



The City of Othello

500 East Main Street OTHELLO, WASHINGTON 99344 Telephone (509) 488-5686
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Type III Development Review Staff Report & Recommendation

Project Name: Sand Hill Estates #2 Preliminary Plat

Case Types: Major Subdivision and SEPA review

Location: North of Sand Hill Estates #1, north of Olympia Street, between 7th and 14th Avenue, described as portions of Tax #2658 & 2659.

Project Description: Subdivide 17.5 acres into 64 residential lots in the R-1 and R-2 Zones. The subdivision will be served by City sanitary sewer, potable water, irrigation water, streets, and storm water infrastructure. Neighboring and internal streets will be extended /constructed generally in conformance with City Streets Standards.

Applicant(s): Palos Verdes LLC

Contact Person: Angel Garza, Palos Verdes LLC
509-989-0555
angel@palosverdesllc.com

Property Owner(s): Palos Verdes LLC
PO Box 464
Othello, WA 99344

Zoning: R-2 from 7th to 9th Avenue, R-1 from 9th to 14th Avenue

Parcel Number: a portion of 1529030682658 & 2659

Recommendation: Approve Subject to Conditions

By: Anne Henning, Community Development Director Date issued: **November 26, 2019**

AGENCY REVIEW

Agency Notified	Response Date	Agency Notified	Response Date
Building Dept	None	Century Link Telephone	None
City Engineer	10-31-19	East Columbia Basin Irrigation District	11-12-19
Public Works	None	US Bureau of Reclamation	11-5-19 & 11-6-19
Police	None	Adams County Development Council	None
Parks	None	Port of Othello	None
Fire Dept	11-8-19	WA Dept of Archaeology & Historic Preservation	None
County Assessor	None	WA Dept of Ecology	11-12-19
County Auditor	None	WA Dept of Transportation	None
County Bldg/Planning	None	WA Dept of Fish & Wildlife	10-29-19
County Public Works	None	US Fish & Wildlife	None
Health Dept	None	Colville Confederated Tribes	11-13-19
Avista Energy	None	Nez Perce Tribe	None
Big Bend Electrical Co-op	None	Spokane Tribe	None
Northland Cable	None	Wanapum Tribe	None
Cascade Natural Gas	None	Yakama Nation	None

Applicable Codes: Title 11 (Streets & Sidewalks); Title 12 (Water & Sewer); 13.04 (SEPA); Title 16 (Subdivisions); 17.17 (R-1 Residential District); 17.21 (R-2 Residential District); 17.56 (General Provisions); Title 19 (Development Code); City of Othello Public Works Standards, and City of Othello Comprehensive Plan.

Public Notice:

- Notice of application and public hearing was posted at City Hall, posted on the City’s website, and emailed to agencies and departments October 28, 2019.
- Two land use notice signs with the notice of application and public hearing were posted on the subject property by the applicant on October 28, 2019.
- Notice of application and public hearing was published in the Sun Tribune on November 6, 2019.
- Notice of public hearing was posted at City Hall on November 21, 2019 and mailed to property owners within 350 feet of the site on November 22, 2019.
- Notice of issuance of the MDNS was posted at City Hall and on the City’s website and emailed to agencies November 21, 2019. It was posted by the applicant onsite November 22, 2019. It is scheduled to be published in the Sun Tribune November 27, 2019.

PUBLIC COMMENT

The following comments were submitted in response to public notice:

None as of the date of this report

PROJECT OVERVIEW

The subject property is 17.5 acres out of a larger property, located north of Sand Hill Estates #1, which is one row of lots abutting the north side of Olympia Street between 7th and 14th Avenues. Sand Hill Estates #1 has been built out over the last two years. The Sand Hill Estates #2 site has previously been used for agriculture and slopes gradually from elevation 1110' at the west side to 1118' at the east side. No environmentally sensitive areas have been identified on or adjacent to the site.

