



The City of Othello

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

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

Project Name: Replat of Sand Hill Estates #6 Major Plat

| | | | |
|----------------------------|---------------|--|-----------------------------------|
| Date Application Submitted | Nov. 7, 2025 | Date Additional Required Information Submitted | Nov. 12 & 25 Dec, 2, 3, & 4, 2025 |
| Date Determined Complete | Dec. 4, 2025 | Notice of Application | Dec. 4, 2025 |
| Comment Due Date | Dec. 22, 2025 | Public Hearing Online via Zoom | Jan. 12, 2026 10:00 AM |

Public Hearing Meeting Link:

The meeting link will be found on the City website calendar at <https://www.othellowa.gov/calendar>

Project Description: Replat a 9.373-acre one-lot short plat in the R-4 Residential District into 31 smaller lots and one larger lot for the existing 48-unit apartment complex and office building. Mt. Hood Street will be extended west from 11th Ave. to a cul-de-sac abutting the apartment parking lot. Deviations have been requested for 60' right-of-way width instead of 66', and for a dead-end street more than 700' long and serving more than 20 dwellings. The proposed street is approximately 1000' long and serves 31 lots that could each potentially have multiple dwellings. A waiver of improvements for the 9th Ave street stub to the north has also been requested.

Project Location: North of Sand Hill Estates #4 and west of Sand Hill Estates #7, north of Cascade Street, between 7th and 11th Avenues, described as Sand Hill Estates #6 Short Plat. Parcel #1529030682660 & 1529030682661.

Project Applicant: Angel Garza, A & Y Leasing LLC, PO Box 464, Othello, WA 99344

Environmental Review: The City of Othello has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Mitigated Determination of Non-Significance (MDNS) for this project. The optional DNS process in WAC 197-11-355 and Othello Municipal Code (OMC) 19.09.040(b) is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed project.**

The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared.

As lead agency, the city expects that most of the requirements for environmental analysis, protection, and mitigation measures are adequately addressed in the development regulations and comprehensive plan, and in other applicable local, state, or federal laws and rules, as provided by RCW 43.21, WAC 197-11-355, and OMC 13.04. The following mitigation under SEPA is expected to be required along with any other conditions necessary to address concerns raised during the comment period:

1. During construction, any release of oil, hydraulic fluids, fuel, other petroleum products, paints, solvents, or other deleterious materials must be contained and removed in a manner that will prevent their discharge into water or soil. The cleanup of spills shall take precedence over other work on the site.
2. The proponent shall use best management practices for controlling and treating stormwater in compliance with the water quality and quantity standards of the Stormwater Management Manual for Eastern Washington and shall meet the state's non-endangerment standard for groundwater. Drywells and other underground injection control devices for managing stormwater are required to be registered with the Department of Ecology and comply with Ecology Publication 05-10-067, "Guidance for UIC Wells that Manage Stormwater." Documentation of compliance with the Manual and Pub 05-10-067 and of how the non-endangerment standard will be met for street drainage shall be submitted to the City Engineer before street construction plans are approved.
3. The proponent must apply for coverage under the Department of Ecology's Construction Stormwater General Permit at least 60 days prior to start of construction, unless determined by Ecology to not be required. Whether or not an Ecology permit is required, construction stormwater must be treated before it contacts the municipal stormwater system, to prevent contamination with sediment and other pollutants.
4. The proponent shall retain sediment on site and employ measures to prevent tracking of materials onto City streets during construction, both of streets/utilities and individual houses.
5. Where fills are placed, including fill from on-site grading, the fill shall be placed in accordance with accepted engineering practice. All fill materials shall be limited to clean soil and gravel or other similar materials. Before building permits are issued for any location with fill, the proponent shall submit a soil investigation report and compaction report, both acceptable to the Building Official, in the location of the footings for any new structures.
6. Since ground disturbance leads to weeds and dust, any portions of the site not proposed for development at this time shall remain undisturbed as much as possible. Disturbed areas that will not be built on, paved, or landscaped for more than 90 days shall be stabilized through long-term methods such as establishing dryland grasses or native shrub/steppe. The proponent shall ensure that nuisances, such as weeds and dust, do not develop. If the erosion control measures proposed by the applicant are found to be insufficient during the course of the project, the applicant shall immediately implement further erosion control measures.
7. To facilitate orderly flow of traffic, provide safe pedestrian facilities, and provide sufficient utility connections, the developer shall construct full-width street and utility improvements to Public Works Standards for all streets within and abutting the plat, and shall connect the streets and utilities to existing improved streets and utilities. Improvements shall be constructed and accepted by the City Council or a form of security acceptable to the City Attorney shall be provided before the final plat is submitted for review.
8. Fire hydrants are required and must be installed by the developer and be operational prior to the arrival of combustible material on site. Hydrant spacing and locations shall be as approved by Public Works and the jurisdictional Fire Department or District.

9. RCW 58.17 requires that subdivisions make adequate provisions for parks and recreation. Per OMC 16.20, residential developments including subdivisions shall include as a condition of approval either a portion of the site to be developed as open space for public purposes or the payment of a fee in lieu of dedication, or a combination of both. Required area of land dedication for single family is 5% of the gross area and must be qualified open space that meets the requirements of OMC 16.20. The mitigation fee for the apartment portion was paid when those building permits were issued. For the remaining 6.638 acres of the project, required dedication would be 0.33 acres. The fee in lieu of dedication is 5% of the value of the gross area of the development and is calculated as follows: Assessed land value of the development just to the south (Sand Hill #4), from 7th to 11th Ave is \$1,666,000 for 39 lots, or \$42,718 per lot. The Sand Hill Estates #6 Replat parcel can be divided into 31 residential lots as shown on the preliminary plat. Therefore, the value of the parcel is $31 \times \$42,718 = \$1,324,258$. Five percent of \$1,324,258 is \$66,213. The developer shall either dedicate the required amount of qualified open space on the final plat, pay the fee in lieu of dedication to the City of Othello before the final plat is recorded with the County, or pay the proportionate amount (\$2135.90) as each building permit is issued. If the number of lots or area being subdivided changes, the amount of land to be dedicated or the fee in lieu of dedication may be recalculated.
10. Per OMC 16.05.080, the owner of a new subdivision shall assign and transfer to the City any water rights appurtenant to the property. If there are no water rights, the property owner shall pay to the City, in lieu thereof, a water rights acquisition fee. Per Resolution 2007-05, the fee in lieu of assignment of water rights is \$1500 per acre platted. The water rights fee for the apartments was paid when each building permit was issued. For the remaining 6.638 acres of this plat, the fee is $6.638 \times \$1500 = \9957 . The transfer or payment shall be completed before the plat is recorded, or a proportionate share (\$321.19) shall be collected with each building permit.
11. The proponent shall ensure that all contractors and sub-contractors are aware of the relevant conditions.

Required Permits: The following local, state, and federal permits/approvals are needed for the proposed project: Environmental Review, Major Subdivision, Deviation & Waiver approval, Street/Utility construction approval.

Required Studies: A traffic impact analysis for the overall development was submitted and reviewed with a previous phase, along with memos with updated information for previous phases. A Cultural Resources Report for the overall development was submitted and reviewed with a previous phase.

Existing Environmental Documents: Environmental Checklist for current project, MDNS issued 9-20-24 for Sand Hill Estates #7, MDNS issued 4-4-24 for Sand Hill Estates #6 (multi-family), MDNS issued 8-4-23 for the Sand Hill Rezone, MDNS issued 11-17-22 for Sand Hill Estates #5, MDNS issued 2-24-22 for Sand Hill Estates #4, MDNS issued 1-15-21 for Sand Hill Estates #3, MDNS issued 11-21-19 for Sand Hill Estates #2, MDNS issued 8-15-17 for Sand Hill Estates #1

Preliminary determination of development regulations that will be used for project mitigation and consistency: 13.04 (SEPA); Title 16 (Subdivisions); Title 17 (Zoning); Title 19 (Development Code); and the City of Othello Comprehensive Plan.

