

Anne Henning

From: Karen Hickey <karenh@co.adams.wa.us>
Sent: Monday, October 31, 2022 12:13 PM
To: Anne Henning; Tim Unruh; Shawn Obrien; Cameron Williamson; Curt Carpenter; Dan Quick; Jim Laird; Phil Schenck; Dave Rehaume; Valerie Hernandez; Gary Lebacken - Adams County Fire District 5 (glebacken@acfd5.com); Veronica Rodriguez; Sandy Burchell; Jacque Laird; Janet Bowman; Andie Lorenz; Scott Yaeger; Todd O'Brien; Vicki Guse; Stovern, Aaron; Big Bend Electric Cooperative (kmesserschmidt@bbec.org); Mark Hay; Chambard, David L; Dustin Sayre (dustin.sayre@vyvebb.com); Micah Martin (micah.martin@vyvebb.com); Liza Springer (liza.springer@vyvebb.com); Ronald Jackson; Sam Grant (sam.grant@cngc.com); cnelson@usbr.gov; Bates, Gregory D; 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 - Confederated Tribes of the Colville Reservation (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); Kate Valdez (kate@yakama.com); DNR SEPA Center (sepacenter@dnr.wa.gov); jmendoza@ecbid.org
Subject: RE: Sand Hill Estates #5 Major Plat - Notice of Application & Optional DNS

[External Message]

The name "Mt Lago" is not approved by E911 as there is already a "Lake Dr" with an Othello zip code just slightly south of Hwy 24. This could potentially cause delays in emergency services, therefore is not approved.

From: Anne Henning <ahenning@othellowa.gov>
Sent: Monday, October 31, 2022 12:00 PM
To: Tim Unruh <tunruh@othellowa.gov>; Shawn Obrien <sobrien@othellowa.gov>; Cameron Williamson <cwilliamson@othellowa.gov>; Curt Carpenter <ccarpenter@othellowa.gov>; Dan Quick <dquick@othellowa.gov>; Jim Laird <jlaird@othellowa.gov>; Phil Schenck <pschenck@othellowa.gov>; Dave Rehaume <drehaume@othellowa.gov>; Valerie Hernandez <vhernandez@othellowa.gov>; Gary Lebacken - Adams County Fire District 5 (glebacken@acfd5.com) <glebacken@acfd5.com>; Veronica Rodriguez <veronicar@co.adams.wa.us>; Sandy Burchell <sandyb@co.adams.wa.us>; Jacque Laird <jacquel@co.adams.wa.us>; Janet Bowman <janetb@co.adams.wa.us>; Andie Lorenz <andiel@co.adams.wa.us>; Scott Yaeger <scotty@co.adams.wa.us>; Todd O'Brien <toddo@co.adams.wa.us>; Vicki Guse <vickig@co.adams.wa.us>; Stovern, Aaron <aaron.stovern@avistacorp.com>; Big Bend Electric Cooperative (kmesserschmidt@bbec.org) <kmesserschmidt@bbec.org>; Mark Hay <mhay@bbec.org>; Chambard, David L <david.chambard@centurylink.com>; Dustin Sayre (dustin.sayre@vyvebb.com) <dustin.sayre@vyvebb.com>; Micah Martin (micah.martin@vyvebb.com) <micah.martin@vyvebb.com>; Liza Springer (liza.springer@vyvebb.com) <liza.springer@vyvebb.com>; Ronald Jackson <ronald.jackson@vyvebb.com>; Sam Grant (sam.grant@cngc.com) <sam.grant@cngc.com>; cnelson@usbr.gov; Bates, Gregory D <gbates@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 - Confederated Tribes of the Colville Reservation (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>; Kate Valdez (kate@yakama.com) <kate@yakama.com>; Karen Hickey <karenh@co.adams.wa.us>; DNR SEPA Center

Anne Henning

From: Karen Hickey <karenh@co.adams.wa.us>
Sent: Thursday, November 17, 2022 5:44 AM
To: Anne Henning
Subject: RE: Sand Hill Estates V - Road Name Amendment

[External Message]

Yep, it's approved! 😊

From: Anne Henning <ahenning@othellowa.gov>
Sent: Wednesday, November 16, 2022 4:41 PM
To: Karen Hickey <karenh@co.adams.wa.us>
Subject: FW: Sand Hill Estates V - Road Name Amendment

Hi Karen,
I received the email below, which you were cc'd on. The email says you have approved "Mt. Si Street" but I would like confirmation from you.
Thanks,

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

From: Scott McArthur <scott@mcArthur-eng.com>
Sent: Thursday, November 10, 2022 4:25 PM
To: Anne Henning <ahenning@othellowa.gov>
Cc: Karen Hickey <karenh@co.adams.wa.us>; Angel Garza <angel@palosverdesllc.com>; Josh Bagley <jbagley@h2survey.com>; Nancy Nick <nancy@hightrailconsulting.com>; cperry@h2survey.com
Subject: Sand Hill Estates V - Road Name Amendment

Anne:

We are in the process of making the changes to the Preliminary Plat and the Preliminary Plan set for Sand Hill Estates V, but we propose to have for former Mt. Lago Street name amended to be "Mt. Si Street" as discussed and approved by EMS (CC'd).

