



CITY OF OTHELLO PLANNING COMMISSION

**Regular Meeting
500 E. Main St.
February 22, 2022
6:00 PM**

For those who would like to attend remotely, see virtual instructions at the end of the agenda

1. Call to Order - Roll Call
2. Approval of the January 18, 2022 Minutes p.3
3. Lighthouse Community Center and Coffee Bar - Discussion p.5
4. Sand Hill Estates #4 Major Plat – Deferrals/Deviations – Recommendation p.9
5. Home Occupation Code – OMC 17.59 - Discussion p.28
6. January Building & Planning Department Report p.33
7. Old Business
 - a. Update Parks & Recreation Element of Comprehensive Plan – Council public hearing was held Jan. 24. Formal adoption scheduled for Feb. 28
 - b. Subdivision Update – OMC Title 16 – This should be the next big project for the Commission
 - c. Housing Action Plan – When time allows, the Commission should discuss whether there are further recommendations the Commission wants to consider implementing. City has applied for a grant to explore the Multi-Family Tax Exemption program.
 - d. Residential Landscaping Installation Timing
 - e. Underground Utilities/existing pole policy – Discussed briefly with City Attorney October 25; he will work on it

Next Regular Meeting is Monday, March 21, 2022 at 6:00 PM

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City of Othello
Planning Commission
January 18, 2022
Anne Henning

CALL TO ORDER

Due to the COVID-19 pandemic, this was a hybrid meeting with a remote component via GoToMeeting. Chair Chris Dorow called the meeting to order at 6:05 pm.

ROLL CALL

Commissioners Present: Chair Chris Dorow, Alma Carmona, Brian Gentry, Daniela Voorhies (remote)

Absent: Kevin Gilbert

Staff: Community Development Director Anne Henning, Parks & Recreation Coordinator Madison Martinez, Parks & Recreation Assistant Sammy Garza (remote)

Attendees: Bob Carlson

ELECTION OF CHAIR & VICE CHAIR

Brian Gentry nominated Chris Dorow to continue as Chair, seconded by Alma Carmona. No other nominations. Approved unanimously.

Chair Dorow mentioned that often the Chair and Vice Chair were those who had served on the Commission the longest, but he felt it should be based on the individual talents of the Commissioners. He nominated Alma Carmona for Vice Chair, seconded by Brian Gentry. Approved unanimously.

MINUTES APPROVAL

December 20, 2021 minutes were approved as written. M/S Carmona/Gentry

PARKS & RECREATION ELEMENT OF COMPREHENSIVE PLAN – PUBLIC HEARING

The Planning Commission has been working on updating the Parks & Recreation Element of the Comprehensive Plan since July. The Parks Element serves as the Park Plan that qualifies Othello for grant funding for projects such as the Lions Park ballfields, playground, and basketball courts. To continue to qualify for funding, the Park Element must be updated by March 1, 2022.

The Commission reviewed the draft as presented. Ms. Henning noted that the map would be updated before final adoption, and the 6-Year CIP would be updated after the Council had reviewed the changes.

Chair Dorow opened the public testimony portion of the hearing at 6:22 pm. Bob Carlson stated he had read the plan and thought it was good. There being no further testimony, Chair Dorow closed the public testimony at 6:24.

Commissioners discussed the Parks readerboard shown on the 6-Year CIP. Staff clarified that this was a sign for the Parks building intended to be visible from Main Street, and it was separate from the community sign being built at 14th and Main. Parks & Rec Coordinator Madison Martinez mentioned how important it is to have regulation size soccer fields for tournaments. Chair Dorow added that a farmers market would be a good fit with a soccer complex because it would increase tourism. Commissioner Carmona stated that youth soccer is growing and more teams will be looking for fields to rent in the future. Coordinator Martinez noted that Council has approved the purchase of larger soccer goals, and the City

may run out of space for soccer fields at existing parks. Lions Park, when set up with 10 little kid fields (60x90') already has a lot of people.

Commission recommended that the Council adopt the Parks Element with the updates to the map and 6-Year CIP noted by staff. M/S Gentry/Carmona

ZONING

The Commission discussed the properties west of Broadway and south of the bus garage. These 6 properties are zoned Light Industrial but the property across Broadway is zoned C-3 Commercial, and the abutting property to the west is zoned R-3 Residential and likely to be developed within the next few years. Only 3 of the 6 lots are developed, with uses that are more commercial than light industrial (All-American Propane, construction contractor, welding shop). The owner of 2 of the vacant lots is interested in building apartments, since Othello needs housing. The Commission felt the area would be suited to multi-family development but not individual residential lots. They felt the C-2 provisions that allowed no less than 3 units per building would be a good fit. Commissioner Gentry mentioned that he is constantly having to tell potential renters he has no units to rent to them. He was recently asked to find homes for 14 workers on a 5-month construction project. They are currently paying \$10,000 a month for hotel rooms.

BUILDING & PLANNING DEPARTMENT REPORT

Chair Dorow mentioned he always finds interesting information in the monthly reports. He noted that there have been a lot of rental units brought into compliance and become safer under the new Rental Inspection ordinance. He felt that adopting the ordinance was a good move by the city. He would like to see some publicity of the progress so far, to let the residents know that the program is working, and to show how it has improved safety in the city. It would also remind tenants they can contact the city if they feel their unit doesn't meet basic safety standards, as well as remind landlords they need to register their rentals. He emphasized that keeping the fee low is important. He also mentioned that the Planning Commission has done a lot of work in the last few years, which is a big change from when he first started on the Commission and it felt like the Commission didn't do much.

ADJOURNMENT

Having no further business, the meeting was adjourned at 7:18 pm. Next regular meeting is Tuesday, February 22, 2022.

Chris Dorow, Chair

Date: _____

Anne Henning, Community Development Director

Date: _____

TO: Planning Commission

FROM: Anne Henning, Community Development Director

MEETING: February 22, 2022

SUBJECT: The Lighthouse Community Center – Discussion

In summer 2020, the Lighthouse Community Center applied for a business license at 705 E. Juniper for “community development and advancement” as a non-profit business. Because this was a similar use to the previous church use, the non-profit business license was approved. In January 2022, remodeling had been done to add a bakery and coffee shop within the building. Because the business was still structured as non-profit and because the goals of the center were to benefit the overall community, after much discussion, the business was allowed to open, but with a deadline of June 30 to address the zoning issues or close the business.

Staff Comments

1. A coffee shop and bakery offering sales to the general public goes beyond what is allowed in a church-type use in the R-2 Zone. However, there are also some other existing uses on 7th Ave. that similarly don't fit the list of allowed uses in the R-2, such as the Senior Center, Inspire Development Center, apartments at Spruce & 7th, the funeral home, as well as multiple schools and churches that are technically conditional uses but pre-date the current requirements.
2. There are at least two ways the zoning could be changed to address these inconsistencies: Changing the zoning text to allow these uses, or changing the zoning map to rezone to a zone that would allow these uses.
 - a. Changing the zoning text could allow certain community uses outright, as a conditional use, or could set parameters for where they are allowed in the zone, for example: only along 7th Avenue, within a certain distance of an arterial, on a lot larger than a certain size, or on a lot with an existing parking lot.
 - b. Rezoning along 7th Avenue would address the commercial-type uses but would make the existing homes non-conforming, unless we create some sort of mixed zone for residential and commercial.

Attachments

- Letter from Sam Garza
- Zoning Map
- Aerial Photo

Action: The Planning Commission should discuss this issue and provide feedback for staff and the proponent.

THE LIGHTHOUSE COMMUNITY CENTER
705 E Juniper St, PO Box 267
Othello, WA 99344

February 9, 2022

City of Othello
Zoning and Planning Department

Re: The Lighthouse Community Center

To whom it may concern,

We have started the Lighthouse Café in the Lighthouse Community Center building on 705 E Juniper St, here in Othello. We have been told by Anne and Tim that we need to request a variance for the zoning of our address.

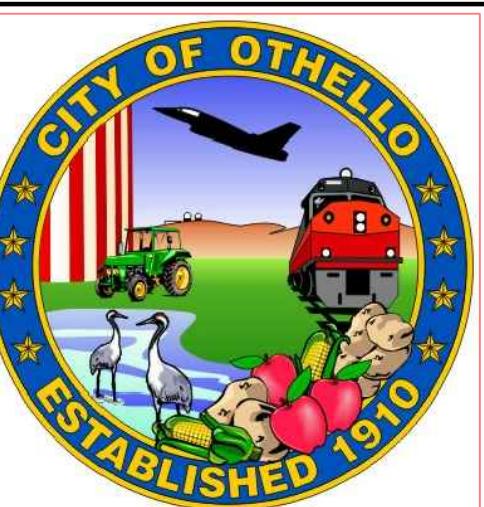
I'm requesting that we change the requirements of the zone or change our zone all together to accommodate our new business.

If there is anything else I need to do to expedite this request, please let me know.

Sincerely,

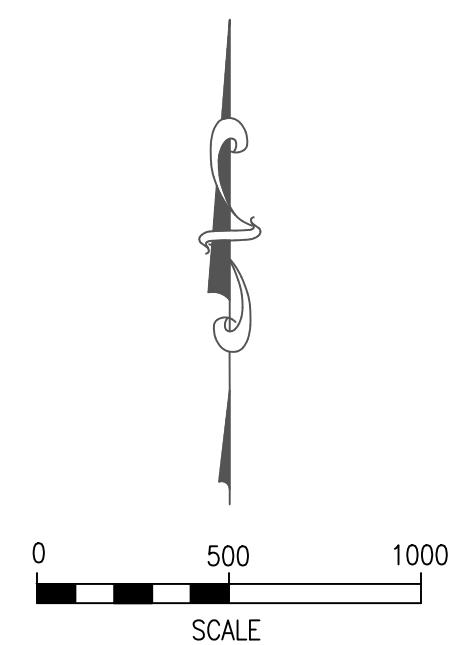
Sam Garza, President
The Lighthouse Community Center

Cc: emailed to: building@othellowa.gov, tunruh@othellowa.gov, ahenning@othellowa.gov



CITY OF OTHELLO ZONING MAP

February 10, 2020



LEGEND

	(R-1) RESIDENTIAL DISTRICT ONE		(I-2) HEAVY INDUSTRIAL ZONE
	(R-2) RESIDENTIAL DISTRICT TWO		(S-1) SUBURBAN 1
	(R-3) RESIDENTIAL DISTRICT THREE		(O.S.) OPEN SPACE - URBAN RESERVE
	(R-4) RESIDENTIAL DISTRICT FOUR		CITY PARKS
	(R-M) RESIDENTIAL-MEDICAL DISTRICT		CITY LIMITS
	(C-1) TRADITIONAL COMMERCIAL ZONE		LOT NUMBER
	(C-2) CENTRAL COMMERCIAL ZONE		
	(C-3) LARGE SCALE COMMERCIAL ZONE		
	(I-1) LIGHT INDUSTRIAL ZONE		BLOCK NUMBER

PLAT NAME

CANAL

SCALE

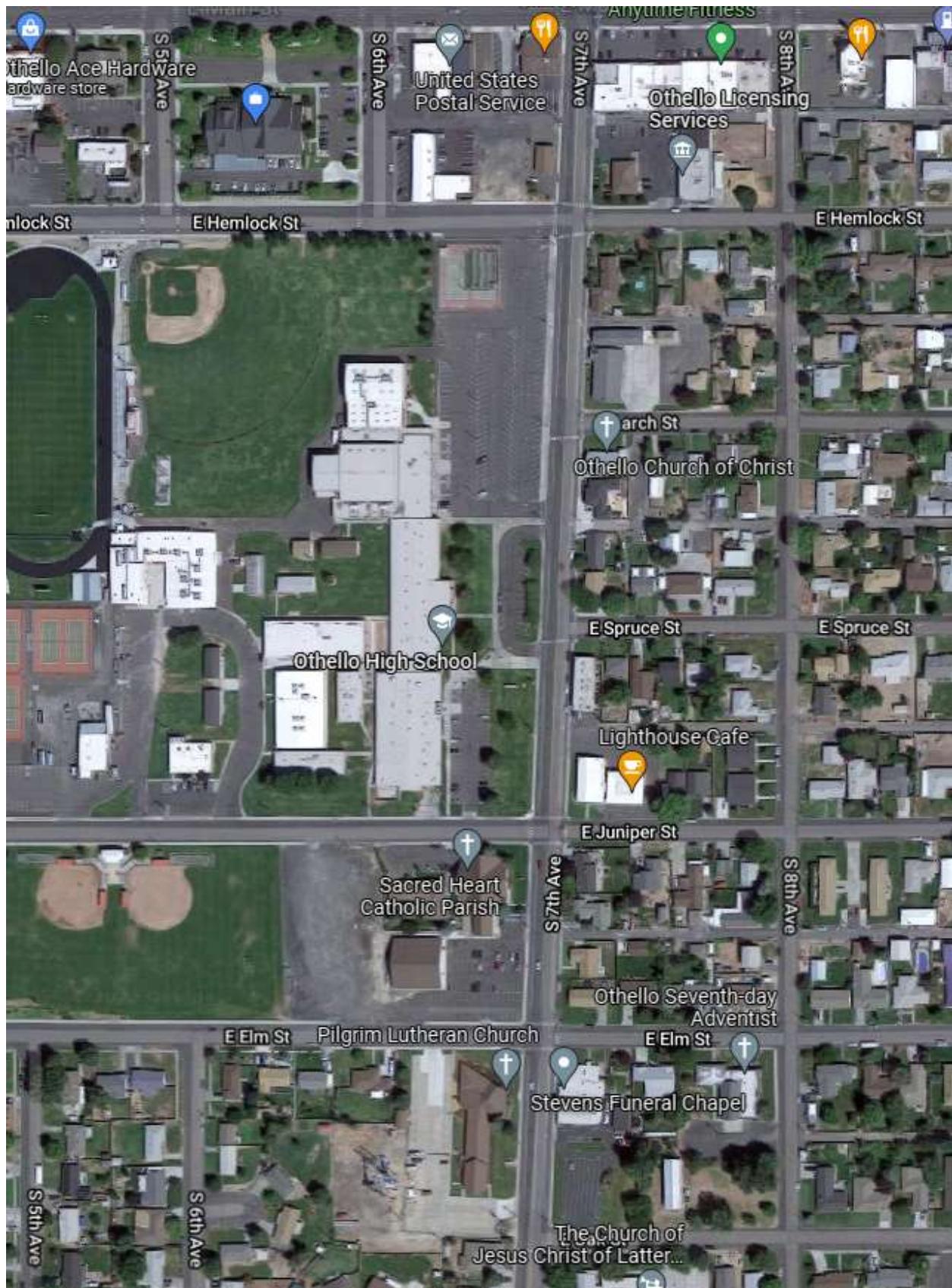
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TO