The applicant proposes to divide the property into 64 residential lots on both sides of a new street the developer will construct, Mt. Adams Street, bounded by 7th and 14th Avenues at each end. The developer will also extend 9th, 11th, and 13th Avenues through the development to the north boundary. Sand Hill Estates #2 is the second development of a concept plan with eventual full build-out of about 248 lots. Each plat is independent, so no approvals for development beyond the current plat #2 have been applied for.

The zoning and uses for both the subject and surrounding properties are noted in the following table:

Compass	Zoning	Current Land Use
Site	R-1 & R-2	Vacant/Former Agriculture
North	R-1 & R-2	Vacant/Former Agriculture
East	General Agriculture (Outside City Limits)	USBR canal & Agriculture
South	R-1 & R-2	Residential (Sand Hill Estates #1)
West	R-2	Agriculture

ENVIRONMENTAL REVIEW

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], the City of Othello must determine if there are possible significant adverse environmental impacts associated with this proposal. On November 21, 2019, the City issued an **MDNS – Mitigation Determination of Non-Significance** with 13 conditions related to deleterious materials spills, stormwater, track-out, fills, site stabilization, street and utility improvements, traffic impact analysis, fire hydrants, parks and open space, water rights, and cultural resources. The conditions of the MDNS automatically become conditions of the project approval.

SUBDIVISION REVIEW

After the SEPA review, staff then reviewed the proposal for compliance with applicable code criteria and standards in order to determine whether all potential impacts could be mitigated by the requirements of the code.

Staff's analysis also reflects review of agency and public comments received during the comment period.

Major Issues

Only the major issues, errors in the development proposal, and/or justification for any conditions of approval are discussed below. Staff finds that all other aspects of this proposal not discussed below comply with the applicable code requirements.

Comprehensive Plan:

The following Comprehensive Plan Goals, Objectives, and Policies are relevant to this proposal:

Finding 1 – Land Use Goal 1.6: Provide a land use pattern that can be efficiently provided with services.

Finding 2 – Land Use 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.

Finding 3 – Housing Goal 2.1: Provide for a diverse mix in housing types, density, location, and affordability.

Finding 4 – Transportation Goal 4.1: Provide a safe and reliable transportation system with the City of Othello.

Conclusion (Comprehensive Plan): Staff concludes that the proposed project is consistent with the relevant portions of the Comprehensive Plan by constructing in a grid network which is the most efficient way to provide services, located next to existing development where utilities are available, providing a mix of lot sizes which will encourage a mix of housing sizes and affordability, and expanding the transportation system in a safe and reliable manner.

Land Use and Subdivision Codes:

Finding 1 - Permitted Use – The R-1 portion of the plat is from 9th Avenue to 14th Avenue. The R-2 portion is from 7th Avenue to 9th Avenue. The R-1 Zone allows single-family residential as a permitted use (OMC 17.17.010). OMC 17.17.010(a) includes minimum design requirements for the dwellings that will be reviewed at the time a building permit is submitted. The R-2 Zone allows single-family and two-family dwellings, with the same design standards as R-1 (OMC17.21.010). Setbacks, lot coverage, parking, height, etc. will be reviewed when a building permit is submitted.

Finding 2 – Lot Size – The minimum lot size in R-1 is 7,200 square feet (OMC 17.17.040), and the minimum lot size in R-2 is 7,200 for single family and 7,000 square feet for two-family (OMC 17.21.040). The proposed plat shows multiple lots in Block 1, 2, 7, and 8 at 6600 square feet. **These blocks will need to be reconfigured to meet the minimum standard.** The corresponding blocks in Sand Hill #1 had one fewer lot per block, and the minimum lot size for that development was 9,170 square feet, suggesting that the current project can be reconfigured to meet minimum lot size by eliminating one lot per block in Blocks 1, 2, 7, and 8.

Finding 3 – Water Rights – OMC 16.05.080 requires residential subdivisions to transfer any water rights associated with the property, or pay a fee in lieu of dedication, sufficient to supply the subdivision. This condition was included in the MDNS.

