

Anne Henning

From: Robert Sloma <robert.sloma@colvilletribes.com>
Sent: Wednesday, May 1, 2024 1:39 PM
To: Anne Henning
Cc: Hanson, Sydney (DAHP); Guy Moura (HSY); Scott McArthur
Subject: Re: Sand Hill Estates #6 Short Plat & Multi-Family Development - Notice of Application

Anne,

Thank you for sending a copy of the report. I know that we've been reviewing this project for some time now, I just couldn't locate that report in WISAARD or my files.

Unless there is an expansion of the project area or an unanticipated find, the CCT has no further cultural resource concern with this project as proposed, including the upcoming #7.

On Wed, May 1, 2024 at 1:15 PM Anne Henning <ahenning@othellowa.gov> wrote:

Here is the 9-21-22 cultural resources report that was submitted for Sand Hill #5, which also includes the area of Sand Hill #6 and the upcoming #7.

I am also including the email I sent when I routed it in Oct. 2022.

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

From: Robert Sloma <robert.sloma@colvilletribes.com>
Sent: Wednesday, May 1, 2024 11:47 AM
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 #6 Short Plat & Multi-Family Development - Notice of Application

Anne,

Could you please forward a copy of the completed cultural resource report for Sand Hill Estates #6? I do not see one uploaded on WISAARD corresponding to the date that is noted on the SEPA Checklist, 9-21-22. I only see a report by RLR for Sand Hill Estates #4 dated June 6, 2022 which does not cover all phases of the development.

Thank you.

On Thu, Mar 14, 2024 at 2:31 PM Anne Henning <ahenning@othellowa.gov> wrote:

Notice of Development Application 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 or in person at City Hall, 500 E. Main Street, Othello, WA 99344 or via e-mail at ahenning@othellowa.gov.

Project Name: Sand Hill Estates #6 Short Plat & Multi-Family Development

| | | | |
|----------------------------|----------------------|--|--|
| Date Application Submitted | Feb. 2, 2024 | Date Additional Required Information Submitted | Feb. 9, 15, 18, & 28, 2024 March 6, 7, & 13, 2024 |
| Date Determined Complete | March 14, 2024 | Notice of Application | March 14, 2024 |
| Comment Due Date | April 3, 2024 | | |

Project Description: Create a 1-lot short plat of 9.3 acres in the R-4 Residential District, and construct the first phase of an apartment project, including 2 buildings with 24-units each, and a 1600 SF office/storage building for the complex. Apartment development in this phase is approximately 3.3 acres. Full build-out in future phases

Anne Henning

From: Robert Sloma <robert.sloma@colvilletribes.com>
Sent: Monday, September 9, 2024 9:54 AM
To: Anne Henning
Cc: DAHP SEPA (DAHP); Guy Moura (HSY)
Subject: Re: Sand Hill Estates 7 Major Plat - Notice of Application

Anne,

The Confederated Tribes of the Colville Reservation (aka, Colville Confederated Tribes, CCT) have no comment on the Sand Hill Estates 7 Major Plat, as this area was covered by a cultural resource survey and inadvertent discovery recommendations by RLR (Fleming and Triplett 2022).

Thank you.

REFERENCES CITED

Flemming, Andrew, and Mallory M. Triplett

2022

Cultural Resources Review and Inventory of the Sandhill Estates No. 4 Major Plat, Adams County, Washington. RLR Cultural Resources, LLC, Ellensburg, Washington. Prepared for Sandhill Estates, LLC PO Box 464 Othello, WA 99344.

On Fri, Aug 30, 2024 at 1:33 PM Anne Henning <ahenning@othellowa.gov> wrote:

Notice of Development Application & Public Hearing with Optional DNS

Anne Henning

From: Karen Hickey <karenh@co.adams.wa.us>
Sent: Friday, August 30, 2024 1:50 PM
To: Anne Henning
Subject: RE: External:RE: External:Sand Hill Estates 7 Major Plat - Notice of Application

The only issue I see with “Mount Hood” is that there are so many possible translations in Spanish for “Hood”. We’ll really have to watch Spanish-named streets in the Othello area.

From: Anne Henning <ahenning@othellowa.gov>
Sent: Friday, August 30, 2024 1:44 PM
To: Karen Hickey <karenh@co.adams.wa.us>
Subject: External:RE: External:Sand Hill Estates 7 Major Plat - Notice of Application

Proposing “Mt. Hood Street” as the name for the new street to be constructed.