ADAMS COUNTY FAIR & RODEO GROUNDS



TO: Planning Commission

FROM: Anne Henning, Community Development Director

MEETING: February 22, 2022

SUBJECT: Sand Hill Estates #4 Major Plat – Deferral Request – Recommendation to Hearing Examiner

Palos Verdes LLC has applied for the next phase of the Sand Hill Estates development north of Olympia Street. This phase includes some requests for deviations and deferrals of street and utility standards. OMC 16.40 sets up the process to deviate from standards and defer improvements.

Staff Comments

1. The Commission is reviewing only the deviation and deferral requests, to make a recommendation on whether each should be approved or denied. The major plat itself is reviewed and approved by the Hearing Examiner.
2. Note that the process specified in the Municipal Code has inconsistencies with the actual process we use currently. When Development Code Administration (Title 19) was adopted in 2009, Subdivisions (Title 16) was not updated to reflect the Hearing Examiner taking on quasi-judicial decisions such as major plat approvals. Therefore, we mesh the two codes as best we can until we update the Subdivision title to correct the inconsistencies. The most logical process for now is that the Planning Commission still provides a recommendation, which is forwarded to the Hearing Examiner to review along with the plat, rather than the former process where the City Council received the recommendation on deferrals and deviations to consider along with the plat.
3. Identified improvements or design needed to meet Municipal Code and/or Public Works Design Standards for this site are as follows:

Requirement	Developer's Proposal	Staff Response
Improvements to 14 th Avenue to the north boundary of the plat. OMC 16.29.140: A street lying along the boundary of a subdivision will be dedicated and completed to its full width.	Defer remaining improvements until Sand Hill #5.	Public Works prefers fewer joins in the street so is in favor of the deferral but wants to ensure it is completed in a timely manner. The City Engineer recommends setting a time limit of Oct. 2024. Finishing this segment of the street could be guaranteed with a covenant or similar mechanism. No

Requirement	Developer's Proposal	Staff Response
		justification was provided for deferring the sidewalk, but it could be argued that construction on these lots will be much easier if they can be accessed from 14 th without having to be concerned about breaking the sidewalk.
Turnaround provisions at the north end of 11 th and 13 th Avenues, including land dedication or easement to accommodate the turnaround.	11 th : Temporary gravel turnaround, as part of the Development Agreement for this phase. Will be abandoned in Phase 5.	There is no Development Agreement for this phase, only for the completed Phase 1. Staff agrees a temporary turnaround makes sense, but there should be a method to guarantee the improvements and right-of-way if Phase 5 doesn't happen.
OMC 16.29.050: Streets having no outlet shall not service more than 20 dwellings...nor be longer than 700' to the outermost driveway and shall be provided with a closed end with a turnaround....Dead end streets less than 150' long require a 60' diameter turn around. Streets over 150' long shall have a turn around no less than 100' in diameter...	13 th : No turnaround proposed since less than 150' from the turnaround bulb at 13 th and Mt. Cascade.	OMC 16.29.050 requires a 60' diameter turnaround for a dead-end street less than 150' long. This segment is 175' from the center of the bulb to the north boundary of the plat. The Fire Department did not provide comments yet. Staff suggests temporary gravel access in the alignment of the future street, from the north boundary of the plat to 14 th Ave. There would need to be a guarantee for future improvements and right-of-way.
66' ROW for neighborhood streets.	60' ROW, based on reduced constructed street	Planning & Engineering staff are in favor of the

Requirement	Developer's Proposal	Staff Response
OMC 16.29.100	width recently approved, creating an additional 3' of undeveloped ROW on each side of the street.	reduced ROW width. The additional 6' of ROW is not needed for city purposes. A municipal easement could be required to provide additional space, but all city improvements can fit within the 60' ROW.
<p>Monuments in the intersecting centerlines of streets.</p> <p>OMC 16.29.380: Monuments shall be set at the centerlines of all streets at intersection.</p>	<p>The intersection of 7th Ave & Mt. Cascade will have a sanitary sewer manhole that prevents locating the monument at the centerline. The monument will be offset.</p>	<p>City Engineer notes the same situation in multiple locations. He recommends that the proposed manholes be relocated so the monuments can be at the intersection centerlines. Then the deviation is not needed.</p>

4. Note that OMC 16.40 requires specific findings by the Planning Commission about the nature of the site or the area that justify granting the deferral.

Attachments

- OMC 16.40 (Packet p.13)
- Preliminary Sand Hill Estates #4 Major Plat (Packet p.14)
- Conceptual Engineering Plans (Packet p.21)
- Waiver request letter from McArthur Engineering, representing Palos Verdes LLC (p.25)
- City Engineer memo dated 2-17-22 (Packet p.27)

Staff Recommendation: Staff recommends the following:

1. That the request to defer street and utility improvements for 14th Avenue abutting Block 4 be granted, with a covenant or other guarantee for completion of the improvements by October 2024. The public will gain a better finished street by having fewer joins in the street.
2. That the request for a temporary gravel turnaround at the north end of 11th Ave be granted, with the condition that an easement or ROW be provided and a covenant be recorded to guarantee permanent turnaround provisions if the street is not extended by October 2025. It would be an unnecessary hardship to require a permanent turnaround

when the street is expected to be extended within the next few years. The covenant and easement will guarantee that a permanent turnaround is installed if the street is not extended.

3. That the request to not provide a turnaround or connection at the north end of 13th Ave be denied, but that a temporary gravel turnaround or temporary gravel connection to 14th Ave be allowed, with the condition that an easement or ROW be provided and a covenant be recorded to guarantee permanent turnaround or connection provisions if the street is not extended by October 2025. It would be an unnecessary hardship to require a permanent turnaround when the street is expected to be extended within the next few years. The covenant and easement will guarantee that a permanent turnaround or connection is installed if the street is not extended.
4. That the request for 60' ROW width be approved. The extra ROW is not needed now that the constructed width of the street has been reduced.
5. That the request for offset monuments be denied, since the utilities can be reconfigured to eliminate the need for this deviation.

Action: The Planning Commission should discuss each deviation or deferral request and make a recommendation on each to the Hearing Examiner. The Commission should make findings of fact to support each recommendation.

Chapter 16.40 WAIVERS, DEVIATIONS AND DEFERRALS

Sections:

16.40.010 Waivers, deviations and deferrals.

16.40.010 Waivers, deviations and deferrals.

There is established a procedure for granting waivers, deviations and deferrals of the regulations contained in this title, as follows:

- (a) Any subdivider can make application to the planning commission for a waiver of, deviation from or deferral of any provision contained in this title, provided the request is received concurrently with the proposed subdivision or dedication. Such application shall include any and all details necessary to support the application. All waiver, deviation and deferral requests must be forwarded to the city council with the preliminary plat and with the planning commission's findings, conclusions and recommendations.
- (b) The planning commission shall not grant a waiver, deviation or deferral of the subdivision regulations unless it shall find that the following condition exists in each case of a request:
 - (1) Where, because of the size of the tract to be subdivided, its topography, the condition or nature of adjoining areas, or the existence of unusual physical conditions, the strict compliance with the provisions of this title would cause an unusual and unnecessary hardship on the subdivider, the planning commission may waive, defer or deviate from the requirements set forth in this title.
 - (2) In granting waivers, deviations and deferrals, the planning commission may require such conditions as will secure, insofar as practicable, the objectives of the requirement waived or deferred. Any waiver, deviation or deferral authorized shall be entered in the minutes of the planning commission together with the circumstances that justify the waiver, deviation or deferral granted.
- (c) If a short plat has not been approved as final within six months after the waiver, deferral or deviation is granted, that waiver, deferral or deviation shall become null and void. (Ord. 1270 § 1 (part), 2008: Ord. 947 § 2 (part), 1995).

SAND HILL ESTATES #4 MAJOR PLAT

EQUIPMENT & PROCEDURES

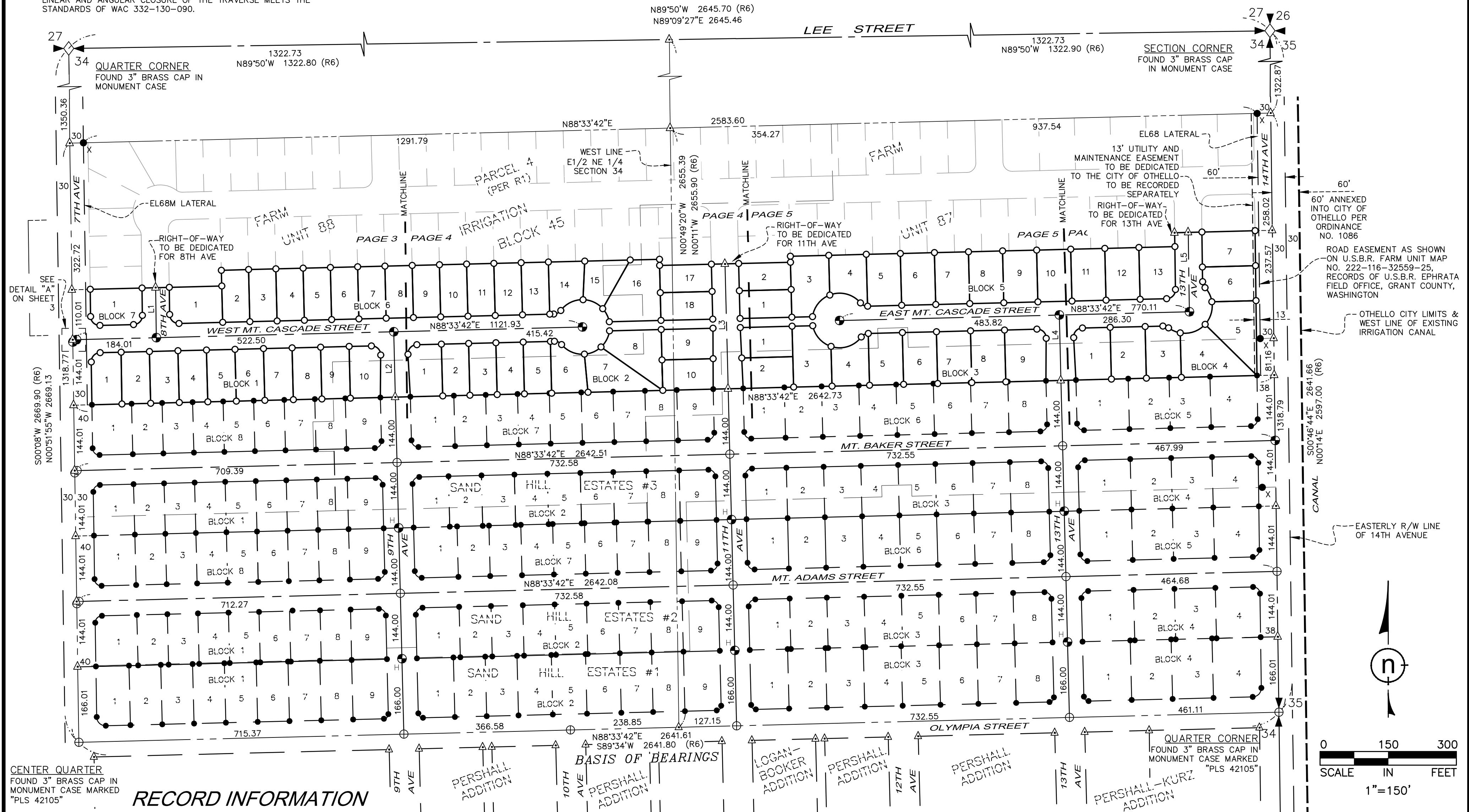
THIS SURVEY WAS ACCOMPLISHED BY A COMBINATION OF A FIELD TRAVERSE UTILIZING A TOPCON TOTAL STATION WITH A STANDARD DEVIATION OF 1.0 SECONDS FOR A HORIZONTAL ANGLE MEASUREMENT AND A STANDARD DEVIATION OF 2MM+2PPM FOR A DISTANCE MEASUREMENT AND GLOBAL POSITIONING SYSTEM SURVEY PROCEDURES.