Finding 4 - Open Space and Parks – Subdivisions are required to dedicate 5% of the gross project area for public open space or pay a fee in lieu of dedication (OMC 16.20.040). This condition was included in the MDNS.

Finding 5 – General Subdivision Requirements - Improvements – OMC 16.17.030 requires the subdivision to make adequate provisions for roads, streets, curbs, gutters, sidewalks, street lighting circuits, alleys, the extension of municipal utilities (sewer, water, and irrigation), irrigation water rights-of-way, drainage ways, other public ways, public access, and any other municipal improvements deemed necessary. Improvements shall conform to community street and utility standards and city design standards in effect at the time of plat approval. Street lighting shall be provided. These issues will be verified when the street and utility construction plans are submitted after approval of the preliminary plat. The street and utility improvements will need to be completed or bonded for before the final plat is accepted for review. No exceptions to the standards were requested.

Finding 6 – General Subdivision Requirements - Layout – OMC 16.17.030 requires that the subdivision shall front on public streets. There shall be adequate access to all parcels. Rights-of-way dedicated for streets and utilities shall be consistent with the comprehensive right-of-way and transportation plans of the city. These requirements appear to be met by the proposed plat layout.

Finding 7 - Preliminary Approval – Preliminary approvals for major plats shall expire and become null and void three (3) years after the date of preliminary approval per OMC 16.17.100(a). One twelve-month extension may be requested per OMC 16.17.100(b). Application for an extension must be received 30-calendar days prior to expiration and the applicant must show they have made a good faith attempt to submit the final plat within the three-year approval period.

Finding 8 - Final Plat – An application meeting the standards of OMC 16.17.130 must be submitted in order to request final plat approval. In order to obtain approval of the final plat, the subdivision must conform to these conditions of approval and meet the standards of OMC 16.17.

Finding 9 – Easements – OMC 16.29.100, Street Widths, requires 10’ utility easement on each side of street right-of-way. These easements appear to be shown on Sheet 2, and are shown but inconsistently dimensioned on Sheet 4.

Finding 10 – Landscaping – OMC 14.57, Landscaping, sets specific requirements for new development, including residential subdivisions. Per OMC 14.57.040(a), the requirement for a 1- and 2-Family Subdivision is a 5’-wide Type III buffer. A Type III buffer for a residential subdivision consists of a mix of trees, with one tree for each 40 lineal feet of frontage, and ground cover (OMC 14.57.050(c)(1)). In addition, OMC 14.57.040(c) requires the required front yard setback of all residential uses to be landscaped within one year of occupancy and maintained.

Conclusion (Land Use): Staff concludes that a condition is needed for minimum lot size, which will require the proposed project to be redesigned, most likely by eliminating 4 lots. A condition is also needed for corrected labeling and dimensioning of the required 10' utility easement along the streets. The project otherwise meets applicable OMCs and the City's Comprehensive Plan, and makes adequate provisions for public health, safety, and welfare.

Public Works and Engineering:

Finding 1 – The right-of-way for the new Mt. Adams Street and the extension of existing 9th, 11th, and 13th Avenues are all proposed at 66 feet, which is the standard for a Neighborhood Street as shown on the City of Othello Public Works Design Standards, Figure S1, Minimum Street Standards. 14th Avenue is shown as 38' on the development side. 14th Avenue is complicated by the existence of a canal on the east side. Total right-of-way width for 14th is proposed as 70' rather than the 80' standard for an Arterial; however, parking and sidewalks will not be needed on the east (canal) side, reducing the right-of-way required. This follows the pattern set in Sand Hill Estates #1.

Finding 2 - OMC 16.29 "Design Standards" – Full width street improvements are required by OMC 16.29.140 within the subdivision and along the boundary of the subdivision. For 7th and 14th Avenues, there is an existing Development Agreement which allows some of the improvements to be deferred with a covenant attached to the remaining property to the north. Street lighting will be required in accordance with OMC 16.29.330.