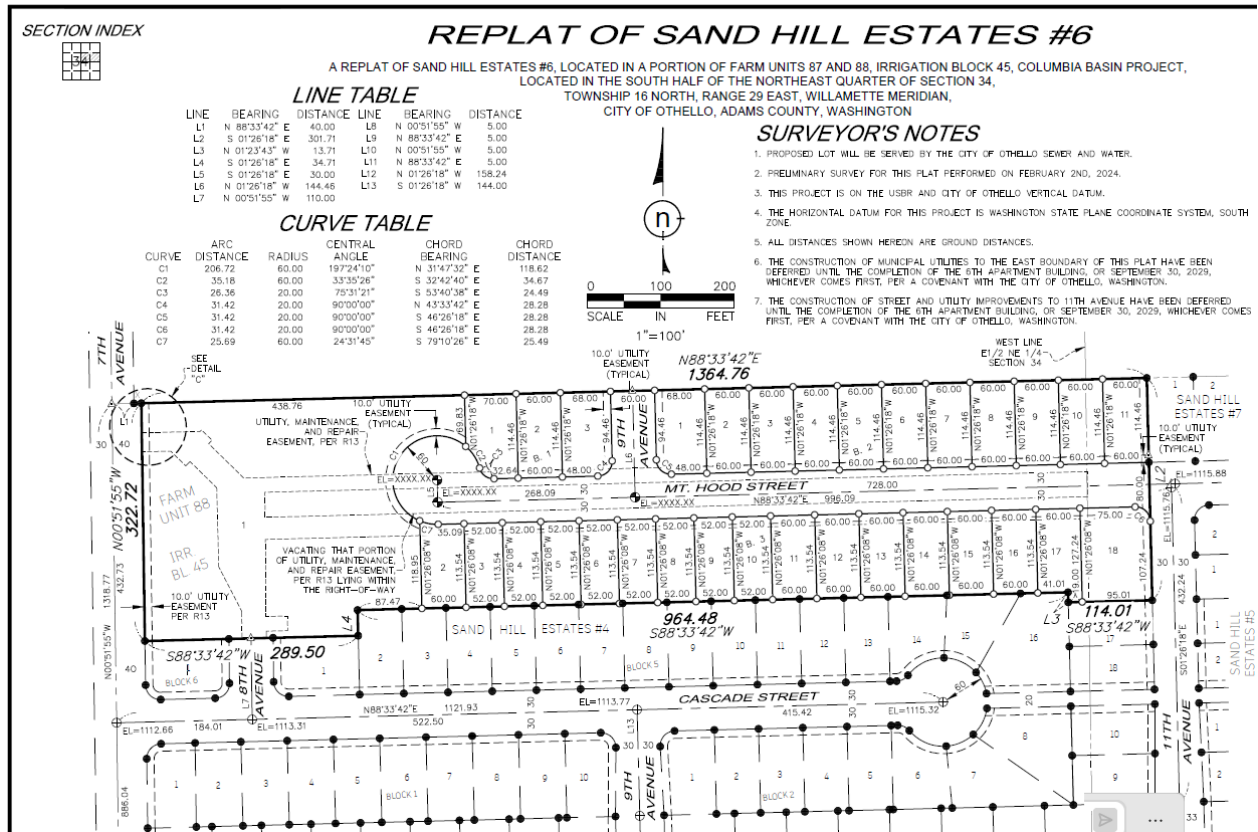
Consistent with the Comprehensive Plan ☒ Yes ☐ No

Appeals: The City's procedural compliance with SEPA may be appealed by the applicant or any "Party of Record". Per WAC 197-11-680(3)(iii), appeals on SEPA procedures are limited to review of the final threshold determination and final EIS (if any). Appeals of the Hearing Examiner's decision on the project may be made to Adams County Superior Court pursuant to RCW 36.70C.

Attachments

- Plat (3 pages)
- Environmental Checklist
- Design Deviation Request, Waiver Request

Plat Map



Vicinity Map





Notice of Public Hearing & Notice of Application With Optional DNS

City of Othello Hearing Examiner – Replat of Sand Hill Estates #6 Major Plat

A & Y Leasing LLC submitted an application to replat 9.373 acres into 31 residential lots and one larger lot for the existing 48-unit apartment complex with office. Deviations have been requested for right-of-way width and a dead-end street longer than 700' and serving more than 20 dwellings. A waiver to not improve a stub street was also requested. The site is north of Sand Hill Estates #4 and west of Sand Hill Estates #7, north of Cascade St. between 7th and 11th & Ave. The property is described as Sand Hill Estates #6 Short Plat, Parcel #1529030682660 & -2661. Required permits are environmental review, major subdivision, deviation and waiver approvals, and street/utility construction approval. The City of Othello has reviewed the proposal for probable adverse environmental impacts and expects to issue a Mitigated Determination of Non-Significance (MDNS). The optional DNS process in WAC 197-11-355 is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed project.** The notice of application and the complete application may be reviewed at City Hall, 500 E. Main St., Othello, WA, 99344 or by contacting Anne Henning, Community Development Director at 509-488-5686 or ahenning@othellowa.gov. Written comments will be accepted until 5:00 PM on Dec. 22 at the above address.

Public Hearing: The City of Othello Hearing Examiner will hold an online public hearing on the replat/major subdivision Mon. Jan.12 at 10:00 AM using the link posted on the City website calendar: <https://www.othellowa.gov/calendar>. Arrangements to reasonably accommodate special needs, including accessibility or an interpreter, will be made with 24-hour advance notice.

For additional information contact the City of Othello at 509-488-5686.

Anne Henning, Community Development Director
Publish: 12-10-25

Anne Henning

From: Anne Henning
Sent: Thursday, December 4, 2025 12:55 PM
To: Zuleica Morfin; Brianna Garza
Subject: lobby notice
Attachments: Sand Hill Estates #6 Replat - Newspaper Notice.pdf

Zuleica—Please add this notice to the lobby bulletin board. This is in addition to the other one I sent you.

Brianna—Please post on the lobby TV through Jan. 12.

Thanks,

Anne Henning, AICP

Community Development Director

City of Othello

(509) 331-2710 direct line | (509) 488-5686 City Hall main phone

www.OthelloWa.gov



Website postings on 12-4-25

The screenshot shows the City of Sand Hill website with a blue header containing navigation links: DEPARTMENTS, GOVERNMENT, ABOUT US, and EVENTS. A central seal features a train and the text "CITY OF SAND HILL ESTABLISHED 1940". The left sidebar lists various services under "Building & Planning", including "Active Transportation Plan", "Building Inspection - Schedule through Permit Trax", "Building Permit Application", "Building Permit Application - Fillable", "Building Permits - Citizen Connect Portal", "Building Permit Reports", "Comprehensive Plan & Zoning Updates", "Fence Permit - Commercial", "Fence Permit - Residential", "Forms", "Housing Action Plan", "Inspections", "Land Use Application", and "Land Use Notices". The main content area is titled "Land Use Notices" and includes a breadcrumb trail: Home > Departments > Building & Planning > Land Use Notices. Below this, a list of notices is displayed in a table with columns for "Name" and "Size".

| Name ^ | Size |
|--|----------|
| 2025 Land Use Notices | |
| 2024 Land Use Notices | |
| 2023 Land Use Notices | |
| 2022 Land Use Notices | |
| 2021 Land Use Notices | |
| 2020 Land Use Notices | |
| 2019 Land Use Notices | |
| 2018 Land Use Notices | |
| 2025.12.04 Sand Hill #6 Replat Notice of Application | 530.8 KB |
| 2025.10.01 Subdivision Code Update DNS | 195.1 KB |
| 2025.07.01 Sand Hill 6 final short plat Notice of Decision | 174.7 KB |
| 2025.06.25 Ortiz Banos final short plat NoticeofDecision | 173.7 KB |
| 2025.06.09 Sand Hill #6 final plat Notice of Application | 436.1 KB |
| 2025.06.05 Sand Hill #7 final plat Notice of Application | 203.8 KB |
| 2025.06.03 Public Hearing Notice | 291.2 KB |