Thank you!

Sincerely,

Scott McArthur, PE



Confederated Tribes and Bands
of the Yakama Nation

Established by the
Treaty of June 9, 1855

Received By
Othello Bldg & Planning
Nov 15 2022

February 3, 2021

Dear federal agencies, departments, committees, and other groups,


The Yakama Nation would like to inform you of a newly appointed Yakama Nation Interim Cultural Resource Program Manager and Point of Contact. The passing of our Cultural Resource Program Manager has been felt throughout our tribal community and the cultural resource community at large. The past several months have been especially difficult on our staff and on the agencies we interact with alike. We thank you for your kindness and understanding throughout this time of transition and adjustment. Our staff and managers look forward to continuing the preservation legacy we have been left to uphold and continue. You and your staff have become a part of this legacy. We will continue to protect, preserve, and perpetuate our most sacred resources for those living and yet unborn- our future depends on this work.

In moving forward with the instructions left from our past manager it is with great honor that we inform that the Yakama Nation Cultural Resource Program Assistant Manager, Casey Barney has been appointed the Interim Program Manager. It is the direction of the Tribal Council through Tribal Resolution and Cultural Committee approval to establish Mr. Barney as an official point of contact for all cultural resource matters within the Yakama Nation Ceded Lands and Usual and Accustomed Places. Mr. Barney should be included in consultation involving but not limited to the National Environmental Policy Act, State Environmental Policy Act, all applicable Executive Orders, and the National Historic Preservation Act. Please understand that this designation and the resulting consultation does not in any way address the requirements of official or government level consultation. Similarly, we request that all points of contact otherwise designated or existing with Yakama Nation remain intact until further notice.

If you have any questions regarding the above please contact me at 1-(509)-865-5121 ext. 6007 or reach Casey Barney as follows:

Casey Barney
Interim Manager
Cultural Resource Program
PO Box 151, Fort Road
Toppenish, WA 98948
Phone: 1-(509)-865-5121 ext. 4378
e-mail: casey_barney@yakama.com

Sincerely,


JERRY MENINICK
YAKAMA NATION DIRECTOR OF CULTURAL SERVICES

Cc:
Culture Committee, Yakama Nation Tribal Council



Adams County Fire District #5
220 S Broadway
Othello, WA 99344

(509)488-2951
Fax (509)488-7808

To: Othello Building & Planning Department
From: Gary Lebacken, Fire Chief
Date: November 15, 2022

Received By
Othello Bldg & Planning
Nov 17 2022

Subject: Sand Hill Estates Plat V

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

1. Residential lots shall not exceed 150' in depth without alley access. OMC 16.29.250
2. Dead-end roads that exceed 150' shall provide an approved turn around. IFC 503.2.5
3. 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,

A handwritten signature in black ink, appearing to read "Gary Lebacken". The signature is fluid and cursive, with the first name "Gary" being more prominent.

Gary Lebacken
Fire Chief



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Eastern Region Office

4601 North Monroe St., Spokane, WA 99205-1295 • 509-329-3400

November 15, 2022

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

Received By
Othello Bldg & Planning
Nov 15 2022

Re: Sand Hill Estates #5 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 #5 Major Plat (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 coverage under the Construction Stormwater General Permit for Phase 5.

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.

State Environmental Policy Act (SEPA)-Cindy Anderson-(509) 655-1541

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.

For information on the SEPA Process, please contact Cindy Anderson at (509) 655-1541 or via email at 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: 202205443)



EAST COLUMBIA BASIN IRRIGATION DISTRICT

55 North 8th
P.O. Box E

OTHELLO, WA 99344

(509) 488-9671
info@ecbid.org

November 16, 2022

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

Received By
Othello Bldg & Planning
Nov 16 2022

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

Dear Ms. Henning:

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

This property is located within a Columbia Basin Project (CBP) farm unit. Therefore, approval of the final major plat by the East Columbia Basin Irrigation District (District) and the U.S Bureau of Reclamation will be necessary pursuant to RCW 58.17.310.

1. There is a \$300 plat fee that must be paid prior to signing the final plat.
2. The District's Signature Line shall state: EAST COLUMBIA BASIN IRRIGATION DISTRICT SECRETARY- MANAGER.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Jose Mendoza", is written over a horizontal line.

Jose Mendoza
Project Manager

JM:wl

cc: Farm Unit File
USBR
H2 Surveying

Anne Henning

From: Jose Mendoza <jmendoza@ecbid.org>
Sent: Monday, November 21, 2022 12:38 PM
To: Anne Henning
Subject: RE: Sandhill estates major plat letter

[External Message]

I apologize for the mistake on my end for not correcting the letter I submitted and causing confusion. The letter I just submitted November 16th is for the Sand Hill estates 5 preliminary plat.

