

## Anne Henning

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**From:** Nelson, Maxwell <nelsonm@wsdot.wa.gov>  
**Sent:** Wednesday, February 9, 2022 2:59 PM  
**To:** Anne Henning  
**Subject:** RE: [EXTERNAL] Sand Hill Estates #4 Major Plat

[External Message]

Anne,

Thank you for the opportunity to review and comment. WSDOT has no comments on this proposal.

-Max

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**From:** Anne Henning <ahenning@othellowa.gov>  
**Sent:** Wednesday, February 9, 2022 9:44 AM  
**To:** Tim Unruh <tunruh@othellowa.gov>; Shawn Obrien <sobrien@othellowa.gov>; Curt Carpenter <ccarpenter@othellowa.gov>; Terry Clements <tclements@othellowa.gov>; Dan Quick <dquick@othellowa.gov>; Jim Laird <jlaird@othellowa.gov>; Phil Schenck <pschenck@othellowa.gov>; Madison Martinez <mmartinez@othellowa.gov>; Gary Lebacken - Adams County Fire District 5 (glebacken@acfd5.com) <glebacken@acfd5.com>; veronicar@co.adams.wa.us; Sandy Burchell - Assessor's Office (sandyb@co.adams.wa.us) <sandyb@co.adams.wa.us>; Jacque Laird (jacquel@co.adams.wa.us) <jacquel@co.adams.wa.us>; Janet Bowman (janetb@co.adams.wa.us) <janetb@co.adams.wa.us>; Loren Wiltse (lorenw@co.adams.wa.us) <lorenw@co.adams.wa.us>; Andie Lorenz <andiel@co.adams.wa.us>; Yaeger, Scott <scotty@co.adams.wa.us>; O'Brien, Todd <toddo@co.adams.wa.us>; Vicki Guse (vickig@co.adams.wa.us) <vickig@co.adams.wa.us>; Ian Eccles (ian.eccles@avistacorp.com) <ian.eccles@avistacorp.com>; Big Bend Electric Cooperative (kmesserschmidt@bbec.org) <kmesserschmidt@bbec.org>; Mark Hay <mhay@bbec.org>; Chambard, David L <david.chambard@centurylink.com>; Robin Adolphsen - East Columbia Basin Irrigation District (radolphsen@ecbid.org) <radolphsen@ecbid.org>; Lay, Clyde <clay@usbr.gov>; Bates, Gregory D <gbates@usbr.gov>; csnow@usbr.gov; Porter, Michele E <mporter@usbr.gov>; Kyle Niehenke <kyle@growadamscounty.com>; Chris Faix (chris@portofothello.com) <chris@portofothello.com>; (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; WDFW (WDFWR2Planning@dfw.wa.gov) <wdfwr2planning@dfw.wa.gov>; NC-Review <NC-Review@WSDOT.WA.GOV>; US Fish & Wildlife - Columbia National Wildlife Refuge (mcriver@fws.gov) <mcriver@fws.gov>; 'Guy.Moura@colvilletribes.com' <guy.moura@colvilletribes.com>; Robert Sloma - Confederated Tribes of the Colville Reservation (Robert.Sloma@colvilletribes.com) <robert.sloma@colvilletribes.com>; Patrick Baird (keithb@nezperce.org) <keithb@nezperce.org>; Randy Abrahamson (randya@spokanetribe.com) <randya@spokanetribe.com>; (rbuck@gcpud.org) <rbuck@gcpud.org>; Kate Valdez (kate@yakama.com) <kate@yakama.com>  
**Subject:** [EXTERNAL] Sand Hill Estates #4 Major Plat

**WARNING:** This email originated from outside of WSDOT. Please use caution with links and attachments.

## 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).

# MEMORANDUM



**To:** Community Development Director, Anne Henning

**From:** City Engineer, Shawn O'Brien *Shawn O'Brien*

**Date:** February 17, 2022

**Re:** Preliminary Plat Comments – **Sand Hill Estates IV Major Plat**

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The following are the preliminary plat comments from the Engineering Department for the Sand Hill Estates IV Major Plat addressing the requirements of Othello Municipal Code (OMC) 16.17