Finding 3 – The additional right-of-way abutting the plat side of both 7th and 14th Avenues is needed for the irrigation mains. The 10' public utility easement abutting the right-of-way is used for other utilities such as gas, fiber, telephone, and electric. In order to extend these utilities, including irrigation, the property owner may need to grant easements and/or right-of-way on his property to the north, and may need to acquire additional right-of-way and/or easements to the north.

Finding 4 – The location of fire hydrants is subject to review and approval by the Fire Chief, but must also meet the minimum requirement of OMC 16.33.030, spacing at 500' intervals.

Finding 5 – Construction Plan Review – Prior to construction, plans and profiles of the proposed infrastructure shall be submitted to the City. Plans must meet City of Othello Public Works Design Standards.

Finding 6 – As shown on Sheet 4, the subdivision is proposed with easements for "Stormwater, Maintenance, & Drainage" on 8 of the lots; however, the restrictions of the easement are not specified. These restrictions need to be clearly stated on the plat or an associated document so property owners and permit issuers are aware of them.

Finding 7 – The City Engineer provided comments dated Oct. 31, 2019 that spell out specific corrections needed on the plat drawing or additional information that is needed.

Conclusion (Public Works and Engineering): Conditions are needed for a street and utility improvements covenant, stormwater easements, and addressing the City Engineer’s comments. The proposed project is otherwise able to meet the standards set forth in the applicable Othello Municipal Code and Public Works Design Standards.

Fire Protection:

Finding 1 – Fire hydrant spacing shall be approved by the Fire District. Spacing shall not exceed 600’. Reduced spacing could be required to meet the needs of the Fire District based on block length.

Conclusion (Fire Protection): Provided the recommended conditions of approval are included in the decision, Adams County Fire District #5 concludes the proposed development can meet the standards necessary for an approval of the project.

East Columbia Basin Irrigation District

Finding 1 – This property is within a Columbia Basin Project farm unit; therefore, approval of the final plat by the East District and US Bureau of Reclamation (Bureau) will be necessary pursuant to RCW 58.17.310. The property is entitled to receive Columbia Basin Project irrigation water and is obligated to pay East District irrigation assessments whether water is used or not. A release of allotment can be requested, and if approved, could relieve the property from future assessments.

Finding 2 – There is a \$300 short plat fee that must be paid prior to signing the plat.

Finding 3 – There is a \$50 per lot fee for all lots retaining Columbia Basin Project water.

Finding 4 – All farm unit boundaries and drains shall have original Bureau data found on the Bureau’s website.

Conclusion (East Columbia Basin Irrigation District): Provided the recommended conditions of approval are included in the decision, East Columbia Basin Irrigation District concludes the proposed development can meet the standards necessary for an approval of the project.

Bureau of Reclamation:

Finding 1 – This project is located within Farm Units 87 and 88 in Block 45, Othello. The Bureau of Reclamation currently has surface irrigation facilities (Potholes East Canal, EL68 Lateral, EL68M sub-Lateral, and the EL68M Wasteway) located on or near the proposed project site. The surface facilities are distribution and return flow facilities for irrigation water to the Columbia Basin Project (Project). The proponent should be aware of several matters that could impact Project objectives.

Finding 2 – Construction storm water or run off of any type from a construction site should not enter any of Reclamation’s facilities at any time and must be contained on site. Surface water runoff resulting from construction activities can potentially enter Project facilities and adversely affect water quality. A General Construction Storm Water Permit from the Washington State Department of Ecology will be needed for any project one acre or greater. Construction should be conducted in a manner that minimizes adverse effects to the lands, operations, waters, facilities, and resources of the Project. Upon completion of construction activities, no connections to Project facilities will be allowed that would collect or discharge storm water or any other non-agricultural discharges.

