24). The intersection with 14<sup>th</sup> Avenue has turn lanes but already experiences significant congestion pressure. This pressure has increased from development in the area which includes several subdivisions and the construction of Wahitis Elementary. Planned development for at least four more phases of residential development, two multi-family residential projects, and a large medical clinic with a potential community center will strain this intersection further.

The other Highway 26 intersection is a crazy mix of overpass and highway approaches that route highway traffic through City streets. The overpass actually spans Highway 24, which is known as Broadway Avenue within the City limits. Going from Broadway to Highway 26 East vehicles must use a frontage road on the South side of the highway and merge at a steep angle on a very short merge lane. To go West, drivers must use one of several side streets to travel East one block to 1<sup>st</sup> Avenue. From the 1<sup>st</sup> Avenue and Highway 26 intersections, drivers heading South can make turning movements either East or West.

This confusing mix of highway traffic and surface street turning movements is already affecting the quality of City road infrastructure. As one of the City's identified truck routes, Broadway already handles commercial truck traffic heading north to the industrial district. By having added truck turning movements between Highway 24 and Highway 26, the City will need to re-evaluate the limited access designation for Highway 26 in order to find a long-term solution to transportation issues.

#### Primary Intersection Solutions to Pursue

The City has identified several possible solutions it will pursue:

- A round-about at 14<sup>th</sup> Avenue and Highway 26.
- A traffic light at 14<sup>th</sup> Avenue and Highway 26.
- Extending 7<sup>th</sup> Avenue over Highway 26.
- Extending 7<sup>th</sup> Avenue to Highway 26 to a four-way intersection.

- Adding an intersection with Highway 26 in the proximity of Crain Road.
- Adding an overpass in the proximity of Crain Road.
- Highway 26 widened to four lanes from Hwy 17 to Broadway.
- Assume jurisdictional control of Highway 26.

### Intersections of Concern

While trying to find solutions to the issues raised above, secondary concerns arise at other intersections locations around the City. These Intersections of Concern (identified on Map 3) include intersections that are already within the City but also includes intersections within Adams County.

Bench Road intersections with Highway 24, Reynolds Road (14<sup>th</sup> Avenue), and Highway 17 are already feeling pressure as drivers try to avoid the Highway 26 intersections described above. As the City grows south, those same impacts will be felt on Hampton Road at Highway 24, Reynolds Road (14<sup>th</sup> Avenue), and Highway 17.

To the North, the intersection of Lee Road (Lee Street) and Reynolds Road (14<sup>th</sup> Avenue) experiences a large number of truck trips. As the industrial development envisioned in the plan occurs, the number of truck trips through this intersection will rise proportionately. Lee is designated as a truck route but it was not constructed to withstand the size, weight and the number of loaded trucks it already handles. Expansion of the City to the north will require significant improvements to Lee Street to bring it up to standards.

Foley Road represents a possible northern boundary for the City. Should the City develop that far, the intersection of Foley and Highway 17 will also be a concern for the City.

Because eleven of the fourteen intersections of concern involve a highway, the City needs to develop and maintain a cooperative relationship with the Washington State Department of Transportation to ensure that there is adequate planning and funding in place for when improvements become necessary.

### Capital Project Development Strategy

Othello needs a strategy for the implementation for desired plans through a capital improvement plan. As part of this effort the City will explore the implications of development to all major intersections.

The goals for such a plan should include:

- Growth should be prioritized for areas which already have adequate transportation infrastructure.

- A mitigation strategy should be developed to ensure that new development is paying for its impacts and that taxpayer costs are fair.
- Mitigation fees should be developed for the transportation system so that costs are predictable for developers.
- Intersections should be prioritized based on safety and trip demand.
- The pursuit of grants should be a priority for the City.
- Grant funds should be used to reduce the tax payer burden for capital projects. (Surplus money can be used to reduce private contributions when available.)
- Identification of local impact districts (LIDs).

Implementation of the strategy will depend upon both new growth and a dependable road fund. The City commits to using its available funds in a way that leverages efforts for current users, proposed development projects, and future users.

Developers and property owners are encouraged to discuss development plans with the City in order to ensure that projects are consistent with plans and that coordination can be maximized. The City also commits to the use of late-comers agreements in order to reduce the risk to developers who install oversized infrastructure or facilities that benefit other property owners.

#### Alternative Transportation Standards

A typical development will use approximately 30% of its area for either automobile parking or transportation infrastructure. This represents a significant loss of area that could be used for productive structures or amenities. It also represents a pure expense for developers while generally adding no significant value to the development itself.

Reduced road widths can have significant benefits including reduced runoff, reduced maintenance responsibilities, reduced urban temperatures, reduced on street parking, reduce the initial cost of installation, and can have significant effects on the calming (i.e. slowing) of traffic.

Under existing code, right-of-way width and road widths are determined by code and can only be varied by using the Planned Development codes. The City commits to support developments that propose alternative road designs provided it can be found that the proposed designs facilitate the safe travel of the public and that they meet the intended purpose of the transportation system.

#### Transportation/Street System

An adequate street system provides safe access to the entire community; is an important part of the City's economic vitality; and is a major factor in the quality of life for the community. A

good road system connects the City to the larger regional transportation system but still allows citizens to safely and easily move from one part of the community to another.

Streets generally fall into three categories:

**Arterials** – Arterials carry traffic from residential to commercial areas and vice-versa; provide for the shortest trip between areas; and provide for direct connections to highway access. Controlled intersections are minimized to prevent the interruption of traffic flow.

**Urban Collectors** – Collectors act to collect traffic within commercial or residential districts. They have minimal direct access and function to channel traffic into the arterial system. Controlled intersections are limited to arterials.

**Frontage streets** are a type of urban collector that partially function as arterials because they are parallel to limited access highways; or and they collect traffic from collectors and local streets for delivery to arterials.

**Local streets** – Local streets are all other streets. Local streets provide for multiple trip routes throughout the street network including direct access to all areas of the city. Local streets include internal circulation within a development and cul-de-sacs which provide limited access. Local streets are considered the lowest level of travel and generally discourage pass-through traffic. Intersections are plentiful on local streets throughout the network.

The City currently has 45 miles of paved streets and 3 miles of unpaved streets within the City limits (2004 data). There are also approximately 26.3 miles of sidewalks within the City. A comprehensive street and sidewalk inventory will need to be completed.

The street system will expand as annexation and development occurs. In general the demand for new roads is driven by new development. The cost for that expansion is also generally linked to the demand driving the improvements.

Concurrency:

The Growth Management Act has drawn special attention to the concept of concurrency which refers to the timely provision of public facilities.

As it applies to the City of Othello and this comprehensive plan, the City accepts that adequate public facilities must be in place to serve new development as that development occurs, or within a specified time frame from that development. The City commits to developing capital improvement plans, connection fees, late-comers

fees, and mitigation fees that ensure that improvements are planned and implementation strategies are in place to meet its concurrency needs and policies.

### Nexus and Proportionality

Urban planning professionals use two main court tested measures when it comes to infrastructure improvements like streets. They are “nexus” and “proportionality”. A nexus means there is a direct connection between the development and the need for the improvement. The concept of proportionality is based upon the idea that there is a proportional relationship between the demand for an object and the cost to develop that object.

An example of these concepts can be seen with each city block of residential development. In order to divide property and build homes, a developer needs to build a road and install utilities like water and sewer lines, for the entire length of that city block. There is a nexus between these improvements and the development because each home needs water, sewer and a road to serve the house. This example is also proportional because that one block length of road and pipe is serving that one block of homes.

Dis-proportionality is when the developer’s share of costs for an improvement is not proportional to their need for that improvement. For example, that same block of street improvements might not be proportional if a developer only plans to build one house. In that case, a 1-house driveway is probably more proportional than a fully developed road. The trick is not only to determine when a road is warranted but to determine when other improvements to the City’s transportation system are also warranted, and when more than a neighborhood circulation street is needed.

Proportionality is an important concept because development will only occur when a development makes financial sense as an investment. When street improvements are involved, the nexus is usually clear and proposed projects include a circulation plan include proposed street improvements.

In an attempt to clarify expectations, the City is adopting a Street Plan (Map 3) which shows where, at a minimum, the City expects construction of arterial and collector level transportation improvements as well as a trail plan (Map 4). These improvements are considered vital to the City’s continued growth and economic vitality and as such are necessary parts of the development process.

At this time as the comp plan is being developed, the areas identified as being within the Othello Growth Area are generally characterized by large lots. This means that the costs for larger infrastructure improvements for these large areas are more proportional and the

premature segregation or division of these areas into smaller lots at county or rural densities should not be pursued if such efforts will be used to justify disproportionality arguments.

#### Transportation Improvements

The City expects that right-of-way center lines for arterial and collector streets will follow section lines, quarter section lines, and quarter-quarter sections lines wherever possible.

The City further expects that developments will build all fronting improvements, including those collector and arterials which front on the development.

Half-width or partial improvements for arterials may be accepted provided it can be shown that the proposed improvements provide for adequate circulation and supported by sound engineering justification. Approval of such half-width or partial improvements must address the concerns of the Public Works Director and be accompanied by a developer's agreement that ensures full participation in future improvement work, in a timely manner. Developer's agreements, as an alternative to bonding, must be negotiated on a case by case basis and are not guaranteed to be approved by the City. Approval criteria for developer's agreements will be added to the Community Development work plan.

#### ADA Compliance

The City is committed to compliance with the Americans with Disability Act. ADA improvements will be incorporated into all capital improvement projects and the City Engineer is tasked with inspecting those projects for compliance. The City Building Official and Building Inspector are also committed to ADA compliance when triggered for building permits. A comprehensive inventory of ADA improvements and needs is warranted. This inventory and the development of an ADA compliance plan has been added to the Community Development Department work plan.

