



The City of Othello

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

August 19, 2022

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

Re: Sand Hill Estates #5 Preliminary Major Plat – Notice of Incomplete

Dear Scott:

As the authorized representative for this project, all correspondence will be directed to you.

We have reviewed the information submitted for this project via email August 16. The following information is still needed:

1. Environmental Checklist (SEPA). It is possible the SEPA review for Sand Hill #4 could be modified to include the current project, since Sand Hill #4 started as a larger project. However, the current project does contain additional lots as well as area that was not within the boundaries of what was reviewed for the original submittal of Sand Hill #4. I feel like the impacts of the changes have minimal environmental impact, but we will still need to meet the letter of the law. I am researching what would be involved in modifying the previous SEPA review, or whether it would be better to just start over with a new Environmental Checklist for this project. In the interest of moving this project forward quickly, I am sending this letter out now so you can get started on the other items while I get more information on this one.
2. The "plat exhibit" that was submitted is missing information required by OMC 16.17.030(b)(7) for a preliminary plat, including:
 - o Legal description of land within the proposed subdivision (E)
 - o Name, address, and seal of the registered land surveyor who made the preliminary survey (G)
 - o Date of preliminary survey (H)
 - o Monuments found and established during the preliminary survey (J)
 - o Vicinity map (M)
 - o Street names (N). Will the east-west street be "Cascade" as shown on this drawing, or "Mt. Cascade" as discussed in Sand Hill Estates #4?
 - o USBR horizontal and vertical data including bench marks
3. Once a corrected plat drawing is submitted, we will need:
 - o 7 full-size copies of the drawing
 - o PDF or 11x17" paper copy
4. Plat certificate
5. Application fee of \$2140 (\$500 + \$50/lot + \$20/notice sign)

6. Names/addresses of owners of record within 350' (not including ROW) of the exterior of the subdivision/contiguous land owned by the subdivider OR Request to have city compile this information and charge for the time needed
7. Written requests for all necessary street and utility waivers, deviations, and deferrals. Staff has identified the following as being needed:
 - o Temporary turnaround at the west end of Mt. Lago Street
 - o 60' ROW width

Notes:

- We will accept the submitted infrastructure plans as the site plan required by OMC 16.17.030(b)(7)(P)
- It appears the cultural resources study that was done in the previous phase included most of the current site but not the northern portion. You may be required to do a study for the excluded area. When you do that, you may want to include the rest of the property that you intend to develop within the next few years.

Once the application is complete, staff will be able to continue review.

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

Cordially,



Anne Henning
Community Development Director

cc: Angel Garza, Palos Verdes LLC (via email)



The City of Othello

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

September 2, 2022

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

Re: Sand Hill Estates #5 Preliminary Major Plat – Notice of Incomplete

Dear Scott:

We have received the plat certificate, thank you. I have also clarified the SEPA process with the Dept. of Ecology, see below. I have also removed the street name comment, since per our phone call August 31, my understanding is that the street name is proposed as “Cascade”, as shown. The other items from my August 19 letter are still needed. I have listed them below for your reference.

1. Environmental Checklist (SEPA). While most of the area of Sand Hill #5 was included in the review of Sand Hill #4, there is some area to the north that was not included, with 8 new lots. Therefore, it is best to do a new SEPA application and review. This avoids a possible challenge that the review was inadequate or incorrect.
2. The “plat exhibit” that was submitted is missing information required by OMC 16.17.030(b)(7) for a preliminary plat, including:
 - Legal description of land within the proposed subdivision (E)
 - Name, address, and seal of the registered land surveyor who made the preliminary survey (G)
 - Date of preliminary survey (H)
 - Monuments found and established during the preliminary survey (J)
 - Vicinity map (M)
 - USBR horizontal and vertical data including bench marks
3. Once a corrected plat drawing is submitted, we will need:
 - 7 full-size copies of the drawing
 - PDF or 11x17” paper copy
4. Application fee of \$2140 (\$500 + \$50/lot + \$20/notice sign)
5. Names/addresses of owners of record within 350’ (not including ROW) of the exterior of the subdivision/contiguous land owned by the subdivider OR Request to have city compile this information and charge for the time needed
6. Written requests for all necessary street and utility waivers, deviations, and deferrals. Staff has identified the following as being needed:
 - Deferral for temporary turnaround at the west end of Mt. Lago Street

- Deviation for 60' ROW width

Notes:

- We will accept the submitted infrastructure plans as the site plan required by OMC 16.17.030(b)(7)(P)
- It appears the cultural resources study that was done in the previous phase included most of the current site but not the northern portion. You may be required to do a study for the excluded area. When you do that, you may want to include the rest of the property that you intend to develop within the next few years.

Once the application is complete, staff will be able to continue review.

