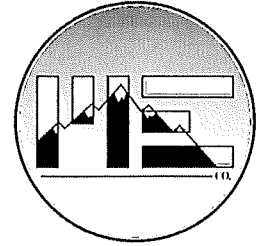


October 4, 2022

City of Othello
500 East Main Street
Othello, Washington 99344

Received By
Othello Bldg & Planning
Oct 17 2022



Attn: Shawn O'Brien ~ *City Engineer*

RE: SAND HILL ESTATES V – REQUEST FOR DEVIATION

Dear Shawn:

The intent of this letter shall be to formally request a deviation from the following City of Othello standards, as they relate to the above project, and as described below:

Sanitary Sewer Main Location:

City of Othello Code (Standard Detail A-9) requires sanitary sewer mains to be located along the centerline of the public street. This also includes the location of the sanitary sewer manholes that have an eccentric concrete cone, with access stairs that are centered over the in-flowing sewer main. Again, along the centerline of the public street.

Similar to Sand Hill Estates IV, the submitted subdivision infrastructure plans for the above development illustrate the proposed sanitary sewer main, and the sanitary sewer manholes being off the centerline, and moved away from the centerline intersections of 13th Avenue and Cascade Street, to the South; 13th Avenue and Cascade Street, to the North; and 13th Avenue and Mt. Lago Street. The presented design illustrates that the proposed sanitary sewer main has an alignment that is generally relative to the centerline of Cascade Street, 13th Avenue, and Mt. Lago Street, and further that the sanitary sewer manholes remain outside of the wheel path for each travel lane.

Temporary Turnaround, Mt. Lago Street:

As proposed, and successfully implemented with Sand Hill Estates, Phase IV, this phase of the development also intends to construct a temporary gravel cul de sac turnaround, as a point of temporary road termination. This proposed temporary turnaround is proposed for the West end of Mt. Lago Street.

Right of Way Width Deviation:

As shown on the face of the Preliminary Plat, and the Conceptual Engineering Plan (street section) for this phase of the proposed development, the proposed right-of-way width's to be dedicated for Cascade Street, 13th Avenue, and Mt. Lago Street shall be a total of sixty (60) feet, while the current documented standard right-of-way width in the City of Othello is generally sixty-six (66) feet. This request for deviation is being made after the City of Othello recently adopted the thirty-seven (37) foot wide street section, measured top back of curb to top back of curb, bringing the measurement from top back of sidewalk to top back of sidewalk to forty-seven (47) feet, leaving a six, and a half (6.5) feet of undeveloped right-of-way behind each sidewalk that the home owner will already be maintaining, as compared to nine, and a half (9.5) feet of undeveloped right-of-way that would be required with the City's standard sixty-six (66) foot wide right-of-way. This deviation was accepted for Sand Hill Estates, Phase IV.

Based on the information above, which is supported by the submitted subdivision infrastructure plans, we are requesting that the City of Othello grant the above sanitary sewer deviation for this project.

Thank you for your time and consideration of this request. Please feel free to contact me at 208.446.3307 or scott@mcArthur-eng.com if you have any questions.



10/4/2022

TO: Planning Commission

FROM: Anne Henning, Community Development Director

MEETING: November 18, 2022

SUBJECT: Sand Hill Estates V Major Plat – Deviation & Deferral Requests – Recommendation to Hearing Examiner

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

Staff Comments

1. The Commission is reviewing only the deviation and deferral requests, to make a recommendation on whether each should be approved or denied. The major plat itself is reviewed and approved by the Hearing Examiner.
2. Note that the process specified in the Municipal Code has inconsistencies with the actual process we use currently. When Development Code Administration (Title 19) was adopted in 2009, Subdivisions (Title 16) was not updated to reflect the Hearing Examiner taking on quasi-judicial decisions such as major plat approvals. Therefore, we mesh the two codes as best we can until we update the Subdivision title to correct the inconsistencies. The most logical process for now is that the Planning Commission still provides a recommendation, which is forwarded to the Hearing Examiner to review along with the plat, rather than the former process where the City Council received the recommendation on deferrals and deviations to consider along with the plat.
3. Since submittal of the plat, the proposed street name of Mt. Lago was rejected, and a new proposal for naming the street Mt. Si Street. Since the plat drawing shows the previous name, both names are included to try to provide the most clarity as the project moves through the process.
4. Engineering and Planning staff are in agreement that the requests are acceptable and recommend approval. Similar requests were approved for previous phases of the development.
5. Identified improvements or design needed to meet Municipal Code and/or Public Works Design Standards for this site are as follows:

Requirement	Developer's Proposal	Notes
Public Works Design Standard Detail A-9 shows the sanitary sewer main along the street centerline.	Sewer main offset from centerline, and sewer manholes offset from the center of the street.	This request is necessary because it conflicts with the requirement that monuments be set at the centerline of intersections. Staff's determination is that monuments on