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#### Goals, Objectives and Policies:

##### **Goal 4.1 Provide a safe and reliable transportation system within the City of Othello.**

Objective 4.1.1 Develop a level of service model for the City's transportation system.

Objective 4.1.2 Compile an inventory of streets and transportation infrastructure.

Objective 4.1.3 Evaluate the inventory for the City's current level of service standard.

Objective 4.1.4 Pursue implementation of the Street Plan.

##### **Goal 4.2 Plan and develop a safe and reliable transportation system within the Othello Growth Area.**

Objective 4.2.1 Work cooperatively with Adams County and WSDOT to support transportation projects that improve the regional transportation system.

Objective 4.2.2 Pursue implementation of the Street Plan within the growth area.

Objective 4.2.3 Pursue implementation of the Parks & Recreation trail plan within the growth area.

**Goal 4.3 Incorporate ADA standards into all capital improvement projects and private development improvements that will become part of the City's transportation infrastructure.**

Objective 4.3.1 Develop an inventory of ADA facilities on the City's transportation system.

Objective 4.3.2 Develop an ADA compliance plan.

Objective 4.3.3 Ensure ADA compliance on all transportation improvements.

**Goal 4.4 Incorporate aesthetic and quality of life improvements to transportation projects wherever possible.**

Policy 4.4.1 The City wants to enhance the experience of drivers who are passing through and near the City of Othello.

Policy 4.4.2 The City wants to create an impression of Othello from the highways. The City wants to be seen as a pleasant place with remarkable landmarks and gateways.

Policy 4.4.3 Areas of the City directly visible from a State Highway must be maintained in a manner that reflects the City in a positive way to the traveling public on the highway.

Objective 4.4.1 Develop a gateway design plan.

Objective 4.4.2 Implement the Parks & Recreation trail plan as part of any capital improvement project if the trail plan and street plan overlap.

Objective 4.4.3 Develop a greenway plan for Highway 26 and Highway 17.

**Goal 4.5 Develop, prioritize, and implement an ongoing list of transportation Capital Improvement Projects.**

Policy 4.5.1 The City needs a comprehensive list of transportation projects so it can develop a sustainable funding scenario.

Policy 4.5.2 The City commits to pursuing all methods of funding for a sustainable capital improvements program.

Policy 4.5.3 The City shall explore a Focused Public Investment Area (FPIA) plan in an effort to focus and kick start private investment in development projects.



Objective 4.5.1 Develop a Transportation Benefit District (TBD) plan for the efficient leveraging of TBD money.

Objective 4.5.2 Pursue a TBD funding package to implement the TBD and Capital Improvement Plan.

Objective 4.5.3 Explore adding a traffic light at the intersection of Scootney Street and 14<sup>th</sup> Avenue.

Objective 4.5.4 Explore a round-about at the intersection of Highway 26 and 14<sup>th</sup> Avenue.

Objective 4.5.5 Complete Columbia Street from 1<sup>st</sup> Avenue 14<sup>th</sup> Avenue.

Objective 4.5.6 Explore a traffic light or round-about at the intersection of Columbia and 14<sup>th</sup> Avenue.



## Chapter 5 Economic Development

***“Economic development is about working together to maintain a strong economy by creating and retaining desirable jobs, which provide a good standard of living for individuals. Increased personal income and wealth increases the tax base, so a community, county or state can provide the level of services residents expect. A balanced, healthy economy is essential for community well-being.”***

- Wisconsin Economic Development Institute: A Guide to  
Preparing the Economic Development Element of a  
Comprehensive Plan.

***“Economic development aims to influence the growth and restructuring of a community’s economy to enhance its well-being. This is achieved through: job creation and retention; wealth creation for individuals and businesses; tax base enhancements and improving the quality of life.”***

- International Economic Development Council

Existing Conditions:

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Economic development is of primary concern for the City of Othello. Economic development generates new revenue streams that will help the municipality and its residents pay the bills.

This chapter illustrates Othello’s current economic trends and potential economic opportunities that will align with the city’s overall vision for growth and expansion during the next 20 years.

Much of the statistical data is based on the 2010 U.S. Census and the 2013 American Factfinder updates. Industry sector expansion goals are supported by the independent findings of two market studies completed in 2015 by The Boyd Company of Princeton, New Jersey.

A community participation process, including an Othello SWOT Analysis completed in April of 2015, supports goals and objectives outlined in this chapter. In June stakeholders participated in an Economic Development Planning Workshop facilitated by Adams County Economic Development Director Stephen McFadden.

**What is Economic Development?**

**The 1990 Washington State Growth Management Act (GMA) established the following statewide economic development goal:**

*“Encourage economic development throughout the state is consistent with adopted comprehensive plans; promote economic opportunity for all residents of the state, especially for unemployed and disadvantaged persons; and encourage growth in areas experiencing insufficient economic growth all within the capabilities of the state’s natural resources, and local public services and facilities.”*

**What is “insufficient economic growth”:**

Washington State identifies Distressed Areas based on a three-year unemployment rate that is at least 20% higher than the state wide average.

- 2015 Washington 3-year unemployment rate: 7.1%
- 2015 Adams County 3-year unemployment rate: 8.6%
- Of 39 counties, 19 are designated as “distressed.” The unemployment rates range from 8.5% to 13.6% in Ferry County.
- Eastern Washington has a cluster of Distressed Areas:
  - a. Adams County: 8.6%
  - b. Benton County: 8.6%
  - c. Franklin County: 9.1%
  - d. Grant County: 8.5%
  - e. Yakima County: 9.7%

— Washington State Employment Security Department

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**City of Othello Employment Facts:**

A Work Area Profile Analysis completed in 2011 showed there was a total of 3,362 jobs available in the Othello. Using US Census data research showed the pay range distribution for those jobs to be:

<b>Pay Range</b>	<b># of Positions</b>
\$1,250 per month or less	821
\$1,251 to \$3,333 per month	1,551
More than \$3,333 per month	944

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**Othello Region Employment Facts:**

Per US Census Data for the Othello Zip Code area:

<b>Pay Range</b>	<b># of Positions</b>
\$1,250 per month or less	1,631
\$1,251 to \$3,333 per month	2,933
More than \$3,333 per month	1,678
TOTAL	6,242

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**City of Othello Industry Sectors (Jobs by NAICS Industry Sector):**

Health Care & Social Assistance	632
Educational Services	532
Agriculture, Forestry, Fishing & Hunting	479
Retail Trade	438
Manufacturing	397
Transportation & Warehousing	175
Accommodation & Food Service	152
Other Services (excluding Public Admin.)	137

\* Source US Census 2010 data.

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**Othello Region Industry Sectors (Jobs by NAICS Industry Sector):**

Agriculture, Forestry, Fishing & Hunting	1,815
Manufacturing	1,025
Educational Services	832
Health Care & Social Assistance	710
Retail Trade	467
Transportation & Warehousing	317
Other Services (excluding Public Admin.)	211
Accommodation & Food Service	165

\* Source US Census 2010 data.

*NAICS: North American Industry Classification System is the standard used by Federal statistical agencies in classifying business establishments for the purpose of collecting, analyzing and publishing statistical data related to the U.S. business economy.*

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**Economic Development Goals, Policies and Objectives:**

**Goal 5.1 Design, fund and construct the infrastructure necessary to facilitate the multi-faceted needs of a rapidly growing rural community. Ensure infrastructure improvements meet the current and future needs of new business and industry.**

Objective 5.1.1 Designate specific sites in the Othello Growth Area that will be developed as Othello Industrial Development Areas. Plan for specific

infrastructure to serve industry and provide industrial site readiness. Infrastructure must include water, industrial wastewater, electricity, natural gas, broadband fiber and other communications, roads and railroad.

Objective 5.1.2 Prioritize infrastructure development in advance of need. Anticipate needs and coordinate city infrastructure with economic development opportunities.

Objective 5.1.3 Leverage multiple funding sources to accommodate infrastructure needs required for job creation.

Objective 5.1.4 Evaluate every development project for concurrency with transportation and other infrastructure needs.

Objective 5.1.5 Establish long-term plans for redevelopment of the area on both sides of State Route 26. Promote access to Othello from S.R. 26 and implement measures that reduce congestion and improve safety.

Objective 5.1.6 Consider independent water and wastewater systems to serve Othello Industrial Development Areas. All such systems shall ensure that the City's interests are primary as a condition for participation if the project requires public funds or participation in funding/grant efforts.

Objective 5.1.7 Maximize the existing short line railroad that serves Othello to facilitate additional intermodal transportation options for new and existing industry.

**Goal 5.2      Create Othello Industrial Development Areas for the diversification and expansion of industry sectors and the creation of new manufacturing wage jobs.**

Objective 5.2.1 Position Othello Industrial Development Areas to support the city with little or no impact on areas planned for residential and retail/commercial development.

Objective 5.2.2 Collaborate with Adams County and the Port of Othello to maximize success during the development of the Othello Industrial Development Areas.

Objective 5.2.3 Expand the food processing cluster based on the findings of The Boyd Company report that determined Othello is the most affordable location in the nation for food processing companies.

Objective 5.2.4 Facilitate food processing equipment manufacturers to foster horizontal expansion of and support for the food processing industry.

- Objective 5.2.5 Encourage distribution, logistics and fulfillment centers, capitalizing on the abundant regional transportation system in the Othello region.
- Objective 5.2.6 Develop sites for industrial use at locations that will be accessible to roadways of arterial classification or higher.
- Objective 5.2.7 Maintain an adequate supply of land designated to ensure a suitable mix of business and industry, including light industrial and heavy industrial uses.
- Objective 5.2.8 Inventory existing vacant buildings and land sites that could be redeveloped/reused.
- Objective 5.2.9 Identify and inventory known Brownfields in Othello and the Othello Growth Area.
- Objective 5.2.9 Investigate options for the mitigation of Brownfield liabilities and implement steps that result in the positive redevelopment of the sites.
- Objective 5.2.10 Establish a business friendly regulatory environment. Encourage a pre-application process to identify and address obstacles to development of a specific project.

