

## Anne Henning

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**From:** Grant, Sam <sam.grant@cngc.com>  
**Sent:** Thursday, December 4, 2025 2:54 PM  
**To:** Anne Henning  
**Subject:** RE: Replat of Sand Hill 6 - Notice of Application

Cascade Natural Gas has no gas lines in this area, thank you

### Sam Grant

Field Operations Supervisor Wenatchee/Moses Lake

Cascade Natural Gas Corp.

O: 509-766-3441 | C: 509-750-4269

[Sam.Grant@CNGC.com](mailto:Sam.Grant@CNGC.com)

[www.cngc.com](http://www.cngc.com)

406 Lasco Lane  
Moses Lake, WA 98837



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**From:** Anne Henning <ahenning@othellowa.gov>  
**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 <tsalsbury@acfd5.com>; kyle@growadamscounty.com; brittany@growadamscounty.com; karenh@co.adams.wa.gov; 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>; Stockdale, Briana <Briana.Stockdale@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>; Grant, Sam <sam.grant@cngc.com>; Shawn Logan <slogan@othellowa.gov>; Robin Adolphsen <radolphsen@othellowa.gov>; Tim Unruh <tunruh@othellowa.gov>; Aaron Garza <agarza@othellowa.gov>; Heather Miller <hmiller@othellowa.gov>; Valerie Hernandez <vhernandez@othellowa.gov>; Cameron Williamson <cwilliamson@othellowa.gov>  
**Subject:** Replat of Sand Hill 6 - Notice of Application

## Anne Henning

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**From:** Gerald R. Campbell <geraldc@co.adams.wa.gov>  
**Sent:** Thursday, December 4, 2025 3:04 PM  
**To:** Anne Henning  
**Subject:** RE: Replat of Sand Hill 6 - Notice of Application

This plat is located within the boundaries of the city. Water will be provided from existing water system. I suggest you verify the number of allowed water service connections is adequate for the project. Likewise, the sewer system is licensed by the WA Dept of Ecology. Othello Dept of Public Works should verify the sewer system is adequate for this number of new services.

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**From:** Anne Henning <ahenning@othellowa.gov>  
**Sent:** Thursday, December 4, 2025 2:37 PM  
**To:** Veronica Rodriguez <veronicar@co.adams.wa.gov>; Katelyn Worley <Katelynw@co.adams.wa.gov>; Jacque Laird <jacquel@co.adams.wa.gov>; Janet Bowman <janetb@co.adams.wa.gov>; Gerald R. Campbell <geraldc@co.adams.wa.gov>; tsalsbury@acfd5.com; kyle@growadamscounty.com; brittany@growadamscounty.com; Karen Hickey <karenh@co.adams.wa.gov>; 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>; Stockdale, Briana <Briana.Stockdale@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>; Aaron Garza <agarza@othellowa.gov>; Heather Miller <hmiller@othellowa.gov>; vhernandez@othellowa.gov; Cameron Williamson <cwilliamson@othellowa.gov>  
**Subject:** Replat of Sand Hill 6 - Notice of Application

### 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](mailto: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	Jan. 12, 2026

## Anne Henning

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**From:** Anne Henning  
**Sent:** Tuesday, December 23, 2025 9:42 AM  
**To:** 'Gerald R. Campbell'  
**Subject:** RE: Replat of Sand Hill 6 - Notice of Application

Gerry,

Thank you for your comments. The City Engineer/Public Works Director has verified that existing water connections and sewer capacity is adequate for this project.

I am issuing the MDNS issued today; you should receive it shortly.

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

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**From:** Gerald R. Campbell <geraldc@co.adams.wa.gov>  
**Sent:** Thursday, December 4, 2025 3:04 PM  
**To:** Anne Henning <ahenning@othellowa.gov>  
**Subject:** RE: Replat of Sand Hill 6 - Notice of Application

This plat is located within the boundaries of the city. Water will be provided from existing water system. I suggest you verify the number of allowed water service connections is adequate for the project.

Likewise, the sewer system is licensed by the WA Dept of Ecology. Othello Dept of Public Works should verify the sewer system is adequate for this number of new services.