1. Provide a printout of survey and all lot, block, and boundary closure calculations.
2. The 4<sup>th</sup> paragraph in the LEGAL DESCRIPTION references Section 32 instead of 34.
3. The dimensions listed on Sheet 2 for 7<sup>th</sup> (west boundary line) on center line of 7th Avenue from the center quarter to the point of beginning add up to 742.05 feet -vs- 742.04 feet as stated in the LEGAL DESCRIPTION most likely shown as rounding.
4. The dimensions listed on Sheets 2 and 3 for 7<sup>th</sup> (west boundary line of Phase IV) on center line of 7th Avenue add up to 254.02 feet -vs- 254.02 feet as stated in the LEGAL DESCRIPTION most likely shown as rounding.
5. Site Plan provided by preliminary construction plans submittal and accepted per Othello Municipal Code 16.17.030(b) (7)(P).
6. Right-Of-Way is shown at (60') sixty feet -vs- (66') sixty-six feet as required for neighborhood streets, per Othello Municipal Code 16.29.100. This requires an approved deviation process. Per Othello Municipal Code 16.17.050. Width of easement may be increased to 13 feet in areas where ROW is reduced.
7. The Right-Of-Way needs to transition, as it narrows parallel to curb, as curb will need transition as a taper to the next intersection. If the narrower Right-Of-Way is approved.
8. Per Othello Municipal Code, the North end of 11<sup>th</sup> and 13<sup>th</sup> Avenues need cul-de-sacs.
9. Engineering has concerns that the 20-foot ROW is not wide enough for all three utilities to be maintained and proper separation achieved.
10. Provide elevations for all monumentation once set.

12. The land surveyor shall set all monuments and stake all lot corners as shown on the final plat before the plat is submitted for final approval or before any building permits will be issued. All property pins and monuments will be verified in the field upon submission of the final plat mylars.
13. Revise the current plat certificate with the following:
  - Exhibit A Line 7 of the legal description change 238.38 to 254.02.  
Line 8 of the legal description change 32 to 34.
  - Exhibit B Include information for Parcel 1529030682659.
14. Provide a plat certificate from a title company licensed to do business in the State of Washington dated within thirty (30) days of the date of filing of the plat and application with the Plat Administrator confirming that the title of the lands as described and shown on the plat is in the name of the owners signing the subdivision plat or instrument of dedication.

c: Public Works Director  
Engineer  
File

# 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

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

**14<sup>th</sup> 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, 11<sup>th</sup> 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, 13<sup>th</sup> Avenue:** This dead-end section is longer than 150' and should be addressed the same as 11<sup>th</sup> 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 14<sup>th</sup> 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.

**7<sup>th</sup> Avenue at Mt. Cascade, Centerline Monumentation:** This will also have to be done at the intersections with 8<sup>th</sup> and 13<sup>th</sup> 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: Othello Building & Planning Department  
From: Gary Lebacken, Fire Chief  
Date: February 22, 2022  
Subject: Sand Hill Estates Plat IV

Received By  
Othello Bldg & Planning  
February 22 2022

Our District has reviewed the plans for Sand Hill Estates Plat IV; our comments are as follows:

1. Residential lots shall not exceed 150' in depth without alley access. OMC 16.29.250
2. Streets having no outlet shall not service more than 20 dwellings. OMC 16.29.050 Fire Lane gates, barricades and markings shall be approved by the fire code official. IFC 503.3 – 503.5
3. Dead-end roads that exceed 150' shall provide an approved tun around. IFC 503.2.5
4. Due to the unique road design, fire hydrant spacing, and locations shall be approved by the fire code official to meet the needs of the local fire department. IFC 507

If you have any questions or concerns regarding this review, please contact our office at (509)488-2951.