**Goal 5.3 Stimulate and diversify Othello’s retail and commercial economy.**

- Objective 5.3.1 Provide adequate resources to process permits in a timely fashion. Pursue utilizing an automated system to allow online applications for some permit types.
- Objective 5.3.2 Establish predictable processing times and consistent review processes.
- Objective 5.3.3 Create clear and concise collateral marketing and information materials that inform retail/commercial developers of the City’s permit processes.
- Objective 5.3.4 Work with Adams County Development Council, Washington State Department of Commerce and the Governor’s Office of Regulatory Innovation and Assistance when dealing with projects that will require state and/or federal permitting.
- Objective 5.3.5 Ensure the Othello Beautification Main Street project is a required element in areas where new commercial and retail centers are developed.
- Objective 5.3.6 Seek community input to determine if in-home businesses might expand with additional business development assistance. This includes business planning, business marketing and business loans.

**A COMPARATIVE OPERATING  
COST ANALYSIS**

**FOOD & BEVERAGE PROCESSING  
INDUSTRY SITE SELECTION**

***Total Annual Operating Cost Ranking***

Taken from summary Exhibit I is a ranking of the 30 surveyed food processing locations.

TOTAL GEOGRAPHICALLY-VARIABLE OPERATING COST RANKING	
Location	Total Annual Operating Costs
Boston, MA	\$27,815,246
Los Angeles/Long Beach, CA	\$27,271,294
Newark, NJ	\$27,361,783
Salinas, CA	\$26,943,701
Sacramento, CA	\$26,624,379
Purchase, NY	\$26,464,185
Philadelphia, PA	\$26,361,379
Camden, NJ	\$26,149,817
Stockton, CA	\$26,067,014
San Diego, CA	\$25,989,905
Minneapolis, MN	\$25,816,126
Seattle, WA	\$25,645,183
Chicago, IL	\$25,588,967
Modesto, CA	\$25,327,806
San Bernardino, CA	\$25,113,528
York, PA	\$24,460,171
Lancaster, PA	\$24,274,351
Bethlehem, PA	\$24,233,520
Baltimore, MD	\$24,200,762
Atlanta, GA	\$24,114,210
St. Louis, MO	\$24,066,205
Dallas, TX	\$23,805,148
Portland, OR	\$23,796,658
Pittsburgh, PA	\$23,760,788
Kansas City, MO	\$23,717,103
Cincinnati, OH	\$23,216,665
Charlotte, NC	\$23,116,645
Battle Creek, MI	\$22,978,456
Omaha, NE	\$22,589,454
Othello, WA	\$22,307,205

**The Boyd Company, Inc.**  
Location Consultants  
Princeton, NJ

5

Objective 5.3.7 Support entrepreneurship via the creation of a Shared Space and/or Maker Space to support startup businesses. These incubator facilities serve as critical networking spaces for individuals and their peers as they develop and launch a business concept or product.

Objective 5.3.8 Develop a youth entrepreneurship activity, perhaps during the farmers' market, to encourage school-aged children to conceive and implement business concepts.

Objective 5.3.9 Market to a variety of retailers and professional service providers, large and small, based on regular community input and statement of need.



- Objective 5.3.10 Work with the Othello Area Chamber of Commerce, Adams County Development Council and local business owners to have annual “Shop Locally” campaigns to reduce retail leakage.
- Objective 5.3.11 Actively participate in Economic Development efforts including partnerships, recruiting efforts, and attendance of conventions.
- Objective 5.3.12 Facilitate diverse residential growth that results in an increase in moderate and upper income population levels to support retail expansion and recruitment.
- Objective 5.3.13 Inventory vacant building space in the City’s various business districts on Main Street and First and Broadway Avenues. Post the inventory on the City’s web site.
- Objective 5.3.14 Promote the development of innovative niche businesses.
- Objective 5.3.15 Promote the development of added value agriculture businesses that celebrate the Othello region’s agricultural history.
- Objective 5.3.16 Identify and promote the designation of an arts and cultures region, focused on new businesses in this business genre.
- Objective 5.3.17 Partner with the Coulee Corridor Consortium to promote the national scenic byway (Highway 17).



**Goal 5.4 Facilitate workforce development through expanded education offerings via partnerships with K-12, Higher Education and SkillSource.**

- Objective 5.4.1 Partner with Big Bend Community College to develop an Othello-based on-the-job training facility to support the food processing, agriculture technology and healthcare industries already present in Othello.
- Objective 5.4.2 Collaborate with industry employers and the Othello School District to create an apprenticeship program that connects middle school and high

school students to the skilled employment opportunities that already exist in the Othello region.

Objective 5.4.3 Collaborate with SkillSource and others for regular Workplace Basics courses and Pre-Employment Training.

Objective 5.4.4 Consider development of an Agriculture Technology and Sciences Center to capitalize on the growing industry present in the Othello region (e.g. Monsanto Corn Research Center).

Objective 5.4.5 Continually monitor changing educational needs for large and small employers. Work collaboratively with county and regional agencies and institutions to keep workforce development services current and innovative.

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**City of Othello Educational Attainment – Jobs by Worker Educational Attainment:**

<b>Educational Attainment</b>	<b># of Jobs</b>	<b>% of Jobs</b>
Less than High School	537	16.0%
High School or Equivalent	665	19.8%
Some College or Associates Degree	884	26.3%
Bachelor’s Degree or higher	455	13.5%
Education Attainment not available.	821	24.4%

\*Source US Census 2010 data

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**Goal 5.5      Develop a sense of place to increase civic/community involvement, expand visitor traffic and tourism in the Othello region.**

Objective 5.5.1 Hire a professional consultant to identify, develop and assist with launch of an Othello Regional Branding Campaign. Included should be a new regional logo, targeted theme and media approach complete with video, stills, web site redesign and expansion and integrated social media marketing.

Objective 5.5.2 Develop a comprehensive inventory of historic buildings, points of interest, tourism-related attractions/events/activities, visitor amenities and recreational opportunities. Promote the list in a targeted outreach effort.

Objective 5.5.3 Foster expansion of the Othello Beautification Project to include all points of entry into Othello, First Avenue and Broadway Avenue.

Objective 5.5.4 Design and install new “Welcome to Othello” elements that are coordinated and placed at all major entrances to the city. Must be tied to

the above-mentioned branding campaign. Tie the “Welcome to Othello” elements to wayfinding.

Objective 5.5.5 Design and install coordinated wayfinding signage that easily leads visitors to Othello’s points of interests.

Objective 5.5.6 Create a “gathering place” for residents and visitors. Design and construct an Othello Civic Center via a comprehensive collaboration to include: conference/performing arts center; workforce development training; youth activities; arts and culture classes and programs, etc.

Objective 5.5.7 Celebrate and capitalize on the environmentally friendly appeal of the annual Sandhill Crane Festival, the city’s single largest annual tourism event.

Objective 5.5.8 Capitalize on the Coulee Corridor Consortium to promote public access, tourism, economic development, historic preservation, and cultural conservation for the region.



**Goal 5.6**      **Expand Othello’s pedestrian friendly spaces, sports events facilities and outdoor recreation opportunities.**

Objective 5.6.1 Create pedestrian friendly outdoor spaces in retail business districts that are inviting gathering spaces for employees, residents and visitors.

Objective 5.6.2 Incorporate public art elements that honor Othello's historical/agricultural heritage and celebrates its cultural diversity.

Objective 5.6.3 Develop outdoor athletic facilities to expand Othello's visitor attraction via athletics including soccer and softball.

Objective 5.6.4 Investigate endurance sports activities that would attract competitors from around the Pacific Northwest.

Objective 5.6.5 Develop a Zócalo (public square) in celebration of the Hispanic population present in the Othello region.

**Goal 5.7      Maintain a high degree of local and regional collaboration to foster economic development of Othello.**

Objective 5.7.1 The "New Economy" relies on and requires an exchange of information and ideas. Facilitate and establish a uniform level of collaboration with the business community, economic development groups, healthcare, education and local governments.

Objective 5.7.2 Develop a distinctive quality of life for Othello via strong responsive relationship with all community organizations.

Objective 5.7.3 Serve as an anchor member of an Othello Community roundtable to collect and share critical information about the regular projects and activities in Othello.

Objective 5.7.4 Identify parties responsible for implementing the City's economic development strategies.

Objective 5.7.5 Annually monitor the success of the City's economic development strategies.

Objective 5.7.6 Investigate partnerships that will allow for the hiring of a regional grant writing professional to assist in the implementation of the City's economic development strategies.

## **Chapter 6**

### **Parks & Recreation**

The City of Othello has a Parks & Recreation Division staff member within the Public Works Department. The Department is also responsible for the maintenance and operation of all the recreation facilities within the City. As a result, recreation facilities compete with roads, water infrastructure, and wastewater infrastructure for both development capital and for maintenance manpower. In spite of this competitive atmosphere, the Department has been able to maintain a high level of service and maintenance at the park sites. The City's assets include:

#### **Lions Park**

Encompasses 26.9 acres in a setting of trees and grass, includes a wide variety of active and passive recreational opportunities, and is situated in proximity to an elementary school. Major amenities include: a baseball/softball complex, capable of hosting four (4) games simultaneously, with a concession stand, bleachers, and restrooms; a soccer field, tennis courts, basketball courts, playground equipment; walking trails; additional rest rooms, horseshoe pits, covered picnic shelters, handball court, a swimming and wading pool, and plenty of room for other recreational activities. With the exception of the Othello Community Pool facility (constructed in 2007), most of the existing amenities were developed in 1975 with the assistance of IAC funds. The baseball/softball complex and tennis court were updated in 1994-95. Ball field lighting was updated in 2005, again with assistance of IAC funds. A pre-fabricated, handicap-accessible restroom facility will be added to Lions Park list of amenities in the fall of 2015. In 2016, construction is expected to begin on the Dan Dever Memorial Skate Park, which will be located directly to the north of the Lions Park playground. The future 6,000 square foot skate park facility will be comprised of numerous amenities including a double stair set, 7.5 foot bowl, bank ramp, grind rail, and most notably, "Harvest Gold" colored concrete.