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: Friday, August 30, 2024 1:40 PM
To: Anne Henning <ahenning@othellowa.gov>
Subject: RE: External:Sand Hill Estates 7 Major Plat - Notice of Application

Received, thank you. As always, if there are new road names that have not already been approved, they will need to be approved by E911 to verify there are no conflicts. I’m not seeing any new roads that haven’t already been approved, but I’m human so please do correct me if I’m incorrect.

Karen Hickey
MSAG/GIS
Adams County Sheriff’s Office

From: Anne Henning <ahenning@othellowa.gov>
Sent: Friday, August 30, 2024 1:33 PM
To: Veronica Rodriguez <veronicar@co.adams.wa.us>; Katelyn Worley <KatelynW@co.adams.wa.us>; Jacque Laird <jacquel@co.adams.wa.us>; Janet Bowman <janetb@co.adams.wa.us>; Gerald R. Campbell <geraldc@co.adams.wa.us>; glebacken@acfd5.com; kyle@growadamscounty.com; brittany@growadamscounty.com; Karen Hickey <karenh@co.adams.wa.us>; Chris Faix (chris@portofothello.com) <chris@portofothello.com>; (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; DNR SEPA Center (sepacenter@dnr.wa.gov) <sepacenter@dnr.wa.gov>; WDFW (WDFWR2Planning@dfw.wa.gov) <WDFWR2Planning@dfw.wa.gov>; NC-Review <NC-Review@WSDOT.WA.GOV>; jmendoza@ecbid.org; US Fish & Wildlife - Columbia National Wildlife Refuge (mcriver@fws.gov) <mcriver@fws.gov>; BOR-sha-CCA-SEPAPlats@usbr.gov; Bates, Gregory D <gbates@usbr.gov>; dkurtz@usbr.gov; sha-EFO-frontdesk@usbr.gov; Patrick Baird (keithb@nezperce.org) <keithb@nezperce.org>; casey_barney@yakama.com; Guy Moura - Confederated Tribes of the Colville Reservation

Anne Henning

From: NC-Review <NC-Review@WSDOT.WA.GOV>
Sent: Tuesday, September 10, 2024 4:57 PM
To: Anne Henning
Cc: Kieninger, David; Verellen, Clayton; Richards, Marcus; Sadia, Mosstafa; Darveshi, Shaun
Subject: RE: [EXTERNAL] Sand Hill Estates 7 Major Plat - Notice of Application

Greetings,

Thank you for giving WSDOT the opportunity to comment on this project. At this time. WSDOT has no comments.

-Thank you

From: Anne Henning <ahenning@othellowa.gov>
Sent: Friday, August 30, 2024 1:33 PM
To: veronicar@co.adams.wa.us; Katelynw@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>; Gerald R. Campbell <geraldc@co.adams.wa.us>; glebacken@acfd5.com; kyle@growadamscounty.com; brittany@growadamscounty.com; Karen Hickey <karenh@co.adams.wa.us>; Chris Faix (chris@portofothello.com) <chris@portofothello.com>; (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; DNR SEPA Center (sepacenter@dnr.wa.gov) <sepacenter@dnr.wa.gov>; WDFW (WDFWR2Planning@dfw.wa.gov) <WDFWR2Planning@dfw.wa.gov>; NC-Review <NC-Review@WSDOT.WA.GOV>; jmendoza@ecbid.org; US Fish & Wildlife - Columbia National Wildlife Refuge (mcriver@fws.gov) <mcriver@fws.gov>; BOR-sha-CCA-SEPAPlats@usbr.gov; Bates, Gregory D <gbates@usbr.gov>; dkurtz@usbr.gov; sha-EFO-frontdesk@usbr.gov; Patrick Baird (keithb@nezperce.org) <keithb@nezperce.org>; casey_barney@yakama.com; 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>; Randy Abrahamson (randya@spokanetribe.com) <randya@spokanetribe.com>; Garcia, Martin <Martin.Garcia@avistacorp.com>; Mark Hay <mhay@bbec.org>; Big Bend Electric Cooperative (kmesserschmidt@bbec.org) <kmesserschmidt@bbec.org>; Chambard, David L <David.Chambard@centurylink.com>; Travis.Kohlrus@vyvebb.com; Liza Springer (liza.springer@vyvebb.com) <liza.springer@vyvebb.com>; Sam Grant (sam.grant@cngc.com) <sam.grant@cngc.com>; Shawn Logan <slogan@othellowa.gov>; Robin Adolphsen <radolphsen@othellowa.gov>; Tim Unruh <tunruh@othellowa.gov>; Dave Rehaume <drehaume@othellowa.gov>; Heather Miller <hmillier@othellowa.gov>; Valerie Hernandez <vhernandez@othellowa.gov>; Cameron Williamson <cwilliamson@othellowa.gov>
Subject: [EXTERNAL] Sand Hill Estates 7 Major Plat - Notice of Application

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 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 drop box at City Hall, 500 E. Main Street, Othello, WA 99344 or via e-mail at ahenning@othellowa.gov.