Regards,



Gary Lebacken  
Fire Chief

## Anne Henning

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**From:** Gary Lebacken <glebacken@ACFD5.COM>  
**Sent:** Monday, February 28, 2022 2:28 PM  
**To:** Anne Henning  
**Subject:** RE: Sand Hill IV

[External Message]

Anne  
Please see bold text reply below.

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**From:** Anne Henning <ahenning@othellowa.gov>  
**Sent:** Monday, February 28, 2022 1:32 PM  
**To:** Gary Lebacken <glebacken@ACFD5.COM>  
**Subject:** RE: Sand Hill IV

Gary,  
Do you have any comments on the street names? I am not finding much guidance in the municipal code, but I feel like discontinuous streets with the same name might be confusing to emergency responders? This plat has 3 versions of this:

1. E. Mt. Cascade and W. Mt. Cascade, each ending in a cul-de-sac near to 11<sup>th</sup> Ave (although with emergency connectors to 11<sup>th</sup>). I feel like this might be confusing, both for the unconnected nature and because generally, we only use "West" for streets west of Broadway. **East and west should go away and the street be Mt. Cascade, the numerical address will tell I the first responder whether its west or east on 11<sup>th</sup>.**
2. 8<sup>th</sup> Ave near the west side of the plat, only 1 lot depth off of 7<sup>th</sup> Ave and discontinuous with 8<sup>th</sup> Ave south of Lions Park. **This works and happens other places in town.**
3. 13<sup>th</sup> Ave near the east side of the plat, 1 lot depth off of 14<sup>th</sup> Ave and with a short stretch of "East Mt. Cascade" in between. **This works and happens other places in town.**

At the time of platting is when we can best resolve street naming issues.  
Are there any other agencies that I should consult on this?  
Thanks,

**Anne Henning, AICP** | Community Development Director | City of Othello | 509-331-2710 direct | 509-488-5686 City Hall main number

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**From:** Gary Lebacken <glebacken@ACFD5.COM>  
**Sent:** Tuesday, February 22, 2022 4:27 PM  
**To:** Anne Henning <ahenning@othellowa.gov>  
**Subject:** Sand Hill IV

[External Message]

Anne  
Attached are our comments regarding the plat for Sand Hill IV.



STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

4601 N. Monroe Street • Spokane, Washington 99205-1295 • (509) 329-3400  
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

February 22, 2022

**Received By**  
**Othello Bldg & Planning**  
**February 22 2022**

Anne Henning  
Community Development Director  
City of Othello  
500 East Main Street  
Othello, WA 99334

Re: Sand Hill Estates #4 Major Plat

Dear Anne Henning:

Thank you for the opportunity to comment on the Notice of Application and anticipated Mitigated Determination of Nonsignificance regarding the Sand Hill Estates No. 4 Major Plat project (Proponent: Palos Verdes, LLC). The Department of Ecology (Ecology) has reviewed the documents and submits the following comments:

**Water Quality Program-Shannon Adams (509) 329-3610**

Obtain a Construction Stormwater General Permit for Phase 4 or modify the Phase 3 permit to include the new acreage. Modification will require a new public notice.

For more information or technical assistance in obtaining a Construction Stormwater General Permit, please contact Shannon Adams at (509) 329-3610 or via email at [Shannon.Adams@ecy.wa.gov](mailto:Shannon.Adams@ecy.wa.gov).

**Water Resources Program-Herm Spangle (509) 329-3488**

The water purveyor is responsible for ensuring that the proposed use(s) are within the limitations of its water rights. If the proposal's actions are different than the existing water right (source, purpose, the place of use, or period of use), then it is subject to approval from the Department of Ecology pursuant to Sections 90.03.380 RCW and 90.44.100 RCW.