Lions Park's inventory of park and playground equipment, accessory to the major recreational amenities, includes the following: four (4) picnic shelters, twenty (20) picnic tables, eight (8) permanent barbecue stands, twenty plus (20+) bleachers, ten plus (10+) permanent park benches, three (3) water fountains, two (2) climbing poles, five (5) swing sets, two (2) sets of monkey bars, two (2) slides, two (2) play structures, and one (1) jungle gym. Parking at the site is limited and overflow parking is regularly require to park in the neighborhood.

#### **Othello Community Pool**

Located in Lions Park on the corner of Pine and Fir Street is the Othello Community Pool; a 178,392 gallon pool facility comprised of a 155,600 gallon lap pool and 22,792 gallon lazy river. Constructed in 2007, the Othello Community Pool includes the following amenities: lap pool, zero depth entry, three (3) covered shelter areas, six (6) picnic tables, one (1) permanent barbecue, two (2) spray toys, and large aquatic slide. The pool facility also features a concession stand, open to inside pool patrons and the outside park public; locker rooms; and separate family/handicap accessible locker room. Parking is shared with Lions park and generally requires on-street parking in the residential neighborhood.

### **Kiwanis Park**

Encompasses 15.2 acres in a setting of trees and grass, and is also situated in proximity to an elementary school. It too was developed in 1975 with the assistance of IAC funds. Its major amenities include: walking trails, basketball courts, covered picnic shelters, a grassy amphitheater, a large covered picnic area, restrooms, and ample room for other active and passive recreational pursuits. In the fall of 2014, a pre-fabricated, handicap-accessible restroom facility was added to Kiwanis Park's list of amenities.

Kiwanis Park's inventory of specific park and recreation amenities, in excess of its primary facilities, include the following: five (5) picnic shelters, twenty-seven (27) picnic tables, five plus (5+) permanent park benches, eight (8) permanent barbecue stands, three (3) water fountains, two (2) play structures, four (4) slides, two (2) swing sets, a tire swing, two (2) play structures, and one (1) jungle gym. There is a small parking area on site.

### **Pioneer Park**

Is a 1.0 acre site with trees and grass, utilized for passive recreational pursuits, and is the City's oldest park (dating back to 1912). This park features the City's tie to aircraft via a T-33 jet honoring the City's relationship to a former nearby airbase. The park includes a restroom, one (1) water fountain, six (6) permanent park benches, and a large gazebo covering three (3) picnic tables. There are several gravel parking spaces off of the alley but there are no active recreation facilities at this location.

### **Triangle Park**

Located on .33 acres, this site is grassed, treed, and was donated to the City in the late 1960s. It provides shaded open space for local enjoyment. Irrigation was added to the park in 2001. The park has no parking and no amenities for recreation beyond the lawn area.

### **Other Existing Recreational Amenities**

The Othello Senior Center is located within City limits and is used primarily for meetings, receptions and meals for seniors. Also within City limits, the Othello School District operates seven (7) school campuses. All School District recreational facilities serve dual recreational purposes for both the District's needs and the City's, given the inter-local agreement for use of recreational facilities between the parties.

- Othello High School – bounded by 4<sup>th</sup> and 7<sup>th</sup> Avenues and Hemlock and Juniper Streets, the high school has a baseball and softball field, a track, two (2) batting cages, and a double gymnasium.
- Desert Oasis High School – located on the corner of 8<sup>th</sup> Avenue and east Ash Street, the alternative high school has a small gymnasium.
- McFarland Junior High School – located between 10<sup>th</sup> and 14<sup>th</sup> Avenue adjacent to Ash Street, the junior high features two (2) softball fields, two (2) baseball fields, a soccer field, a football field, track, and a double gymnasium.
- Hiawatha Elementary School – bounded by 7<sup>th</sup> and 9<sup>th</sup> Avenues on the north side of Hamlet Street, the school offers two (2) baseball fields, three (3) soccer fields, and a small gymnasium.

- Lutacaga Elementary School – bounded by 7<sup>th</sup> and 10<sup>th</sup> Avenues and situated across from 10<sup>th</sup> Avenue from the junior high, this school features a standard gymnasium, one (1) baseball field, two (2) softball fields, two (2) soccer fields, and a performing arts stage.
- Scootney Springs Elementary School – located on the east side of 14<sup>th</sup> Avenue northeasterly of the junior high, this school offers three (3) soccer fields, and a small gymnasium.
- Wahitis Elementary School – bounded by 7<sup>th</sup> and 9<sup>th</sup> Avenues and Olympia and Hamlet Streets, this school features one (1) baseball field, one (1) soccer field, and a standard gymnasium.

**Level of Service Criteria.** The following level of service standards, derived from the National Recreation and Park Association’s Recommended Standards for Local Developed Open Space, are adopted as part of this Plan Update:

- *Mini Park* -- specialized facilities serving a concentrated or limited population or specific group; provides a service area less than 1/4-mile radius; provides a ratio of 0.25 to 0.50 acres per 1,000 population; and is located within neighborhoods or in close proximity to multi-family or senior citizen housing.
- *Neighborhood Park or Playground* -- areas for intense recreational activities, such as field games, crafts, playground apparatus areas, skating, picnicking, wading pools, etc.; provides a service area over 1/4-mile and less than 1/2 mile to service a neighborhood; provides a ratio of 1.00 to 2.00 acres per 1,000 population; and is suited for intense development, easily accessible to neighborhood population (biking/walking), and may be developed as a facility in conjunction with a school.
- *Community Park* -- an area of diverse environmental quality, which includes areas suited for intense recreation facilities (athletic complexes, swimming pools), or areas of natural quality for outdoor recreation (walking, viewing, sitting, picnicking), or a combination of active and passive recreation, depending upon site suitability and community need; provides a 1-mile to 2-mile service radius; provides a ratio of 5.00 to 8.00 acres per 1,000 population; and can include natural features, such as water bodies, and areas for intense development; easily accessible to population served.

While the level of service standards do not suggest minimum sizes for various types of facilities, Othello employs the following guidelines: up to one (1) acre for a Mini Park; a site in excess of a single acre, but less twenty (20) acres, qualifies as a Neighborhood Park; and a site of twenty (20) areas or larger qualifies as a Community Park.

Source: City of Othello 2007 Update of the Comprehensive Park & Recreation Plan.

Outside Othello’s City limits, but nevertheless situated within convenient proximity, are other recreational amenities:

- **Othello Golf Course** -- this privately owned course is open to the public, has nine (9) holes, and is located on Bench Road, southwest of the City.

- **Adams County Fair and Rodeo Grounds** -- this approximately 60-acre County complex is situated about a mile from the City’s southeasterly perimeter, and is used annually for the Adams County Fair, rodeo, and demolition derby.
- **P.J. Taggares Park** -- this 20-acre Adams County facility is located roughly two (2) miles west of the City limits.
- **Columbia National Wildlife Refuge** -- this large, federally owned refuge is situated northwesterly of the City and is a popular location for fishing, hunting, hiking and bird watching.

**Demand & Needs Analysis**

The city currently has four parks with a total of 43.3 acres of recreation space. Using the standards adopted in 2002 and 2007 City of Othello Comprehensive Park and Recreation plan, the city’s current level of service demand is:

Figure 6-1. 2015 Parks Level of Service

	Service Level (per 1,000 residents)	2015 Population (7,780)		
		Low	Medium	High
Mini-Park	0.25 to .5 acres	1.945 acres	2.88 acres	3.89 acres
Neighborhood	1 to 2 acres	7.78 acres	11.67 acres	15.56 acres
Community	8 acres		62.24 acres	
Total			66.79 acres	

The City’s population of 7,780 people warrants 66.79 acres of parks to meet a medium level of service for parks. At current population levels, the City’s 43.3 acres of recreation space only meets 64.2% of the existing desired level of service demand.

Over the projected life of the comp plan, the projected population warrants a total park area of 175.93 acres.