The screenshot shows the City of Sand Hill website with the same header and seal as the previous page. The left sidebar is identical. The main content area is titled "Calendar" and features a "List View" / "Month View" toggle, a "Filter Calendars" dropdown, and a "Date Range" section with buttons for "<< Prev", "Today", "Next >>", "Month", and "Year". Below these controls, the calendar for "January 2026" is displayed, with options to "Expand All", "Subscribe", and view "Meetings Only". The calendar grid shows dates from 28 to 17, with a public hearing event scheduled for January 12.

| 28 | 29 | 30 | 31 | 1 | 2 | 3 |
|----|---|----|----|----|----|----|
| 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| 11 | 12 Sand Hill Estates #6 Replat Public Hearing | 13 | 14 | 15 | 16 | 17 |



Calendar

List View Month View

Sand Hill Estates #6 Replat Public Hearing [iCal](#)Notice of Public Hearing & Notice
of Application

With Optional DNS

City of Othello Hearing Examiner – Replat of
Sand Hill Estates #6 Major Plat

A & Y Leasing LLC submitted an application to replat 9.373 acres into 31 residential lots and one larger lot for the existing 48-unit apartment complex with office. Deviations have been requested for right-of-way width and a dead-end street longer than 700' and serving more than 20 dwellings. A waiver to not improve a stub street was also requested. The site is north of Sand Hill Estates #4 and west of Sand Hill Estates #7, north of Cascade St. between 7th and 11th & Ave. The property is described as Sand Hill Estates #6 Short

Date Monday January 12, 2026
Time 10:00 AM
Location
Address
Phone 509-488-5686
Email ahenning@othellowa.gov

Year

Ja

28

4

11

12

Sand Hill Estates #6
Replat Public Hearing

13

14

15

16

17

[Skip navigation](#)

SEPA Record Submittal

[My agency records](#) [+ Add a SEPA record](#) [i Help](#) [My account](#)

[Resources](#)

SEPA record details

Success! The SEPA record was submitted to the admin for review before publishing.

[Edit](#)[Copy](#)[Delete](#)

Agency information

Agency name:

Othello City of

Lead agency file number:

LUA2025-0009

Contact name:

Anne Henning

Phone:

(509) 331-2710

Email:

ahenning@othellowa.gov

To submit comments

Email:

ahenning@othellowa.gov

Url:

Project location information

County:

ADAMS

Region:

Eastern

Address:

Othello, Washington WA 99344

Parcel number:

1529030682660, 1529030682661

Coordinates (Lat, Long):

Section/Township/Range:

S34N/T16N/R29E

Other identifying location information:

North of Sand Hill Estates #4 and west of Sand Hill Estates #7, north of Cascade Street, between 7th and 11th Avenues, described as Sand Hill Estates #6 Short Plat.

Project documentation

Proposal type:

Important dates

Issued date:

Project

12/4/2025

Related Ecology SEPA numbers:**Comments due to lead agency:****Applicant name:**

12/22/2025

A & Y Leasing LLC

Date submitted to Ecology:**Applicant contact information:**

12/4/2025

Angel Garza

Published date:

PO Box 484

Othello, WA 99344

509-989-0555

angel@palosverdesllc.com

Document type:

ODNS/NOA-M

Document sub type:**Proposal name:**

Replat of Sand Hill Estates #6 Major Plat

Proposal description:

Replat a 9.373-acre one-lot short plat in the R-4 Residential District into 31 smaller lots and one larger lot for the existing 48-unit apartment complex and office building. Mt. Hood Street will be extended west from 11th Ave. to a cul-de-sac abutting the apartment parking lot. Deviations have been requested for 60' right-of-way width instead of 66', and for a dead-end street more than 700' long and serving more than 20 dwellings. The proposed street is approximately 1000' long and serves 31 lots that could each potentially have multiple dwellings. A waiver of improvements for the 9th Ave street stub to the north has also been requested.

Project website:**SEPA record creator:****SEPA record submitter:****Attached files**

| File name | File description |
|--|-----------------------|
| 2025-11-07 SAND HILL ESTATES VI REPLAT - Design Deviation Requests.pdf | Deviation request |
| 2025-11-07 SAND HILL ESTATES VI REPLAT - Preliminary Plat.pdf | Prelim Plat |
| 2025-12-01 RePLAT OF SAND HILL ESTATES VI - SEPA Environmental Checklist.pdf | Env Checklist |
| 2025-12-01 RePLAT OF SAND HILL ESTATES VI - Updated Site Plan.pdf | Site Plan |
| Sand Hill #6 Replat NOA.pdf | Notice of Application |
| Waiver request 9th Ave.pdf | Waiver request |

Anne Henning

[Ecology home](#) [Ecology's SEPA website](#) [SEPA Register public search](#)

[Version: 1.0.0.0](#) [Contact admin](#) [Privacy notice](#)

[Accessibility](#) [Copyright © Washington State Department of Ecology](#)

Order Confirmation

| | | | |
|---|------------------------------------|------------------------------------|---|
| <u>Ad Order Number</u> | <u>Customer</u> | <u>Payor Customer</u> | <u>PO Number</u> |
| 0000043931 | CITY OF OTHELLO* | CITY OF OTHELLO* | |
| <u>Sales Rep</u> | <u>Customer Account</u> | <u>Payor Account</u> | <u>Ordered By</u> |
| bgriffithsteele@col... | 24514 | 24514 | bgriffithsteele@columbiabasinherald.com |
| <u>Order Taker</u> | <u>Customer Address</u> | <u>Payor Address</u> | <u>Customer Fax</u> |
| bgriffithsteele@columbiabasinherald.com | 500 E MAIN ST OTHELLO, WA 99344 | 500 E MAIN ST OTHELLO, WA 99344 | |
| <u>Order Source</u> | <u>Customer Phone</u> | <u>Payor Phone</u> | <u>Special Pricing</u> |
| | 5094885686 | 5094885686 | |

| | | | | | |
|---------------------------|----------------------|--------------------------|-------------------------|--------------------------|-------------------------|
| <u>Tear Sheets</u> | <u>Proofs</u> | <u>Affidavits</u> | <u>Blind Box</u> | <u>Promo Type</u> | <u>Materials</u> |
| 0 | 0 | 1 | 0 | 0 | 0 |

Invoice Text

#12044/43931 Sand Hill Estates #6 Replat

Ad Order Notes

Pub: December 10, 2025
Ordered by: Anne Hennings

| | | | | | |
|--------------------------|--------------------------|----------------------------|------------------------------|------------------------------|--------------------------|
| <u>Net Amount</u> | <u>Tax Amount</u> | <u>Total Amount</u> | <u>Payment Method</u> | <u>Payment Amount</u> | <u>Amount Due</u> |
| 110.00 | \$0.00 | 110.00 | Invoice | \$0.00 | 110.00 |

| <u>Ad Number</u> | <u>Ad Type</u> | <u>Ad Size</u> |
|------------------|----------------|-----------------------|
| 0000043931 | WA-Metro | 3 x 4.089" (32 lines) |

| <u>Run Date</u> | <u>Product</u> | <u>Placement</u> | <u>Position</u> | <u>Rate</u> | <u>Cost</u> |
|-----------------|-------------------------|------------------|-----------------|-------------|-------------|
| 12/10/2025 | WA-COLUMBIA BASIN HE | LEGALS | Any | \$8.15 | \$110.00 |

**Notice of Public Hearing & Notice of Application
With Optional DNS**

City of Othello Hearing Examiner – Replat of Sand Hill Estates #6 Major Plat

A & Y Leasing LLC submitted an application to replat 9.373 acres into 31 residential lots and one larger lot for the existing 48-unit apartment complex with office. Deviations have been requested for right-of-way width and a dead-end street longer than 700' and serving more than 20 dwellings. A waiver to not improve a stub street was also requested. The site is north of Sand Hill Estates #4 and west of Sand Hill Estates #7, north of Cascade St. between 7th and 11th & Ave. The property is described as Sand Hill Estates #6 Short Plat, Parcel #1529030682660 & -2661. Required permits are environmental review, major subdivision, deviation and waiver approvals, and street/utility construction approval. The City of Othello has reviewed the proposal for probable adverse environmental impacts and expects to issue a Mitigated Determination of Non-Significance (MDNS). The optional DNS process in WAC 197-11-355 is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed project.** The notice of application and the complete application may be reviewed at City Hall, 500 E. Main St., Othello, WA, 99344 or by contacting Anne Henning, Community Development Director at 509-488-5686 or ahenning@othellowa.gov. Written comments will be accepted until 5:00 PM on Dec. 22 at the above address.