For more information or technical assistance, please contact Herm Spangle at (509) 329-3488 or via email at [Herm.Spangle@ecy.wa.gov](mailto:Herm.Spangle@ecy.wa.gov).

**State Environmental Policy Act (SEPA)-Cindy Anderson-(509) 329-3442**

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

Anne Henning  
February 22, 2022  
Page 2

For information on the SEPA Process, please contact Cindy Anderson at (509) 329-3442 or via email at [Cindy.Anderson@ecy.wa.gov](mailto:Cindy.Anderson@ecy.wa.gov).

To receive more guidance on or to respond to the comments made by Ecology, please contact the appropriate staff listed above at the phone number or email provided.

Department of Ecology  
Eastern Regional Office  
(Ecology File: 202200562)

# EAST COLUMBIA BASIN IRRIGATION DISTRICT

55 North 8th  
P.O. Box E

OTHELLO, WASHINGTON 99344

Phone 509 488 9671  
Fax 509 488 6433

February 23, 2022

Anne Henning, Planner  
City of Othello  
500 East Main  
Othello, WA 99344

RE: Sandhill Estates IV Major Plat **(IB 45 FU 87b & 88)**

Dear Ms. Henning:

Thank you for the opportunity to review the referenced short plat.

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

After review, we have the following comments.

1. There is a \$300 short plat fee that must be paid prior to signing the final plat.

Upon compliance with these comments the East Columbia Basin Irrigation District expects approval of this short plat. Please call if you have any questions or concerns.

Sincerely,



Jon Erickson  
Project Manager

JE:ol

cc: Farm Unit File  
USBR  
H2 Surveying



IN REPLY REFER TO:

# United States Department of the Interior

BUREAU OF RECLAMATION

Ephrata Field Office

32 C Street NW

Ephrata, WA 98823-0815



EPH-2312

2.2.3.18

VIA ELECTRONIC MAIL ONLY

Anne Henning, Community Development Director  
City of Othello  
500 East Main Street  
Othello, WA 99344

Subject: Proposed Sand Hill Estates #4 Major Plat

Dear Ms. Henning:

We appreciate the opportunity to review and comment on the subject proposal located in Farm Units 87 and 88, Irrigation Block 45, East Columbia Basin Irrigation District (ECBID), in the south half of the northeast quarter of Section 34, Township 16 North, Range 29 East, Willamette Meridian, Columbia Basin Project (CBP), Adams County, Washington. This letter is in response to your request for comments due February 23, 2022.

Generally, all survey data on the Bureau of Reclamation Farm Unit Maps pertaining to Reclamation facilities, associated rights-of-way, and Farm Unit boundaries within the area being subdivided must be included on the plat. The plat recorded with the county is considered the official Reclamation record. Our review of the preliminary plat indicates that the proponent has furnished this required information.

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

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INTERIOR REGION 9 • COLUMBIA-PACIFIC NORTHWEST

IDAHO, MONTANA\*, OREGON\*, WASHINGTON

\* PARTIAL

**The following language is required on the final plat exactly as it is shown below prior to approval. There should only be one signature line for the Irrigation District and one line for the 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 agriculture land use, unless such drainage is incidental to the required drainage of adjacent agricultural land and meets Federal technical and economic feasibility requirements.

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

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East Columbia Basin Irrigation District

**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.

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Bureau of Reclamation

Please ensure that all distances and bearings are shown exactly as displayed on the Reclamation Farm Unit Map for Reclamation facilities, associated rights-of-way, and Farm Unit boundaries.

Reclamation's Plat for Farm Units 87 and 88 in Block 45 is available on the Web at: <http://www.usbr.gov/pn/cao/maps/farmunitmaps/index.html> under the heading of East Columbia Irrigation District, Block 45, Sheet 25 ("b45sh25.pdf").

**Sheet 1 of 7:**

- Please adjust the label for the EL68M facility as it does not run the full length of the Farm Unit boundary. Instead, it is a short turnout at the extreme northwest corner of Farm Unit 88. This short turnout is depicted on the Farm Unit map.

