



# The City of Othello

500 East Main Street OTHELLO, WASHINGTON 99344 Telephone (509) 488-5686  
Fax (509) 488-0102

## Notice of Development Application & Public Hearing with Optional DNS

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

### Project Name: Sand Hill Estates #4 Major Plat

Date Application Submitted	Dec. 9, 2021	Date Additional Required Information Submitted	Dec. 9, 10, 14, & 16, 2021. Jan. 20, Feb. 1 & 7, 2022
Date Determined Complete	Feb. 8, 2022	Notice of Application	Feb. 8, 2022
<b>Comment Due Date</b>	<b>Feb. 23, 2022</b>	<b>Public Hearing Online via GoToMeeting</b>	<b>March 14, 2022 9:00 AM</b>

**Public Hearing Meeting Link:** <https://meet.goto.com/CityofOthello1/hearing-examiner>

**Project Description:** Subdivide 17.3 acres into 68 lots in the R-2 Residential District. Segments of a new street, Mt. Cascade Street, will be extended from 7<sup>th</sup> to 14<sup>th</sup> Avenues. Existing 9<sup>th</sup>, 11<sup>th</sup>, and 13<sup>th</sup> Avenues will be extended to the north boundary of the subdivision.

**Project Location:** North of Sand Hill Estates #1, 2, & 3, which are north of Olympia Street, between 7<sup>th</sup> and 14<sup>th</sup> Avenues. Portions of Tax #2659, 2660, & 2661, Parcel #1529-03-068-2659, -2660, & -2661

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

**Environmental Review:** The City of Othello has reviewed the proposed project for probably adverse environmental impacts and expects to issue a Mitigated Determination of Non-Significance (MDNS) for this project. The optional DNS process in WAC 197-11-355 and Othello Municipal Code (OMC) 19.09.040(b) is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed project.**

The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared.

As lead agency, the city expects that most of the requirements for environmental analysis, protection, and mitigation measures are adequately addressed in the development regulations and comprehensive plan, and in other applicable local, state, or federal laws and rules, as provided by RCW 43.21, WAC 197-11-355, and OMC 13.04. The following mitigation under SEPA is

expected to be required along with any other conditions necessary to address concerns raised during the comment period:

1. During construction, any release of oil, hydraulic fluids, fuel, other petroleum products, paints, solvents, or other deleterious materials must be contained and removed in a manner that will prevent their discharge into water or soil. The cleanup of spills shall take precedence over other work on the site.
2. The proponent shall use best management practices for controlling and treating stormwater in compliance with the water quality and quantity standards of the Stormwater Management Manual for Eastern Washington and shall meet the state's non-endangerment standard for groundwater. Drywells and other underground injection control devices for managing stormwater are required to be registered with the Department of Ecology and comply with Ecology Publication 05-10-067, "Guidance for UIC Wells that Manage Stormwater." Documentation of compliance with the Manual and Publication 05-10-067 and of how the non-endangerment standard will be met for street drainage shall be submitted to the City Engineer before street construction plans are approved.
3. The proponent must apply for coverage under the Department of Ecology's Construction Stormwater General Permit at least 60 days prior to start of construction, unless determined by Department of Ecology to not be required. Whether or not an Ecology permit is required, construction stormwater must be treated before it contacts the municipal stormwater system, to prevent contamination with sediment and other pollutants.
4. The proponent shall retain sediment on site and employ measures to prevent tracking of materials onto City streets during construction, both of streets/utilities and individual houses.
5. Where fills are placed, including fill from on-site grading, the fill shall be placed in accordance with accepted engineering practice. All fill materials shall be limited to clean soil and gravel or other similar materials. Before building permits are issued for any location with fill, the proponent shall submit a soil investigation report and compaction report, both acceptable to the Building Official, in the location of the footings for any new structures.
6. Since ground disturbance leads to weeds and dust, the portions of the site not proposed for development at this time shall remain undisturbed as much as possible. Disturbed areas that will not be built on, paved, or landscaped for more than 90 days shall be stabilized through long-term methods such as establishing dryland grasses or native shrub/steppe. The proponent shall ensure that nuisances, such as weeds and dust, do not develop. If the erosion control measures proposed by the applicant are found to be insufficient during the course of the project, the applicant shall immediately implement further erosion control measures.
7. To facilitate orderly flow of traffic, provide safe pedestrian facilities, and provide sufficient utility connections, the developer shall construct full-width street and utility improvements to Public Works Standards for all streets within and abutting the plat, and shall connect the streets and utilities to existing improved streets and utilities. Improvements shall be constructed and accepted by the City Council or a form of security acceptable to the City Attorney shall be provided before the final plat is submitted for review.
8. Fire hydrants are required and must be installed by the developer and be operational prior to the arrival of combustible material on site. Hydrant spacing and locations shall be as approved by Public Works and the Adams County Fire Department.
9. RCW 58.17 requires that subdivisions make adequate provisions for parks and recreation. Per OMC 16.20, residential developments including subdivisions shall include as a

condition of approval either a portion of the site to be developed as open space for public purposes or the payment of a fee in lieu of dedication, or a combination of both. Required area of land dedication is 5% of the gross area and must be qualified open space that meets the requirements of OMC 16.20. For this 17.3-acre project, required dedication would be 0.865 acres. The fee in lieu of dedication is 5% of the value of the gross area of the development and is calculated as follows: Assessed land value of the most recent development with assessments, Sand Hill Estates #2 lots, is \$2,096,200 for 60 lots, or \$34,937 per lot. The Sand Hill Estates #4 parcel can be divided into 68 lots as shown on the preliminary plat. Therefore, the value of the parcel is  $68 \times \$34,937 = \$2,375,716$ . Five percent of \$2,375,716 is \$118,786. The developer shall either dedicate the required amount of qualified open space on the final plat, pay the fee in lieu of dedication to the City of Othello before the final plat is recorded with the County, or pay the proportionate amount (\$1746.85) as each building permit is issued. If the number of lots or area being subdivided changes, the amount of land to be dedicated or the fee in lieu of dedication may be recalculated.