Public Hearing: The City of Othello Hearing Examiner will hold an online public hearing on the replat/major subdivision Mon. Jan.12 at 10:00 AM using the link posted on the City website calendar: <https://www.othellowa.gov/calendar>. Arrangements to reasonably accommodate special needs, including accessibility or an interpreter, will be made with 24-hour advance notice.

For additional information contact the City of Othello at 509-488-5686.

#12044/43931

Pub: December 10, 2025



LEGAL NOTICES

SUPERIOR COURT OF WASHINGTON FOR GRANT COUNTY JUVENILE DIVISION. IN THE WELFARE OF AVAGELINE RANDOLPH CASE NO. 23-7-00271-13, DOB: 08/23/2017, MINOR CHILD NOTICE OF SUMMONS BY PUBLICATION (DEPENDENCY) TO: Whom it may concern and anyone claiming Parental interest, except Justin Randolph A Dependency Petition was filed on 10/05/2023. A Hearing will be held on 01/06/2026, at 9:00 a.m. at Grant County Superior Court, 303 Abel Road, Ephrata, WA, 98823. YOU SHOULD BE PRESENT AT THIS HEARING. THE HEARING WILL DETERMINE IF YOUR CHILD IS DEPENDENT AS DEFINED IN RCW 13.34.050(5). THIS BEGINS A JUDICIAL PROCESS WHICH COULD RESULT IN PERMANENT LOSS OF YOUR PARENTAL RIGHTS. IF YOU DO NOT APPEAR AT THE HEARING THE COURT MAY ENTER A DEPENDENCY ORDER IN YOUR ABSENCE. To access this hearing telephonically call 1-253-205-0468, Meeting ID 988 0673 9994. Passcode 548912. To access via computer please refer to the grant county web-

site for instructions on downloading the ZOOM program. Any questions regarding access please contact the juvenile dept 509-754-5690. To request a copy of the Notice, Summons, and Dependency Petition, call DSHS at 509-764-5757. To view information about your rights in this proceeding go to www.atg.wa.gov/DPY.aspx Dated this 18th day of November 2025.

/s/ Deputy Clerk
Randi Herrin

1 2 0 1 1 / 4 3 4 3 9
Pub: November 26, 2025, and December 3 & 10, 2025

SUPERIOR COURT OF WASHINGTON FOR GRANT COUNTY JUVENILE DIVISION. IN THE WELFARE OF ALLEYAH SMEDLEY, NO. 25-7-00143-13 (DOB: 01/19/2018) MINOR CHILD NOTICE OF SUMMONS BY PUBLICATION (GUARDIANSHIP) TO: GAUTIER SANCHEZ GARCIA, and to whom it may concern / anyone claiming parental interest. A Title 13 Guardianship Petition was filed on 09/12/2025. A hearing will be held 01/06/2026 at 9:00 a.m. at Grant County Superior Court, Juvenile Division, 303 Abel Road,

Ephrata, WA, 98823. YOU SHOULD BE PRESENT AT THIS HEARING. THE PURPOSE OF THE HEARING IS TO HEAR AND CONSIDER EVIDENCE RELATED TO THE PETITION. IF YOU DO NOT APPEAR AT THE HEARING THE COURT MAY ENTER AN ORDER IN YOUR ABSENCE ESTABLISHING A TITLE 13 RCW GUARDIANSHIP AND APPOINT A GUARDIAN. IF GRANTED, COULD RESULT IN SUBSTANTIAL RESTRICTIONS TO THE RIGHTS OF THE PARENT(S) GUARDIAN(S) OR LEGAL CUSTODIAN(S). To access this hearing telephonically call 1-253-205-0468, Meeting ID 988 0673 9994. Passcode 548912. To access via computer please refer to the grant county website for instructions on downloading the ZOOM program. Any questions regarding access please contact the juvenile dept 509-754-5690. Location of hearing: Grant County Juvenile Court 303 Abel Rd, Ephrata, WA 98823.) To request a copy of the Notice, Summons, and Guardian Petition, call DSHS at 509-764-5757. To view information about your rights in this proceeding go to www.atg.wa.gov/DPY.aspx Dated this 18th day of November 2025.

/s Deputy Clerk
Randi Herrin

1 2 0 1 2 / 4 3 4 4 0
Pub: November 26, 2025, and December 3 & 10, 2025

Superior Court of Washington for Grant County Juvenile Division. In the welfare of PAYTON GRAHAM Case no. 24-7-00264-13, DOB: 01/24/2013, Minor child notice of summons by publication (Dependency) TO: Anyone claiming Parental interest. A Dependency Petition was filed on 10/18/2024. A Hearing will be held on 01/06/2026, at 9:00 a.m. at Grant County Superior Court, 303 Abel Road, Ephrata, WA, 98823. YOU SHOULD BE PRESENT AT THIS HEARING. THE HEARING WILL DETERMINE IF YOUR CHILD IS DEPENDENT AS DEFINED IN RCW 13.34.050(5). THIS BEGINS A JUDICIAL PROCESS WHICH COULD RESULT IN PERMANENT LOSS OF YOUR PARENTAL RIGHTS. IF YOU DO NOT APPEAR AT THE HEARING THE COURT MAY ENTER A DEPENDENCY ORDER IN YOUR ABSENCE. To access this hearing telephonically call 1-253-205-0468, Meeting ID 988 0673

9994. Passcode 548912. To access via computer please refer to the grant county website for instructions on downloading the ZOOM program. Any questions regarding access please contact the juvenile dept 509-754-5690. To request a copy of the Notice, Summons, and Dependency Petition, call DSHS at 509-764-5757. To view information about your rights in this proceeding go to www.atg.wa.gov/DPY.aspx Dated this 19th day of November, 2025. /s Deputy Clerk Randi Herrin

#12013/43477
Pub: November 26, 2025 & December 3, 10, 2025

Superior Court of Washington for Grant County Juvenile Division. In the welfare of MERCEDES GRAHAM Case no. 24-7-00266-13, DOB: 06/28/2021, Minor child notice of summons by publication (Dependency) TO: COLBY PALMEN and anyone claiming Parental interest. A Dependency Petition was filed on 10/18/2024. A Hearing will be held on 01/06/2026, at 9:00 a.m. at Grant County Superior Court, 303 Abel Road, Ephrata, WA, 98823. YOU SHOULD BE

PRESENT AT THIS HEARING. THE HEARING WILL DETERMINE IF YOUR CHILD IS DEPENDENT AS DEFINED IN RCW 13.34.050(5). THIS BEGINS A JUDICIAL PROCESS WHICH COULD RESULT IN PERMANENT LOSS OF YOUR PARENTAL RIGHTS. IF YOU DO NOT APPEAR AT THE HEARING THE COURT MAY ENTER A DEPENDENCY ORDER IN YOUR ABSENCE. To access this hearing telephonically call 1-253-205-0468, Meeting ID 988 0673 9994. Passcode 548912. To access via computer please refer to the grant county website for instructions on downloading the ZOOM program. Any questions regarding access please contact the juvenile dept 509-754-5690. To request a copy of the Notice, Summons, and Dependency Petition, call DSHS at 509-764-5757. To view information about your rights in this proceeding go to www.atg.wa.gov/DPY.aspx Dated this 19th day of November, 2025. /s Deputy Clerk Randi Herrin

#12014/43478
Pub: November 26, 2025 & December 3, 10, 2025

SUMMARY ORDINANCE 25-701

AN ORDINANCE AMENDING THE 2025 BUDGET OF THE CITY OF MATTAWA, AS ADOPTED BY ORDINANCE NO. 24-699

For a complete copy of this ordinance, please contact Mattawa City Hall.