**Sheet 2 of 7:**

- Please remove the label for the EL68M facility as it does not run the full length of the west edge of Farm Unit 88.

**Sheet 3 of 7:**

- No comments.

**Sheet 4 of 7:**

- No comments.

**Sheet 5 of 7:**

- No comments.

**Sheet 6 of 7:**

- No comments.

**Sheet 7 of 7:**

- Please change the Bureau of Reclamation signature block to match the information above. There should only be one Bureau of Reclamation signature line.

Thank you for your assistance and cooperation. If you have any questions, please contact Ms. Michele Porter, GIS Specialist, at [mporter@usbr.gov](mailto:mporter@usbr.gov) or Mr. Clyde Lay, Deputy Field Office Manager, at [clay@usbr.gov](mailto:clay@usbr.gov) or (509) 754-0216. For the hearing impaired, please call the Federal Relay System at (800) 877-8339.

Sincerely,

**CLYDE LAY** Digitally signed by CLYDE LAY  
Date: 2022.02.25 13:27:15 -08'00'

Clyde Lay  
Deputy Field Office Manager

cc: East Columbia Basin Irrigation District  
P.O. Box E  
Othello, WA 99344

h2 Survey Company  
7600 North Mineral Drive Suite 900  
Coeur d'Alene, ID 83815

Angel Garza  
Palos Verdes LLC  
P.O. Box 464  
Othello, WA 99344

## Anne Henning

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**From:** Robert Sloma (HSY) <Robert.Sloma@colvilletribes.com>  
**Sent:** Wednesday, February 9, 2022 11:02 AM  
**To:** Anne Henning  
**Cc:** Hanson, Sydney (DAHP); Guy Moura (HSY)  
**Subject:** RE: Sand Hill Estates #4 Major Plat

[External Message]

Dear Ms. Henning:

Thank you for your letter soliciting input from the Confederated Tribes of the Colville Reservation (Colville Confederated Tribes [CCT]) pertaining to the City of Othello Sand Hill Estates #4 Major Plat Development Application which proposes to subdivide 17.3 acres into 68 residential lots.

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

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

Additionally, the CCT has not received any cultural resource survey report pertaining to prior phases of the Sand Hill Estates development, i.e., #2 Major Plat, and #3 Major Plat. City of Othello mitigation requirement No. 12 for the Sand Hill Estates #2 Major Plat Development included a weak recommendation for Cultural Resources Survey prior to ground disturbance, or the option to file an inadvertent discovery plan with the city prior to ground disturbance. Was a report completed or an inadvertent discovery plan filed with the city prior to ground disturbance? The Sand Hill Estates #3 Major Plat Development included an identical mitigation requirement, numbered 11. The CCT has not received any survey reports related to the Sand Hills Estates development and none are located on the WISAARD database. Were any inadvertent discovery plans associated with the Sand Hills Estates development filed with the City of Othello?

Thank you for your assistance with protecting cultural resources. Please note that these comments are based on information available to us at this time. We reserve the right to revise our comments as information becomes available. Please contact me if you have any questions or concerns, please.

**Robert A. Sloma**  
Archaeologist  
History/Archaeology Program  
Confederated Tribes of the Colville Reservation  
PO Box 150

## Anne Henning

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**From:** Anne Henning  
**Sent:** Wednesday, February 9, 2022 1:59 PM  
**To:** Robert Sloma (HSY)  
**Cc:** Hanson, Sydney (DAHP); Guy Moura (HSY)  
**Subject:** RE: Sand Hill Estates #4 Major Plat

We did not receive a cultural resources survey.

As far as what happened, while it doesn't excuse missing the step of checking for the inadvertent discovery plan, let me just say that the street construction for Phase 2 was happening in the spring of 2020. With all the confusion going on at that time locally and worldwide due to Covid, if the inadvertent discovery plan was the only requirement for a project that got missed, I would be surprised.