LINEAR AND ANGULAR CLOSURE OF THE TRAVERSE MEETS THE STANDARDS OF WAC 332-130-090.

A PARCEL OF LAND LOCATED IN A PORTION OF FARM UNITS 87 AND 88, IRRIGATION BLOCK 45, COLUMBIA BASIN PROJECT, LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, ADAMS COUNTY, WASHINGTON

BASIS OF BEARINGS

THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, BEARS NORTH 88°33'42" EAST, AS SHOWN ON THE PLAT OF SAND HILL ESTATES #1 MAJOR PLAT (R8), RECORDED IN VOLUME 3 OF PLATS, PAGE 243, RECORDS OF ADAMS COUNTY, WASHINGTON.



RECORD INFORMATION

- R1 = RECORD OF SURVEY, VOLUME "S" OF SURVEYS, PAGE 1215, RECORDS OF ADAMS COUNTY, WASHINGTON
- R2 = PLAT OF PERSHALL ADDITION, A.F.N. 141203, RECORDS OF ADAMS COUNTY, WASHINGTON
- R3 = PLAT OF PERSHALL-KURZ ADDITION, A.F.N. 94901, RECORDS OF ADAMS COUNTY, WASHINGTON
- R4 = RECORD OF SURVEY, VOLUME "S" OF SURVEYS, PAGE 365, RECORDS OF ADAMS COUNTY, WASHINGTON
- R5 = MIGRANT PRE-SCHOOL SHORT PLAT, VOLUME 1, PAGE 344, A.F.N. 295297, RECORDS OF ADAMS COUNTY, WASHINGTON.
- R6 = FINAL FARM UNIT PLAT OF IRRIGATION BLOCK 45, DATED 9/25/1962.
- R7 = OTHELLO MUNICIPAL CODE 16.29.120
- R8 = PLAT OF SAND HILL ESTATES #1 MAJOR PLAT, VOLUME 3, PAGE 243, A.F.N. 318253, RECORDS OF ADAMS COUNTY, WASHINGTON.
- R9 = PLAT OF SAND HILL ESTATES #2 MAJOR PLAT, VOLUME 3, PAGE 254-257, A.F.N. 325254, RECORDS OF ADAMS COUNTY, WASHINGTON.
- R10 = PLAT OF SAND HILL ESTATES #3 MAJOR PLAT, VOLUME X, PAGE XXX, A.F.N. XXXXXXXXX, RECORDS OF ADAMS COUNTY, WASHINGTON.

34

SECTION INDEX

LEGEND

- △ = CALCULATED POINT (NOTHING FOUND OR SET)
- = SET 5/8"X30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 42105"
- AC○ = SET 5/8"X30" REBAR WITH 2" ALUMINUM CAP MARKED "H2 PLS 42105"
- = SET 3" BRASS CAP IN MONUMENT CASE MARKED "H2 PLS 42105"
- ⊕ = FOUND 3" BRASS CAP IN MONUMENT CASE MARKED "H2 PLS 42105"
- × = FOUND 5/8" REBAR & CAP MARKED "PLS 46321"
- = FOUND 5/8" REBAR & CAP MARKED "H2 PLS 42105"
- ◇ = FOUND 3" BRASS CAP IN MONUMENT CASE
- H = FOUND 2" ALUMINUM CAP MARKED "H2 PLS 42105"
- ◆ = WITNESS CORNER SET 5/8"X30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 42105"
- ◎ = FOUND 3 1/4" ALUMINUM CAP IN MONUMENT CASE
- = PROPOSED LOT LINES
- - - = EASEMENT LINE
- = CENTER LINE
- = ADJOINER LINE
- = SECTION LINE
- = 1/4 SECTION LINE
- = 1/16 SECTION LINE
- = CITY LIMITS



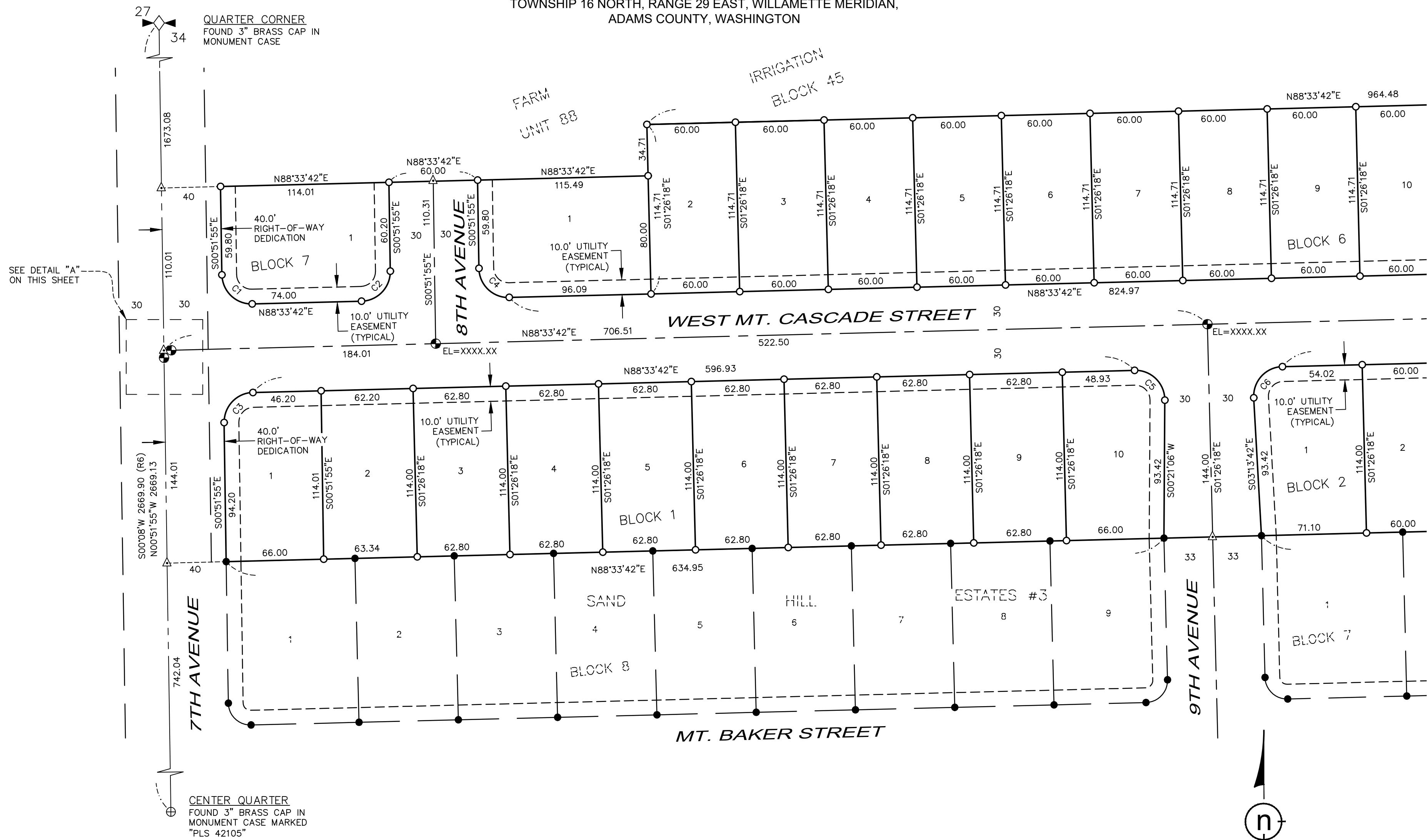
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DATE: JANUARY, 2022
PROJECT NUMBER: 2021-329

SHEET 2 OF 7

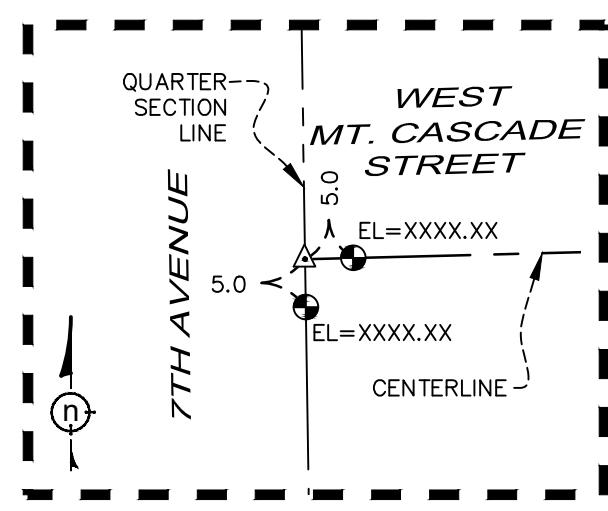
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ADAMS COUNTY, WASHINGTON



DETAIL "A"

SCALE =



LEGEND

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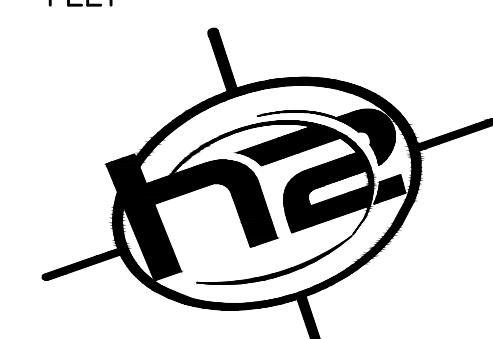
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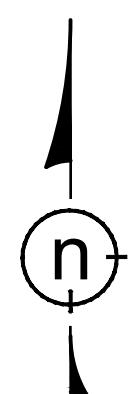
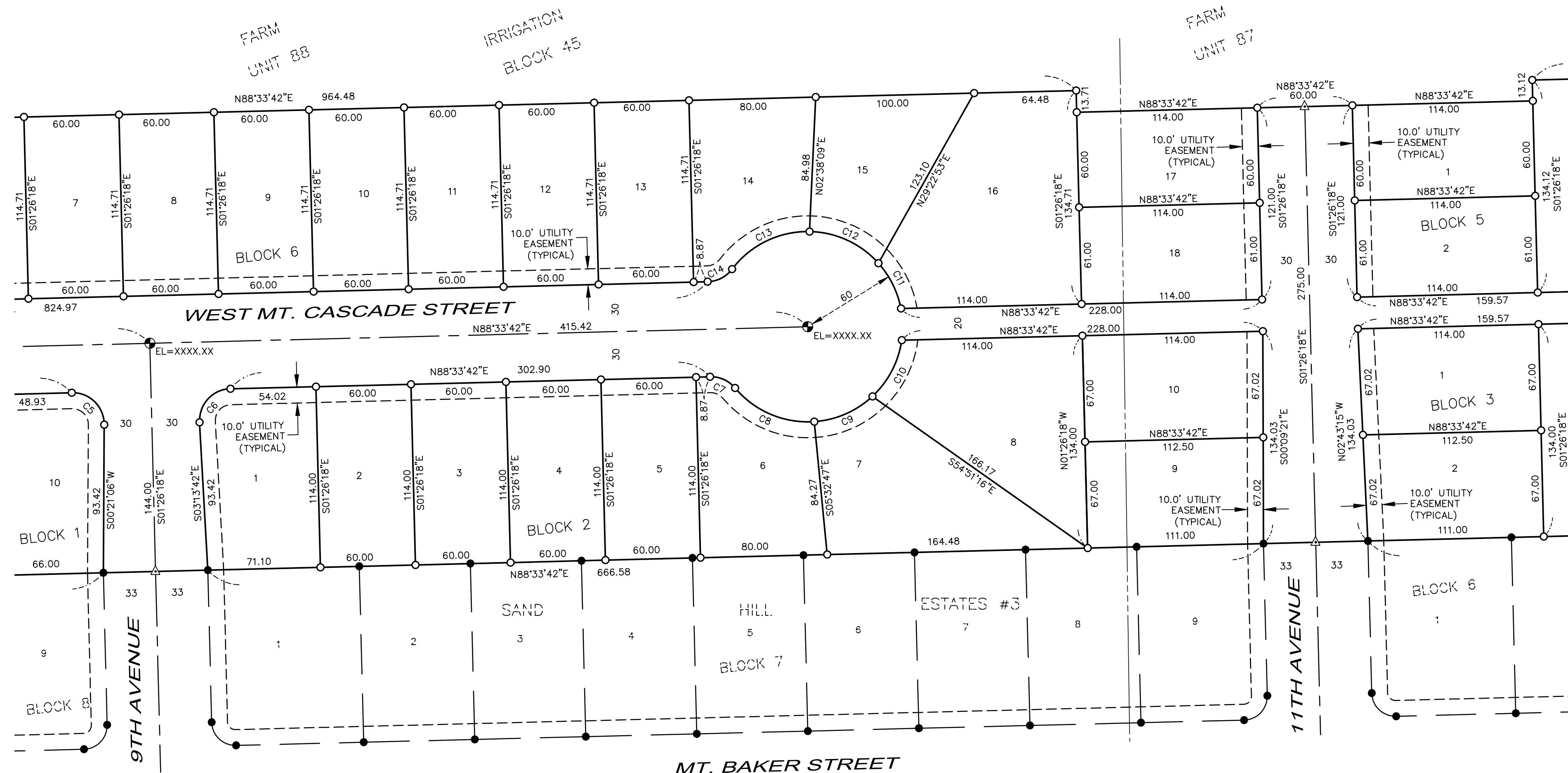
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SCALE IN FEET
1"-50'



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ADAMS COUNTY, WASHINGTON



34

A scale bar diagram for a map. It features a horizontal line with three major tick marks labeled '0', '50', and '100' at regular intervals. Below the line, the word 'SCALE' is written on the left, 'IN' is in the middle, and 'FEET' is on the right. At the bottom, the text '1"=50'' is centered, indicating the scale of the map.