#12055/43987
Pub: December 10, 2025

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF GRANTIn the Matter of the Estate of: **CLARENCE FRANKLIN ALEXANDER, Deceased. NOTICE TO CREDITORS** The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim, and by filing the original of the claim with the Court. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c), or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051. This bar is effective as to claims against both the decedent's probate and non-probate assets. Date of First Publication: December 10, 2025 **Personal Representative:** CHANTEL RENEE LATOUR 350 Springview Drive Yakima, WA 98801

#12043/43930
Pub: December 10, 17 & 24, 2025

| Notice of Public Hearing & Notice of Application With Optional DNS | |
|--|--|
| City of Othello Hearing Examiner – Replat of Sand Hill Estates #6 Major Plat | |

A & Y Leasing LLC submitted an application to replat 9.373 acres into 31 residential lots and one larger lot for the existing 48-unit apartment complex with office. Deviations have been requested for right-of-way width and a dead-end street longer than 700' and serving more than 20 dwellings. A waiver to not improve a stub street was also requested. The site is north of Sand Hill Estates #4 and west of Sand Hill Estates #7, north of Cascade St. between 7th and 11th & Ave. The property is described as Sand Hill Estates #6 Short Plat, Parcel #1529030682660 & -2661. Required permits are environmental review, major subdivision, deviation and waiver approvals, and street/utility construction approval. The City of Othello has reviewed the proposal for probable adverse environmental impacts and expects to issue a Mitigated Determination of Non-Significance (MDNS). The optional DNS process in WAC 197-11-355 is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed project.** The notice of application and the complete application may be reviewed at City Hall, 500 E. Main St., Othello, WA, 99344 or by contacting Anne Henning, Community Development Director at 509-488-5686 or ahenning@othellowa.gov. Written comments will be accepted until 5:00 PM on Dec. 22 at the above address.

Public Hearing: The City of Othello Hearing Examiner will hold an online public hearing on the replat/major subdivision Mon. Jan. 12 at 10:00 AM using the link posted on the City website calendar: <https://www.othellowa.gov/calendar>. Arrangements to reasonably accommodate special needs, including accessibility or an interpreter, will be made with 24-hour advance notice.

For additional information contact the City of Othello at 509-488-5686.

#12044/43931
Pub: December 10, 2025

| SUPERIOR COURT FOR THE STATE OF WASHINGTON KING COUNTY | |
|---|--|
| The Estate of | Case No. |
| JUDITH CHURCH, | Probate Notice to Creditors (RCW 11.40.020, .030) |
| Deceased. | |

Rebecca A. Straka has been appointed as Personal Representative of this estate. Any person having a claim against the decedent that arose before the decedent's death must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorneys at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) 30 days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets.

Date of First Publication: December 10, 2025

| | |
|---|---|
| By: Meghan Mcfadden Gross,WSBA# 58650 1626 Cole Street Enumclaw, WA 98022 Attorneys for Rebecca A. Straka, Personal Representative | Rebecca A. Straka, Personal Representative |
|---|---|

#12039/43893
Pub: December 10, 17 & 24, 2025

SUMMARY ORDINANCE 25-702

AN ORDINANCE ADOPTING THE BUDGET FOR THE CITY OF MATTAWA, WASHINGTON FOR THE FISCAL YEAR ENDING DECEMBER 31, 2026.

For a complete copy of this ordinance, please contact Mattawa City Hall.

#12056/43988
Pub: December 10, 2025

Grant County Public Works solicits interest from consulting firms with expertise in Sign Installation and Structural Engineering Design to install roadway message boards. Please go to the Grant County website > Departments > Public Works > Engineering > Consulting Contracts for more information on this RFQ. This RFQ closes on December 26, 2025, at 10:00 a.m.

#12016/43522
Pub: December 3 & 10, 2025

SPECIAL MEETING NOTICE

Moses Lake – On Monday, December 22, 2025, at 10:00 a.m., the Port of Moses Lake Commissioners will hold a Special Meeting. The meeting location is the Port of Moses Lake Administration Building, 7810 Andrews St NE, Moses Lake, WA 98837 in the Commission Chamber. The public may also attend by phone by calling 509-350-2140. The purpose of this meeting will be to hold the Annual Public Corporation Meeting and the Election of Officers for 2026.

#12042/43921
Pub: December 10 & 17, 2025

| Notice of Application and Preliminary SEPA Decision | |
|---|---|
| Date of Notice: | December 3, 2025 |
| Project Name: | Grant Node Development Conditional Use Permit |
| Physical Address of Property: | 9221 NE Tyndall Rd., Moses Lake, WA, 98837 APN: 090969105, 090969104, 090969103, 090969108, 090969109, 090969102 |
| Applicant / Contact: | Western Pacific Engineering and Survey Inc. Dan Leavitt 1224 S Pioneer Way, STE A Moses Lake, WA, 98837 |
| Owner: | Grant Node Property LLC/Backbone Mining Solutions Craig Hibbard 7906 Randolph Rd NE Moses Lake, WA, 98837 |
| File Number: | PLN2025-0092 |
| Pre-Application Mtg: | October 21, 2025 |
| Application Submitted: | November 17, 2025 |
| Notice of Completion: | November 21, 2025 |
| Comment Due Date: | December 23rd, 2025 |
| Public Hearing Date: | TBD |
| Project Location: | The proposed Bitfarms data center will be located on 6 acres in the SW corner of the intersection of Tyndall Road NE and Randolph Road NE. The parcels are legally described as Parcels C,D,E,F,J,&K of the Carlile Development Major Plat Lot 1 Industrial Binding Site Plan. |
| Project Description: | 60,000 Sq. Ft. Data Center/Server Farm located in Heavy Industrial zone. |
| Required Studies: | Studies as determined by the City of Moses Lake. |
| Required/Existing Environmental Documents: | The City of Moses Lake has reviewed the proposed project for probable adverse environmental impacts and expects to adopt a Mitigated Determination of Non-Significance (MDNS) for this proposal. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed project. No significant adverse environmental impacts have been identified that cannot be mitigated. The project review process may include additional mitigation measures under applicable codes. |
| Preliminary Determination of Consistency: | The City will regulate impacts consistent with the Moses Lake Municipal Code, and other local, state, and federal laws or rules. These laws and rules should provide adequate analysis of the impacts of this project. |
| Required Permits: | As applicable, infrastructure improvements, final approvals, and Building Permits. |
| Public Comment/Review/Appeals: | The public and other agencies with jurisdiction are encouraged to review and comment on the proposed project and its probable environmental impacts. This may be your only opportunity to comment on the proposed project. The comment period ends December 23, 2025. For more information, contact the project planner at the City of Moses Lake, Community Development Department. Submit written comments to Nathan Pate AICP, Senior Planner, or e-mail at npate@cityofml.com or by mail at City of Moses Lake, Community Development Department, 321 S. Balsam, P.O. Box 1579, Moses Lake, WA 98837. Information will be provided by phone at 509.764.3752 and copies of the information related to this application are available for review at no charge. |

#12046/43937
Pub: December 10, 2025

AFFIDAVIT OF PUBLICATION

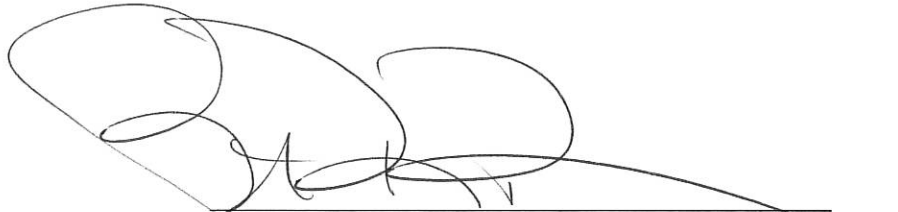
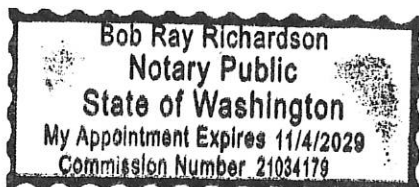
STATE OF WASHINGTON COUNTY OF GRANT

I, Blaze Griffith-Steele, do solemnly swear that I am the Principle Agent of the Columbia Basin Herald, a newspaper established and regularly published five days a week in the English language, in and of general circulation continuously for more than six (6) months prior the 31st day of March, 1944; that said newspaper is printed in an office maintained at its place of publication in the City of Moses Lake, Washington; that said newspaper was approved and designated as a legal newspaper by the order of the Superior Court of the State of Washington for Grant County on the 31st day of March, 1944; and that said order has not been revoked and is in full force and effect.