10. Per OMC 16.05.080, the owner of a new subdivision shall assign and transfer to the City any water rights appurtenant to the property. If there are no water rights, the property owner shall pay to the City, in lieu thereof, a water rights acquisition fee. Per Resolution 2007-05, the fee in lieu of assignment of water rights is \$1500 per acre platted. For this plat of 17.3 acres, the fee is  $17.3 \times \$1500 = \$25,950$ . The transfer or payment shall be completed before the plat is recorded, or a proportionate share (\$381.62) may be collected with each building permit.
11. The proponent shall ensure that all contractors and sub-contractors are aware of the relevant conditions.

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

**Required Studies:** A traffic impact analysis for the overall development was submitted and reviewed with a previous phase.

**Existing Environmental Documents:** Environmental Checklist for current project, MDNS issued 1-15-21 For Sand Hill Estates #3, MDNS issued 11-21-19 for Sand Hill Estates #2, MDNS issued 8-15-17 for Sand Hill Estates #1

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

**Consistent with the Comprehensive Plan**  Yes  No

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

#### **Attachments**

- Plat (7 pages)
- Environmental Checklist

# Plat Map

## SAND HILL ESTATES #4 MAJOR PLAT

### EQUIPMENT & PROCEDURES

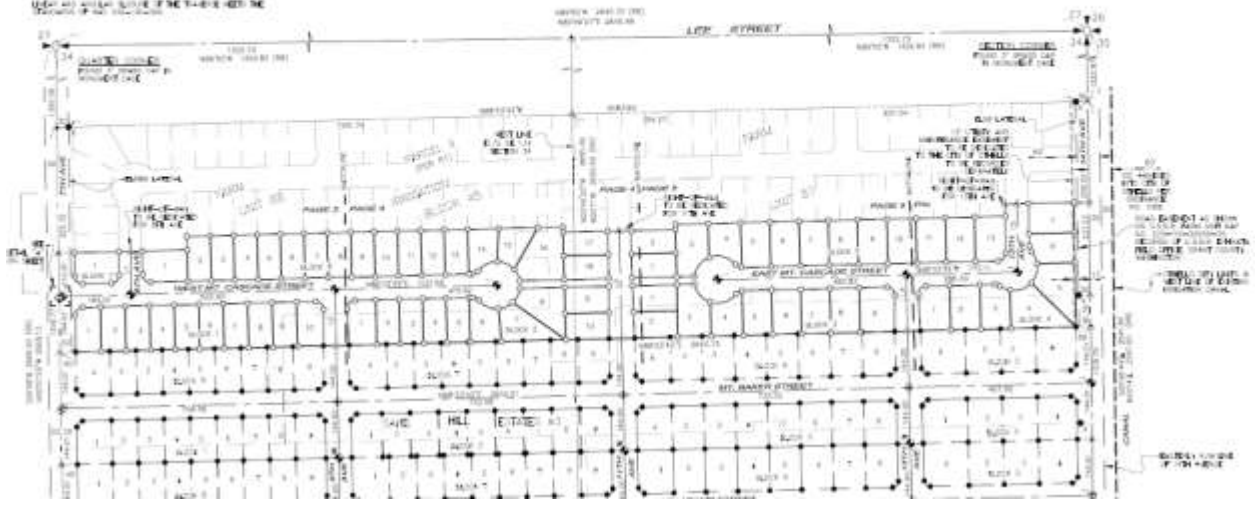
THE SURVEY AND PLATTING IS A COMBINATION OF A FIELD SURVEY AND A PHOTOGRAMMETRIC SURVEY. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACTS OF 1909 AND 1934, AND THE SURVEYING REGULATIONS OF THE STATE OF WASHINGTON. THE SURVEY WAS CONDUCTED BY THE SURVEYOR GENERAL OF THE STATE OF WASHINGTON.

USE AND OCCUPANCY OF THE LAND IS SUBJECT TO THE ZONING ORDINANCES OF THE CITY OF SEASIDE.

A PARCEL OF LAND LOCATED IN A PORTION OF FARM UNITS 27 AND 28, IRRIGATION BLOCK 4E, COLUMBIA BASIN PROJECT, LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 25 NORTH, RANGE 29 EAST, WILAMETTE MERIDIAN, ADAMS COUNTY, WASHINGTON.

### BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE MERIDIAN OF THE STATE OF WASHINGTON. THE BEARINGS ARE GIVEN IN DEGREES, MINUTES AND SECONDS. THE BEARINGS ARE GIVEN IN THE FOLLOWING ORDER: FROM THE MERIDIAN TO THE RIGHT OF THE MERIDIAN, FROM THE MERIDIAN TO THE LEFT OF THE MERIDIAN.