Figure 6-2. Projected 2035 Parks Level of Service

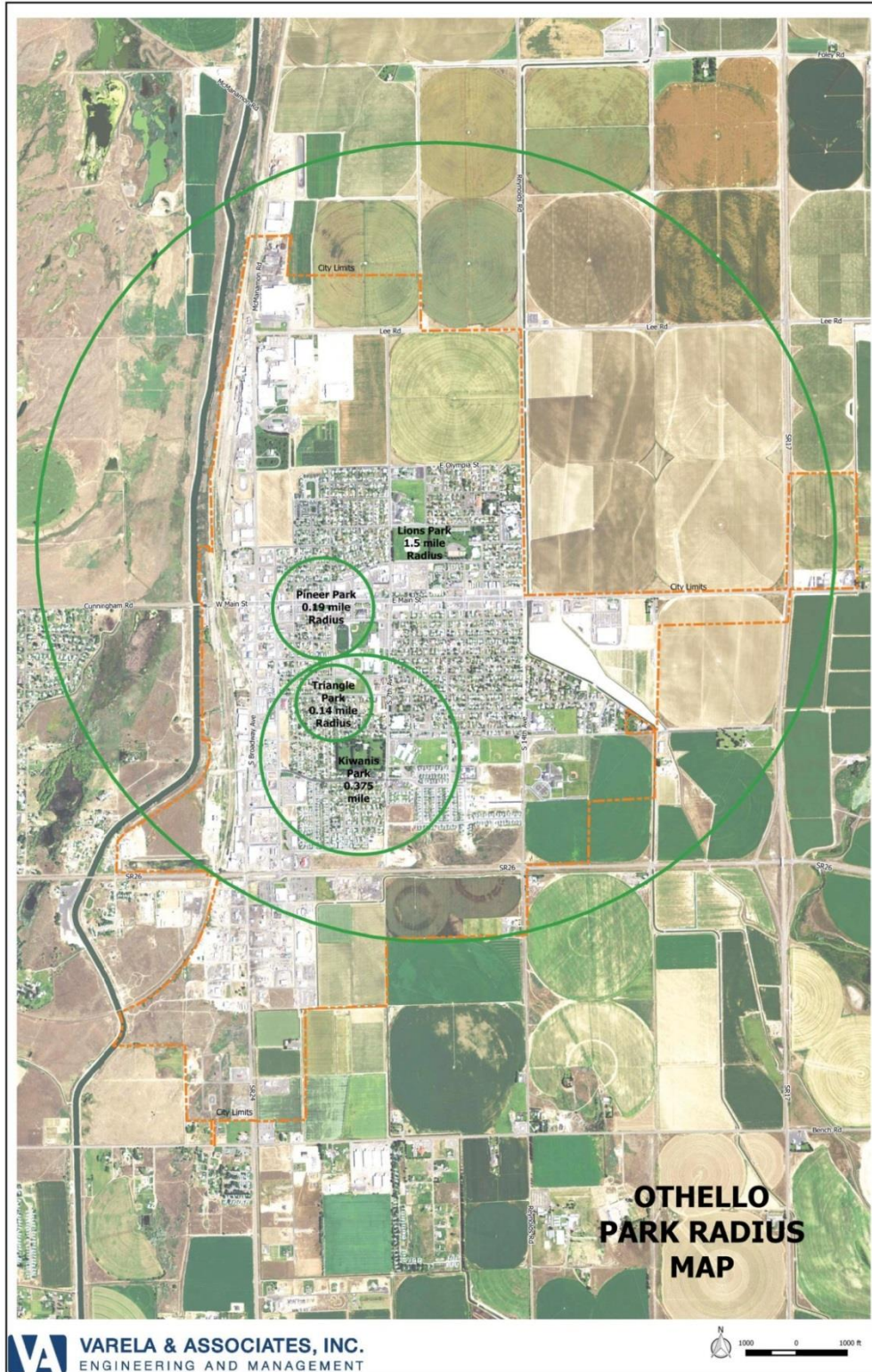
	Service Level (per 1,000 residents)	2035 Population (17,825)		
		Low	Medium	High
Mini-Park	0.25 to .5 acres	1.45 acres	6.6 acres	8.91 acres
Neighborhood	1 to 2 acres	17.82 acres	26.73 acres	35.65 acres
Community	8 acres		142.6 acres	
Total			175.93 acres	

Figure 6-3 shows a service area model for the area served by the existing city parks. This map will help guide future acquisition decisions. It also helps demonstrate how current capital improvement program decisions, like development of the Dan Deaver Skateboard Park, serve



to intensify use of existing facilities and not actually be a pure service expansion. These type issues will need to factor into recreation prioritization and decisions going forward.

Figure 6-3. Park Service Radius Map



## **Community Involvement**

Over the months of public meetings and public outreach efforts, the City was able to gather considerable input regarding what types of recreation facilities are desired by the community. In all there were two public hearings and two open houses where recreation was a topic of discussion. There were also three small group meetings with public groups (including one high-school class discussion) regarding community priority setting for recreation. The following is the list of facilities that was compiled throughout that public process:

### **Facility Needs**

- Community Center (with recreation center, pool, gym, auditorium, reception rooms, a kitchen, meeting rooms, multi-use space, basketball court, afterschool programs, racquetball court, theater space, and rock climbing)
- Firing Rang (archery, hunting classes, safety classes, and police/private training facility) (public/private partnership)
- Parks with trees and shade
- Skate Park
- Softball fields
- Baseball fields
- Soccer fields
- RV Park
- Sidewalks
- Bike paths
- Bike parks (course)
- Pool
- Batting Cages
- Park with a splash pad (fountain etc.)
- Dog park
- Gym
- Tennis Courts
- Mini Golf
- Ice Skating Rink
- Education Center
- Museum
- “Get Air” trampoline park
- Go carts
- Water park
- Paintball
- Shopping (most popular recreational need as identified by the high school class)

## **Programs & Service Extensions**

- Year-round sports program
- ADA sidewalks
- ADA parks
- Walking paths
- Soccer program
- Recreation organization/services
- Summer programs
- Farmers Market
- Community events to bring people to parks

## **Priority Setting**

Citizen input showed that quality of life issues like parks and recreation assets were an important part of Othello's character. Additional work will need to be completed in order to refine participation level of service standards for the existing facilities and services offered. This will include pool attendance levels and field rental/availability rates. These priorities will be considered when making capital improvement program funding decisions.

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## **Parks & Recreation Chapter Goals, Policies, and Objectives:**

### **Goal 6.1      Coordinate land use decisions and financial resources with a schedule of park and recreation capital improvements to meet adopted level of service standards, measurable objectives, and provide existing and future facility needs.**

Policy 6.1.1      Ensure that developers, and/or the City as applicable, provide for the availability of park and recreation facilities to support development, concurrent with the impacts of such development, in accordance with the level of service standards stated herein.

Policy 6.1.2      Ensure that recreation and open space is provided in accord with the following National Recreation and Park Association's "*Recommended Standards for Local Developed Open Space*": mini-park @ 0.25 to 0.50 acres per 1,000 population, neighborhood park or playground @ 1.00 to 2.00 acres per 1,000 population, and community park @ 5.00 to 8.00 acres per 1,000 population (for an overall ratio of 6.25 to 10.50 acres per 1,000 population).

### **Goal 6.2      Provide adequate and diverse park and recreational opportunities at the mini-park, neighborhood park, and community park levels of service.**

- Policy 6.2.1 Allocate park and recreation facilities to activities that will meet the social, physical, and economic capabilities of the residents of the service area.
- Policy 6.2.2 Develop improvements which make the City's existing park and recreation areas more attractive and usable for both residents and visitors, including those with disabilities (i.e., see the projects proposed for Lions and/or Kiwanis Park and future new parks in the Capital Facilities list of this plan).
- Policy 6.2.3 Provide for an equitable geographic distribution of park and recreational amenities in the City.

**Goal 6.3      Serve all age groups in the City and surrounding service area by a well-balanced and conveniently located park and recreation system which will effectively meet the multiple needs, desires, and interests of the users.**

- Policy 6.3.1 Relate the type of park and recreation provided to the pertinent characteristics of the population area served (i.e., respond as closely as practical to the desires of the citizens).
- Policy 6.3.2 Improve access to facilities to meet the needs of the entire municipal and external service area. (i.e., see the lighting and parking projects proposed in the plan.)

**Goal 6.4      Provide for the protection and preservation of the City's park and recreation resources so as to enhance the quality of the environment.**

- Objective 6.4.1 Develop a sound basis for the location and acquisition of park and recreational sites and open spaces to be conserved, using criteria and priorities for the type, location, and amount of space required as provided for in this Plan.
- Policy 6.4.1 Make public space accessible in degrees appropriate to its condition and purpose (i.e., again see the lighting and parking projects proposed in the Plan of Action and Tools section).
- Policy 6.4.2 Utilize appropriate methods for the conservation of open space by zoning, acquisition, easements, and other devices for control of land.

**Goal 6.5      Coordinate open space development which will assist in directing the desired urban growth and land use pattern.**

- Policy 6.5.1 Promote open space lands as a relief and buffer from surrounding urban development.
- Policy 6.5.2 Require the dedication of land, improvements, or fees in lieu thereof, for park and recreational purposes in all new subdivision in the City

Policy 6.5.3 Control the extension of urban services, such as utility systems, into open space areas so as to prevent premature land utilization and leap-frog development or annexation.

**Goal 6.6 Develop a visually pleasing linkage of open space in the community in order to create a unified form and a positive image for the City.**

Objective 6.6.1 Develop a gateway design plan.

Objective 6.6.2 Implement the Parks & Recreation trail plan.

Objective 6.6.3 Develop enforcement tools for landscaping and maintenance standards.

Policy 6.6.1 Enforce landscaping and maintenance standards.

Policy 6.6.2 Pursue landscaped focal points to beautify and identify primary entryways to the City.

Policy 6.6.3 Relate historic and cultural attractions to park and recreation lands.

**Goal 6.7 Provide for the conservation of sensitive open space lands so that it can be used as a natural resource for years to come.**

Policy 6.7.1 Prevent and control the pollution of permanent and intermittent surface waters in the City.

**Goal 6.8 Secure the necessary financing to provide for the acquisition and development of land and facilities for park, recreation, and related open space purposes.**

Policy 6.8.1 Take full advantage of outside funding sources from state and federal programs to reduce the financial burden of improving and enhancing the City's recreational facilities.

Policy 6.8.2 Use this Plan's guidance in scheduling park, recreation, and related open space projects for implementation through annual updates of the 6-year Capital Improvement Program.

Policy 6.8.3 Consider means of financing the local share of project implementation from sources that do not overburden existing municipal revenues, such as subdivision fees, donations, limited improvement districts, etc.

**Goal 6.9 Continue to coordinate and expand recreational programs with the local School District and other public and quasi-public entities.**

Policy 6.9.1 Locate park and recreation areas adjacent to schools to economize by joint use of playgrounds and facilities.

Policy 6.9.2 Consider joint financing of projects as permitted by State law.



## Chapter 7 Conservation & Environment

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### Existing Conditions:

#### Natural Environment

The City of Othello has a remarkably small amount of environmental constraints within its boundaries. However, the city has a comprehensive environmental regulation section in the municipal code. The protection of critical areas is mandated by state and federal law. From time to time the city will update critical areas regulations as required by law. The city is committed to the protection of both the built and natural environments and the quality of life that results from having a healthy environment.