That the annexed is a true copy of Legal Notice # **12044/43931 Sand Hill Estates #6 ReplaT** as it was published in regular issues (and not in supplement form) of said newspaper once each **DAY** for a period of **1** consecutive **DAY** commencing on the **10TH** of **DECEMBER 2025** and ending on the **10TH** of **DECEMBER 2025** both dates inclusive and that such newspaper was regularly distributed to its subscribers during all of said period, that the full amount of fee charged for the foregoing publication is the sum of **\$110.00** .


Blaze Griffith-Steele

Subscribed and sworn to before me this 10TH DAY OF DECEMBER 2025,


Bob Ray Richardson
Notary Public in and for the State of Washington
Residing in Moses Lake, Washington

Columbia Basin Herald
PO BOX 910
MOSES LAKE, WA 98837
(509) 765-4561

| | |
|----------------|--|
| Invoice Number | 0000043931-12102025 |
| Customer | CITY OF OTHELLO* |
| Account Number | 24514 |
| Billing Date | 12/10/2025 |
| Description | #12044/43931 Sand Hill Estates #6 Replat |

ADVERTISING INVOICE

CITY OF OTHELLO*
TRISHA TOLLEY
500 E MAIN ST
OTHELLO, WA 99344

| |
|-----------------------|
| BILLING DATE |
| 12/10/2025 |
| BILLED ACCOUNT NUMBER |
| 24514 |
| ADVERTISER NUMBER |
| 24514 |

| |
|---|
| REMITTANCE ADDRESS |
| Columbia Basin Herald PO BOX 7000 COEUR D ALENE, ID 83816 |

MAKE CHECKS PAYABLE TO: Columbia Basin Herald

PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE

Columbia Basin Herald

| Ad Number | Billing Date | Copy Line | Size | Total Price |
|------------------|--------------|--|-----------------------|-------------|
| 0000043931 | 12/10/2025 | #12044/43931 Sand Hill Estates #6 Replat | 3 x 4.089" (32 lines) | \$110.00 |
| Total Amount Due | | | | \$110.00 |

Advertiser Information

* Past due accounts are subject to finance charges of 1-1/2% per month, which is an annual percentage of 18%, applied to the previous balance.
'PI' = Per Column Inch, 'FL' = Flat Rate, 'CR' = Contract Rate

Anne Henning

From: Anne Henning
Sent: Thursday, December 4, 2025 2:37 PM
To: veronicar@co.adams.wa.gov; katelynw@co.adams.wa.gov; jacquel@co.adams.wa.gov; janetb@co.adams.wa.gov; gerald@co.adams.wa.gov; Tom Salsbury; kyle@growadamscounty.com; brittany@growadamscounty.com; karenh@co.adams.wa.gov; Chris Faix (chris@portofothello.com); (sepa@dahp.wa.gov); DNR SEPA Center (sepacenter@dnr.wa.gov); WDFW (WDFWR2Planning@dfw.wa.gov); NC-Review; jmendoza@ecbid.org; US Fish & Wildlife - Columbia National Wildlife Refuge (mcriver@fws.gov); BOR-sha-CCA-SEPAPlats@usbr.gov; Bates, Gregory D; dkurtz@usbr.gov; sha-EFO-frontdesk@usbr.gov; Patrick Baird (keithb@nezperce.org); casey_barney@yakama.com; Guy Moura - Confederated Tribes of the Colville Reservation (Guy.Moura@colvilletribes.com); Robert Sloma - Confederated Tribes of the Colville Reservation (Robert.Sloma@colvilletribes.com); Randy Abrahamson (randya@spokanetribe.com); Garcia, Martin; Stockdale, Briana; Mark Hay; Big Bend Electric Cooperative (kmesserschmidt@bbec.org); Chambard, David L; Travis.Kohlrus@vyvebb.com; Liza Springer (liza.springer@vyvebb.com); Sam Grant (sam.grant@cngc.com); Shawn Logan; Robin Adolphsen; Tim Unruh; Aaron Garza; Heather Miller; Valerie Hernandez; Cameron Williamson
Subject: Replat of Sand Hill 6 - Notice of Application
Attachments: 2025-11-07 SAND HILL ESTATES VI REPLAT - Preliminary Plat.pdf; 2025-12-01 RePLAT OF SAND HILL ESTATES VI - SEPA Environmental Checklist.pdf; Waiver request 9th Ave.pdf; 2025-11-07 SAND HILL ESTATES VI REPLAT - Design Deviation Requests.pdf; 2025-12-01 RePLAT OF SAND HILL ESTATES VI - Updated Site Plan.pdf

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

Project Name: Replat of Sand Hill Estates #6 Major Plat

| | | | |
|----------------------------|----------------------|--|-----------------------------------|
| Date Application Submitted | Nov. 7, 2025 | Date Additional Required Information Submitted | Nov. 12 & 25 Dec, 2, 3, & 4, 2025 |
| Date Determined Complete | Dec. 4, 2025 | Notice of Application | Dec. 4, 2025 |
| Comment Due Date | Dec. 22, 2025 | Public Hearing Online via Zoom | Jan. 12, 2026 10:00 AM |

Public Hearing Meeting Link:

The meeting link will be found on the City website calendar at <https://www.othellowa.gov/calendar>

Project Description: Replat a 9.373-acre one-lot short plat in the R-4 Residential District into 31 smaller lots and one larger lot for the existing 48-unit apartment complex and office building. Mt. Hood Street will be extended west from 11th Ave. to a cul-de-sac abutting the apartment parking lot. Deviations have been requested for 60' right-of-way width instead of 66', and for a dead-end street more than 700' long and serving more than 20 dwellings. The proposed street is approximately 1000' long and serves 31 lots that could each potentially have multiple dwellings. A waiver of improvements for the 9th Ave street stub to the north has also been requested.

Project Location: North of Sand Hill Estates #4 and west of Sand Hill Estates #7, north of Cascade Street, between 7th and 11th Avenues, described as Sand Hill Estates #6 Short Plat. Parcel #1529030682660 & 1529030682661.

Project Applicant: Angel Garza, A & Y Leasing LLC, PO Box 464, Othello, WA 99344

Environmental Review: The City of Othello has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Mitigated Determination of Non-Significance (MDNS) for this project. The optional DNS process in WAC 197-11-355 and Othello Municipal Code (OMC) 19.09.040(b) is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed project.**

The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared.

As lead agency, the city expects that most of the requirements for environmental analysis, protection, and mitigation measures are adequately addressed in the development regulations and comprehensive plan, and in other applicable local, state, or federal laws and rules, as provided by RCW 43.21, WAC 197-11-355, and OMC 13.04. The following mitigation under SEPA is expected to be required along with any other conditions necessary to address concerns raised during the comment period:

1. During construction, any release of oil, hydraulic fluids, fuel, other petroleum products, paints, solvents, or other deleterious materials must be contained and removed in a manner that will prevent their discharge into water or soil. The cleanup of spills shall take precedence over other work on the site.
2. The proponent shall use best management practices for controlling and treating stormwater in compliance with the water quality and quantity standards of the Stormwater Management Manual for Eastern Washington and shall meet the state's non-endangerment standard for groundwater. Drywells and other underground injection control devices for managing stormwater are required to be registered with the Department of Ecology and comply with Ecology Publication 05-10-067, "Guidance for UIC Wells that Manage Stormwater." Documentation of compliance with the Manual and Pub 05-10-067 and of how the non-endangerment standard will be met for street drainage shall be submitted to the City Engineer before street construction plans are approved.
3. The proponent must apply for coverage under the Department of Ecology's Construction Stormwater General Permit at least 60 days prior to start of construction, unless determined by Ecology to not be required. Whether or not an Ecology permit is required, construction stormwater must be treated before it contacts the municipal stormwater system, to prevent contamination with sediment and other pollutants.
4. The proponent shall retain sediment on site and employ measures to prevent tracking of materials onto City streets during construction, both of streets/utilities and individual houses.
5. Where fills are placed, including fill from on-site grading, the fill shall be placed in accordance with accepted engineering practice. All fill materials shall be limited to clean soil and gravel or other similar materials. Before building permits are issued for any location with fill, the proponent shall submit a soil investigation report and compaction report, both acceptable to the Building Official, in the location of the footings for any new structures.
6. Since ground disturbance leads to weeds and dust, any portions of the site not proposed for development at this time shall remain undisturbed as much as possible. Disturbed areas that will not be built on, paved, or landscaped for more than 90 days shall be stabilized through long-term methods such as establishing dryland grasses or native shrub/steppe. The proponent shall ensure that nuisances, such as weeds and dust, do not develop. If the erosion control measures proposed by the applicant are found to be insufficient during the course of the project, the applicant shall immediately implement further erosion control measures.
7. To facilitate orderly flow of traffic, provide safe pedestrian facilities, and provide sufficient utility connections, the developer shall construct full-width street and utility improvements to Public Works Standards for all streets within and abutting the plat, and shall connect the streets and utilities to existing

improved streets and utilities. Improvements shall be constructed and accepted by the City Council or a form of security acceptable to the City Attorney shall be provided before the final plat is submitted for review.