IFGFND

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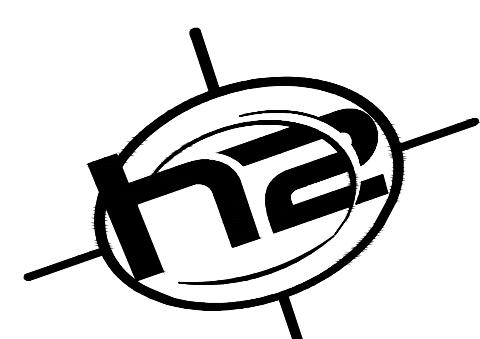
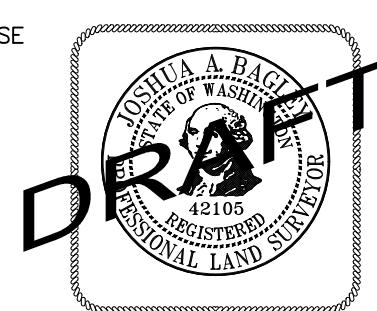
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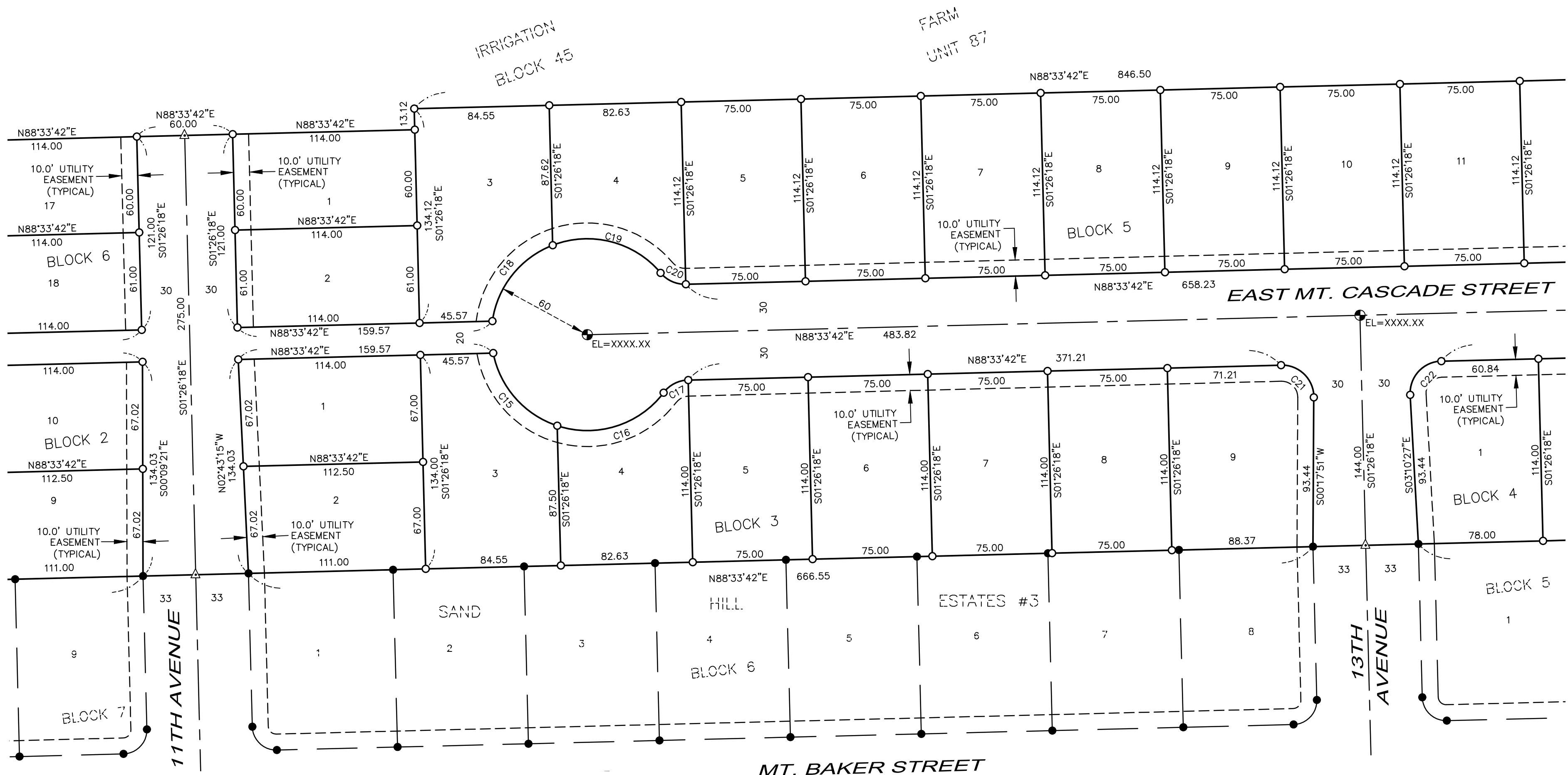
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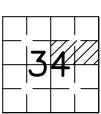
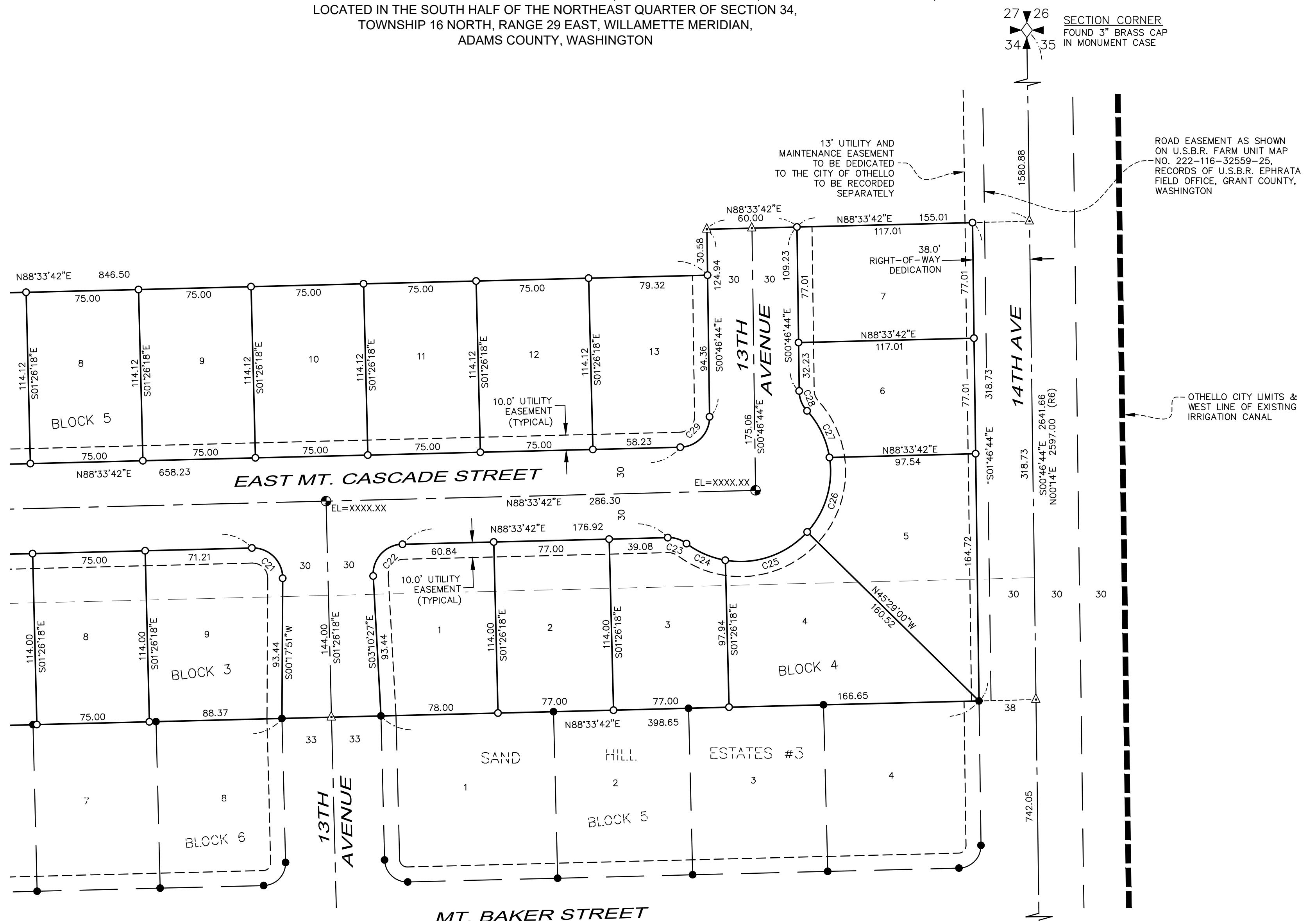
SAND HILL ESTATES #4 MAJOR PLAT

A PARCEL OF LAND LOCATED IN A PORTION OF FARM UNITS 87 AND 88, IRRIGATION BLOCK 45, COLUMBIA BASIN PROJECT,
LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 34,
TOWNSHIP 16 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN,
ADAMS COUNTY, WASHINGTON



SAND HILL ESTATES #4 MAJOR PLAT

A PARCEL OF LAND LOCATED IN A PORTION OF FARM UNITS 87 AND 88, IRRIGATION BLOCK 45, COLUMBIA BASIN PROJECT,
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TOWNSHIP 16 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN,
ADAMS COUNTY, WASHINGTON



SECTION INDEX

LEGEND

- △ = CALCULATED POINT (NOTHING FOUND OR SET)
- = SET 5/8"X30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 42105"
- ^{AC}○ = SET 5/8"X30" REBAR WITH 2" ALUMINUM CAP MARKED "H2 PLS 42105"
- ◐ = SET 3" BRASS CAP IN MONUMENT CASE MARKED "H2 PLS 42105"
- ⊕ = FOUND 3" BRASS CAP IN MONUMENT CASE MARKED "H2 PLS 42105"
- ×
- = FOUND 5/8" REBAR & CAP MARKED "PLS 46321"
- = FOUND 5/8" REBAR & CAP MARKED "H2 PLS 42105"
- ◇ = FOUND 3" BRASS CAP IN MONUMENT CASE

H = FOUND 2" ALUMINUM CAP MARKED "H2 PLS 42105

◐ = WITNESS CORNER SET 5/8"X30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 42105"

◎ = FOUND 3 1/4" ALUMINUM CAP IN MONUMENT CASE

— = PROPOSED LOT LINES

— - - - - = EASEMENT LINE

— — — — — = CENTER LINE

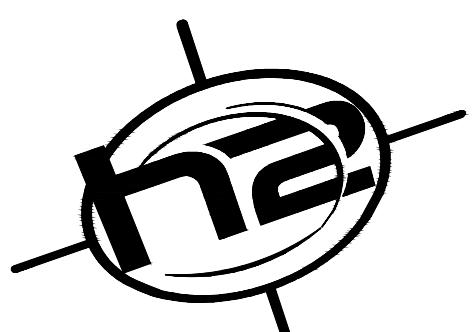
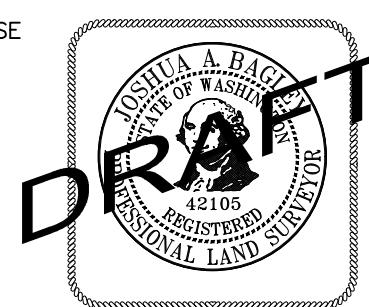
— — — — — = ADJOINER LINE

— — — — — = SECTION LINE

— - - - - = 1/4 SECTION LINE

— - - - - = 1/16 SECTION LINE

— — — — — = CITY LIMITS



7600 N. MINERAL DR., STE. 900 • COEUR D'ALENE, ID 83815
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WWW.h2SURVEY.COM

DATE: JANUARY, 2022
PROJECT NUMBER: 2021-329

SHEET 6 OF 7

SAND HILL ESTATES #4 MAJOR PLAT

A PARCEL OF LAND LOCATED IN A PORTION OF FARM UNITS 87 AND 88, IRRIGATION BLOCK 45, COLUMBIA BASIN PROJECT,
LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 34,
TOWNSHIP 16 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN,
ADAMS COUNTY, WASHINGTON

UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF RECLAMATION

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 ECONOMICAL 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 STREET RIGHT OF WAY OR ISOLATED BY SAID DEDICATION WILL NOT BECOME A CHARGE ASSESSABLE TO 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 DATE

BUREAU OF RECLAMATION DATE

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 DATE

USBR NOTES

LANDOWNERS WITHIN THE COLUMBIA BASIN PROJECT AREA SHOULD BE AWARE OF EXISTING RECLAMATION AND IRRIGATION DISTRICTS RIGHTS TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN PROJECT FACILITIES AS NECESSARY, ANY WORK THAT WILL INVOLVE THESE FACILITIES OR THE EXISTING RIGHTS OF WAY MUST BE REVIEWED AND APPROVED BY RECLAMATION AND THE AFFECTED DISTRICT PRIOR TO PROCEEDING. STRUCTURES INCLUDING, BUT NOT LIMITED TO, TEMPORARY IMPROVEMENTS SUCH AS PAVING, FENCING, AND LANDSCAPING ARE PROHIBITED FROM ENCRISING UPON EXISTING RIGHT OF WAY CORRIDORS WITHOUT PRIOR APPROVAL BY RECLAMATION AND THE DISTRICT.