Finding 3 – Landowners should be aware of existing Reclamation and East Columbia Basin Irrigation District (ECBID) rights to construct, reconstruct, operate, and maintain Project facilities as necessary. Reclamation and ECBID must review and approve any work that will involve these facilities or the existing rights-of-way prior to commencing such work. Structures are prohibited from encroaching upon existing rights-of-way corridors without prior approval from Reclamation's and ECBID. This includes, but is not limited to, temporary improvements such as on-site sewage disposal systems, drain fields, domestic wells, paving, fencing, and landscaping. It is important to note that Reclamation's concurrence to this proposal is conditioned upon the assurance that there are no encroachments upon Project facilities or rights-of-way.

Finding 4 – Should the proponent develop the property with the intent of installing a well for public or private use, please be advised that such a well providing groundwater to the public will typically have a wellhead protection zone delineated on the development plans. Wellhead protection zones cannot overlap Reclamation’s rights-of-way or interfere with Project operations, since they would constrain ECBID’s ability to apply aquatic and terrestrial herbicides needed to maintain Project facilities. The ECBID must be able to operate and maintain Project facilities in order to accomplish Project objectives.

Finding 5 – The agricultural water that supports FU 87 and 88 in Block 45 must only be used for agricultural purposes. The proposed project may render the land ineligible for the agricultural water entitlement authorized by the Project. The proponent is advised to initiate discussions regarding the release of agricultural water entitlement, by contacting the ECBID headquarters in Othello. The proponent would be relieved of the future obligations for payment of annual assessments to the ECBID for these acres if determined ineligible.

Finding 6 – Generally, all survey data on the Reclamation Farm Unit Maps pertaining to Reclamation facilities, associated rights-of-way, and Farm Unit boundaries within the area being subdivided must be included on the plat. The plat recorded with the county is considered the official Reclamation record. Please include the distances and bearings for Reclamation facilities, associated rights-of-way, and Farm Unit boundaries.

Finding 7 – The following language will be required on the final plat prior to approval.

Bureau of Reclamation concurrence for this plat is limited to the extent of the plat’s compliance with the requirements of RCW 58.17.310.

Drain Construction: Rising ground water tables are common in irrigation projects. Federal drain construction funds are not available for draining of subdivisions and other areas not in a commercial agricultural use, unless such drainage is incidental to the required drainage of adjacent agricultural land and meets Federal technical and economic feasibility requirements.

This land is included within the East Columbia Basin Irrigation District and is subject to the laws of the United States and the State of Washington relative to the Columbia Basin Project and is liable for further assessments, if any, levied by said District. It is also understood and agreed that when this plat is served by City Streets, irrigable land within the Road right-of-way or isolated by said dedication will not become a charge assessable to the City of Othello and payable to the East Columbia Basin Irrigation District for construction, operation and maintenance of the Project.

East Columbia Basin Irrigation District

Bureau of Reclamation

IRRIGATION APPROVAL:

Water Supply: Concurrence by the Bureau of Reclamation for this plat does not assure the availability of a water supply, nor does it bind the United States to issue a permanent right for a Federal water supply. A supply of Federal project water to this land is assured only upon full compliance with corollary Federal and State legislation.

Bureau of Reclamation

Finding 8 – All distances and bearings must be shown exactly as displayed on the Reclamation Farm Unit Map for Reclamation facilities, associated rights-of-way, and Farm Unit boundaries.

Finding 9 – Reclamation’s Plat for Farm Unit 87 and 88 in Block 45 is available on the Web.

Finding 10 – Review of Sheet 1, 3, and 4 of 4 is not required.

Finding 11 – Sheet 2 of 4: Add the Farm Unit Bearing and Distance measurement to the Section lines.

Finding 12 – The plat will require a signature from the United State Department of the Interior Bureau of Reclamation. The applicant is responsible for meeting all requirements from the Bureau, in order to obtain their signature on the face of the plat.

Conclusion (Bureau of Reclamation): The project can address Bureau and Irrigation District concerns subject to the attached conditions of approval for platting the property.

Washington State Department of Ecology:

Finding 1 – The operator of a construction site that disturbs one acre or more of total land area, and which has or will have a discharge of stormwater to a surface water or to a storm sewer, must apply for coverage under Department of Ecology’s Construction Stormwater General Permit for Stormwater Discharges Associated with Construction Activities. An irrigation canal is located directly east of this project. Irrigation canals are considered surface waters of the State.