## Anne Henning

---

**From:** Anne Henning  
**Sent:** Wednesday, February 9, 2022 9:44 AM  
**To:** Tim Unruh; Shawn Obrien; Curt Carpenter; Terry Clements; Dan Quick; Jim Laird; Phil Schenck; Madison Martinez; Gary Lebacken - Adams County Fire District 5 (glebacken@acfd5.com); veronicar@co.adams.wa.us; Sandy Burchell - Assessor's Office (sandyb@co.adams.wa.us); Jacque Laird (jacquel@co.adams.wa.us); Janet Bowman (janetb@co.adams.wa.us); Loren Wiltse (lorenw@co.adams.wa.us); Andie Lorenz; Scott Yeager (scotty@co.adams.wa.us); Todd O'Brien (toddo@co.adams.wa.us); Vicki Guse (vickig@co.adams.wa.us); Ian Eccles (ian.eccles@avistacorp.com); Big Bend Electric Cooperative (kmesserschmidt@bbec.org); Mark Hay; Chambard, David L; Robin Adolphsen - East Columbia Basin Irrigation District (radolphsen@ecbid.org); Lay, Clyde; Bates, Gregory D; csnow@usbr.gov; Porter, Michele E; Kyle Niehenke; Chris Faix (chris@portofothello.com); (sepa@dahp.wa.gov); WDFW (WDFWR2Planning@dfw.wa.gov); NC-Review; US Fish & Wildlife - Columbia National Wildlife Refuge (mcriver@fws.gov); 'Guy.Moura@colvilletribes.com'; Robert Sloma - Confederated Tribes of the Colville Reservation (Robert.Sloma@colvilletribes.com); Patrick Baird (keithb@nezperce.org); Randy Abrahamson (randya@spokanetribe.com); (rbuck@gcpud.org); Kate Valdez (kate@yakama.com)  
**Subject:** Sand Hill Estates #4 Major Plat  
**Attachments:** Sand Hill #4 NOA optional DNS.pdf; Sand Hill Estates IV - Preliminary Plat. 1.20.22.pdf; Sand Hill Estates IV - SEPA Application. 1.20.22.pdf

### **Notice of Development Application & Public Hearing with Optional DNS**

The City of Othello has received an application for development review, as described in the attached documents. Interested persons are encouraged to review the application documents, comment on this proposal by Feb. 23, receive notice of and participate in any hearings, and request a copy of any decisions once made. Written comments may be submitted by mail at City Hall, 500 E. Main Street, Othello, WA 99344 or via e-mail at [ahenning@othellowa.gov](mailto:ahenning@othellowa.gov).

#### **Project Name: Sand Hill Estates #4 Major Plat**

**Project Description:** Subdivide 17.3 acres into 68 lots in the R-2 Residential District. Segments of a new street, Mt. Cascade Street, will be extended from 7<sup>th</sup> to 14<sup>th</sup> Avenues. Existing 9<sup>th</sup>, 11<sup>th</sup>, and 13<sup>th</sup> Avenues will be extended to the north boundary of the subdivision.

**Project Location:** North of Sand Hill Estates #1, 2, & 3, which are north of Olympia Street, between 7<sup>th</sup> and 14<sup>th</sup> Avenues. Portions of Tax #2659, 2660, & 2661, Parcel #1529-03-068-2659, -2660, & -2661

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

**Environmental Review:** The City of Othello has reviewed the proposed project for probably adverse environmental impacts and expects to issue a Mitigated Determination of Non-Significance (MDNS) for this project. The optional DNS process in WAC 197-11-355 and Othello Municipal Code (OMC) 19.09.040(b) is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed project.** Mitigation under SEPA is expected to be required as shown in the attached Notice of Application.

**Anne Henning, AICP**

*Community Development Director*

City of Othello

(509) 331-2710 direct line | (509) 488-5686 City Hall main phone

[www.OthelloWa.gov](http://www.OthelloWa.gov)



Sand Hill Estates #4 agency routing list:

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



# SEPA Record Submittal

[My agency records](#) [+ Add a SEPA record](#) [i Help](#) [My account](#)

[Resources](#)

## SEPA record details

Success! The SEPA record was submitted to the admin for review before publishing. ✕

[Edit](#)

[Copy](#)

[Delete](#)

### Agency information

Agency name:  
Othello City of

Lead agency file number:

Contact name:  
Anne Henning

Phone:  
(509) 331-2710

Email:  
[ahenning@othellowa.gov](mailto:ahenning@othellowa.gov)

### Project location information

County:  
ADAMS

Region:  
Eastern

Address:  
  
WA

Parcel number:  
1529-03-068-2659,  
1529-03-068-2660,  
1529-03-068-2661

Coordinates (Lat, Long):

Section/Township/Range:  
S34T16NR29E

Other identifying location information:  
Between 7th & 14  
Avenues, north of  
Olympia, Mt. Adams, &  
Mt. Baker Streets,  
Othello, WA 98837

### Project documentation

Proposal type:  
Project

Related Ecology SEPA numbers:

Applicant name:  
Palos Verdes LLC

Applicant contact information:  
PO Box 464  
Othello, WA 99344

Document type:  
ODNS/NOA-M

Document sub type:

Proposal name:

### Important dates

Issued date:  
2/9/2022

Comments due to lead agency:  
2/23/2022

Date submitted to Ecology:  
2/9/2022

Published date:

### Attached files

File name	File description
<a href="#">Sand Hill #4 NOA optional DNS.pdf</a>	Notice of Application

### Sand Hill Estates #4 Major Plat

**Proposal description:**

Subdivide 17.3 acres into 68 lots in the R-2 Residential District. Segments of a new street, Mt. Cascade Street, will be extended from 7th to 14th Avenues. Existing 9th, 11th, and 13th Avenues will be extended to the north boundary of the subdivision.

