



The City of Othello

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Type III Development Review Staff Report Addendum

Project Name: Sand Hill Estates #7 Preliminary Plat

This Addendum addresses only new information since the September 25 staff report.

Recommendation: Approve Subject to Conditions

By: Anne Henning, Community Development Director Date issued: October 4, 2024

AGENCY REVIEW

Agency Notified	Response Date	Agency Notified	Response Date
Building Dept	None	Century Link Telephone	None
City Engineer	9-17-24	East Columbia Basin Irrigation District	None
Public Works	None	US Bureau of Reclamation	10-1-24
Police	None	Adams County Development Council	None
Parks	None	Port of Othello	None
Fire Dept	None	WA Dept of Archaeology & Historic Preservation	None
County Assessor	None	WA Dept of Ecology	9-16-24
County Auditor	None	WA Dept of Transportation	9-10-24
County Health Dept	None	WA Dept of Fish & Wildlife	None
County Sheriff/9-1-1	8-30-24	WA Dept of Natural Resources	None
Avista Energy	9-16-24	US Fish & Wildlife	None
Big Bend Electrical Co-op	None	Colville Confederated Tribes	9-9-24
Vyve (Cable)	None	Nez Perce Tribe	None
Cascade Natural Gas	None	Spokane Tribe	None
		Yakama Nation	None

PUBLIC COMMENT

As of the date of this staff report addendum, no comments from the public have been received.

SUBDIVISION REVIEW

United States Bureau of Reclamation (USBR):

Finding 1 – This project is located within Farm Units 87, Irrigation Block 45, East Columbia Basin Irrigation District (ECBID), in a portion of Section 34, Township 16 North, Range 29 East, Willamette Meridian, Columbia Basin Project (Project), Adams County, Washington.

Finding 2 – Generally, all survey data on the 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.

Finding 3 – Reclamation requests the permit issued to the proponent by Adams County includes all appropriate and necessary Best Management Practices for environmental protection of the open surface irrigation facilities that ultimately return irrigation flows to the Columbia River. This request pertains to activities that would occur before, during, and after construction. Examples of Best Management Practices include but are not limited to plans for spill prevention, dust abatement, stormwater control, and air emissions. Reclamation's request is to ensure the subject proposal does not adversely affect lands, operations, waters, facilities, and/or resources of the Project.

Finding 4 – Landowners should be aware of existing Reclamation and District rights to construct, reconstruct, operate, and maintain Project facilities as necessary. Reclamation and the District 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 right-of-way corridors without prior approval from Reclamation and the District. 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 Project facilities or rights-of-way.

Finding 5 – If the proponent intends to install a well on the property, a wellhead protection zone would likely be delineated on the development plans. Wellhead protection zones cannot overlap Reclamation rights-of-way or other Project lands because they could affect the District's ability to apply aquatic and terrestrial herbicides needed to maintain Project facilities. The District must be able to operate and maintain Project facilities to accomplish Project objectives.

Finding 6 – Stormwater runoff of any type, including runoff from a construction site or developed property, should not enter any of Reclamation's lands or facilities at any time due to potential adverse effects on water quality. A Construction Stormwater General Permit from the Washington State Department of Ecology may be required for any construction project one acre or greater in size. Construction activities should cause no adverse effects to the lands, operations, waters, facilities, and resources of the Project.

Finding 7 – Lots of the proposed plat that consist(s) of less than 10 acres and will be a separate and individual site(s). It is our recommendation that the agricultural water entitlement be released from those portions of land. As a result, landowners would be relieved of future obligations for payment of annual assessments to the District for those

acres. The proponent can initiate this process by contacting the District headquarters in Othello, Washington.

Finding 8 – The following language is required on the final plat exactly as it is shown below prior to approval. There should be only 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 agricultural 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 **County Roads**, irrigable land within the **Road** right-of-way or isolated by said dedication will not become a charge assessable to **Adams County** and payable to the East Columbia Basin Irrigation District for construction, operation and maintenance of the Project.

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.

Bureau of Reclamation

Finding 9 – 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.

Finding 10 – Reclamation's Plat for Farm Unit 87 in Block 45 is available on the Web.

Finding 11 – Sheets 1 through 5 of 5: No comment.

Finding 12 – Staff clarified with USBR that the language specified to be included on the plat needs to be modified to reflect City of Othello rather than Adams County, and City Streets instead of County Roads.

Conclusion (Bureau of Reclamation): Provided the recommended conditions of approval are included in the decision, the proposed development should meet the standards necessary for an approval of the project by the Bureau of Reclamation.

Recommended Conditions of Approval

No change to the conditions recommended in the September 25 staff report except to clarify that the approval is of the original 4-15-24 drawing, as there was not time to do a review of the drawing submitted 10-2-24.

NEW EXHIBITS

Exhibit #	Document	Pages
Exhibit 8	Documents submitted since the September staff report was circulated: <ol style="list-style-type: none">1. Plat certificate rec'd 9-30-242. USBR comment letter rec'd 10-1-243. USBR email rec'd 10-1-24, clarifying city vs county text on plat4. Site plan rec'd 10-2-245. Revised plat rec'd 10-2-246. Comment response letter rec'd 10-2-247. Lot closures rec'd 10-2-24	74
Exhibit 9	Staff Report Addendum issued 10-4-24	4