---

**From:** Anne Henning <[ahenning@othellowa.gov](mailto:ahenning@othellowa.gov)>  
**Sent:** Thursday, December 4, 2025 2:37 PM  
**To:** Veronica Rodriguez <[veronicar@co.adams.wa.gov](mailto:veronicar@co.adams.wa.gov)>; Katelyn Worley <[Katelynw@co.adams.wa.gov](mailto:Katelynw@co.adams.wa.gov)>; Jacque Laird <[jacquel@co.adams.wa.gov](mailto:jacquel@co.adams.wa.gov)>; Janet Bowman <[janetb@co.adams.wa.gov](mailto:janetb@co.adams.wa.gov)>; Gerald R. Campbell <[geraldc@co.adams.wa.gov](mailto:geraldc@co.adams.wa.gov)>; [tsalsbury@acfd5.com](mailto:tsalsbury@acfd5.com); [kyle@growadamscounty.com](mailto:kyle@growadamscounty.com); [brittany@growadamscounty.com](mailto:brittany@growadamscounty.com); Karen Hickey <[karenh@co.adams.wa.gov](mailto:karenh@co.adams.wa.gov)>; Chris Faix ([chris@portofothello.com](mailto:chris@portofothello.com)) <[chris@portofothello.com](mailto:chris@portofothello.com)>; ([sepa@dahp.wa.gov](mailto:sepa@dahp.wa.gov)) <[sepa@dahp.wa.gov](mailto:sepa@dahp.wa.gov)>; DNR SEPA Center ([sepacenter@dnr.wa.gov](mailto:sepacenter@dnr.wa.gov)) <[sepacenter@dnr.wa.gov](mailto:sepacenter@dnr.wa.gov)>; WDFW ([WDFWR2Planning@dfw.wa.gov](mailto:WDFWR2Planning@dfw.wa.gov)) <[WDFWR2Planning@dfw.wa.gov](mailto:WDFWR2Planning@dfw.wa.gov)>; NC-Review <[NC-Review@WSDOT.WA.GOV](mailto:NC-Review@WSDOT.WA.GOV)>; [jmendoza@ecbid.org](mailto:jmendoza@ecbid.org); US Fish & Wildlife - Columbia National Wildlife Refuge ([mcriver@fws.gov](mailto:mcriver@fws.gov)) <[mcriver@fws.gov](mailto:mcriver@fws.gov)>; [BOR-sha-CCA-SEPAPlats@usbr.gov](mailto:BOR-sha-CCA-SEPAPlats@usbr.gov); Bates, Gregory D <[gbates@usbr.gov](mailto:gbates@usbr.gov)>; [dkurtz@usbr.gov](mailto:dkurtz@usbr.gov); [sha-EFO-frontdesk@usbr.gov](mailto:sha-EFO-frontdesk@usbr.gov); Patrick Baird ([keithb@nezperce.org](mailto:keithb@nezperce.org)) <[keithb@nezperce.org](mailto:keithb@nezperce.org)>; [casey\\_barney@yakama.com](mailto:casey_barney@yakama.com); Guy Moura - Confederated Tribes of the Colville Reservation ([Guy.Moura@colvilletribes.com](mailto:Guy.Moura@colvilletribes.com)) <[Guy.Moura@colvilletribes.com](mailto:Guy.Moura@colvilletribes.com)>; Robert Sloma - Confederated Tribes of the Colville Reservation ([Robert.Sloma@colvilletribes.com](mailto:Robert.Sloma@colvilletribes.com)) <[Robert.Sloma@colvilletribes.com](mailto:Robert.Sloma@colvilletribes.com)>; Randy Abrahamson ([randya@spokanetribe.com](mailto:randya@spokanetribe.com)) <[randya@spokanetribe.com](mailto:randya@spokanetribe.com)>; Garcia, Martin <[Martin.Garcia@avistacorp.com](mailto:Martin.Garcia@avistacorp.com)>; Stockdale, Briana <[Briana.Stockdale@avistacorp.com](mailto:Briana.Stockdale@avistacorp.com)>; Mark Hay <[mhay@bbec.org](mailto:mhay@bbec.org)>; Big Bend Electric Cooperative ([kmesserschmidt@bbec.org](mailto:kmesserschmidt@bbec.org)) <[kmesserschmidt@bbec.org](mailto:kmesserschmidt@bbec.org)>; Chambard, David L <[David.Chambard@centurylink.com](mailto:David.Chambard@centurylink.com)>; [Travis.Kohlrus@vyvebb.com](mailto:Travis.Kohlrus@vyvebb.com); Liza Springer ([liza.springer@vyvebb.com](mailto:liza.springer@vyvebb.com)) <[liza.springer@vyvebb.com](mailto:liza.springer@vyvebb.com)>; Sam Grant ([sam.grant@cngc.com](mailto:sam.grant@cngc.com)) <[sam.grant@cngc.com](mailto:sam.grant@cngc.com)>; Shawn Logan <[slogan@othellowa.gov](mailto:slogan@othellowa.gov)>; Robin Adolphsen <[radolphsen@othellowa.gov](mailto:radolphsen@othellowa.gov)>; Tim Unruh <[tunruh@othellowa.gov](mailto:tunruh@othellowa.gov)>; Aaron Garza <[agarza@othellowa.gov](mailto:agarza@othellowa.gov)>; Heather Miller <[hmillier@othellowa.gov](mailto:hmillier@othellowa.gov)>; [vhernandez@othellowa.gov](mailto:vhernandez@othellowa.gov); Cameron Williamson <[cwilliamson@othellowa.gov](mailto:cwilliamson@othellowa.gov)>  
**Subject:** Replat of Sand Hill 6 - Notice of Application

**Notice of Development Application & Public Hearing with Optional DNS**

## Anne Henning

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**From:** NC-Review <NC-Review@WSDOT.WA.GOV>  
**Sent:** Tuesday, December 9, 2025 4:32 PM  
**To:** Anne Henning  
**Cc:** Richards, Marcus; Verellen, Clayton; Lewis, Dan  
**Subject:** Re: [EXTERNAL] Replat of Sand Hill 6 - 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