**Project website:**

**SEPA record creator:**

**SEPA record submitter:**

Anne Henning

File name	File description
<a href="#">Sand Hill Estates IV - Preliminary Plat. 1.20.22.pdf</a>	Plat drawing
<a href="#">Sand Hill Estates IV - SEPA Application. 1.20.22.pdf</a>	Environmental Checklist

Files

[Ecology home](#) [Ecology's SEPA website](#) [SEPA Register public search](#)

Version: 1.0.0.0 [Contact admin](#) [Privacy notice](#)

[Accessibility](#) Copyright © Washington State Department of Ecology

## **Anne Henning**

---

**From:** NoReply@ecy.wa.gov  
**Sent:** Wednesday, February 9, 2022 12:28 PM  
**To:** Anne Henning  
**Subject:** SEPA record published

[External Message]

The SEPA admin reviewed and published [SEPA record number 202200562, "Sand Hill Estates #4 Major Plat"](#). It will now be available to the public.

From: Melanie Kincheloe  
Email: [separegister@ecy.wa.gov](mailto:separegister@ecy.wa.gov)  
Phone number: (509) 329-3410

## Anne Henning

---

**From:** Anne Henning  
**Sent:** Wednesday, February 9, 2022 10:53 AM  
**To:** Shawn O'Brien; Curt Carpenter; Terry Clements; Jim Laird; Dan Quick; Gary Lebacken - Adams County Fire District 5 (glebacken@acfd5.com)  
**Subject:** Sand Hill Estates #4 Deviation & Deferral requests  
**Attachments:** Sand Hill 4 response to NOI.pdf

This application also included requests for some deviations and deferrals of requirements related to streets. Please see attached request from the proponent. I have also included a paper copy of the requests in the set of plans I am routing to each of you.

I would like to take these deviation/deferral requests to the Planning Commission at their Feb. 22 meeting, so please provide any comments on the requests by Feb. 17.

Thanks,

### **Anne Henning, AICP**

*Community Development Director*

City of Othello

(509) 331-2710 direct line | (509) 488-5686 City Hall main phone

[www.OthelloWa.gov](http://www.OthelloWa.gov)





## Notice of Public Hearing & Notice of Application With Optional DNS

City of Othello Hearing Examiner – Sand Hill Estates #4 Major Plat

Palos Verdes LLC submitted an application to subdivide 17.3 acres into 68 residential lots north of Sand Hill Estates #1, 2, & 3, north of Olympia St. between 7<sup>th</sup> & 14<sup>th</sup> Ave. The property is described as portions of Tax #2659, 2660, & 2661, Parcel #1529030682659, -2660, & -2661. Required permits are environmental review, major subdivision, and street/utility construction approval. The City of Othello has reviewed the proposal for probable adverse environmental impacts and expects to issue a Mitigated Determination of Non-Significance (MDNS). The optional DNS process in WAC 197-11-355 is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed project.** The notice of application and the complete application may be reviewed at City Hall, 500 E. Main St., Othello, WA, 99344 or by contacting Anne Henning, Community Development Director at [ahenning@othellowa.gov](mailto:ahenning@othellowa.gov) or 509-488-5686. Written comments will be accepted until 5:00 PM on Feb. 23 at the above address.

**Public Hearing:** The City of Othello Hearing Examiner will hold an online public hearing on the major subdivision Mon. Mar. 14 at 9:00 AM using the link: <https://meet.goto.com/CityofOthello1/hearing-examiner>. Arrangements to reasonably accommodate special needs, including accessibility or an interpreter, will be made with 24-hour advance notice.

For additional information contact the City of Othello at 509-488-5686.

Anne Henning, Community Development Director  
Publish: 2-16-22

## Anne Henning

---

**From:** Cecilia Suarez <csuarez@columbiabasinherald.com>  
**Sent:** Wednesday, February 9, 2022 10:32 AM  
**To:** Anne Henning  
**Subject:** Re: Legal Notice - Sun Tribune - Sand Hill Estates #4 Major Plat

[External Message]

Good Morning Anne

Received Thank you I have this scheduled for February 16, 2022 in the Sun Tribune section of the Columbia Basin Herald

### **NEW BUSINESS HOURS Monday - Friday 9:00 AM to 4:00 PM**

Cecilia Suarez Johnson  
Legal/Obituary Coordinator  
Columbia Basin Herald  
509-765-4561 ext.100

*Be Kind!*

On Wed, Feb 9, 2022 at 8:49 AM Anne Henning <[ahenning@othellova.gov](mailto:ahenning@othellova.gov)> wrote:

Please publish the attached one time in the **Othello Sun Tribune**. Please confirm the publication date.

Thank you,

**Anne Henning, AICP**

*Community Development Director*

City of Othello

(509) 331-2710 direct line | (509) 488-5686 City Hall main phone

[www.OthelloWa.gov](http://www.OthelloWa.gov)

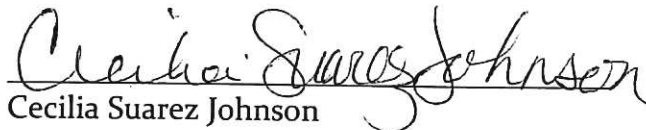
# ***AFFIDAVIT OF PUBLICATION***

---

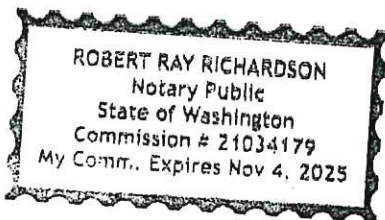
## STATE OF WASHINGTON COUNTY OF GRANT

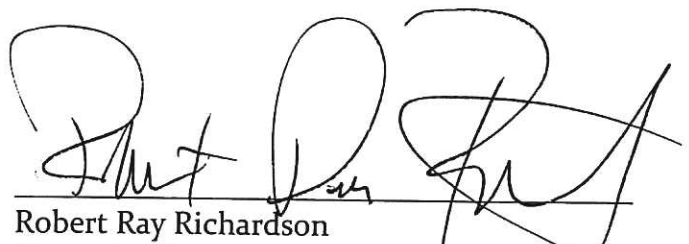
I, Cecilia Suarez Johnson, do solemnly swear that I am the Principle Agent of the Columbia Basin Herald, a newspaper established and regularly published five days a week in the English language, in and of general circulation continuously for more than six (6) months prior the 31st day of March, 1944; that said newspaper is printed in an office maintained at its place of publication in the City of Moses Lake, Washington; that said newspaper was approved and designated as a legal newspaper by the order of the Superior Court of the State of Washington for Grant County on the 31st day of March, 1944; and that said order has not been revoked and is in full force and effect.