Requirement	Developer's Proposal	Notes
		centerlines are more important than manholes on centerlines.
Paved cul-de-sac at the end of dead-end streets.	Gravel temporary turnaround at the end of Mt. Si (Mt. Lago) St. The gravel turnaround will be removed and the street continued in a future phase.	This is a standard way to address a street continuation. An easement for the turnaround, and a covenant for permanent improvements if the street is not continued within 5 years, should be required.
66' ROW for neighborhood streets. OMC 16.29.100	60' ROW for Cascade St, 13 th Ave, & Mt. Si (Mt. Lago) St based on Othello recently reducing the requirement for the constructed width of the street, leaving an extra 3' of undeveloped ROW on each side of the street.	There is no need for the extra 6' of ROW. When the code is updated, this requirement will be corrected.
Sidewalks on both sides of streets, including 14 th Ave.	No sidewalk on east (canal) side of 14 th Ave.	The developer did not specifically ask for this waiver, but the submitted plans do not show sidewalk on the far side of 14 th . This request has been granted in earlier phases of the development, based on no sidewalk being needed since there are no lots or other destinations on the east side of the street, only the canal abutting the street.

6. OMC 16.40 requires specific findings by the Planning Commission about the nature of the site or the area that justify granting the deferral. See staff recommendations.

Attachments

- OMC 16.40
- Deviation request letter dated 10-4-22 (rec'd 10-17-22) from McArthur Engineering, representing Palos Verdes LLC
- Preliminary Sand Hill Estates V Major Plat
- Conceptual Engineering Plans

Staff Recommendation: Staff recommends the following:

1. That the request to deviate from the centerline location for sewer main and manholes be granted, since the requirement conflicts with required street monuments, which are more important to be located on centerline.
2. That the request for a temporary gravel turnaround at the west end of Mt. Si (Mt. Lago) St. be granted, with the condition that an easement or ROW be provided and a covenant be recorded to guarantee permanent turnaround provisions if the street is not extended within 5 years. It would be an unnecessary hardship to require a permanent turnaround when the street is expected to be extended within the next few years. The covenant and easement will guarantee that a permanent turnaround is installed if the street is not extended.
3. That the request for 60' ROW width on neighborhood streets be approved. The extra ROW is not needed now that the constructed width of the street has been reduced. The code will be corrected in the next update to eliminate this conflict on future developments.
4. That the requirement for sidewalk on the east side of 14th Ave. be waived as unnecessary since there is only a canal on this side of the street.

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



The City of Othello

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

November 22, 2022

Scott McArthur
McArthur Engineering
PO Box 2488
Post Falls, ID 83877

Re: Sand Hill Estates #5 Major Plat – Planning Commission Recommendations on Deviations/Deferrals

Dear Scott:

At last night's Planning Commission meeting, the Commission made the following recommendations on the requested deviations and deferrals:

1. Grant the request to deviate from centerline location for sewer main and manholes, since this requirement conflicts with the requirement for monuments on centerline.
2. Grant the request for a temporary gravel turnaround at the west end of Mt. Si (Mt. Lago), with the condition that an easement or ROW be provided and a covenant be recorded to guarantee permanent turnaround provisions if the street is not extended within 5 years.
3. Grant the request for 60' ROW width on neighborhood streets.
4. Waive the sidewalk requirement on the east (canal) side of 14th Avenue.

These recommendations will be forwarded to the Hearing Examiner for his consideration in reviewing the project.

If you have any questions, feel free to contact me at ahenning@othellowa.gov or 509-331-2710.

Cordially,

Anne Henning, AICP
Community Development Director

cc: Angel Garza, PO Box 464, Othello, WA 98837 (via email)

City of Othello
500 East Main Street
Othello, Washington 99344

Received By
Othello Bldg & Planning
Sept 20 2022



Attn: Shawn O'Brien ~ City Engineer

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Similar to Sand Hill Estates IV, the submitted subdivision infrastructure plans for the above development illustrate the proposed sanitary sewer main, and the sanitary sewer manholes being off the centerline, and moved away from the centerline intersections of 13th Avenue and Cascade Street, to the South; 13th Avenue and Cascade Street, to the North; and 13th Avenue and Mt. Lago Street. The presented design illustrates that the proposed sanitary sewer main has an alignment that is generally relative to the centerline of Cascade Street, 13th Avenue, and Mt. Lago Street, and further that the sanitary sewer manholes remain outside of the wheel path for each travel lane.

Centerline Monumentation Location:

City of Othello Code (Standard Detail A-7) also requires land surveyors to place centerline monuments along the centerline of public streets, at centerline/centerline intersection of public streets, and all changes in the centerline alignment of the public street.

As illustrated on the submitted preliminary Plat for the above project, two (2) centerline offset monuments, are shown, consistent with the Final Plat's that were recorded for previous phases of this development. For this phase of the project, the offset monuments will be located at the intersections of 13th Avenue and Cascade Street, to the South; 13th Avenue and Cascade Street, to the North; and 13th Avenue and Mt. Lago Street. The two (2) centerline offset monuments are proposed to avoid conflict with the proposed sanitary sewer manhole that is also proposed for this same location, at the same centerline intersection.

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9/9/2022