#### Floodplains

The City of Othello is covered by FEMA Firm Panel 1025. The entire city is identified as Zone X which means there is less than a .02% chance of flood.

There is an unnamed drainage which is identified as a Zone A floodplain but no base flood elevation has been determined for the drainage. This drainage is east of Highway 17 and primarily drains agricultural land. The map shows one branch of the floodplain crossing Highway 17 to the west, then passing under Highway 26 to within a ¼ mile of the city limits. This branch is within the Othello Growth Area and would need to be addressed should the subject property petition for annexation into the city. Until that time, the floodplain would continue to be regulated by Adams County.

#### Geologically Hazardous Areas

Geo-Hazards are minimal within the city limits. There are no slopes in excess of 30%, no identified erosion hazard areas, and there are no known areas highly susceptible to liquefaction. The one hazard known within the city is soils subject to wind erosion. City regulations require erosion control mitigation be in place during construction and the placement of landscaping and groundcover upon completion of development activities.

Agricultural activities within the city and the Othello Growth Area are the most susceptible to wind erosion. The city regulations for geologic hazards will be applied to all development permit applications as these properties are converted from agriculture to urban development.

#### Critical Aquifer Recharge Area

There are no formal Critical Aquifer Recharge Areas (CARA) identified at this time but it is the intent of the city to promote public health and safety by acknowledging the importance of preserving CARAs that may annex to the city.

In November of 2012, the Columbia Basin Ground Water Management Area (GWMA) performed a water supply review for the City of Othello. Chapter 3 of this plan further discusses the City's water system and supply challenges.

The Critical Aquifer Recharge Area portion of the city code will be updated in advance of 2015 as part of the Washington State Department of Commerce critical area ordinance update.

### Habitat

The Washington State Department of Fish & Wildlife Priority Habitat Species (PHS) GIS mapping system shows Othello has having two identified PHS features (other than wetlands). One is within the current city limits and the other within the Othello Growth Area. These features are:

Ferruginous hawk – (*Buteo regalis*) is identified at the Township level for “breeding area”. Main Street of Othello is the southern boundary of this designation which extends far to the north and includes the entire potholes reservoir and as far as Moses Lake. State agencies have management recommendations for breeding areas which include preservation of nest trees, minimization of disturbance to nesting hawks, and management techniques for preserving prey (mice and small mammals).

Burrowing owl – (*Athene cunicularia*) Owl “breeding area” is mapped at the both the area and point level, meaning that owls may have been spotted at a specific point, and that the area has the habitat characteristics for owl breeding. State agencies management recommendations for owl breeding areas include the preservation of native vegetation and plant species, and the preservation of burrowing mammalian species near known or potential owl nesting habitat (e.g., ground squirrels, badgers). Techniques also include the marking of burrows and the use of agricultural management techniques that can preserve known burrows.

These features are protected by the environmental regulations section of the city code for critical areas. Updates to critical area codes are required by state law and the city expects to complete this task in 2016.

As the city continues to grow, the critical area codes will continue to be applied to development occurring within or near the identified features.

### Wetlands

The city has four potential wetlands mapped by the Washington State Department of Fish & Wildlife Priority Habitat Species (PHS) GIS mapping system and the National Wetlands Inventory. One is the city's stormwater pond which is approximately .75 acres in size and is owned by the city. The second is located on the Othello School District Transportation Facility site. This wetland was delineated in 2014 and has been identified on the face of the plat. The third is modeled at approximately .3 acres in size and located on an undeveloped property



adjacent to the City's Well #7. Any development on the site would need to confirm and if necessary delineate the wetland as part of any development project. The final modeled wetland appears to be a mapping error. Field visits appear to show that the GIS polygon is likely referring to what appears to be a small drainage pond in the railroad right-of-way. Should any development activity be proposed in the area, a wetland review would also be completed for the project.

The area identified as the Othello Growth Area in this plan does have wetlands within it. These wetlands are currently governed by the Adams County critical areas laws. As planning and annexation occurs, the city will work with petitioners to determine the extent of wetlands and to ensure they are protected in accordance with all applicable critical area regulations. This includes the protection and preservation of waterfowl and shorebird habitat in wetlands.

In spite of the rarity of wetlands within the city, the city does have a wetland section of its Critical Areas code. This ordinance requires the review and protection of wetlands. The ordinance is due for an update before 2018, as mandated by state laws. The city will be working with the Washington State Department of Commerce to update the ordinance as necessary to make sure it is consistent with best available science.

Staff plans to pursue an update which is based on a three tier approach to protection. The first will be to avoid impacts wherever possible; the second is minimize impacts; and the third involves the mitigation of impacts that could not be avoided or minimized.

#### Shorelines

No Shorelines of Statewide Significance exist within the current limits of the City of Othello and the city does not have a Shoreline Management Master Program.

Within the Othello Growth Area are lands under the jurisdiction of the Washington State Shoreline Management Act. These areas are currently under jurisdiction of the Adams County Shoreline Management Master Program. The city will need to address the adoption of a Shoreline Management Master Program should any of those properties be annexed into the city.

#### Historic and Archaeological Resources

There are two properties on the National Historic Register within the area covered by the comp plan. Both are within the limits of the City of Othello, they are:

##### Othello Hotel

Also known as the Old Hotel Art Gallery, the building has a "western false front" and was listed in 2000 for its contribution to local social history.

##### First Presbyterian Church of Othello

Also known as the Othello Museum and Arts Center, the building is of the “Gothic Revival” style and was listed in 1972 for its contribution to local social history.

There are no other listed or candidate sites within the area covered by this plan.

Resource Lands, as opposed to critical area lands, are those lands that have an economic value that is directly attributable to the development of the specific resource. Typically there are three types of resource lands:

#### Agriculture

The City of Othello has an economy based on agriculture and the support of agricultural activities. The City needs to balance urban development with the preservation of rights for neighboring properties to continue in agricultural production. The City must also be mindful that it not annex or allow urban sprawl onto land designated as Prime Agriculture by the Adams County Zoning Map.

However, unlike the County, the City has a responsibility to provide urban services in an efficient manner that is economically affordable and sustainable. This means that the city needs to develop vacant, under-developed, and agricultural lands within the City’s limits. It also means developing higher residential densities with commercial and industrial growth where services can be provided efficiently. Therefore, the city accepts that some loss of agricultural land will occur as the city grows.

#### Forest Lands

There are no forest resource areas within the city limits or within the area identified as the Othello Growth Area.

#### Mineral Lands

There are no identified mineral resource extraction activities within the city limits or within the identified as the Othello Growth Area. Mineral resource extraction activities would be regulated as a land use under the municipal code.

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### Conservation & Environment Chapter Goals and Policies:

#### **Goal 7.1      Protect Prime Agricultural land from development.**

Policy 7.1.1    Prime Agricultural land used for utilities, infrastructure, open space, recreation, or other governmental purposes may be annexed and developed.

#### **Goal 7.2      Protect General Agricultural land from urban sprawl and low density residential development.**

Policy 7.2.1    Urban sprawl is considered a net density of 4 units or less per acre for the overall density for a project.

- Policy 7.2.2 Mixed Use developments may be exempt from this density if it can be demonstrated that the project meets the goals and polices of this plan.
- Policy 7.2.3 Developments with a mix of housing types and lot sizes may be exempt from this density if it can be demonstrated that the project meets the goals and polices of this plan.

**Goal 7.3 Protect General Agricultural land from inefficient commercial or industrial use.**

- Policy 7.3.1 Inefficient Use is defined as single commercial use sites without vehicular and pedestrian cross-circulation, and without shared parking.
- Policy 7.3.2 Mixed-Use developments may not be considered inefficient if it can be demonstrated that the project meets the goals and polices of this plan.
- Policy 7.3.3 Open space, landscaping, and pedestrian/customer amenities are not to be considered an inefficient use of space.

**Goal 7.4 Protect sensitive critical areas from development disturbance by the use of the City's Critical Areas Ordinances.**

- Policy 7.4.1 Critical area impacts should be avoided as much as possible.
- Policy 7.4.2 Projects which avoid critical area impacts should have expedited environmental reviews.
- Policy 7.4.3 Critical area impacts which cannot be avoided should minimize impacts as much as possible.
- Policy 7.4.4 Projects which minimize critical area impacts should have expedited environmental reviews but may be subject to mitigation measures.
- Policy 7.4.5 Critical area impacts that affect the value or function of the critical area must be mitigated for.

**Goal 7.5 Develop environmental and resource land permit processes that simplify and streamline permit review while protecting the resource.**

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Plan of Action and Tools:

- The City will update its Critical Areas Ordinance as required by appropriate State regulations and agencies.
- The City will create a Critical Areas layer for use with GIS systems. (either a City system or the Adams County system)
- The City will make available all critical areas information it has on file.
- The City will update its website so that critical area information is available on the web.
- The City will pursue funding for enhancement projects when identified.



Insert 11x17 map here

Map 1 Othello Growth Area



Insert 11x17 map here

Map 2 Current Zoning & Growth Area





Insert 11x17 map here

Map 3 Othello Street Plan



Insert 11x17 map here

Map 4 Othello Park & Rec Trail Plan



**Chapter 36.70a RCW**

**GROWTH MANAGEMENT—PLANNING BY SELECTED COUNTIES AND CITIES**

**RCW 36.70a.020**

***Planning goals.***

*The following goals are adopted to guide the development and adoption of comprehensive plans and development regulations of those counties and cities that are required or choose to plan under RCW [36.70A.040](#). The following goals are not listed in order of priority and shall be used exclusively for the purpose of guiding the development of comprehensive plans and development regulations:*

*(1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.*

*(2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.*

*(3) Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.*

*(4) Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.*

*(5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.*

*(6) Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.*

*(7) Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.*

*(8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation*

*of productive forest lands and productive agricultural lands, and discourage incompatible uses.*

*(9) Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.*

*(10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.*

*(11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.*

*(12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.*

*(13) Historic preservation. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.*

*[2002 c 154 § 1; 1990 1st ex.s. c 17 § 2.]*

As part of the public participation process staff used large poster boards at each meeting to record input. This compilation list is the result of those sessions.