I don't know that there is anything useful we can do now about the lack of an inadvertent discovery plan for Sand Hill #2. The subdivision is completed, all the houses are built, and practically all of them have been sold to individual homeowners.

**Anne Henning, AICP** | Community Development Director | City of Othello | 509-331-2710 direct | 509-488-5686 City Hall main number

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**From:** Robert Sloma (HSY) <Robert.Sloma@colvilletribes.com>  
**Sent:** Wednesday, February 9, 2022 12:10 PM  
**To:** Anne Henning <ahenning@othellowa.gov>  
**Cc:** Hanson, Sydney (DAHP) <Sydney.Hanson@dahp.wa.gov>; Guy Moura (HSY) <Guy.Moura@colvilletribes.com>  
**Subject:** RE: Sand Hill Estates #4 Major Plat

[External Message]

Does that mean that a cultural resource survey was completed for Sand Hill #2?

If not, what is done if the proponent has violated the mitigation requirement?

### Robert A. Sloma

Archaeologist  
History/Archaeology Program  
Confederated Tribes of the Colville Reservation  
PO Box 150  
Nespelem, WA 99155  
Tel: (509) 634-2692  
Cell: (509) 557-2273  
[robert.sloma@colvilletribes.com](mailto:robert.sloma@colvilletribes.com)

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**From:** Anne Henning [<mailto:ahenning@othellowa.gov>]  
**Sent:** Wednesday, February 09, 2022 11:19 AM  
**To:** Robert Sloma (HSY)

**Cc:** Hanson, Sydney (DAHP); Guy Moura (HSY)

**Subject:** RE: Sand Hill Estates #4 Major Plat

We received an inadvertent discovery plan for Sand Hill #3.

I checked the paper file and the electronic file for Sand Hill #2, but I could not find that we ever received a plan for Sand Hill #2.

**Anne Henning, AICP** | Community Development Director | City of Othello | 509-331-2710 direct | 509-488-5686 City Hall main number

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**From:** Robert Sloma (HSY) <[Robert.Sloma@colvilletribes.com](mailto:Robert.Sloma@colvilletribes.com)>

**Sent:** Wednesday, February 9, 2022 11:02 AM

**To:** Anne Henning <[ahenning@othellova.gov](mailto:ahenning@othellova.gov)>

**Cc:** Hanson, Sydney (DAHP) <[Sydney.Hanson@dahp.wa.gov](mailto:Sydney.Hanson@dahp.wa.gov)>; Guy Moura (HSY) <[Guy.Moura@colvilletribes.com](mailto:Guy.Moura@colvilletribes.com)>

**Subject:** RE: Sand Hill Estates #4 Major Plat

[External Message]

Dear Ms. Henning:

Thank you for your letter soliciting input from the Confederated Tribes of the Colville Reservation (Colville Confederated Tribes [CCT]) pertaining to the City of Othello Sand Hill Estates #4 Major Plat Development Application which proposes to subdivide 17.3 acres into 68 residential lots.

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

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

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## Anne Henning

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**From:** Robert Sloma (HSY) <Robert.Sloma@colvilletribes.com>  
**Sent:** Wednesday, February 23, 2022 2:21 PM  
**To:** DAHP SEPA (DAHP); Anne Henning  
**Cc:** Guy Moura (HSY); Wollwage, Lance (DAHP)  
**Subject:** RE: Sand Hill Estates #4 Major Plat

[External Message]

Sydney,

I am willing to meet and am open to suggestions to improve development permit condition compliance and fulfillment, but I do not have a ready solution. I wanted to raise the concern and wish that I knew the answer. Maybe someone else has clearer insight that may lead to an improvement in the process.