UNDERGROUND IRRIGATION AND DRAINAGE FACILITIES:

BUILDINGS AND OTHER PERMANENT STRUCTURES ARE NOT TO BE ERECTED ABOVE UNDERGROUND COLUMBIA BASIN PROJECT IRRIGATION AND DRAINAGE FACILITIES, ANY ENCROACHMENTS ONTO CBP RIGHTS OF WAY INCLUDING BUT NOT LIMITED TO, TEMPORARY IMPROVEMENTS SUCH AS PAVING, FENCING, AND LANDSCAPING REQUIRE A DISTRICT PERMIT.

IRRIGATION EASEMENT NOTE

THE USBR IRRIGATION FACILITY EASEMENTS (CANALS, DRAINS, ETC.), SHOWN ON THE REFERENCED FARM UNIT PLAT MAPS WERE POSITIONED ON THE MAJOR PLAT USING BEST FIT PROPORTIONING AND BALANCING METHODS BY RELATING MEASURED SECTION LINES AND FARM UNIT LINES TO THE RECORD USBR SECTION LINES AND FARM UNIT LINES.

THESE EASEMENT LOCATIONS MAY NOT EXACTLY FIT THE ACTUAL POSITIONS OF THE IRRIGATION FACILITIES ON THE GROUND. IT IS THE RESPONSIBILITY OF THE OWNER/PURCHASERS OF LOTS IN THE MAJOR PLAT TO COORDINATE WITH THE UNITED STATES BUREAU OF RECLAMATION AND/OR THE IRRIGATION DISTRICT TO DETERMINE THE EXACT LOCATION OF THE IRRIGATION FACILITIES ON THE GROUND PRIOR TO ANY CONSTRUCTION ACTIVITIES.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°51'55" W	110.31
L2	N 01°26'18" W	144.00
L3	N 01°26'18" W	275.00
L4	N 01°26'18" W	144.00
L5	N 00°46'44" W	175.06

CURVE TABLE

CURVE	ARC DISTANCE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	31.62	20.00	90°34'23"	S 46°09'07" E	28.43
C2	31.22	20.00	89°25'37"	N 43°50'54" E	28.14
C3	31.22	20.00	89°25'37"	N 43°50'54" E	28.14
C4	31.62	20.00	90°34'23"	S 46°09'07" E	28.43
C5	32.04	20.00	91°47'24"	N 45°32'36" W	28.72
C6	32.04	20.00	91°47'24"	S 42°40'00" W	28.72
C7	17.91	20.00	51°19'04"	S 65°46'46" E	17.32
C8	56.38	60.00	53°50'20"	S 67°02'24" E	54.33
C9	40.78	60.00	38°56'33"	N 66°34'10" E	40.00
C10	40.78	60.00	38°56'33"	N 27°37'37" E	40.00
C11	32.39	60.00	30°55'55"	N 26°29'54" W	32.00
C12	49.17	60.00	46°57'10"	S 65°26'27" E	47.80
C13	56.38	60.00	53°50'20"	N 64°09'48" E	54.33
C14	17.91	20.00	51°19'04"	N 62°54'10" E	17.32
C15	63.62	60.00	60°44'55"	S 41°24'24" E	60.68
C16	74.33	60.00	70°58'31"	N 72°43'53" E	69.66
C17	17.91	20.00	51°19'04"	S 62°54'10" W	17.32
C18	63.62	60.00	60°44'55"	N 38°31'48" E	60.68
C19	74.33	60.00	70°58'31"	S 75°36'29" E	69.66
C20	17.91	20.00	51°19'04"	S 65°46'46" E	17.32
C21	32.02	20.00	91°44'09"	S 45°34'14" E	28.71
C22	32.02	20.00	91°44'09"	N 42°41'38" E	28.71
C23	13.36	20.00	38°16'42"	S 72°17'57" E	13.11
C24	28.37	60.00	27°05'26"	S 66°42'20" E	28.11
C25	60.25	60.00	57°31'52"	N 70°59'01" E	57.75
C26	53.64	60.00	51°13'35"	N 16°36'18" E	51.88
C27	34.97	60.00	33°23'43"	N 25°42'21" W	34.48
C28	14.53	20.00	41°37'29"	S 21°35'28" E	14.21
C29	31.19	20.00	89°20'26"	N 43°53'29" E	28.12

LOT AREA TABLE

LOT	BLOCK	AREA (SQ. FT.)	AREA (AC.)
1	1	7,440.52	0.171
2		7,156.13	0.164
3		7,159.20	0.164
4		7,159.20	0.164
5		7,159.20	0.164
6		7,159.20	0.164
7		7,159.20	0.164
8		7,159.20	0.164
9		7,159.20	0.164
10		7,634.77	0.175

LOT	BLOCK	AREA (SQ. FT.)	AREA (AC.)
1	5	6,840.00	0.157
2		6,940.00	0.160
3		10,095.77	0.232
4		7,727.28	0.177
5		8,559.18	0.196
6		8,559.18	0.196
7		8,559.18	0.196
8		8,559.18	0.196
9		8,559.18	0.196
10		8,559.18	0.196
11		8,559.18	0.196
12		8,559.18	0.196
13		8,893.53	0.204

LOT	BLOCK	AREA (SQ. FT.)	AREA (AC.)
1	2	8,215.69	0.189
2		6,840.00	0.157
3		6,840.00	0.157
4		6,840.00	0.157
5		6,840.00	0.157
6		7,485.54	0.172
7		9,657.05	0.222
8		10,840.79	0.249
9		7,487.25	0.172
10		7,587.75	0.174

LOT	BLOCK	AREA (SQ. FT.)	AREA (AC.)
1	3	7,587.75	0.174
2		7,487.25	0.172
3		10,085.42	0.232
4		7,717.16	0.177
5		8,550.00	0.196
6		8,550.00	0.196
7		8,550.00	0.196
8		8,550.00	0.196
9		10,178.58	0.234

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GENERAL PROJECT NOTES

1. PROJECT SUMMARY: THIS IS A CONCEPTUAL PLAN EXHIBIT OUTLINING THE PROPOSED DEVELOPMENT OF PHASE IV OF THE SAND HILL ESTATES SUBDIVISION IN THE CITY OF OTHELLO, WASHINGTON. THIS EXHIBIT IS ONLY FOR THE INITIAL SUBMITTAL TO THE CITY OF OTHELLO, AND SHALL NOT BE USED FOR BIDDING, PERMITTING, OR CONSTRUCTION.

2. PROJECT LIMITS: THE LIMITS OF THIS PROJECT ARE IDENTIFIED ON THE PRELIMINARY PLAT.

3. STANDARDS OF CONSTRUCTION: ALL WORK SHALL CONFORM TO THE CITY OF OTHELLO PUBLIC WORKS STANDARDS, DATED FEBRUARY 2018 AND THE WASHINGTON STATE DEPARTMENT OF ECOLOGY'S STORMWATER MANAGEMENT MANUAL FOR EASTERN WASHINGTON, DATED SEPTEMBER 2004. A CLEAN COPY OF BOTH PUBLICATIONS SHALL REMAIN ONSITE FOR THE CONSTRUCTION PROCESS, AS A SOURCE OF REFERENCE, THE CONTRACTOR SHALL ASSUME ALL LIABILITY FOR THE CONSTRUCTION OF THIS PROJECT, AND THE OVERSIGHT OF THE TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN APPROVED BY THE CITY OF OTHELLO.

THE FOLLOWING SECTIONS OF THE CITY OF OTHELLO PUBLIC WORKS STANDARDS ARE BEING LISTED FOR CONTRACTOR REFERENCE, AND THE CONTENTS WITHIN THE BELOW SECTIONS ARE HEREBY A PART OF THIS PROJECT:

- SECTION 2 – PERMITS
- SECTION 3 – INSURANCE, LIABILITY, BOND, AND WARRANTY
- SECTION 4 – INSPECTION, TESTING, WARRANTY, AND ACCEPTANCE
- SECTION 5 – STREETS, SIDEWALKS, AND ALLEYS
- SECTION 6 – WATER SYSTEM STANDARDS
- SECTION 7 – SANITARY SEWER STANDARDS
- SECTION 8 – STORM WATER STANDARDS
- SECTION 9 – NON-POTABLE WATER STANDARDS

4. UTILITIES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE AREA "ONE-CALL" SERVICE TO PROPERLY IDENTIFY THE LOCATION OF ALL SUBSURFACE UTILITIES, AND SHALL BE RESPONSIBLE FOR ACCURATELY ACCOUNTING FOR ALL OVERHEAD UTILITIES THAT MAY BE AFFECTED BY THE DEVELOPMENT OF THIS PROJECT. THE CONTRACTOR SHALL NOTIFY THE AREA ONE CALL (8-1-1) UTILITY LOCATING SERVICE AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION, AND THEREAFTER AS NEEDED TO PROTECT THE UTILITIES. ALL COSTS ASSOCIATED WITH REPAIRS TO DISTURBED UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NO ATTEMPT WAS MADE TO SHOW ALL SUBSURFACE UTILITIES ON THIS PLAN, OTHER THAN THOSE LOCATED FOR THE TOPOGRAPHIC SURVEY PERFORMED BY h2. h2 ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION OR ANY UNKNOWN UTILITY CONFLICTS.

THE CONTRACTOR SHALL WORK WITH THE DRY UTILITY PROVIDERS TO EXTEND ALL DRY UTILITIES (POWER, PHONE, GAS, INTERNET, ETC.) TO THE PROPOSED LOTS IN THE PUBLIC RIGHT OF WAY AND OR PROVIDED EASEMENTS. THIS PLAN DOES NOT INCLUDE DRY UTILITY DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DECOMMISSIONING ANY POLE, PEDESTAL, GUY WIRE, LINE, ETC. THAT IS TO BE ABANDONED OR ALTERED DURING CONSTRUCTION OF THIS PLAN.

5. STOCKPILED MATERIALS: THE FINAL LOCATION OF ANY STOCKPILED MATERIALS WILL BE FIELD LOCATED BY THE CONTRACTOR IN A SECURED LOCATION THAT WILL NOT ALLOW ANY POTENTIAL SEDIMENTATION TO INTERFERE WITH WATERS OF THE UNITED STATES OR TREATMENT PLANT INFLUENCE, COLLECTION, OR TREATMENT IMPROVEMENTS. THE CONTRACTOR SHALL SECURE ALL STOCKPILES WITH TARP, SITE FENCING, AND OR TEMPORARY SEDIMENT IF LEFT UNDISTURBED FOR MORE THAN 72 CONSECUTIVE HOURS. THE CONTRACTOR SHALL HEREBY BE RESPONSIBLE FOR REPAIRING ANY DITCHLINE, CULVERT, OR OTHER DRAINAGE FEATURE/APPURTEMENT AFFECTED BY THE EROSION OF STOCKPILED MATERIALS.

6. GROUND WATER: NO GROUND WATER ISSUES HAVE BEEN IDENTIFIED ON THIS PARCEL. CONTRACTOR TO INFORM ENGINEER IF THIS CONDITION CHANGES.

7. ENCROACHMENTS: NO PRIVATE PROPERTY ENCROACHMENTS ARE KNOWN AT THIS TIME. IF A THREAT TO PUBLIC SAFETY IS EMINENT, THE CONTRACTOR SHALL NOTIFY THE CITY OF OTHELLO IMMEDIATELY.

8. WASTE DISPOSAL: THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL WASTE MATERIAL FROM THIS PROJECT AT A STATE APPROVED OFFSITE LOCATION, INCLUDING, BUT NOT LIMITED TO GENERAL DAY-TO-DAY WASTE, EXCESS ORGANIC SOILS, CLEARED VEGETATION, AND CONSTRUCTION WASTE MATERIALS.

9. SECURITY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE PROJECT SITE DURING CONSTRUCTION. ALL DAMAGES TO EQUIPMENT, TOOLS, UTILITIES, ETC. ON THE CONSTRUCTION SITE SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.