To solicit input, staff would divide attendees at random into smaller groups for more personal discussions. All the groups in attendance would be given the same instructions and questions.

Instructions were generally limited to:

- Select a member to act as note-taker.
- You have \_\_\_ minutes. (You will be given a warning when time is about to run out)
- Please answer this question or discuss this topic...
- Select a speaker to present your groups comments to the entire group.

Below you will find the comments received at each of the public meetings, hearings and open houses. In some cases, meetings were held with stakeholders to receive input directly. (Examples of such contacts include the July 9<sup>th</sup> meeting with the Othello Police Department meeting which included department needs as well as discussions about what types of recreation facilities could help keep youths entertained (and reduce their chances of getting in trouble)?)

These notes were used to help guide the formation of the chapters that became the comprehensive plan. These notes provide the bulk of the documentation for these sessions. In some cases presentations were made and are available for review. Recordings of some or all of the meetings and open houses may also be available however, due to the nature of small group exercises recordings of up to four separate group conversations at the same time would not be practical or effectively useable.

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Topic: Housing

Body: Planning Commission

Date: March 16<sup>th</sup>, 2015

Issues facing housing in Othello:

- Bureau drains under the proposed expansion areas.
- Systematic growth.
- Slow pace.
- Lots of schools. (family focus)
- Local shops with bigger shopping close(ish).
- Open space & parks.
- Alleys look horrible.
- Narrow streets.
  - Cheaper.
  - Less asphalt.
  - Less runoff.
- Marketable housing needed.
- Aesthetics.

- Personality.
- Mixed levels. (entry level to luxury)
- Quality control on structures.
  - Shared common space.
- Sustainable market.
- Partnerships between the city and developers.
- Demand driven market.
- Limited housing opportunities for professionals.
- Renters aren't necessarily low quality.
  - Tenants.
  - Housing units.
- Multi-family demand is there.
- Safe streets.
  - Stop signs.
  - Street lights.
  - Speed and enforcement.
  - Sidewalks.
  - Parks that are close.
- Attractive homes.
  - Landscaping.
  - Quality.
- Amenities.
  - Type of street lights. (style)
  - Trees & shrubs.
- Traffic.
- Mix of sizes and styles.

---

Topic: Housing & Comp Plan input

Body: Desert Haven Common Room (AG worker housing project)

Date: April 2<sup>nd</sup>, 2015

#### Strengths

- Small community feeling.
- Beautiful Parks.
- Diverse year-round activities.
- Generous organizations. (networked together)
- 4<sup>th</sup> of July and festivals (Crane)
- Sunshine/weather.

#### Weaknesses

- Cultural divide. (need to bridge the gap)
- Restaurants. (lack of variety and number)
- There is no “downtown”.
- Crumbling asphalt on Main Street. (lack of site maintenance)
- No “you have to see” features.



- Parking area designs.
- No wayfinding.
- Lack of skilled workers.
- Lack of opportunities to train skilled workers.
- Lack of housing.
- Lack of quality housing.
- Lack of quality affordable housing.
- Lack of housing for seniors. (independent living)

#### Opportunities

- Branding.
- Restaurants.
- Centralized core for downtown.
- Gateway to the refuge.
- Geology. (education and tourism)
- Community vision of pride.

#### Threats

- Appearance.
- Lack of quality control due to lax codes.
- Curb appeal.
- City expectations should be higher.

---

Topic: Housing & Comp Plan input

Body: Othello Lions Club

Date: April 14<sup>th</sup>, 2015

What are the issues facing Othello?

- Too far off the highway to draw people.
- Truck circulation plan is needed.
- Farming is more financially viable.
- Covenants should be used instead of regulations.
- The sense of civic pride is gone.
- Proud history of civic involvement.
- Lack of city cohesion.

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Topic: Land Use

Body: Planning Commission

Date: April 16<sup>th</sup>, 2015

Exercise #1: What are the needs and barriers for commercial businesses in Othello?

<u>Commercial Needs</u>	<u>Barriers to Commercial Uses</u>
Restaurants	Lack of commercial building sites
Retail shops	Population
Farmers Market	Infrastructure (water/sewer/streets)
Community Center	Ingress & egress from highways
Hotels	Codes not progressive enough (mixed uses).
Second story residences	Need to be shovel ready.

What tools or solutions do we have or that can be used?

- Chamber of Commerce.
- Adams County Development Council (ACDC).
- Grant money.
- Advertisement to draw people in.
- Identify shovel ready sites.

Exercise #2: What do you consider the difference between commercial uses aimed at Neighborhoods, Highways, and General commercial uses?

Neighborhood Commercial	Highway Commercial	General Commercial
Size	Highway frontage	Services for community
Walk-up desirable	Business hours up to 24 hrs.	Lots of parking
Neighborhood centric	Drive-through	Not location dependent
Small café	Retail	
Kiosk	Equipment	
Upper living quarters	Gas stations	
7 am till 9:00 pm		

Exercise #3: What are the needs and barriers for industrial businesses in Othello?

<u>Industrial Needs</u>	<u>Barriers to Industrial Uses</u>
Clearly defined rules	Lack of immediately available land
Utilities (gas, water)	Gas pipeline capacity
Fire flow / fire protection	Accessibility to water
Rail Access	Utility infrastructure cost
Varied industry	Value of surrounding farm land
Large acreages isolated from res/com	Large acreages around the city
	Lack of training programs

What opportunities that Othello can offer?

- Labor force size. (largest part of county)
- Labor force quality.
- Quality work force.
- Housing. (largest part of the county)
- Not a lot of traffic.
- Close to many highways.
- Industrial areas separate from residential.

What challenges are there?

- Noise and odor near residential.
- 2 processors use a large part of water.

Exercise #4: What do you consider the difference between Light Industrial uses and Heavy Industrial?

<u>Light Industrial</u>	<u>Heavy Industrial</u>
Use	Use
Natural Gas (capacity & location)	Natural Gas (capacity & location)
Wastewater (industrial)	Wastewater (industrial)
Water (supply)	Water (supply)
Transportation needs	Transportation needs
Light amount of truck trips	Heavy amount of truck trips
Environmental Impacts	Truck parking
	Environmental impacts

Topic: Capital Facilities

Body: Planning Commission

Date: May 18<sup>th</sup>, 2015

Group 1 - WATER

Exercise #1 – Pick one type of capital facility to discuss.

- This will be an upcoming problem for everyone.
- Approached as a supply and/or conservation issue?
- New wells. (\$2.7 million)
- Treatment plant. (\$5-10 million)
- Aggressive conservation. (30-40%)
- Distribution system. (\$7.5 million)

- Develop a comprehensive water plan.
- Water storage. (\$5 million)

Exercise #2 – What’s fair when paying for a project?

- Adjacent landowners.
- City for the public’s share.

Who gets the benefits?

- Everyone.
- Schools.
- Citizens.
- Visitors.
- Businesses.
- Residents.
- City.

Group 2 - TRANSPORTATION

Exercise #1 – Pick one type of capital facility to discuss.

- Large capital investment.
- Added pedestrian sidewalks and ADA ramps.
- Increase capacity of roads.
- Traffic controls.
  - Lights.
  - Signals.
- Bike paths.
- Street lights.
- Stormwater will increase.

Operations & Maintenance.

- Snow removal and sanding.
- Update connectors.
- Overlays and road maintenance.
- Changes in requirements needed.
- Striping maintenance increases.
- Signage increases.
- Expansion of service area.
  - Increased traffic on connectors.
  - Impacts emergency services and service area.
  - More public employees.
  - Expands school bus routes.

Exercise #2 – What’s fair when paying for a project?

- Funding sources (TIB etc.).
- Property owners (by lineal foot) proportionally.

### Group 3 - WASTEWATER

Exercise #1 – Pick one type of capital facility to discuss.

- Capital improvements. (\$16-17 million)
- New mechanical treatment.
- No industrial treatment.
- Capacity questions.
- Quality questions.
- Collection system age.
- Develop a comprehensive wastewater plan.

Operations & Maintenance.

- 24 hour operators.
- Expansion of service area.

Exercise #2

Who gets the benefits?

- CBHA.
- Schools.
- Developers.
- City.
- Port.
- Businesses.
- Residents.

### ALL GROUPS

Exercise #3 – What are the values of the City/Community that need to be reflected in the Comp Plan?

- Quality of life.
- Safety of the community.
- Developer Impact Fees.
- People who work and live here.
- Livable Community
- Welfare of the community.
- Safe Community.
- Welfare of the children
  - Parks
  - Good schools
- Zoning.
  - Protects property values.
  - Enforcement.
  - Provides opportunities.
- Inspirational leadership.
  - Volunteerism.

- Ethical.
- Courage to be consistent and predictable.