It appears to me that state and municipal review are structured to enable compliance with conditions. Even the best processes do not necessarily ensure compliance, but there may be room for improvement. In the case of the Sand Hills Estates, I believe that there should have been something to have raised a flag. Successive phased development should not be allowed to proceed without verification of fulfillment of permit conditions, or agreed upon modification or extension of an existing condition. Was a step in the process missed? Perhaps, additional resources and time need to be budgeted for project permitting and condition compliance?

From a regulatory management standpoint, Large phased developments, some of which fall under mitigated development plans, have their pros and cons. I'm not sure if the Sand Hill Estates was initially permitted as a mitigated development plan, or as separate phases, or if it necessarily matters in determining how to bolster permit condition compliance. Maybe it is an issue of a mitigated development plan vs. phased development.

My recent experience suggests that phased developments with permit conditions, whether mitigated development plans or not, become increasingly less likely to fulfill attached conditions the longer that those projects remain active. Years can pass. Reviewers change. Paperwork is filed and/or lost. Projects move away from the forefront of the permitting process and eventually no one remembers the conditions that were originally placed upon the project. How do we ensure that conditions are memorialized and obvious in a way that leads to fulfillment; if that is already not part of an existing process?

Thank you.

### **Robert A. Sloma**

Archaeologist  
History/Archaeology Program  
Confederated Tribes of the Colville Reservation  
PO Box 150  
Nespelem, WA 99155  
Tel: (509) 634-2692  
Cell: (509) 557-2273  
[robert.sloma@colvilletribes.com](mailto:robert.sloma@colvilletribes.com)

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**From:** DAHP SEPA (DAHP) [mailto:sepa@dahp.wa.gov]  
**Sent:** Wednesday, February 23, 2022 12:52 PM  
**To:** Robert Sloma (HSY); Anne Henning  
**Cc:** Guy Moura (HSY); Wollwage, Lance (DAHP)  
**Subject:** RE: Sand Hill Estates #4 Major Plat

Hi Rob,

Apologies for the late reply. I've taken a look through our database and have found the following:

Phase 1, 2017-08-05857: DAHP did not comment. I can't speak to Gretchen's reasoning, as this was a couple of years before I started.

Phase 2, 2019-10-08271: DAHP did not comment. I reviewed this phase, and looking back I am unsure why I did not request survey.

Phase 3, 2021-01-00218: DAHP requested survey.

Phase 4: DAHP plans to request survey.

I would be happy to arrange a meeting between DAHP, the Colville Tribes, and the City of Othello to address non-compliance with mitigation measures. I hope we can work together to make sure this does not happen again in the future.

All the best,

**Sydney Hanson, MA** (she/her) | **Transportation Archaeologist**  
360.280.7563 (cell) | sydney.hanson@dahp.wa.gov

Department of Archaeology & Historic Preservation | [www.dahp.wa.gov](http://www.dahp.wa.gov)  
1110 Capitol Way S, Suite 30 | Olympia WA 98501  
PO Box 48343 | Olympia WA 98504-8343

My schedule: M-F 7:00 AM – 3:30 PM

 Please consider the environment before printing this email

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**From:** Robert Sloma (HSY) <Robert.Sloma@colvilletribes.com>  
**Sent:** Wednesday, February 9, 2022 5:09 PM  
**To:** Anne Henning <ahenning@othellova.gov>  
**Cc:** Hanson, Sydney (DAHP) <Sydney.Hanson@dahp.wa.gov>; Guy Moura (HSY) <Guy.Moura@colvilletribes.com>  
**Subject:** RE: Sand Hill Estates #4 Major Plat

External Email

Anne and Sydney,

I would like to get your further thoughts on the Sand Hill Estates development within the City of Othello, Adams County.



Allyson Brooks Ph.D., Director  
State Historic Preservation Officer

February 23, 2022

Anne Henning  
Community Development Director  
City of Othello  
500 E Main Street  
Othello, WA 99344

**Received By**  
**Othello Bldg & Planning**  
**February 23 2022**

In future correspondence please refer to:  
Project Tracking Code: 2022-02-01115  
Property: City of Othello\_Sand Hill Estates #4 Major Plat  
Re: Survey Requested

Dear Anne Henning:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance Washington State law. Should additional information become available, our assessment may be revised.