Finding 2 – Application should be made at least 60 days prior to commencement of construction activities. A permit application and related documents are available online or by contacting the Water Quality Program, Department of Ecology.

Finding 3 – A Stormwater Pollution Prevention Plan for the project site is required and should be developed by a qualified person. Erosion and sediment control measures in the plan must be implemented prior to any clearing, grading, or construction. These control measures must be effective to prevent soil from being carried into surface water by stormwater runoff. Sand, silt, and soil can damage aquatic habitat and are considered pollutants. The plan must be upgraded as necessary during the construction period.

Finding 4 – Ecology bases comments upon information submitted for review. As such, comments made do not constitute an exhaustive list of the various authorizations you may need to obtain, nor legal requirements you may need to fulfill in order to carry out the proposed action. Applicants should remain in touch with their Local Responsible Officials or Planners for additional guidance.

Conclusion (Department of Ecology): The project can address Department of Ecology concerns subject to the attached conditions of approval for platting the property.

Confederated Tribes of the Colville Reservation (Colville Confederated Tribes/CCT):

Finding 1 – This undertaking lies within traditional territory of the 12 tribes that make up the CCT; the CCT is governed by the Colville Business Council (CBC). Of the tribes within the confederation, the Moses-Columbia tribe has the strongest traditional ties to this common use locality. The CBC has delegated to the Tribal Historic Preservation Officer (THPO) the responsibility of representing the CCT with regard to cultural resources management issues throughout the traditional territories of all the constituent tribes under Resolution 1996-29. This area includes parts of eastern Washington, northeastern Oregon, south-central British Columbia, and the Palus (Palouse) territory of Idaho.

Finding 2 – The CCT THPO recommends completion of a cultural resources survey prior to any ground disturbance. Pre Contact period, historic, ethnographic, and traditional sites significant to the Confederated Tribes of the Colville Reservation are known to exist in the vicinity and such sites could remain undocumented within the project area despite historic and modern land use. Furthermore, the online Washington Information System for Architectural and Archaeological Records Date (WISAARD) database hosted by the Department of Archaeology and Historic Preservation (DAHP) shows the proposed plat area characterized as high sensitivity for containing as yet undocumented cultural resources with survey highly advised.

Conclusion (Colville Confederated Tribes): A condition was placed in the MDNS to address Colville Confederated Tribes concerns.

Recommended Conditions of Approval

1. Conditions in the Mitigated Determination of Non-Significance (MDNS) are conditions of approval of this subdivision.
2. Blocks 1, 2, 7, and 8 must be reconfigured to meet the minimum lot size of 7200 square feet.
3. A 10' utility easement is required along all street right-of-way.
4. A covenant for future improvements to 7th and 14th Avenues is required to be attached to the developer's remaining property to the north.
5. The "Stormwater, Maintenance, & Drainage Easement" on 8 of the lots needs additional information on the face of the plat or on an associated document referenced on the plat to provide notice to future property owners and permit issuers of restrictions and obligations of the easement.
6. Street and utility development on the subject parcels shall be coordinated with all utility providers serving the site and general area. Utility easements on adjacent parcels that are required for development of the subject property shall be in place prior to development of the subject property.
7. If needed to extend infrastructure, including irrigation, to the property, the property owner may need to grant easements and/or right-of-way on his property to the north, and may need to acquire additional right-of-way and/or easements to the north.
8. The comments of the City Engineer dated 10-31-19 must be addressed.
9. Fire hydrant spacing shall be approved by Adams County Fire District 5 and City of Othello. Spacing shall not exceed 600'. Reduced spacing could be required to meet the needs of the Fire District based on block length.
10. Before a final plat application can be accepted, the following are required (OMC 16.17.120):
 - A. Construction plans for all required street and utility improvements must be approved, and
 - B. The street and utility improvements must be completed by the developer and accepted by the City Council, or guaranteed by a bond or other security.
11. An application meeting the standards of OMC 16.17.130 must be submitted to request final plat approval. In order to obtain approval of the final plat, the subdivision must conform to these conditions of approval and meet the standards of OMC 16.17.