8. Fire hydrants are required and must be installed by the developer and be operational prior to the arrival of combustible material on site. Hydrant spacing and locations shall be as approved by Public Works and the jurisdictional Fire Department or District.
9. RCW 58.17 requires that subdivisions make adequate provisions for parks and recreation. Per OMC 16.20, residential developments including subdivisions shall include as a condition of approval either a portion of the site to be developed as open space for public purposes or the payment of a fee in lieu of dedication, or a combination of both. Required area of land dedication for single family is 5% of the gross area and must be qualified open space that meets the requirements of OMC 16.20. The mitigation fee for the apartment portion was paid when those building permits were issued. For the remaining 6.638 acres of the project, required dedication would be 0.33 acres. The fee in lieu of dedication is 5% of the value of the gross area of the development and is calculated as follows: Assessed land value of the development just to the south (Sand Hill #4), from 7th to 11th Ave is \$1,666,000 for 39 lots, or \$42,718 per lot. The Sand Hill Estates #6 Replat parcel can be divided into 31 residential lots as shown on the preliminary plat. Therefore, the value of the parcel is $31 \times \$42,718 = \$1,324,258$. Five percent of \$1,324,258 is \$66,213. The developer shall either dedicate the required amount of qualified open space on the final plat, pay the fee in lieu of dedication to the City of Othello before the final plat is recorded with the County, or pay the proportionate amount (\$2135.90) as each building permit is issued. If the number of lots or area being subdivided changes, the amount of land to be dedicated or the fee in lieu of dedication may be recalculated.
10. Per OMC 16.05.080, the owner of a new subdivision shall assign and transfer to the City any water rights appurtenant to the property. If there are no water rights, the property owner shall pay to the City, in lieu thereof, a water rights acquisition fee. Per Resolution 2007-05, the fee in lieu of assignment of water rights is \$1500 per acre platted. The water rights fee for the apartments was paid when each building permit was issued. For the remaining 6.638 acres of this plat, the fee is $6.638 \times \$1500 = \9957 . The transfer or payment shall be completed before the plat is recorded, or a proportionate share (\$321.19) shall be collected with each building permit.
11. The proponent shall ensure that all contractors and sub-contractors are aware of the relevant conditions.

Required Permits: The following local, state, and federal permits/approvals are needed for the proposed project: Environmental Review, Major Subdivision, Deviation & Waiver approval, Street/Utility construction approval.

Required Studies: A traffic impact analysis for the overall development was submitted and reviewed with a previous phase, along with memos with updated information for previous phases. A Cultural Resources Report for the overall development was submitted and reviewed with a previous phase.

Existing Environmental Documents: Environmental Checklist for current project, MDNS issued 9-20-24 for Sand Hill Estates #7, MDNS issued 4-4-24 for Sand Hill Estates #6 (multi-family), MDNS issued 8-4-23 for the Sand Hill Rezone, MDNS issued 11-17-22 for Sand Hill Estates #5, MDNS issued 2-24-22 for Sand Hill Estates #4, MDNS issued 1-15-21 for Sand Hill Estates #3, MDNS issued 11-21-19 for Sand Hill Estates #2, MDNS issued 8-15-17 for Sand Hill Estates #1

Preliminary determination of development regulations that will be used for project mitigation and consistency: 13.04 (SEPA); Title 16 (Subdivisions); Title 17 (Zoning); Title 19 (Development Code); and the City of Othello Comprehensive Plan.

Consistent with the Comprehensive Plan ☒ Yes ☐ No

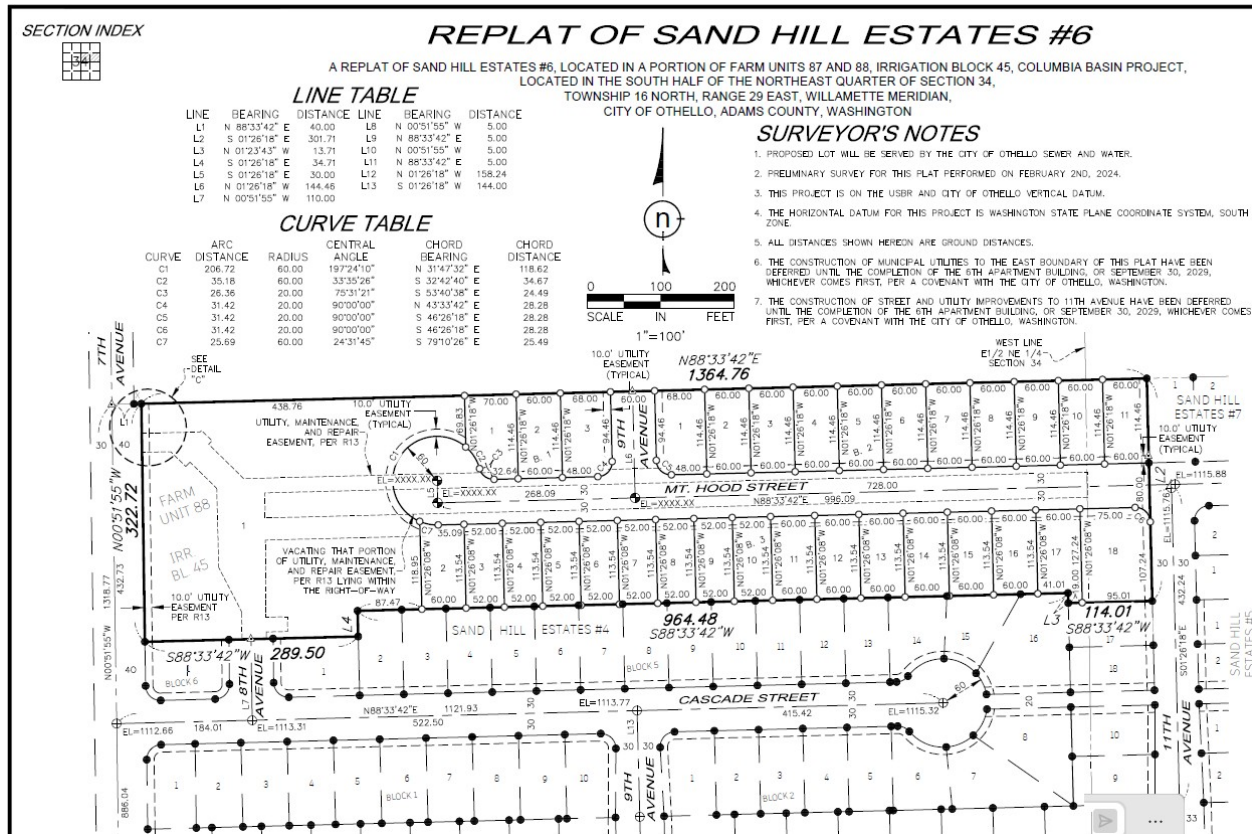
Appeals: The City's procedural compliance with SEPA may be appealed by the applicant or any "Party of Record". Per WAC 197-11-680(3)(iii), appeals on SEPA procedures are limited to review of the final threshold

determination and final EIS (if any). Appeals of the Hearing Examiner's decision on the project may be made to Adams County Superior Court pursuant to RCW 36.70C.