Our statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's [Standards for Cultural Resource Reporting](#).

We also recommend that any historic buildings or structures (45 years in age or older) located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the [SOI Professional Qualification Standards in Architectural History](#).

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

Thank you for the opportunity to comment on this project. Please ensure that the DAHP Project Tracking Number is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Please also ensure that any reports, site forms, and/or historic property inventory (HPI) forms are uploaded to WISAARD by the consultant(s).



Should you have any questions, please feel free to contact me.

Sincerely,



Sydney Hanson  
Transportation Archaeologist  
(360) 280-7563  
Sydney.Hanson@dahp.wa.gov



## Anne Henning

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**From:** DAHP SEPA (DAHP) <sepa@dahp.wa.gov>  
**Sent:** Wednesday, February 23, 2022 12:52 PM  
**To:** Robert Sloma (HSY); Anne Henning  
**Cc:** Guy Moura (HSY); Wollwage, Lance (DAHP)  
**Subject:** RE: Sand Hill Estates #4 Major Plat

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360.280.7563 (cell) | [sydney.hanson@dahp.wa.gov](mailto:sydney.hanson@dahp.wa.gov)

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**Subject:** RE: Sand Hill Estates #4 Major Plat

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External Email

## Anne Henning

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**From:** kim bailey <kimdis488@yahoo.com>  
**Sent:** Monday, February 28, 2022 5:20 PM  
**To:** Anne Henning  
**Subject:** (subdivision North of Olympia, West of 14th

[External Message]

Dear Sirs,

I would like to comment on the proposed land use for this area of town.

I would like to ensure that the plan includes certain stipulations for beauty and a sense of a homey neighborhood.

As you know Seventh Ave is a main street leading to a country road. People start picking up speed at the Senior Center. We need the street to remind people of a beautiful neighborhood, not a speed way. I would like to see the planting of city trees required, like Walla Walla has on their Main Street or Moses Lake has behind Home Depot. I wouldn't say trees in the middle Blvd style until the ag land west of Seventh is developed. (Hope it never will be.) But Seventh should be lined with trees and have sidewalks along the street. For lovebirds and teens to walk, cardio runs for middle aged, and dog walks for the rest of us. I understand the law requires a park be set aside for new neighborhoods, but the city can get by without that if the money designated for that, goes to another park. It is time for the additional park. You might think Hiawatha playground will serve, but it is off limits during the school day. Our moms need a

place to walk their kids to, their prams to. They need a water fountain, bathroom access, a small play area (swings, slide.) A jet pad for shots of water in the summer is very French and Quebeque (sic). It would be a great blessing. There absolutely must be benches for moms and dads, babysitters, birdwatchers and retirees, teens to sit, and trees! We live in the desert; we must have trees. Without these things a new housing development can be a pile on house upon house like the have in cities like Phoenix. We don't want that. We want the small town feel that Paris, a city of millions, creates, by designing neighborhoods that help create peace and beauty. I grew up in a neighborhood with two parks within blocks. We had tree lined streets. The poor neighborhood 2 miles down the road had box houses set on flat squares of grass with no landscaping. Poverty is barren. Beauty is lush. I am going to trust that these homes that cost so very much will land in the hands of people that will landscape with foundation plants and trees. Otherwise I would ask for required landscaping as well, the way the state does with public buildings. Please require the streets be designed now, rather than retrograde work 50 years from now. Set the tone.

thank you,  
KBailey

540 Olympia  
Othello, wa

PS When numbering the streets off set the numbers. For example, the people behind me on

Othello St with the address of 540 Othello St,  
Othello- I get their mail repeatedly. It would  
not happen if I was 542 or some such and they  
were 540. Matching numbers on similarly named  
streets, nearby, not a good idea.