10. INSPECTIONS: THE ENGINEER SHALL PERFORM NECESSARY PROJECT INSPECTIONS REQUIRED BY THE CITY OF OTHELLO, AT THE DIRECTION AND NOTIFICATION OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 48-HOURS PRIOR TO REQUESTING AN INSPECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISUALLY INSPECTING THE ENTIRE PROJECT SITE ON A DAILY BASIS, AND DOCUMENTING ALL FINDINGS NEATLY/LEGIBLY IN A PROJECT DIARY THAT SHALL BE SUBMITTED TO THE ENGINEER UPON COMPLETION OF CONSTRUCTION AND PROJECT ACCEPTANCE. FAILURE TO DO SO MAY RESULT IN DELAYED PAYMENTS OR ADDITIONAL WORK TO BE PERFORMED BY THE CONTRACTOR. AT THE CONTRACTOR'S SOLE EXPENSE, THE CONTRACTOR SHALL PERFORM ALL STORMWATER/RUNOFF TESTING, AND UTILITY/PIPE TESTING IN THE PRESENCE OF AN UNBIASED 3RD PARTY REPRESENTATIVE VERSED IN INSPECTIONS FOR ENGINEER VERIFICATION. THE ENGINEER ASSUMES NO LIABILITY FOR PROJECT RUNOFF OR SERVICES (CONTRACTOR TO ASSUME ALL RESPONSIBILITY) IF TESTING IS NOT PERFORMED IN PRESENCE OF SAID 3RD PARTY.

11. BID ITEMS: ALL QUANTITIES PROVIDED ON THIS PLAN, THROUGH TELEPHONE CORRESPONDENCE, TEXT, EMAIL, IN PERSON COMMUNICATION, BOTH PRE & POST PLAN APPROVAL, SHALL BE CONSIDERED TO BE AN ESTIMATE UNTIL VERIFIED BY THE CONTRACTOR. ALL ITEMS NOT REPRESENTED BY ANY SUBMITTED QUANTITY BID ITEMS, BUT STILL REQUIRED FOR THE COMPLETION OF THIS PROJECT, SHALL BE CONSIDERED AN INCIDENTAL BID ITEM THAT THE CONTRACTOR WILL BE RESPONSIBLE FOR. IF THE CONTRACTOR ASSUMES, OR FINDS A DISCREPANCY IN THE PLAN QUANTITIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ENGINEER OF RECORD WITHIN 48-HOURS OF INITIAL CONCERN AND REQUEST CLARIFICATION, OR A QUANTITY ALLOWANCE INCREASE (IN WRITING). NO SOILS TESTING OR INSPECTIONS HAVE BEEN PERFORMED TO DATE; THEREFORE THE ENGINEER ASSUMES NO LIABILITY FOR THE SUBSURFACE FINDINGS OR THE CONDITIONS OF THE EXISTING/PROPOSED ROAD BED. THE CONTRACTOR SHALL INCLUDE NECESSARY FUNDING FOR ALL MATERIALS TESTING AND COMPACTION REPORTING IN THEIR CONSTRUCTION BID.

12. COMPACTION REQUIREMENTS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COMPACTION TESTING. IN PLACE COMPACTION TESTING AND VISUAL COMPACTION TESTING SHALL BE PERFORMED BY A QUALIFIED THIRD PARTY TESTING CONTRACTOR/FIRM. ALL COMPACTION TESTING SHALL MEET THE MINIMUM REQUIREMENTS OF THE CITY OF OTHELLO, OR THE FOLLOWING ENGINEER OF RECORD COMPACTION REQUIREMENT IF NOT SPECIFIED BY THE CITY OF OTHELLO:

- ALL SUBGRADE, BASE MATERIALS AND BITUMINOUS SURFACING SHALL BE TESTED IN ACCORDANCE WITH ASTM STANDARDS.
- ALL EXCAVATED OR PLACED (12" LOOSE LIFTS) SUBGRADE MATERIAL SHALL BE ORGANIC FREE, SUITABLE MATERIAL AND SHALL BE COMPACTION TO AT LEAST 95% OF THE MODIFIED PROCTOR.
- PLACED BALLAST MATERIAL SHALL BE COMPACTION TO 95% OF THE MODIFIED PROCTOR, ACCORDING TO ASTM STANDARDS.
- ROAD BASE MATERIAL MUST BE COMPACTION TO 92% OF THE THEORETICAL DRY DENSITY, TESTING AND ASPHALT PLACEMENT DEPTHS SHALL BE DETERMINED BY THE ASPHALT MIX PROVIDER AND OR CONTRACTOR TO ACHIEVE THE PLAN ASPHALT DEPTH. EACH LAYER SHALL BE TESTED ACCORDINGLY.
- ALL MATERIALS NOT MEETING THE ABOVE NOTED CITY AND/OR ENGINEER SPECIFICATIONS WILL BE REMOVED AND REPLACED BY THE CONTRACTOR, AT THE CONTRACTOR'S SOLE EXPENSE, UNTIL SPECIFIED REQUIREMENTS ARE ACHIEVED. A COPY OF THE COMPACTION TESTING RESULTS SHALL BE PROVIDED TO THE ENGINEER OF RECORD WITHIN 24-HOURS OF THE COMPLETION OF TESTING, UNLESS OTHERWISE APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBGRADE MATERIAL USED TO CONSTRUCT THIS PROJECT.

13. EROSION CONTROL: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY EROSION CONTROL AND STORMWATER MANAGEMENT DURING CONSTRUCTION. THE CONTRACTOR SHOULD REQUEST ASSISTANCE FROM THE ENGINEER OF RECORD IF A DIFFICULT STORMWATER MANAGEMENT OR EROSION CONTROL ISSUE PRESENTS ITSELF DURING CONSTRUCTION. ALL PERMANENT EROSION CONTROL AND STORMWATER MANAGEMENT SHALL BE INSTALLED AND APPROVED BY THE DEVELOPER. THE PROVIDED SEEDING RECOMMENDATIONS ARE ONLY MEANT TO ACT AS A GUIDELINE FOR FINAL LANDSCAPING AND EROSION CONTROL. THE TEMPORARY EROSION AND SEDIMENT CONTROL PLAN (T.E.S.C.) WILL BE PROVIDED AS A MEANS TO STABILIZE THE SITE. THE CONTRACTOR SHALL INSPECT AND/OR REPAIR PROPOSED BEST MANAGEMENT PRACTICES DAILY, AND KEEP RECORD OF SUCH REPAIRS.

14. SEEDING/LANDSCAPING: THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING A NOXIOUS WEED FREE, FERTILIZED DRYLAND SOWED MIXTURE ON THE DISTURBED AREAS OF THE PROJECT UPON FINAL GRADING. THIS SEED SHALL MEET THE SPECIFICATIONS AND STANDARDS OF THE FEDERAL GROWER AND WASHINGTON STATE SEED LAW. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL ADDITIONAL SITE LANDSCAPING. AFTER THE PROJECT IS COMPLETE, THE DEVELOPER SHOULD CONSULT A LANDSCAPER IF AN ALTERNATIVE SEED MIXTURE, OR MORE AESTHETICALLY PLEASING LANDSCAPE AREA IS DESIRED. THE ENGINEER DOES NOT EMPLOY, NOR DO THEY ACCEPT RESPONSIBILITY FOR ANY SEED, PLANTINGS, OR ANY LANDSCAPE NOTES FOR THIS PROJECT THAT ARE PROVIDED AT THE REQUEST OF THE CLIENT.

15. GEOTECHNICAL: A GEOTECHNICAL ANALYSIS WAS NOT PERFORMED ON THIS SITE. ONE IS RECOMMENDED BY THE ENGINEER PRIOR TO CONSTRUCTION, BUT IS NOT REQUIRED BY THE CITY OF OTHELLO.

16. WATER: DOMESTIC AND IRRIGATION WATER SHALL BE PROVIDED BY THE CITY OF OTHELLO. WATER VALVES ARE SHOWN ON THIS PLAN IN ACCORDANCE WITH CITY SPACING REQUIREMENTS FOR BOTH POTABLE (DOMESTIC WATER) AND NON-POTABLE (IRRIGATION) MAIN LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF EACH VALVE AS REQUIRED FOR CONSTRUCTION.

17. CONSTRUCTION WATER: THE CONTRACTOR SHALL USE A PUMP TRUCK OR PORTABLE TANK/PUMP TO PROVIDE CONSTRUCTION WATER ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING A WATER SOURCE OR SECURING A METER/PERMIT FROM THE CITY TO OBTAIN CONSTRUCTION WATER FROM THE MANY NEARBY FIRE HYDRANTS.

18. SANITARY SEWER: SANITARY SEWER SERVICE SHALL BE PROVIDED BY THE CITY OF OTHELLO.

19. CONSTRUCTION SANITARY SEWER SERVICES: THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A PORTABLE RESTROOM FROM A LICENSED SERVICE PROVIDER. THE SERVICE PROVIDER SHALL ALSO MAINTAIN THE PORTABLE RESTROOM REGULARLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THIS PORTABLE UNIT, INCLUDING ALL DAMAGES RESULTING FROM THIS UNIT BEING ONSITE.

20. LIGHTING: PERMANENT LIGHTING SHALL BE VIA THE CITY, AND AVISTA'S APPROVED STREET LIGHT LAYOUT.

21. CONSTRUCTION SCHEDULE: WEATHER PERMITTING, SITE WORK WILL COMMENCE IN MARCH 2022, AND END IN SEPTEMBER 2022.

22. GRADING: THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL DEPARTMENT OF ECOLOGY AND EPA NOI PERMITS.

23. VARIANCE: VARIANCES APPROVED BY CITY COUNCIL FOR PHASE III, WERE, A.) COLLECTOR STREETS (7TH AND 14TH AVE) – 3 INCHES OF HMA INSTEAD OF THE 4 INCHES SPECIFIED, AND B.) INTERIOR STREETS – 6 INCHES OF CRUSHED SURFACING REQUIRED, INSTEAD OF CITY STANDARD 9 INCHES.

LEGEND

△	= Calculated Point (nothing found or set)
⊕	= Found Iron Pipe
●	= Found 5/8" rebar with yellow plastic cap
◐	= Found aluminum cap
MAC	= Found mag nail
WV	= Proposed sanitary sewer manhole
WS	= Existing sanitary sewer manhole
W	= Proposed stormwater manhole
W	= Water Valve
W	= WATER SERVICE STUB
W	= Water Meter
FH	= Fire Hydrant
MB	= Mailbox
DW	= Drywell
CB	= Catch basin
W	= Existing fence line
1115	= Existing contour (1' Interval)
UT	= Existing communication line
G	= Existing gas line
OE	= Existing overhead electrical line
UE	= Existing underground electrical line
W	= Existing water line (as noted)
W	= Proposed water line (as noted)
WB	= Proposed 6" C900 PVC water line
WB	= Proposed 8" C900 PVC water line
W12	= Proposed 12" C900 PVC water line
IRR	= Proposed 6" C900 PVC non-potable water line
SS	= Existing sanitary sewer line (as noted)
SS4	= Proposed 4" SDR35 sanitary sewer service
SS8	= Proposed 8" SDR35 sanitary sewer main
W	= Proposed Stop Bar per MUTCD requirements
W	= Proposed crosswalk per MUTCD requirements

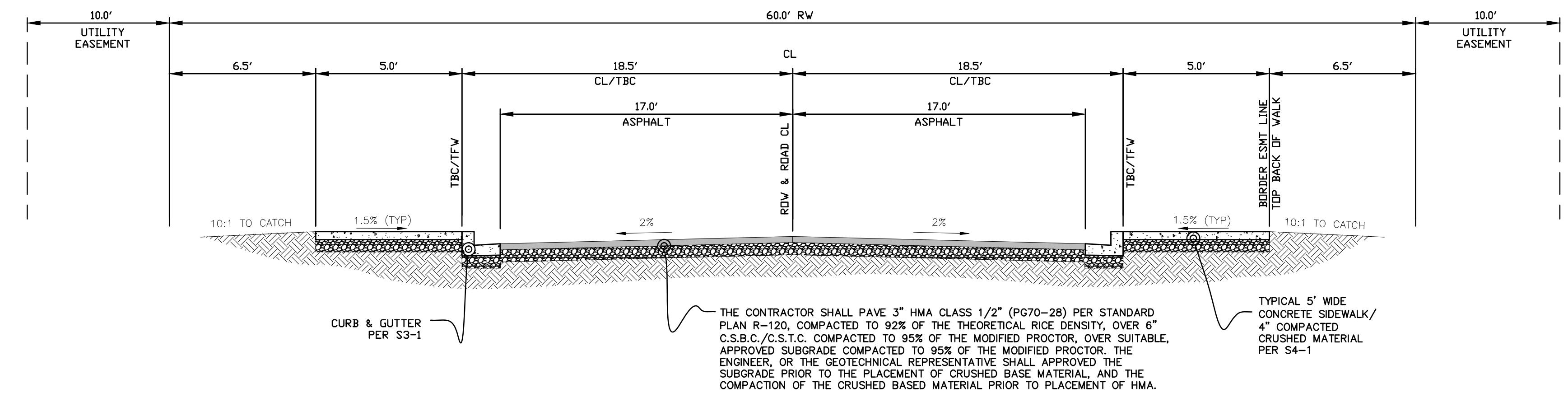
CONTACT INFORMATION

PROJECT ENGINEER: MCARTHUR ENGINEERING COMPANY LLC
SCOTT MCARTHUR, PE
PO BOX 2488
POST FALLS, IDAHO 83877
TEL: 208.964.0481

PROJECT DEVELOPER: PALOS VERDES LLC
ANGEL GARZA
PO BOX 464
OTHELLO, WASHINGTON 99344
TEL: 509.989.0555

REVIEWING AGENCY: CITY OF OTHELLO
SHAWN O'BRIEN
CITY ENGINEER
500 EAST MAIN STREET
OTHELLO, WASHINGTON 99344
TEL: 509.488.5686 (EXT. 103)





TYPICAL NEIGHBORHOOD STREET SECTION
MT CASCADE STREET, 9TH AVENUE, 11TH AVENUE, AND 13TH AVENUE

SECTION WILL TRANSITION ON 9TH, 11TH, AND 13TH TO MEET EXISTING IMPROVEMENTS TO THE SOUTH.
SECTION SUBJECT TO CITY APPROVAL OF THE REQUESTED VARIANCES.