That the annexed is a true copy of Legal Notice # **02039/514772 Sand Estates #4 Major Plat** as it was published in regular issues (and not in supplement form) of said newspaper once each **DAY** for a period of **1** consecutive **DAY** commencing on the **16TH** of **FEBRUARY 2022** and ending on the **16TH** of **FEBRUARY 2022** both dates inclusive and that such newspaper was regularly distributed to its subscribers during all of said period, that the full amount of fee charged for the foregoing publication is the sum of **\$91.69**.

  
Cecilia Suarez Johnson

Subscribed and sworn to before me this 16<sup>th</sup> Day of February 2022.



  
Robert Ray Richardson  
Notary Public in and for the State of Washington  
Residing in Moses Lake, Washington

## LEGAL NOTICES

### Notice of Public Hearing & Notice of Application With Optional DNS

City of Othello Hearing Examiner - Sand Hill Estates #4 Major Plat

Palos Verdes LLC submitted an application to subdivide 17.3 acres into 68 residential lots north of Sand Hill Estates #1, 2, & 3, north of Olympia St. between 7th & 14th Ave. The property is described as portions of Tax #2659, 2660, & 2661, Parcel #1529030682659, -2660, & -2661. Required permits are environmental review, major subdivision, and street/utility construction approval. The City of Othello has reviewed the proposal for probable adverse environmental impacts and expects to issue a Mitigated Determination of Non-Significance (MDNS). The optional DNS process in WAC 197-11-355 is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed project.** The notice of application and the complete application may be reviewed at City Hall, 500 E. Main St., Othello, WA, 99344 or by contacting Anne Henning, Community Development Director at [ahenning@othellowa.gov](mailto:ahenning@othellowa.gov) or 509-488-5686. Written comments will be accepted until 5:00 PM on Feb. 23 at the above address.

**Public Hearing:** The City of Othello Hearing Examiner will hold an online public hearing on the major subdivision Mon. Mar. 14 at 9:00 AM using the link: <https://meet.goto.com/CityofOthello1/hearing-examiner>. Arrangements to reasonably accommodate special needs, including accessibility or an interpreter, will be made with 24-hour advance notice.

For additional information contact the City of Othello at 509-488-5686.

Anne Henning, Community Development Director

#02039/514772

Pub: February 16, 2022



**CITY OF OTHELLO**  
BUILDING & PLANNING DEPARTMENT  
500 E MAIN STREET, OTHELLO, WA99344  
Planning Dept. 509.488.3302 City Hall 509.488.5686  
WWW.OTHELLOWA.GOV

Received By:

RECEIVED BY

FEB 10 2022

OTHELLO BUILDING & PLANNING

## PUBLIC NOTICE REQUIREMENT AFFIDAVIT OF POSTING

Othello Municipal Code 19.07.070, *Notice of Application*, requires that the property be posted by the applicant, with a land use sign having specific information, and the sign be maintained through the public hearing date.

*Project Name:* Sand Hill Estates #4 Major Plat

I Angel Garza declare that on 02/09/22,  
the property at 7th & 14th Ave was posted with a  
land use sign and said sign will be maintained with the required information posted  
through the public hearing date.

I declare under penalty of perjury of the laws of the State of Washington that the  
foregoing is true and correct.

This document is hereby signed and submitted as evidence for the file.

Angel Garza  
Signature  
Angel Garza  
Print Name  
02/09/22  
Date



# The City of Othello

500 East Main Street OTHELLO, WASHINGTON 99344 Telephone (509) 488-5686  
 Fax (509) 488-0102

February 25, 2022

## Public Hearing Notice/Aviso de Audiencia Pública

The City of Othello Hearing Examiner will hold a public hearing on the following project **Monday, March 14, 2022, 9:00 AM**. The meeting will be held remotely via GoToMeeting and the public is invited to comment. The link can be found on the City's website calendar at:

El examinador de audiencias de la ciudad de Othello llevará a cabo una audiencia pública sobre el siguiente proyecto el lunes 14 de marzo de 2022 a las 9:00 a.m. La reunión se llevará a cabo de forma remota a través de GoToMeeting y se invita al público a comentar. El enlace se puede encontrar en el calendario del sitio web de la Ciudad en:

<https://www.othellowa.gov/calendar>

You can join the meeting from your computer, tablet or smartphone; or dial in using your phone:

Puede unirse a la reunión desde su computadora, tableta; o marque usando su teléfono:

<https://meet.goto.com/CityofOthello1/hearing-examiner>

**(312) 757-3121, Access Code (código de acceso): 598-085-317**

### Project Name/(Nombre del Proyecto): Sand Hill Estates #4 Major Plat

**Project Description:** Subdivide 17.3 acres into 68 lots in the R-2 Residential District. Segments of a new street, Mt. Cascade St., will be extended from 7<sup>th</sup> to 14<sup>th</sup> Ave. Existing 9<sup>th</sup>, 11<sup>th</sup>, and 13<sup>th</sup> Avenues will be extended to the north boundary of the subdivision.

