



# The City of Othello

500 East Main Street OTHELLO, WASHINGTON 99344 Telephone (509) 488-5686  
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## Notice of Development Application & Public Hearing

The City of Othello has received an application for development review, as described below. Interested persons are encouraged to review the application documents at City Hall, comment on this proposal within the comment period shown below, receive notice of and participate in any hearings, and request a copy of the decision once made. Written comments may be submitted at City Hall, 500 E. Main Street, Othello, WA 99344 or via e-mail at [ahenning@othellowa.gov](mailto:ahenning@othellowa.gov).

### Project Name: Sand Hill Estates #2 Major Plat

Date Application Submitted	October 16, 2019	Date Additional Required Information Submitted	October 17, 22, 25
Date Determined Complete	October 28, 2019	Notice of Application	October 28, 2019
Comment Due Date	<b>November 13, 2019</b>	<b>Public Hearing City Council Chambers 500 E. Main Street</b>	<b>Dec. 10, 2019 10:00 AM</b>

**Project Description:** Subdivide 17.5 acres into 64 lots in the R-1 and R-2 Residential Districts. A new street, Mt. Adams, will be extended from 7<sup>th</sup> to 14<sup>th</sup> Avenues. Existing 9<sup>th</sup>, 11<sup>th</sup>, and 13<sup>th</sup> Avenues will be extended to the north boundary of the subdivision.

**Project Location:** North of Sand Hill Estates #1, which is north of Olympia Street, between 7<sup>th</sup> and 14<sup>th</sup> Avenues. Portions of Tax #2658 & 2659, Parcel #1529030682658 & 2659

**Project Applicant:** Angel Garza, Palos Verdes LLC, PO Box 464, Othello, WA 99344

**Required Permits:** The following local, state, and federal permits/approvals are needed for the proposed project: Environmental Review, Major Subdivision, Street/Utility construction approval.

**Required Studies:** Trip generation memo

**Existing Environmental Documents:** Environmental Checklist for current project and MDNS issued 8-15-17 for Sand Hill Estates #1

**Preliminary determination of development regulations that will be used for project mitigation and consistency:** 13.04 (SEPA); Title 16 (Subdivisions); Title 17 (Zoning); Title 19 (Development Code); and the City of Othello Comprehensive Plan.

Consistent with the Comprehensive Plan  Yes  No

**Appeals:** The City’s procedural compliance with SEPA may be appealed by the applicant or any “Party of Record”. Per WAC 197-11-680(3)(iii), appeals on SEPA procedures are limited to review of the final threshold determination and final EIS (if any). Appeals of the Hearing Examiner’s decision on the project may be made to Adams County Superior Court pursuant to RCW 36.70C.

**Attachments**

- Plat (4 pages)
- Environmental Checklist

Review copies have been routed to:

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> Building             | <input checked="" type="checkbox"/> Health District        | <input checked="" type="checkbox"/> DAHP               |
| <input checked="" type="checkbox"/> City Engineer        | <input checked="" type="checkbox"/> Avista Energy          | <input checked="" type="checkbox"/> Dept. of Ecology   |
| <input checked="" type="checkbox"/> Public Works         | <input checked="" type="checkbox"/> Big Bend Co-op         | <input checked="" type="checkbox"/> WSDOT              |
| <input checked="" type="checkbox"/> Othello Police       | <input checked="" type="checkbox"/> Communications Company | <input checked="" type="checkbox"/> WDFW               |
| <input checked="" type="checkbox"/> Parks                | <input checked="" type="checkbox"/> Gas Company            | <input checked="" type="checkbox"/> US Fish & Wildlife |
| <input checked="" type="checkbox"/> ACFD #5              | <input checked="" type="checkbox"/> Telephone Company      | <input checked="" type="checkbox"/> Colville Tribes    |
| <input checked="" type="checkbox"/> County Assessor      | <input checked="" type="checkbox"/> Irrigation District    | <input checked="" type="checkbox"/> Nez Perce Tribe    |
| <input checked="" type="checkbox"/> County Auditor       | <input checked="" type="checkbox"/> Bureau of Reclamation  | <input checked="" type="checkbox"/> Spokane Tribe      |
| <input checked="" type="checkbox"/> County Bldg/Planning | <input checked="" type="checkbox"/> ACDC                   | <input checked="" type="checkbox"/> Wanapum Tribe      |
| <input checked="" type="checkbox"/> County Public Works  | <input checked="" type="checkbox"/> Port of Othello        | <input checked="" type="checkbox"/> Yakama Nation      |

**Plat Map**