NTS

SAND HILL ESTATES IV
CONCEPTUAL ENGINEERING PLANS

PROPOSED
TYPICAL
SECTION



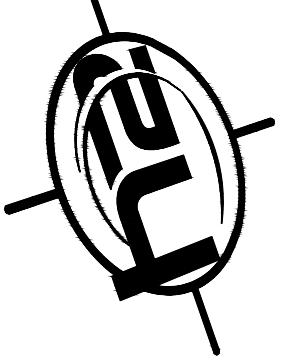
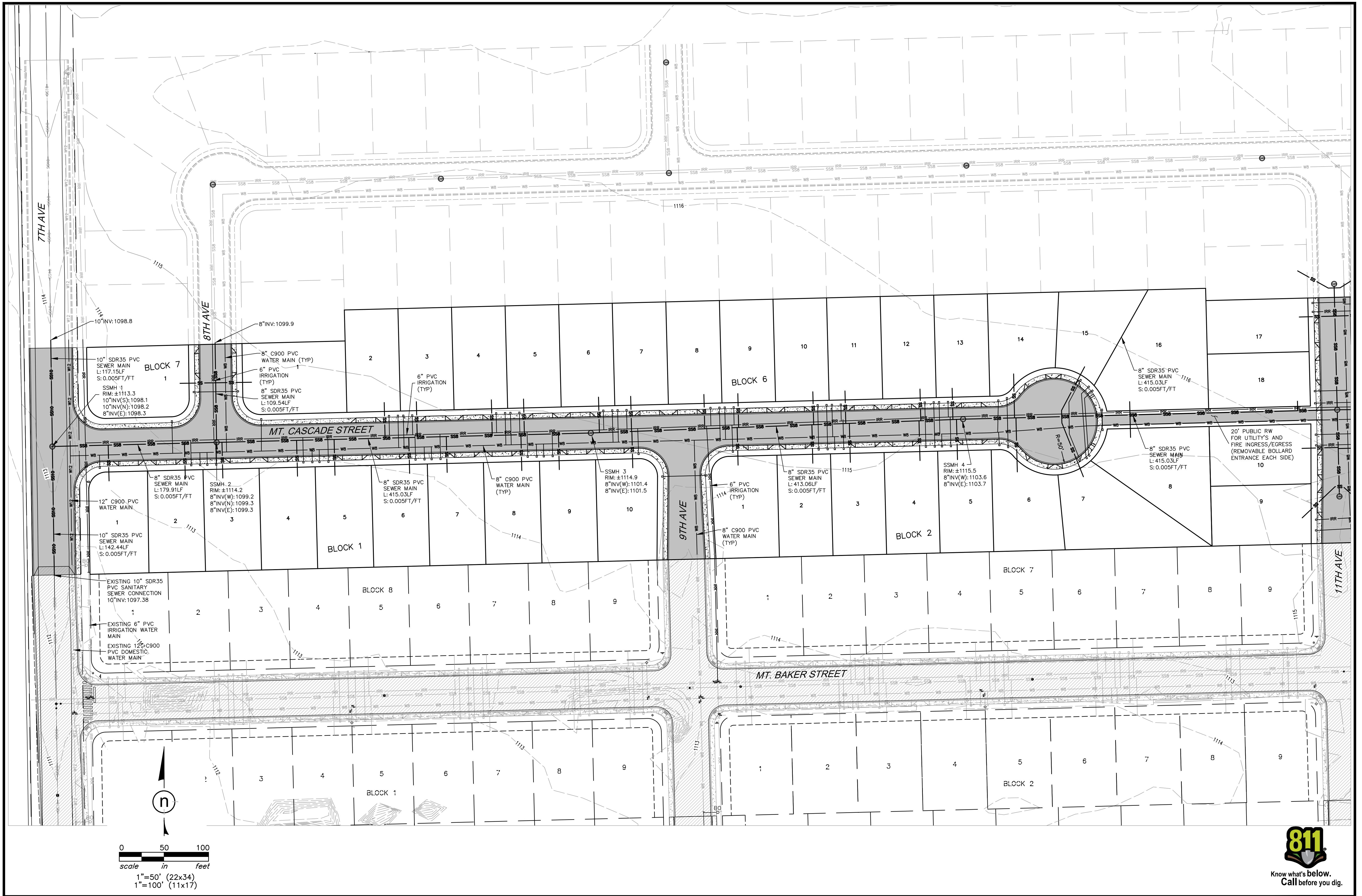
SHEET # X2.0
PROJECT # M2021-043
DATE 12/21/2021

MCARTHUR
ENGINEERING



PO BOX 2488, POST FALLS, IDAHO 83877 • TEL: 208.964.0481





MCARTHUR ENGINEERING

A 3D rendering of a mechanical part. It features a central vertical slot with a rectangular protrusion on the right side. A circular feature with a diameter labeled 'D' is positioned at the bottom of the slot. The part is shown in a perspective view with a light gray background.



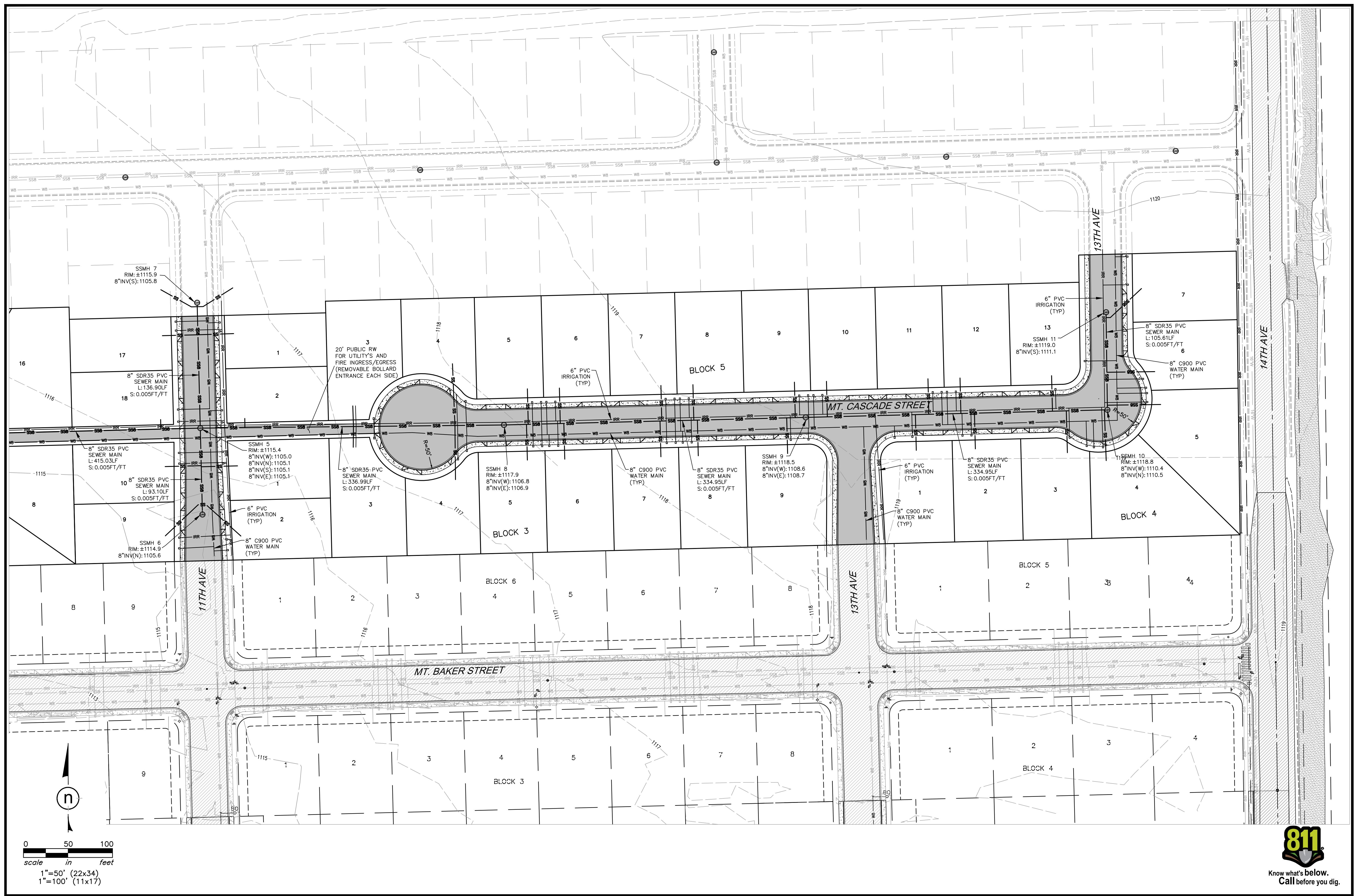
*SAND HILL ESTATES IV
CONCRETE ENGINEERING PLANS
CITY OF OTHELLO, WASHINGTON*

MT. CASCASE ST. CONCEPTUAL PLAN



**Know what's below.
Call before you dig.**

SHEET
X3
PROJECT
ME2021
DATE
12/21/



VICARTHUR ENGINEERING



*SAND HILL ESTATES IV
CONCEPUTUAL ENGINEERING PLANS
CITY OF OTHELLO, WASHINGTON*

MT. CASCADE ST. CONCEPTUAL PLAN

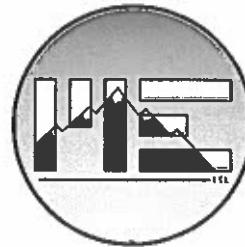


**Know what's below.
Call before you dig.**

SHEET
X3.1
PROJECT
ME2021-
DATE
12/21/1

City of Othello
500 East Main Street
Othello, Washington 99344

Received By
Othello Bldg & Planning
February 1 2022



Attn: Anne Henning ~ *Community Development Director*

RE: SAND HILL ESTATES IV – NOTICE OF INCOMPLETE – RESPONSE LETTER

Dear Anne:

As states in your letter on January 21, 2022, the following items required clarification, or a request for deviation.

1. **Paper Copies of the Site Plan/Conceptual Engineering Plan:**
 - The Developer will provide the City with four (4) copies of the Site Plan/Conceptual Engineering Plan.
2. **Written request for waiver, deviation, and deferral per OMC 16.40.010(a):**
 - **14th Avenue Improvement Deferral:** As part of the Sand Hill Estates, Phase IV development, we are requesting to defer the improvements required for 14th Avenue, as the improvements will not impact the proposed development. Said improvements are slated for development with Sand Hill Estates, Phase V.
 - **Temporary Turnaround, 11th Avenue:** It is the intent of the developer to construct a temporary gravel turnaround at the end of the proposed 11th Avenue improvements for the Sand Hill Estates, Phase IV. We expect this temporary gravel turnaround to be a part of the Development Agreement for this Phase of the development, as it is temporary in nature, and will be abandoned as part of the development of Sand Hill Estates, Phase V.
 - **Temporary Turnaround, 13th Avenue:** It was the intent of the development of Sand Hill Estates, Phase IV to not have a turnaround constructed at the end of 13th Avenue, as this section of road is less than 150LF from the nearest public right-of-way turnaround, being the knuckle at the intersection of Mt. Cascade and 13th Avenue.
 - **Right of Way Width Deviation:** As shown on the face of the Preliminary Plat, and the Conceptual Engineering Plan (street section), the proposed right-of-way width to be dedicated for Mt. Cascade, 8th Avenue, 11th Avenue, and 13th Avenue shall be a total of sixty (60) feet, while the standard right-of-way width in the City of Othello is generally sixty-six (66) feet. This request for deviation is being made after the City of Othello recently adopted the thirty-seven (37) foot wide street section, measured top back of curb to top back of curb, bringing the measurement from top back of sidewalk to top back of sidewalk to forty-seven (47) feet, leaving a six, and a half (6.5) feet of undeveloped right-of-way behind each sidewalk that the home owner will already be maintaining, as compared to nine, and a half (9.5) feet of undeveloped right-of-way that would be required with the City's standard sixty-six (66) foot wide right-of-way. It is our understanding that this local residential street network will remain as local residential access for the lifetime of this development, and surrounding developments will be encouraged to use adjacent rights-of-way for higher volume, North/South and East/West, travel.