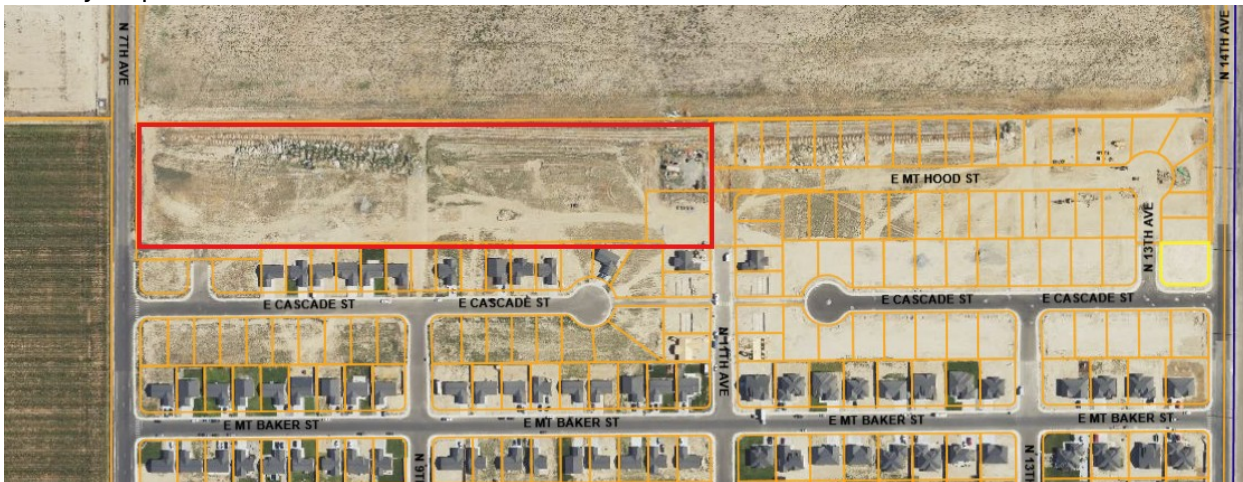
Attachments

- Plat (3 pages)
- Environmental Checklist
- Design Deviation Request, Waiver Request

Plat Map



Vicinity Map



Anne Henning, AICP
Community Development Director

City of Othello

(509) 331-2710 direct line | (509) 488-5686 City Hall main phone

www.OthelloWa.gov





CITY OF OTHELLO
BUILDING & PLANNING DEPARTMENT
500 E MAIN STREET, OTHELLO, WA99344
Planning Dept. 509.488.3302 City Hall 509.488.5686
WWW.OTHELLOWA.GOV

Received By:

Received By
Othello Bldg & Planning
December 09 2025

PUBLIC NOTICE REQUIREMENT AFFIDAVIT OF POSTING

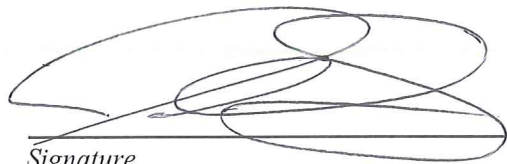
Othello Municipal Code 19.07.070, *Notice of Application*, requires that the property be posted by the applicant, with a land use sign having specific information, and the sign be maintained through the public hearing date.

Project Name: Sandill Esatates Phase 6

I Joel Garza declare that on December 5, 2025,
the property at Parcel \$ 1529030682661 was posted with a
land use sign and said sign will be maintained with the required information posted
through the public hearing date.

I declare under penalty of perjury of the laws of the State of Washington that the
foregoing is true and correct.

This document is hereby signed and submitted as evidence for the file.



Signature

Joel Garza

Print Name

12/9/25

Date



The City of Othello

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

December 22, 2025

Public Hearing Notice/Aviso de Audiencia Pública

The City of Othello Hearing Examiner will hold a public hearing on the following project **Monday, January 12, 2026, 10:00 AM**. The meeting will be held remotely via Zoom, and the public is invited to comment. The link can be found on the City's website calendar at:

El Examinador de Audiencias de la Ciudad de Othello llevará a cabo una audiencia pública sobre el siguiente proyecto el lunes 12 de Enero de 2026 a las 10:00 a. m. La reunión se realizará de forma remota a través de Zoom, y se invita al público a presentar comentarios. El enlace de la reunión se puede encontrar en el calendario del sitio web de la Ciudad en:

<https://www.othellowa.gov/calendar>

You can join the meeting from your computer, tablet or smartphone; or dial in by phone:

Puede unirse a la reunión desde su computadora, tableta; o marque usando su teléfono:

<https://us06web.zoom.us/j/84122198221?pwd=qgq6e6hlqFS22AT0FAftOOS05vwbS.1>

Meeting ID: 837 6920 1900 Passcode: 661753 (253) 215 8782



Project Name/Nombre del Proyecto: Sand Hill Estates #6 Replat Major Plat

Project Description: Replat a 9.373-acre one-lot short plat in the R-4 Residential District into 31 smaller lots and one larger lot for the existing 48-unit apartment complex and office building. Mt. Hood Street will be extended west from 11th Ave. to a cul-de-sac abutting the apartment parking lot. Deviations have been requested for 60' right-of-way width instead of 66', and for a dead-end street more than 700' long and serving more than 20 dwellings. The proposed street is approximately 1000' long and serves 31 lots that could each potentially have multiple dwellings.

Project Location: North of Sand Hill Estates #4 and west of Sand Hill Estates #7, north of Cascade Street, between 7th and 11th Avenues, described as Sand Hill Estates #6 Short Plat.

Descripción del Proyecto: Replanteo (replat) de un *short plat* de un solo lote de 9.373 acres en el Distrito Residencial R-4 para subdividirlo en 31 lotes más pequeños y un lote más grande destinado al complejo de apartamentos existente de 48 unidades y al edificio de oficinas. La calle Mt. Hood se extenderá hacia el oeste desde la Avenida 11 hasta un callejón sin salida (*cul-de-sac*) que colinda con el estacionamiento del complejo de apartamentos.

Se han solicitado desviaciones para un ancho de derecho de paso de 60 pies en lugar de 66 pies, así como para una calle sin salida de más de 700 pies de longitud que atienda a más de 20 viviendas. La calle propuesta tiene aproximadamente 1,000 pies de longitud y sirve a 31 lotes, cada uno de los cuales podría albergar potencialmente múltiples viviendas.

Ubicación del Proyecto: Al norte de Sand Hill Estates #4 y al oeste de Sand Hill Estates #7, al norte de la Calle Cascade, entre las Avenidas 7 y 11, descrito como Sand Hill

Parcel #1529030682660 & 1529030682661.

More Information: Information regarding this application can be obtained by contacting city staff at 509-488-5686 or building@othellowa.gov.

Public Comment: The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered by the Hearing Examiner.

Written comments may be submitted in person or by mail at City Hall, 500 E. Main Street, Othello, WA 99344 or via e-mail at building@othellowa.gov.

An accurate mailing address for those providing comments must be included or they will not qualify as a party of record and, therefore, may not have standing to appeal the decision.

Public Comment Deadline: Jan. 9, 2026, 5:00PM

Estates #6 Short Plat. Parcelas n. ° 1529030682660 y 1529030682661

Más información: Puede obtener información sobre esta solicitud comunicándose con el personal de la ciudad al 509-488-5686 o building@othellowa.gov.

Comentario Público: Es sugerido que el público comente sobre esta propuesta. Los comentarios recibidos antes de la fecha de cierre serán considerados por el examinador de audiencias.

Los comentarios por escrito se pueden someter en persona o por correo al City Hall, 500 E. Main Street, Othello, WA 99344 o por correo electrónico a building@othellowa.gov.

Se debe incluir una dirección postal precisa para aquellos que proporcionen comentarios o no calificarán como parte del registro y, por lo tanto, es posible que no tengan derecho a apelar la decisión.

Fecha límite para comentarios públicos: 9 de Enero de 2026 5:00 PM