**Descripción del Proyecto:** Subdividir 17.3 acres en 68 lotes en el Distrito Residencial R-2. Los segmentos de una nueva calle, Mt. Cascade St., se extenderá desde la 7<sup>a</sup> avenida a la 14<sup>a</sup> avenida. Las avenidas 9, 11 y 13 existentes, se extenderán hasta el límite norte de la subdivisión.

**Project Location:** North of Sand Hill Estates #1, 2, & 3, which are north of Olympia Street, from 7<sup>th</sup> to 14<sup>th</sup> Ave. Portions of Parcel #152903068-2659, -2660, & -2661.

**Ubicación del Proyecto:** Al norte de Sand Hill Estates #1, 2 y 3, que están al norte de la calle Olympia, de las avenidas 7 a 14. Porciones de parcelas #152903068-2659-2660 y -2661.

**More Information:** Information regarding this application can be obtained by contacting city staff at 509-488-5686 or [ahenning@othellowa.gov](mailto:ahenning@othellowa.gov).

**Más información:** Puede obtener información sobre esta solicitud comunicándose con el personal de la ciudad al 509-488-5686 o [ahenning@othello.wa.gov](mailto:ahenning@othello.wa.gov).

**Public Comment:** The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered by the Hearing Examiner.

**Comentario Público:** Es sugerido que el público comente sobre esta propuesta. Los comentarios recibidos antes de la fecha de cierre serán considerados por el examinador de audiencias.

Written comments may be submitted in person or by mail at City Hall, 500 E. Main Street, Othello, WA 99344 or via e-mail at [ahenning@othellowa.gov](mailto:ahenning@othellowa.gov).

An accurate mailing address for those providing comments must be included or they will not qualify as a party of record and, therefore, may not have standing to appeal the decision.

**Public Comment Deadline: March 14, 2022, 8:00 AM**

Los comentarios por escrito se pueden someter en persona o por correo al City Hall, 500 E. Main Street, Othello, WA 99344 o por correo electrónico a [ahenning@othellowa.gov](mailto:ahenning@othellowa.gov).

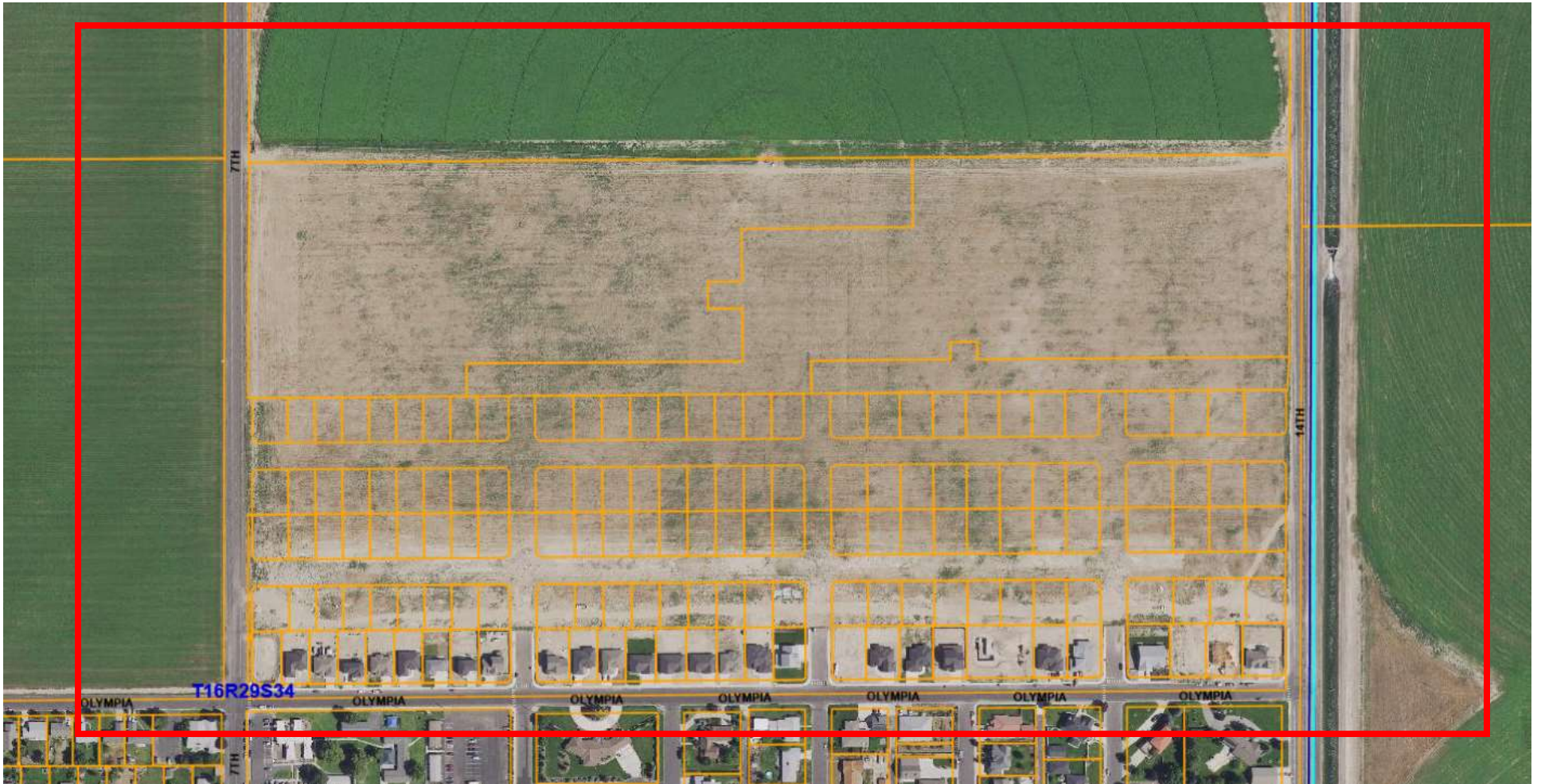
Se debe incluir una dirección postal precisa para aquellos que proporcionen comentarios o no calificarán como parte del registro y, por lo tanto, es posible que no tengan derecho a apelar la decisión. 3302