- **7th Avenue at Mt. Cascade, Centerline Monumentation:** The monumentation shown on the Sand Hill Estates, Phase IV Preliminary Plat, at the above intersection, illustrates the proposed offset centerline monumentation, required by the OMC, that will be placed around the sanitary sewer manhole that will be constructed, and brought to grade at the centerline-centerline intersection noted above.

3. Lot Frontage:

- The developer's proposed layout for Sand Hill Estates, Phase IV, and the future Sand Hill Estates, Phase V, incorporates Lots that will be developed with double frontage, and triple frontage, along public rights-of-way. In accordance with OMC, the developer requests permission to either landscape, or construct a 6' tall sight obscuring fence, or a combination of both, along the non-frontage property lines. This will improve, and clarify private Lot maintenance, which will be maintained by the home-owner, who will also be required to maintain all landscaping/improvement on/adjacent to the Lot, out to the back of sidewalk, and for sweeping, and or shoveling the sidewalk after snow fall events.

4. Dead End Street Density:

- It is the intent of the developer to construct single-family residential homes in this proposed development. Should additional density be desired, the developer will work with the City, post platting, to conform to OMC 16.29.050.

Thank you for your time and consideration of this resubmittal. Please feel free to contact me at 208.964.0481 or scott@mcarthur-eng.com if you have any questions.



City of Othello

Memo

To: Community Development Director, Anne Henning

From: City Engineer, Shawn O'Brien 

Date: February 17, 2022

Re: Deviation Comments – Sand Hill Estates IV Major Plat

The following are the comments from the Engineering Department for the Sand Hill Estates IV Major Plat addressing the deviation requests from Scott McArthur.

14th Avenue Improvement Deferral: The Engineering Department is fine with this request but would suggest including a time limit of approximately October of 2024 to complete the improvements.

Temporary Turnaround, 11th Avenue: The Engineering Department is fine with this request if it is acceptable with the Fire District. A temporary easement would be required a suggestion that a time limit be put in place for permanent construction of approximately October of 2025.

Temporary Turnaround, 13th Avenue: This dead-end section is longer than 150' and should be addressed the same as 11th Avenue. The Engineering Department is fine with this request to eliminate the turnaround, but only if it is acceptable with the Fire District. If the deviation is granted, I suggestion that a time limit be put in place for permanent construction of the turnaround. Another suggestion would be to provide an easement, cut in the road, provide an adequate gravel base and extend the road to 14th Avenue.

Right-of-Way Width Deviation: The Engineering Department supports this request but would recommend increasing the easements to 13 feet on each side. The recommendation is only if there is any concern about the narrowing of the ROW.

7th Avenue at Mt. Cascade, Centerline Monumentation: This will also have to be done at the intersections with 8th and 13th Avenues. The Engineering Department is fine with this deviation request, but would recommend moving the manholes from the center of the intersection instead.

c: Public Works Director
Engineering Project Manager
File

TO: Planning Commission

FROM: Anne Henning, Community Development Director

MEETING: February 22, 2022

SUBJECT: Zoning – OMC 17.59—Home Occupations—Discussion

When the Zoning Code was updated (2017-2020), we focused on the most glaring inconsistencies and the most important aspects that needed change, with the idea that we could come back to the other sections as we discovered problems with them.

Home occupations have come up enough that it is time to examine this chapter and bring it up to date. The world has changed a lot since 1995 when this code was adopted. Just in recent times and specific to Othello, conversion of garage area to living space is now allowed in certain circumstances, and accessory dwelling units are now allowed. More generally, home-based businesses have become more common, as people try to supplement their incomes or work for themselves rather than an outside employer. Attitudes toward appropriate uses in residential have also been changing.

Staff Comments

1. Staff can bring examples of more modern code to the next meeting. At this point, the Commission should review the existing regulations to discuss any initial opinions about what should be changed.

Attachments

- Existing code: OMC 17.59 Home Occupations

Action: The Planning Commission should discuss the home occupation regulations and provide direction to staff.

Chapter 17.59 HOME OCCUPATIONS

Sections:

[**17.59.010 Home occupation defined.**](#)

[**17.59.015 Application for home occupation uses and appeals.**](#)

[**17.59.020 Permitted occupations.**](#)

[**17.59.030 Participation restricted.**](#)

[**17.59.040 Floor area limitation.**](#)

[**17.59.050 Advertising and appearance restricted.**](#)

[**17.59.060 Accessory building use prohibited.**](#)

[**17.59.070 Retail sales prohibited.**](#)

[**17.59.080 Traffic and parking restricted.**](#)

[**17.59.090 Noise and interference prohibited.**](#)

[**17.59.100 Prohibited occupations.**](#)

17.59.010 Home occupation defined.

A home occupation means any endeavor conducted for financial gain or profit in a dwelling unit where the endeavor is not generally characteristic of activities for which dwelling units are intended or designed, provided, that endeavors where the only activities include the receipt of mail, the use of a telephone, the occasional commercial delivery of goods and materials not inconsistent with such vehicular traffic in residential neighborhoods, are not considered home occupations subject to permitting requirements under this title. To be defined as a home occupation, the occupation or activity:

- (1) Must be carried on entirely within a residence by the occupants.
- (2) Must be clearly incidental to the use of the residence as a dwelling.
- (3) Must not change the residential character of the dwelling.
- (4) Must be conducted in such a manner as to not give any outward appearance nor manifest any characteristic of a business in the ordinary meaning of the term.

- (5) Must not infringe upon the right of the neighboring residents to enjoy a peaceful occupancy of their homes for which purpose the residential zone was created and primarily intended.

An occupation which does not meet this definition or which is incapable of or does not comply with the general requirements of this title shall not be deemed a home occupation. (Ord. 948 § 2 (part), 1995).

17.59.015 Application for home occupation uses and appeals.

An application for a home occupation use shall be submitted to the clerk's department for consideration. Such uses may be permitted by the individual(s) designated to review the applications subject to the provisions of this chapter. Any party aggrieved by a decision rendered by the individual(s) reviewing the application may appeal the decision to the hearing examiner, subject to the provisions of Chapter 19.11, Appeals. (Ord. 1546 § 6, 2020: Ord. 1066 § 1, 2000: Ord. 948 § 2 (part), 1995).

17.59.020 Permitted occupations.

Permissible home occupations include but are not limited to the following:

- (1) Accountant and tax consultants;
- (2) Artists and writers;
- (3) Architects and draftsmen;
- (4) Dressmakers, seamstresses and tailors;
- (5) Music or dance teachers;
- (6) Catering and party decorators;
- (7) Office facilities used in conjunction with business activities conducted off the premises, e.g., clergymen, salesmen, brokers, professional persons, etc.;
- (8) Tutoring;
- (9) Massage parlors;
- (10) Small appliance repair.

The above home occupations are limited to one client at a time. (Ord. 948 § 2 (part), 1995).

17.59.030 Participation restricted.

No person other than members of the family residing on the premises shall be engaged in such occupation. (Ord. 948 § 2 (part), 1995).

17.59.040 Floor area limitation.

The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than thirty percent of the floor area of the dwelling unit shall be used in the conduct of the home occupation. (Ord. 948 § 2 (part), 1995).

17.59.050 Advertising and appearance restricted.

There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation other than one sign, not exceeding one square foot in area, nonilluminated, and mounted flat against the wall of the principal building. (Ord. 948 § 2 (part), 1995).

17.59.060 Accessory building use prohibited.

No home occupation shall be conducted in any accessory building. (Ord. 948 § 2 (part), 1995).

17.59.070 Retail sales prohibited.

There shall be no retail sales of merchandise in connection with such home occupation. (Ord. 948 § 2 (part), 1995).

17.59.080 Traffic and parking restricted.

No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front yard. (Ord. 948 § 2 (part), 1995).

17.59.090 Noise and interference prohibited.

No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses off the lot, if the occupation is conducted in a single-family residence, or outside the dwelling unit if conducted in other than a single-family residence. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises. (Ord. 948 § 2 (part), 1995).

17.59.100 Prohibited occupations.

Prohibited home occupations include but are not limited to the following:

- (1) Barber shops;
- (2) Beauty parlors;
- (3) Kennels;
- (4) Stables;
- (5) Animal hospitals;

- (6) Pet grooming;
- (7) Real estate offices;
- (8) Restaurants;
- (9) Medical and dental clinics;
- (10) Vehicle repair, painting, servicing and renting;
- (11) Welding and metal work;
- (12) Cabinet, carpentry, and paint shops;
- (13) Mortuaries;
- (14) Private or nursery schools;
- (15) Private clubs. (Ord. 948 § 2 (part), 1995).

City of Othello
Building and Planning Department
January 2022

Building Permits			
	Applied	Issued	Final
Residential	10 ¹	10 ⁴	26 ⁷
Commercial	2 ²	4 ⁵	6 ⁸
Industrial	0	0	1 ⁹
Total	12	14	33

¹ 6 new residences, 1 addition, 1 pool & hot tub, 2 furnace replacement.
² HVAC at the fire station, plumbing permit for The Lighthouse coffee bar.
⁴ 6 new residences, 1 garage/shop remodel, 1 shop addition, 2 furnace replacements.
⁵ Fire repair at 1st Ave. strip mall, The Lighthouse coffee bar (with conditions), 2 furnace replacement.
⁷ 1 new residence, 1 residential foundation-only permit, 1 master bedroom addition, 4 HVAC, 4 patio covers, 8 reroof, 1 siding/stucco, 2 remodel, 1 shop, 1 shop addition, 2 garages (old permits).
⁸ New break room at Desert Rose Floral, Walmart water line repair, new door at 718 E Main, stucco at Tropical Express, siding at Othello Community Museum, awning repair at Tu Taqueria.
⁹ McCain fire pump & fire riser building

Inspections

- The Inspector completed 87 inspections in January, including 8 rental inspections.

Land Use Permits & Development Projects		
Project	Actions in January	Status as of January 31
McCain Foods Short Plat	Plat recorded.	Waiting for recorded mylars to be submitted (rec'd Feb. 1).
Ochoa Short Plat	No change (Deferrals heard at Aug. 16 Planning Commission meeting.)	Waiting for proposed covenant language from applicant's attorney, as specified in PC recommendation.
Sand Hill Estates #4	Additional application materials submitted. Sent Notice of Incomplete for remaining missing items.	Waiting for remaining required items (most rec'd Feb. 1).
Story Rentals Short Plat (Ace Hardware)	No change (Preliminary plat approved in Oct.)	Next steps are sidewalk improvements and then final plat.
Wahitis Short Plat	(History: May 2019 Plat approved. Dec. 2019 Scootney street/utility improvement plans approved by City. 5/26/20 USBR notified School District that it will be about a year before they have time to review it. Dec. 2021 OSD received paperwork releasing the USBR easement, but it had some errors that will need to be corrected by USBR.)	No change: Street improvements must be completed or bonded before accepting mylars for recording. USBR issues must be resolved before street improvements can proceed.

Land Use Permits & Development Projects		
Project	Actions in January	Status as of January 31
Water Hole 17 substantial building expansion	Notified by surveyor that property owner has put this project on hold.	Waiting for plat submittal.

Rental Licensing & Inspection Program

- Received 4 rental applications in January, for 7 rental units.
- 8 sites with a total of 28 units were inspected in January.
- 3 sites with a total of 6 units were approved in January.
- 28 locations with a total of 46 units have been fully approved so far. Multiple others just need a few simple fixes such as smoke alarms in order to be approved.
- There are currently 44 active applications for a total of 119 units in various stages of inspection and correction.

Parks/Recreation

- RCO has informally reviewed our draft Park Plan update so far and stated it appears it will meet RCO requirements.
- Planning Commission presented their work on the Park Plan to the Parks Committee.
- Planning Commission held a public hearing on the Parks Plan and recommended it to City Council.
- City Council held a public hearing on the Park Plan to prepare for final adoption in February.
- Worked with Engineering on updated Park Map to include in the plan.

Transportation

- Started review of Scope of Work and budget for Active Transportation Plan.

Staffing/Technology

- We received 16 applications for the Permit Tech/Building & Planning Secretary position. We interviewed 6 candidates and selected Zuleica Morfin to start in February as our new Permit Tech.
- We are continuing the process of identifying and closing out older completed permits where the proponent never called for a final inspection. In January, we reduced the number of active permits down from 119 to 83 (while adding 14 new permits this month). There are still some that need to be followed up on.

Training

- Eastern WA Planners Forum (via Zoom): Water Banking Grant Program and Water Policy Overview; Behavioral Health Facility Siting Model Ordinance & Communications Toolkit; Review of HB 1220 & Commerce Housing Programs.
- Webinars: “Design Thinking in Planning”.

Other

- Continuing to work with a local developer to get the last of their sub-contractors current on their contractor license and city business license.

- Met with a church about the remodel they had completed without permits for a new business. They have signed an agreement to address the zoning issues (by applying for changes to the code) or discontinuing their business.

Website

- Continued to modify the [Park Plan Update](#) page as new information became available.
- Added [ADA Transition Plan](#) to the [Public Works](#) page of the website. (Transportation consultants asked for it, but too large of a file to email).