Project Name: Sand Hill Estates #7 Major Plat

Anne Henning

From: Beebe, Judy <Judy.Beebe@avistacorp.com>
Sent: Monday, September 16, 2024 8:43 AM
To: Anne Henning
Cc: Garcia, Martin
Subject: Avista Comments for Sand Hill Estates VII
Attachments: Sand Hill Estates VII - Preliminary Plat 2024.05.02.pdf; SAND HILL ESTATES VII - SEPA APPLICATION 4.15.2024.pdf; SAND HILL ESTATES VII - PRELIMINARY SUBDIVISION NARRATIVE 4.15.2024.pdf; Sand Hill Estates VII - Memo - Traffic 4.17.2024.pdf

Hi Anne.

Will you please put me in your email system for any projects that go out that need comments?

Below are my comments for Sand Hill Estates VII:

Please add "Utility Easement Area" to any dedicated public roadway on the map.

Please add the following to the Plat Dedication:

Utility easements shown on the herein described plat are hereby dedicated for the use of serving utility companies for the construction, reconstruction, maintenance, protection, inspection and operation of their respective facilities, together with the right to prohibit changes in grade over installed underground facilities, the right to trim and/or remove trees, bushes, landscaping, without compensation and the right to prohibit structures that may interfere with the construction, reconstruction, reliability, maintenance, and safe operation of same.

Serving Utility companies are also granted the right to install utilities across future acquisition areas or border easements.

Serving utilities reserve the right to cross Border easements or Future right-of-way acquisition areas.

And the following to the conditions of approval:

Developer shall request an open ditch inspection from Avista Real Estate Department (509) 495-2325 prior to utility placement to verify utilities are being placed within the easement(s) shown on the preliminary plat. A statement shall be provided from Avista Real Estate Department to the City verifying the utilities are located within the easement(s).

Thanks so much, Anne.

Judy Beebe, RWA

RIGHT OF WAY AGENT | REAL ESTATE DEPARTMENT

1411 E MISSION AVE MSC-25
SPOKANE, WA 99202

PHONE 509-495-8274

CELL 509-217-9309

www.myavista.com



Working under contract with Avista on behalf of ROW Acquisition Services

From: Garcia, Martin <Martin.Garcia@avistacorp.com>
Sent: Friday, August 30, 2024 1:38 PM
To: Beebe, Judy <Judy.Beebe@avistacorp.com>
Subject: FW: [External] Sand Hill Estates 7 Major Plat - Notice of Application

FYI

From: Anne Henning <ahenning@othellowa.gov>
Sent: Friday, August 30, 2024 1:33 PM
To: veronicar@co.adams.wa.us; KatelynW@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>; Gerald R. Campbell <geraldc@co.adams.wa.us>; glebacken@acfd5.com; kyle@growadamscounty.com; brittany@growadamscounty.com; Karen Hickey <karenh@co.adams.wa.us>; Chris Faix (chris@portofothello.com) <chris@portofothello.com>; (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; DNR SEPA Center (sepacenter@dnr.wa.gov) <sepacenter@dnr.wa.gov>; WDFW (WDFWR2Planning@dfw.wa.gov) <WDFWR2Planning@dfw.wa.gov>; NC-Review <NC-Review@WSDOT.WA.GOV>; jmendoza@ecbid.org; US Fish & Wildlife - Columbia National Wildlife Refuge (mcriver@fws.gov) <mcriver@fws.gov>; BOR-sha-CCA-SEPAPlats@usbr.gov; Bates, Gregory D <gbates@usbr.gov>; dkurtz@usbr.gov; sha-EFO-frontdesk@usbr.gov; Patrick Baird (keithb@nezperce.org) <keithb@nezperce.org>; casey_barney@yakama.com; 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>; Randy Abrahamson (randya@spokanetribe.com) <randya@spokanetribe.com>; Garcia, Martin <Martin.Garcia@avistacorp.com>; Mark Hay <mhay@bbec.org>; Big Bend Electric Cooperative (kmesserschmidt@bbec.org) <kmesserschmidt@bbec.org>; Chambard, David L <David.Chambard@centurylink.com>; Travis.Kohlrus@vyvebb.com; Liza Springer (liza.springer@vyvebb.com) <liza.springer@vyvebb.com>; Sam Grant (sam.grant@cngc.com) <sam.grant@cngc.com>; Shawn Logan <slogan@othellowa.gov>; Robin Adolphsen <radolphsen@othellowa.gov>; Tim Unruh <tunruh@othellowa.gov>; Dave Rehaume <drehaume@othellowa.gov>; Heather Miller <hmillier@othellowa.gov>; Valerie Hernandez <vhernandez@othellowa.gov>; Cameron Williamson <cwilliamson@othellowa.gov>
Subject: [External] Sand Hill Estates 7 Major Plat - Notice of Application