**Fecha límite para comentarios públicos: 14 de marzo de 2022, 8:00 AM**



Vicinity Map







# The City of Othello

**SHAWN R. LOGAN**  
Mayor

**Spencer Williams**  
Finance Officer

**Anne Henning**  
Community Development Director

**Tania D. Morelos**  
City Clerk

**Phil Schenck**  
Chief of Police

**Terry Clements**  
Public Works Director

**Abner Garza**  
IT Director

On February 25, 2022 127 Public Notice letters were sent out to residences for Sand Hill Estates Phase #4.

Zuleica Morfin  
Building and Planning Secretary

500 E. Main Street  
Othello, WA 99344

Ph: 509-488-5686  
Fax: 509-488-0102

Website: [www.othellova.gov](http://www.othellova.gov)  
Hours: Monday-Friday 8am-5pm

First	Last	Address	City	State	Zip Code
Horacio III	Valdez	715 E. Olympia St.	Othello	WA	99344
Juan L.	Zuniga	735 E. Olympia St.	Othello	WA	99344
Juan	Bacerra	1973 W. Provience RD	Othello	WA	99344
		725 E. Olympia St.	Othello	WA	99344
Rosa M.	Barajas	805 E. Olympia St.	Othello	WA	99344
Andrew	Montemay	815 E. Olympia St.	Othello	WA	99344
Britney N.	Egger	825 E. Olympia St.	Othello	WA	99344
Adrian	Ruiz	835 E. Olympia St.	Othello	WA	99344
Karla V.	Lopez	845 E. Olympia	Othello	WA	99344
Marcos	Zuniga	905 E. Olympia	Othello	WA	99344
Maria	Garza	915 E. Olympia	Othello	WA	99344
Miguel	Zuniga	925 E. Olympia	Othello	WA	99344
Luis	Alvarez	935 E. Olympia	Othello	WA	99344
Martin	Torres	P O Box 3148	Othello	WA	99344
		1005 E. Olympia St.	Othello	WA	99344
Jesus	Valencia	P O Box 3105	Othello	WA	99344
		1015 E. Olympia St.	Othello	WA	99344
Alvaro	Arizmendi	1025 E. Olympia St.	Othello	WA	99344
Manuel	Jimenez	1035 E. Olympia St.	Othello	WA	99344
Surkhjivan	Gill	705 N. 11th Ave.	Othello	WA	99344
Jose	Omelas	1105 E. Olympia St.	Othello	WA	99344
Jl H	Choi	1115 E. Olympia St.	Othello	WA	99344
Gabriela	Arizmendi	1135 E. Olympia St.	Othello	WA	99344
Jaime	Zuniga	P O Box 728	Othello	WA	99344
		1155 E. Olympia St.	Othello	WA	99344
Jose	Montemay	P O Box 161	Othello	WA	99344
		1205 E. Olympia	Othello	WA	99344
Gerrado	Saenz	1235 E. Olympia	Othello	WA	99344
Catherine	Dinglasan C	705 N. 13th Ave.	Othello	WA	99344
Kelli E.	Camp	1305 E. Olympia	Othello	WA	99344
Steven K.	Pitcher	1325 E. Olympia St.	Othello	WA	99344
Marcos	Zuniga	1335 E. Olympia St.	Othello	WA	99344
Aaron & Lo	Garza	1355 E. Olympia St.	Othello	WA	99344
Juan E.	Ramirez	1340 E. Mt Adams	Othello	WA	99344
Rolando JR	Garza	1330 E. Mt Adams	Othello	WA	99344
Jorge S. JR	Perez	1320 E. Mt Adams	Othello	WA	99344
Baldermer	Guzman Zu	1300 E. Mt Adams	Othello	WA	99344
Daniel Mec	Medina	1240 E. Mt Adams	Othello	WA	99344
Crystal E.	Constantin	1230 E. Mt Adams	Othello	WA	99344
Montemayor Rentals L P		O Box 161	Othello	WA	99344
		1210 E. Mt Adams	Othello	WA	99344
		1200 E. Mt Adams	Othello	WA	99344
Julia E.	Garza	1130 E. Mt Adams	Othello	WA	99344
Loren & Na	Knebl	1120 E. Mt Adams	Othello	WA	99344
Theo L.	Hawkins	1110 E. Mt Adams	Othello	WA	99344