Jose Mendoza
Project Manager



Phone: (509) 488-9671 Ext. 120
Cell: (509) 346-7830
Fax: (509) 488-6433
55 N. 8th Avenue Othello WA. 99344

From: Anne Henning <ahenning@othellowa.gov>
Sent: Monday, November 21, 2022 10:50 AM
To: Jose Mendoza <jmendoza@ecbid.org>
Subject: RE: Sandhill estates major plat letter

You don't often get email from ahenning@othellowa.gov. [Learn why this is important](#)

EXTERNAL

Hi Jose,
The letter you sent says Sand Hill IV, but I need to clarify if that is correct. I routed you Sand Hill **V preliminary** plat (between 11th & 14th Ave).
I will also soon be routing Sand Hill **IV final** plat (between 7th & 11th Ave.) but the application isn't complete yet. Your agency commented on Sand Hill **IV preliminary** plat earlier this year.
It has been confusing for all of us to have both of these projects happening at the same time!
Are your Nov. 16 comments actually for Sand Hill **V**?
Thanks,

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

From: Jose Mendoza <jmendoza@ecbid.org>
Sent: Wednesday, November 16, 2022 12:02 PM

To: Anne Henning <ahenning@othellowa.gov>

Subject: Sandhill estates major plat letter

[External Message]

Attached our the District's comments regarding the Sandhill estates major plat.

Thanks,

Jose Mendoza
Project Manager



Phone: (509) 488-9671 Ext. 120

Cell: (509) 346-7830

Fax: (509) 488-6433

55 N. 8th Avenue Othello WA. 99344

Anne Henning

From: Shawn O'Brien
Sent: Thursday, November 17, 2022 4:38 PM
To: Anne Henning
Subject: RE: Sand Hill Estates #5 Major Plat - Notice of Application & Optional DNS

Anne,

I support the deviation requests. My only question is, Do they need to dedicate or show the land needed for the temporary cul-de-sac?

Shawn O'Brien

City Engineer

City of Othello

(509) 331-2711

www.OthelloWa.gov



From: Anne Henning <ahenning@othellowa.gov>

Sent: Monday, October 31, 2022 12:00 PM

To: Tim Unruh <tunruh@othellowa.gov>; Shawn O'Brien <sobrien@othellowa.gov>; Cameron Williamson <cwilliamson@othellowa.gov>; Curt Carpenter <ccarpenter@othellowa.gov>; Dan Quick <dquick@othellowa.gov>; Jim Laird <jlaird@othellowa.gov>; Phil Schenck <pschenck@othellowa.gov>; Dave Rehaume <drehaume@othellowa.gov>; Valerie Hernandez <vhernandez@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>; Andie Lorenz <andiel@co.adams.wa.us>; Scott Yeager (scotty@co.adams.wa.us) <scotty@co.adams.wa.us>; Todd O'Brien (toddo@co.adams.wa.us) <toddo@co.adams.wa.us>; Vicki Guse (vickig@co.adams.wa.us) <vickig@co.adams.wa.us>; Stovern, Aaron <aaron.stovern@avistacorp.com>; Big Bend Electric Cooperative (kmesserschmidt@bbec.org) <kmesserschmidt@bbec.org>; Mark Hay <mhay@bbec.org>; Chambard, David L <david.chambard@centurylink.com>; Dustin Sayre (dustin.sayre@vyvebb.com) <dustin.sayre@vyvebb.com>; Micah Martin (micah.martin@vyvebb.com) <micah.martin@vyvebb.com>; Liza Springer (liza.springer@vyvebb.com) <liza.springer@vyvebb.com>; Ronald Jackson <ronald.jackson@vyvebb.com>; Sam Grant (sam.grant@cngc.com) <sam.grant@cngc.com>; cnelson@usbr.gov; Bates, Gregory D <gbates@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 - Confederated Tribes of the Colville Reservation (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>; Kate Valdez (kate@yakama.com) <kate@yakama.com>; Karen Hickey <karenh@co.adams.wa.us>; DNR SEPA Center (sepacenter@dnr.wa.gov) <sepacenter@dnr.wa.gov>;

MEMORANDUM



To: Community Development Director, Anne Henning

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

Date: November 22, 2022

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

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 dimensions listed on Sheet 4 for 14th (east boundary line) on along 14th Avenue from the northeast corner to the point of beginning add up to 576.75 feet -vs- 576.74 feet as stated in the LEGAL DESCRIPTION most likely shown as rounding.
3. Site Plan can be provided with preliminary construction plans submittal and accepted per Othello Municipal Code 16.17.030(b) (7)(P).
4. 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.
5. Per Othello Municipal Code, the end of Mt. Lago Street needs a cul-de-sac.
6. The easements along the 20-foot ROW between Blocks 1 and 4 need to specify that they are for potable and non-potable water lines in addition to utilities.
7. Provide elevations for all monumentation once set.
8. 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.
9. 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
File