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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



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Eastern Region Office

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

September 16, 2024

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

Re: Sand Hill Estates 7 Major Plat
File: LUA2024-0006

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 7 Major Plat Project (Proponent: Palos Verdes LLC). The Department of Ecology (Ecology) has reviewed the documents and submits the following comments:

Water Quality Program

Ecology reiterates previous comments sent during the comment period for SEPA 202401138:

The applicant must register all dry wells installed to receive stormwater runoff with Ecology's Underground Injection Control (UIC) Program. Registration must occur 60-days before construction of the drywell. Please access the [UIC information and online registration](#) at the Ecology website.

In addition, discharge from the well(s) must comply with the ground water quality requirement (nonendangerment standard) at the top of the ground water table.

If you have questions regarding drywells or need further assistance, please contact Llyn Doremus, Eastern Regional Office UIC Coordinator at (509) 329-3518 or via email at Llyn.Doremus@ecy.wa.gov.

For more information or technical assistance, please contact Suman Paudel at (509) 601-2124 or via email at suman.paudel@ecy.wa.gov.

Water Resources Program

The water purveyor bears responsibility for ensuring that the proposed use(s) are within the limitations of its water rights. If the proposal's actions differ from 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, please contact Herm Spangle at (509) 209-3421 or via email at herm.spangle@ecy.wa.gov.

State Environmental Policy Act (SEPA)

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: 202403817)

Ecc: Scott McArthur, McArthur Engineering (for Palos Verdes LLC)

Memo

To: Community Development Director, Anne Henning
From: City Engineer, Robin Adolphsen 
Date: September 17, 2024
Re: Preliminary Plat Comments – Sand Hill Estates #7 Major Plat

The following are the preliminary plat comments from the Engineering Department for the Sand Hill Estates #7 Major Plat addressing the requirements of the 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 3 for the west boundary line add up to 301.7 feet – vs – 301.71 stated in the legal description and shown as the overall boundary length, most likely shown as rounding error.
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 sixty feet (60') vs sixty six feet (66') 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. A utility easement for the continuation of the sewer from 4th Ave to Broadway Ave Along Olympia St must be shown on the plat.
6. Provide elevations for all monumentation once set.
7. 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.
8. 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: Engineer Tech
File

Memo

From: Community Development Director, Anne Henning

Date: September 23, 2023

Re: Sand Hill Estates #7 – Planning Review

The following corrections are needed to the plat drawing before the final plat is submitted for review:

1. Sheet 1: Legal description, paragraph 10 will need to be updated with recording information for Sand Hill #6 (once that plat is recorded).
2. Sheet 1, Legal Description, Dedicating: "TBD Road" needs to be updated to the correct street name.
3. Sheet 1: Acknowledgement will need to be updated with information about the person signing the plat.
4. Sheet 1: "City Council Certification" needs to be changed to "City Administrator Certification" and the statement changed to "Examined and approved by the Othello City Administrator on" (date)
5. Sheet 2 and following sheets: Street name needs to be updated from "TBD Street".
6. Sheet 2: Othello city limits are no longer at the west line of the existing irrigation canal (Ochoa Annexation 2023 took in the property east of the canal).
7. Sheet 2: The new segment of 13th Avenue needs to be labeled.
8. Sheet 2 and following sheets: The Section Index on the bottom left may need to be updated. I believe it should only be the SE quarter of the NE quarter (as stated in the subtitle).