12. All requirements of the East Columbia Basin Irrigation District and US Department of the Interior, Bureau of Reclamation shall be met prior to final plat recording.
13. All requirements of Washington State Department of Ecology shall be met, including Construction Stormwater General Permit for Stormwater Discharges Associated with Construction Activities and Stormwater Pollution Prevention Plan.
14. Except as noted, all proposals of the applicant shall be considered conditions of approval.
15. Preliminary approval for a major plat expires and becomes null and void three years after the date of preliminary approval unless a 12-month extension has been approved. See OMC 16.17.100.

PROCESS AND APPEALS

This report to the Hearings Examiner is a recommendation from the Building and Planning Department for the City of Othello, Washington.

The examiner may adopt, modify or reject this recommendation. The examiner will render a decision within 14 calendar days of closing the public hearing. The City will mail a copy of the decision to the applicant and all parties of record within 7 days of receipt of the decision from the examiner.

The decision may be appealed to the superior court of Adams County by the applicant or any “Party of Record”. To qualify as a party of record, you must have submitted written comments or a written request to be identified as a Party of Record prior to the closing of the record.

An accurate mailing address for those submitting comments must be included or they will not qualify as a “Party of Record” and, therefore, will not have standing to appeal the decision. An appellant must submit an appeal to the superior court of Adams County within 30 calendar days after the written decision is mailed.

Refer to OMC 16.17.110 Appeals, for the appeal of Major Plats and OMC 19.11.020 for the appeal of hearing examiner decisions.

EXHIBITS

Exhibit #	Document	Pages
Exhibit 1	Staff Report	13
Exhibit 2	Land Use Application Submittals (Land Use Application rec’d 10-16-19 & receipt; 10-17-19 email from Scott McArthur (developer’s engineer); Plat Certificate rec’d 10-22-19; Revised plat drawing rec’d 11-15-19, Trip Generation & Distribution Letter dated 10-22-19	18
Exhibit 3	Public Notice documentation (Notice of Application & Public Hearing document, agency routing email, newspaper notice, newspaper confirmation, Affidavit of Publication, screenshot of City website calendar on 10-28-19; public notice board checkout application and receipt; affidavit of posting, letter mailed 11-22-19 to property owners within 350’, list of names and addresses of owners within 350’ as determined by the City based on Adams County Assessor records; Map of area letters were sent; agency routing email for trip generation letter	18

Exhibit #	Document	Pages
Exhibit 4	Comments received (City Engineer, 10-31-19; Adams County Fire District #5, 11-8-19; Department of Ecology, 11-12-19; United States Bureau of Reclamation, 11-5-19 & 11-6-19; Confederated Tribes of the Colville Reservation 11-13-19; WDFW 10-29-19; ECBID 11-20-19)	12
Exhibit 5	Environmental review documents (MDNS issued 11-21-19; SEPA Environmental Checklist submitted 10-16-19; MDNS agency routing email; MDNS newspaper notice; confirmation email from newspaper about publishing MDNS; letter to proponent about MDNS; email to proponent to post MDNS)	18
Exhibit 6	Remainder of file of record (10-17-19 question to and 10-21-19 response from Sandy Burchell of Adams County Assessor's Office with attached drawing showing parcel numbers of applicant's properties in the Sand Hill development; Tax Sifter info for Tax #2658 & 2659; Notice of Completeness; Page 5 of the Sand Hill Estates #1 Development Agreement showing conditions related to 7 th and 14 th Avenues; Original plat drawing submitted 10-17-19; Draft Street & Utility Construction Plans; emails between Bill White (traffic consultant) and Shawn O'Brien (City Engineer) regarding traffic analysis; email to proponent forwarding City Engineer's comments; Stormwater calculations	75