Emanuel Farias	1100 E. Mt Adams	Othello	WA	99344
Aurora Gar	Javier Carr 1040 E. Mt Adams	Othello	WA	99344
Esiquiel & I Rodriguez	405 S. 15th Ave.	Othello	WA	99344
	1030 E. Mt Adams	Othello	WA	99344
Jose A. Lopez Parg	1020 E. Mt Adams	Othello	WA	99344
Adan JR. Garza	1010 E. Mt Adams	Othello	WA	99344
Sylvia Rodriguez	1000 E. Mt Adams	Othello	WA	99344
Crystal C. Dominguez	930 E. Mt Adams	Othello	WA	99344
Nathaniel & Angelica	920 E. Mt Adams	Othello	WA	99344
Lomardo Tapia Arreg	P O Box 330	Othello	WA	99344
	910 E. Mt Adams	Othello	WA	99344
Pedro Lima	900 E. Mt Adams	Othello	WA	99344
Mario & Cc Salinas	840 E. Mt Adams	Othello	WA	99344
Victor Oseguerra	830 E. Mt Adams	Othello	WA	99344
Daniel JR & Cantu	820 E. Mt Adams	Othello	WA	99344
Andrew J. Montemay	810 E. Mt Adams	Othello	WA	99344
Rolando & Garza	1256 E. Mt Adams	Othello	WA	99344
	800 E. Mt Adams	Othello	WA	99344
	730 E. Mt Adams	Othello	WA	99344
	720 E. Mt Adams	Othello	WA	99344
Pedro A. Duran	710 E. Mt Adams	Othello	WA	99344
Jordan R. Garza	700 E. Mt Adams	Othello	WA	99344
Kylie & Alfr Gonzalez	705 E. Mt Adams	Othello	WA	99344
Billy Duke	715 E. Mt Adams	Othello	WA	99344
Glenda Bustos Rue	725 E. Mt Adams	Othello	WA	99344
Antonio Estrada	735 E. Mt Adams	Othello	WA	99344
Gabriela Castro	805 E. Mt Adams	Othello	WA	99344
Deyanira Gonzalez	815 E. Mt Adams	Othello	WA	99344
Jacob E. Tovar	825 E. Mt Adams	Othello	WA	99344
Alexander Castro	835 E. Mt Adams	Othello	WA	99344
Victor M. Silva	845 E. Mt Adams	Othello	WA	99344
Jennifer I Varela	905 E. Mt Adams	Othello	WA	99344
Lucas Garza	915 E. Mt Adams	Othello	WA	99344
Enrique II Hinojosa	925 E. Mt Adams	Othello	WA	99344
Javier Alfaro	935 E. Mt Adams	Othello	WA	99344
Arnold Cerrillo	1005 E. Mt Adams	Othello	WA	99344
Alexsandra G. Pruneda	1015 E. Mt Adams	Othello	WA	99344
Jose Luis Ochoa	1025 E. Mt Adams	Othello	WA	99344
Saul Dominguez	1035 E. Mt Adams	Othello	WA	99344
Vernie Nasol	1045 E. Mt Adams	Othello	WA	99344
	1105 E. Mt Adams	Othello	WA	99344
Adrian & Ki Gutierrez	1115 E. Mt Adams St.	Othello	WA	99344
Elizabth Gonzalez	1125 E. Mt Adams St.	Othello	WA	99344
Gustavo Bravo	1135 E. Mt Adams	Othello	WA	99344
Cesar Fuentes	1205 E. Mt Adams	Othello	WA	99344
Joe R JR Villarreal	1215 E. Mt Adams	Othello	WA	99344
Roman Garza-Prun	1235 E. Mt Adams	Othello	WA	99344

Victoria Vigil	1255 E. Mt Adams	Othello	WA	99344
Irrevocale Hernandez	1305 E. Mt Adams	Othello	WA	99344
Carlos JR & Garza	1325 E Mt Adams	Othello	WA	99344
Paloma & J Mendez	1335 E. Mt Adams	Othello	WA	99344
Sergio & Al Hernandez	1345 E. Mt Adams	Othello	WA	99344
Crystal Zuniga	P O Box 40	Othello	WA	99344
	720 E. Mt Baker	Othello	WA	99344
Jonathan Deleon	710 E. Mt Baker	Othello	WA	99344
Abel & Teri Gonzalez	715 E. Mt Baker	Othello	WA	99344
Luis A. Guizar	825 E. Mt Baker	Othello	WA	99344
Trevor & Li Salsbury	835 E. Mt Baker	Othello	WA	99344
Rosalva Mendoza	905 E. Mt Baker	Othello	WA	99344
Rutilio Ramirez	815 S Taylor RD #D6	Othello	WA	99344
	1015 E Mt Baker St	Othello	WA	99344
Alberto Samora	1035 E. Mt Baker St	Othello	WA	99344
Anabel & E Martinez	1045 E. Mt Baker St	Othello	WA	99344
Othello Senior Citizen	755 N 7th Ave	Othello	WA	99344
Victor & M Quiroz	560 E OLYMPIA ST	Othello	WA	99344
GULF HARBOUR INVES	6200 S QUEBEC ST	GREENW	CO	80111
	550 E OLYMPIA ST	Othello	WA	99344
Kimberly Bailey	540 OLYMPIA ST	Othello	WA	99344
WASHINGTON STAT	750 N 7TH AVE	Othello	WA	99344
ROBERT C & BETTY	P O BOX 545	Othello	WA	99344
RAYDA M AKINS	660 N 10TH AVE	Othello	WA	99344
JAMES & I LOGAN	P O BOX 497	Othello	WA	99344
	645 N 11TH AVE	Othello	WA	99344
PAUL & W RISENMA	660 N 11TH	Othello	WA	99344
PERCY N {ERDMANN	P O BOX 608	Othello	WA	99344
	1156 E OLYMPIA ST	Othello	WA	99344
TRAVIS & GOODMAI	640 N 12TH AVE	Othello	WA	99344
ROLANDO GARZA	1256 E OLYMPIA	Othello	WA	99344
DONALD BURKS	660 N 13TH AVE	Othello	WA	99344
AGUSTIN ALANIS	P O BOX 2802	Othello	WA	99344
	625 N 14TH AVE	Othello	WA	99344