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Topic: Economic Development

Body: Planning Commission

Date: June 15<sup>th</sup>, 2015

### Top Economic Drivers

1. Increasing birth rate
2. Low educational attainment
3. Job training facility needed to support industry
4. Lack of moderate income housing (3) #1 reason people live elsewhere
5. Lack of rental properties
6. Perception of high crime
7. Water shortage (2)
8. Affordable electricity rates
9. Steady demand for farm labor
10. Excellent climate
11. Lack of retail diversity (3)
12. Lack of arts and entertainment
13. Lack of family style dining/variety
14. Higher paying jobs needed (3)
15. Retail leakage from Othello to other counties, out of the country
16. Diversified industry sectors

### Economic Development Keywords

1. Water management
2. High wage jobs
3. Land use
4. Railroads
5. Natural Gas
6. Education
7. Future growth
8. Highway expansions
9. Mid-upper rental properties
10. Increase labor force
11. Tech industry
12. Manufacturing
13. Quality of life
14. Entrepreneurship incentives
15. Grant writing
16. Diversification

17. Sustainability
18. Future planning
19. Vision
20. Risk management
21. Organic farming
22. Healthier lifestyle
23. Family wage jobs
24. Recreation
25. Sports

#### Economic development goals

1. Pursue targeted industries
2. Identify and attract new businesses well suited for Othello.
3. New marketing & branding campaign
4. Collaboration
5. Repurpose/reuse property
6. Expand transportation infrastructure
7. Streamline permitting process for new business/industry construction (business friendly)
8. Economic vision
9. Sustainable expansion
10. Develop infrastructure and provide the necessary services to support new industrial, commercial and residential areas.
11. Develop a permitting process with the least amount of roadblocks for incoming businesses utilizing a transparent and user friendly system.
12. Foster an environment of development and support for small local businesses and entrepreneurs.
13. Identify what we are missing in the education of our workforce that results in a deficiency of highly skilled workers and put a system in place to make improvements
14. Prioritize thinking around recreation, entertainment and economic development practices to create a sustainable way of life for all.

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Topic: Capital Facilities

Body: Othello Police Department

Date: July 9<sup>th</sup>, 2015

Exercise #1 – If the City’s population doubled what would the foreseeable service needs be for your department?

- Better jail system.
  - Staff needed to operate
- 45 minute transport time.
- District / Municipal Court.
  - More revenue and expenses involved.
  - Defense attorneys.

- Prosecutor.
- City Attorney.
- Judge.
- Criminal code versus civil code.
- Department staffing.
  - Dog Catcher. (half to full time)
  - SRO.
  - Drug task force.
  - Office space needed.
  - Detectives. (have 1 need 3)
  - 2 commanders/captains.
  - Code Enforcement Officer.
  - Building official.
  - Dispatch. (from 5 part/full time positions to 9 - 11 positions)
- Fleet cars.
  - 16-30 cars.
  - Faster rotation.
  - Hot seating. (on-going & off-going officers use the same car with no break)
- Licensing office. (drive testing too)
- City impound lot. (County lot small...use private company lot...\$\$\$)
- Helicopter/Drone. (Drone in good humor because they want a copter...)
- Probation officer.
  - Adult.
  - Juvenile.
- Parole officer.
  - Adult.
  - Juvenile.
- IT support will be needed.

Exercise #2 – What code changes are needed?

- Vehicle abatement. (for junkers)
- Pet ordinances.
- Nuisances.
  - Chronic.
  - Weeds, etc.
- Motel safety ordinance.
- Signs.
  - Bill posting.
- Carnival & event security.
- Housing.
  - Enforcement & compliance.
  - Mixed use options. (eyes on the street)(CPTED)
- Civil code versus criminal code.
- Street light standards.
- Cameras in stores.



- Better quality.
- Ability to record.
- More cameras.

Exercise #3 – What recreation opportunities do we need to keep kids occupied and out of trouble? (This section was added to the Parks & Rec Committee because OPD input was discussed. See 8/17/15 poster notes as well.)

- Park with splash pad.
- Expand or build a water park.
- Walking paths.
- ADA sidewalks and parks.
- Go carts.
- Golf. (mini or big)
- “Get Air” trampoline park.
- Paintball.
- Birding/wildlife related activities.
- Museum/education center.
- Soccer fields!
- Bike park.
- Bike path system.
- Recreation center.
  - Receptions.
  - Auditoriums.
  - Gym.
  - Pool.
- Batting cages.
- RV Park.
  - Water & Sewer.
  - Visitor only.
  - No permanents etc.
- Sidewalks.
- Aesthetics. (well-maintained things will improve crime rates – CPTED – Broken Windows Theory)
- Firing range.
  - Public/private partnership?
  - Safety classes.
  - Training facility.
  - Hunting classes.
  - Archery.
- Formal organization versus walk ins. (Leagues and programs)
- Parks with trees. Shade is important.
- Skate Park. (Other places it isn’t used. Kids hang out there & get in trouble.)
- Places have to feel good in order for people to want to be there.
- Summer programs!

- Dedicated park for soccer.
- Short distances between playgrounds and fields. (siblings)
- Water features
- Community events bring people to parks.
- Kiwanis has lots of shade. (and graffiti)
- Parks are under-utilized by the general public. Leagues bring people. Without them gangs take over.
- A gym is needed.
- A gym where kids and adults are separated.

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Topic: Parks & Recreation

Body: Parks & Rec Committee (Everett, Lalas, Dorow, Farris, Goddard, Clements, & Kisler)

Date: August 17<sup>th</sup>, 2015

Exercise #1 – If the population were to double what would the impacts be on the demand for recreation opportunities? (This section was added together with the OPD poster notes from 7/9/15 because the OPD input was considered. See those poster notes as well.)

- Double park space. (16? to 32 acres)
- Sports complex.
  - Soccer.
  - Softball.
- Passive activities.
  - Nature center.
  - Walking paths.
  - Arts/theater.
- Double the number of tennis courts.
- Water park.
- Ice skating facility. (indoor, multi-purpose)
- Mini golf.
- RV park.
- Dog park.
- Bike paths.
- City run sports program.
  - Year round.
  - Additional staffing.
- Community Center.
  - Kitchen.
  - Meeting rooms.
  - Multi-use space.
  - Basketball court.
  - After school programs.
  - Racquetball.
- Farmers market.
- Softball complex.

- South of Hwy 26.
- Marked trails. (a network with wayfinding)

ADD HIGH SCHOOL Design & Beyond Class NOTES

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Topic: Parks & Recreation and Planning

Body: Othello High School – Design & Beyond class

Date: January 15<sup>th</sup>, 2016

Exercise #1 – What recreation activity is Othello most in need of?

- A mall.
- Sand dunes for motocross.
- An arcade.
- A farmers market.
- Laser tag.
- Indoor beach. (pool)
- Sky diving.
- Skiing.
- Coffee shops.
- Costco.
- Stadium.
- Community College.
- Basketball.





**City of Othello Population Projections Using OFM growth projections**

	<b>High Growth (1.75% APR)</b>	<b>Medium Growth (1.21% APR)</b>	<b>Low Growth (0.5% APR)</b>
2015	7,780	7,780	7,780
2016	7,916	7,874	7,819
2017	8,055	7,969	7,858
2018	8,196	8,066	7,897
2019	8,339	8,163	7,937
2020	8,485	8,262	7,976
2021	8,633	8,362	8,016
2022	8,785	8,463	8,056
2023	8,938	8,566	8,097
2024	9,095	8,669	8,137
2025	9,254	8,774	8,178
2026	9,416	8,880	8,219
2027	9,581	8,988	8,260
2028	9,748	9,097	8,301
2029	9,919	9,207	8,343
2030	10,092	9,318	8,384
2031	10,269	9,431	8,426
2032	10,449	9,545	8,468
2033	10,632	9,661	8,511
2034	10,818	9,777	8,553
2035	11,007	9,896	8,596

3,227                      2,116                      816  
 OFM 20-year growth projections per growth scenario...

## Adams County Population Projections Using OFM growth projections

	High Growth	Medium Growth	Low Growth
2015	21,085	20,257	19,147
2020	23,158	21,640	19,605
2025	25,172	22,964	20,004
2030	27,187	24,289	20,404
2035	29,278	25,690	20,880

8,193                      5,433                      1,733

OFM 20-year growth projections per growth scenario...

## Building Permits

	SFR Units	Duplex Units	Triplex Units	MFR Units		
2010						
2011	30	2				32
2012	17		3			20
2013	23	13	2			38
2014	34	4		0		38
2015	59			0		59
	163	19	5	0		187

To Date

From Bias
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6 for CBHA expected

86 for Guadalupe Haven expected

87% of housing growth since 2010 is SFR  
 10% of housing growth since 2010 are duplexes  
 3% of housing growth since 2010 are triplexes  
 0% of housing growth since 2010 are MFR

## Residential Building Permit Activity (2011-2015)

	SFR Units	Duplex Units	MFR Units	
2010				2108 (Census Units)
2011	30	2		32
2012	17		3	20
2013	23	13	2	38
2014	34	4	0	38
<b>2015</b>	<b>59</b>		<b>0</b>	<b>59</b> Through the date of 10/9/15
	163	19	5	187

The average number of residential building permits per year are:

2011-2015	32.6	3.8	1	37.4
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So in the last 5 years, the housing market has grown at an annual rate of 1.7%.

This is based on building permit figures from the City of Othello.

## Calculating Housing Stock

Using 2010 Census Data, staff determined that 75% of the housing stock within the City of Othello was single-family residential (detached, attached, and mobile home). An additional 20% of the housing stock is multi-family, while approximately 5% is duplex housing units. For the sake of projecting housing, staff will maintain this ratio (given the City's existing zoning code and zoning pattern). The update of the comprehensive plan is likely to increase the amount of multi-family project opportunities by introducing new tools and densities.

## Calculating Persons Per Household

### (PPH)

Using Census Data, and dividing the population by the number of housing units, staff arrived at a calculation for the number of people per household (PPH).

Staff calculated the following people per household density as:

3.37 People per household in Adams County (incorporated and unincorporated)

4.27 People per household within Incorporated Othello

2.83 People per household in Adams County (Othello excluded)

So what this tells staff is that while the census appears to show that Adams County has a typical household size near the state average. However, when the data is more closely analyzed, data shows the average household Othello household has an occupancy level that is 1.4 people higher than those households outside of the incorporated city.





See electronic copy of data. Please contact staff if you need access or assistance to this information.

2016 CFP and as adopted hereafter.

See electronic copy of data. Please contact staff if you need access to or assistance with this information.