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, Palos Verdes LLC (via email)



The City of Othello

500 East Main Street OTHELLO, WASHINGTON 99344 Telephone (509) 488-5686
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September 23, 2022

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

Re: Sand Hill Estates #5 Preliminary Major Plat – Notice of Incomplete

Dear Scott:

Thank you for the additional items submitted Sept. 2, Sept. 15, Sept. 20, Sept. 21, and Sept. 22. There are still a few items from my August 19 letter that have not been completed. I have listed them below for your reference:

1. 7 full-size copies of the plat drawing (PDF received Sept. 21)
2. Application fee of \$2140 (\$500 + \$50/lot + \$20/notice sign)
3. Names/addresses of owners of record within 350' (not including ROW) of the exterior of the subdivision/contiguous land owned by the subdivider OR Request to have city compile this information and charge for the time needed. (Your Sept. 2 email stated that the proponent would be providing the addresses).

Notes:

- A question about the requested deviation for offset monuments: This deviation was denied for Sand Hill #4. Do you still want to request this deviation for Sand Hill #5?

Once the application is complete, staff will be able to continue review.

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, Palos Verdes LLC (via email)



The City of Othello

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

October 17, 2022

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

Re: Sand Hill Estates #5 Preliminary Major Plat – Notice of Incomplete

Dear Scott:

We received the full-size plat drawings and the payment October 12. That nearly completes the submittal requirements, but the following items are still needed:

1. The hard copy of the plat drawings had a few corrections since the Sept. 21 PDF, which is good since it will mean fewer review comments and less confusion, but now we will need a PDF or 11"x17" that matches the updated plat drawing so that all reviewers are working off of the same drawing.
2. Names/addresses of owners of record within 350' (not including ROW) of the exterior of the subdivision/contiguous land owned by the subdivider OR Request to have city compile this information and charge for the time needed. (Your Sept. 2 email stated that the proponent would be providing the addresses).
3. Please also address my previous question about the requested deviation for offset monuments: This deviation was denied for Sand Hill #4. Do you still want to request this deviation for Sand Hill #5?

Once the application is complete, staff will be able to continue review.

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, Palos Verdes LLC (via email)



The City of Othello

500 East Main Street OTHELLO, WASHINGTON 99344 Telephone (509) 488-5686
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October 27, 2022

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

Re: Sand Hill Estates #5 Preliminary Major Plat – Notice of Incomplete

Dear Scott:

Thank you for the updated submittals received October 17. Based on your email, I thought we would receive the remaining item soon so I didn't prepare a Notice about the remaining item. However, in order to stay compliant with state required timelines, I now need to issue this formal Notice of Incomplete. As a reminder, the following item is still needed:

1. Names and addresses of owners of record within 350' (not including ROW) of the exterior of the subdivision/contiguous land owned by the subdivider. (Your Oct. 17 email stated that representatives of the proponent will be providing the names & addresses; I will cc them on this notice).

Once the application is complete, staff will be able to continue review.

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

Cordially,

Anne Henning, AICP
Community Development Director

cc: Angel Garza, Palos Verdes LLC (via email)
Joel Garza (via email)
Jesse Dominguez (via email)



The City of Othello

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

October 31, 2022

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

Re: Sand Hill Estates #5 Preliminary Major Plat – Notice of Completeness

Dear Scott:

With the additional information submitted October 27 & 28, we can now determine this application complete for further review as of the date of this letter. This Notice of Completeness does not preclude the City from requesting additional information during the review process.

Now that the application has been determined to be complete, the next steps in the process are to post two notice boards onsite, mail notice to property owners within 350', notify relevant agencies and departments, and publish notice in the newspaper and on the City website, and posting at City Hall. The applicant is responsible for posting the notice boards, one at each end of the development, (11th Avenue and 14th Avenue). In order to process this project as quickly as possible, I have set the comment period to close Nov. 16, which means the notice boards must be posted by Wed. Nov. 2. Please return the affidavit of posting before the end of the comment period.

The public hearing is scheduled for Dec. 5 at 10:00 AM. The public hearing will be online using remote technology. The link will be posted on the City website calendar, and I will email it to you.

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

Cordially,

Anne Henning, AICP
Community Development Director

Note: 2 Notice Board Signs & the Affidavit of Posting are available at City Hall for pick up

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

Anne Henning

From: Anne Henning
Sent: Monday, October 31, 2022 12:20 PM
To: Angel Garza (angel@palosverdesllc.com); Scott McArthur
Subject: FW: Sand Hill Estates #5 Major Plat - Notice of Application & Optional DNS

We received the response below from Adams County 9-1-1.
Please propose an alternate name for Mt. Lago so that it can be reviewed along with the plat.

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

From: Karen Hickey <karenh@co.adams.wa.us>
Sent: Monday, October 31, 2022 12:13 PM
To: [Deleted]

[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.

Anne Henning

From: Scott McArthur <scott@mcArthur-eng.com>
Sent: Thursday, November 10, 2022 4:25 PM
To: Anne Henning
Cc: Karen Hickey; Angel Garza; Josh Bagley; Nancy Nick; 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

Tel: 208.446.3307
Cel: 208.964.0481
www.mcarthur-eng.com