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**From:** Anne Henning <ahenning@othellowa.gov>  
**Sent:** Thursday, December 4, 2025 10:37 PM  
**To:** veronicar@co.adams.wa.gov <veronicar@co.adams.wa.gov>; katelynw@co.adams.wa.gov <katelynw@co.adams.wa.gov>; jacquel@co.adams.wa.gov <jacquel@co.adams.wa.gov>; janetb@co.adams.wa.gov <janetb@co.adams.wa.gov>; gerald@co.adams.wa.gov <gerald@co.adams.wa.gov>; Tom Salsbury <tsalsbury@acfd5.com>; kyle@growadamscounty.com <kyle@growadamscounty.com>; brittany@growadamscounty.com <brittany@growadamscounty.com>; karenh@co.adams.wa.gov <karenh@co.adams.wa.gov>; 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 <jmendoza@ecbid.org>; US Fish & Wildlife - Columbia National Wildlife Refuge (mcriver@fws.gov) <mcriver@fws.gov>; BOR-sha-CCA-SEPAPlats@usbr.gov <BOR-sha-CCA-SEPAPlats@usbr.gov>; Bates, Gregory D <gbates@usbr.gov>; dkurtz@usbr.gov <dkurtz@usbr.gov>; sha-EFO-frontdesk@usbr.gov <sha-EFO-frontdesk@usbr.gov>; Patrick Baird (keithb@nezperce.org) <keithb@nezperce.org>; casey\_barney@yakama.com <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>; Stockdale, Briana <Briana.Stockdale@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 <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>; Aaron Garza <agarza@othellowa.gov>; Heather Miller <hmiller@othellowa.gov>; Valerie Hernandez <vhernandez@othellowa.gov>; Cameron Williamson <cwilliamson@othellowa.gov>  
**Subject:** [EXTERNAL] Replat of Sand Hill 6 - 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

## Anne Henning

---

**From:** Tom Salsbury <tsalsbury@ACFD5.COM>  
**Sent:** Tuesday, December 9, 2025 2:58 PM  
**To:** Anne Henning  
**Subject:** RE: Replat of Sand Hill 6 - ROW width and dead-end street

The 9<sup>th</sup> street exit would just give us another way to get people out in an emergency would rather have them out in the field then in our way. It would be a lot easier to cut a cable or chain then remove bollards if he would like to do that.

Yes if 9<sup>th</sup> would go through to city street system we could cable or chain that exit to the parking lot but would still like it there in case of an emergency.



**Tom Salsbury**  
Fire Chief  
Adams County Fire District 5  
220 S Broadway Ave  
Othello, WA 99344

509-488-2951

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**From:** Anne Henning <ahenning@othellowa.gov>  
**Sent:** Tuesday, December 9, 2025 2:40 PM  
**To:** Tom Salsbury <tsalsbury@ACFD5.COM>  
**Subject:** RE: Replat of Sand Hill 6 - ROW width and dead-end street

They will actually be paving the 9<sup>th</sup> stub, with bollards to prevent traffic.

Would you want removable bollards? But there wouldn't necessarily be a drivable surface from the north edge of 9<sup>th</sup> (where the bollards would be) across the city property to 7<sup>th</sup>, so would that do any good?

Next question: Would you be OK with the access between the parking lot going away at some time in the future, if the 9<sup>th</sup> Ave stub connected in to the city street system?

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

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**From:** Tom Salsbury <[tsalsbury@ACFD5.COM](mailto:tsalsbury@ACFD5.COM)>  
**Sent:** Tuesday, December 9, 2025 2:35 PM  
**To:** Anne Henning <[ahenning@othellowa.gov](mailto:ahenning@othellowa.gov)>  
**Subject:** RE: Replat of Sand Hill 6 - ROW width and dead-end street

Anne,

I think what we discussed will be fine, cul-de-sac must always remain open and the pass through into apartment parking lot as well with no parking allowed.

If we could the 9<sup>th</sup> street lot hard packed and gravel as an emergency exit if needed do to the number of lots on this street also no parking emergency exit posted.

I can't think of anything else that could be done hope this helps.



**Tom Salsbury**  
Fire Chief  
Adams County Fire District 5  
220 S Broadway Ave  
Othello, WA 99344

509-488-2951

---

**From:** Anne Henning <[ahenning@othellowa.gov](mailto:ahenning@othellowa.gov)>  
**Sent:** Tuesday, December 9, 2025 11:59 AM  
**To:** Tom Salsbury <[tsalsbury@ACFD5.COM](mailto:tsalsbury@ACFD5.COM)>  
**Subject:** Replat of Sand Hill 6 - ROW width and dead-end street

Tom,

Would it be possible to get your comments on the deviation requests by Friday? The monthly Planning Commission meeting is Monday, so I am trying to not have to delay the project by a month by having the PC make recommendations on the deviation requests Dec. 15 instead of Jan. 20.

We have had meetings and discussions about this, but as a reminder, the requests are:

- 60 ROW width for the streets (same as in the last few phases, and same constructed width as the last few)
- ~1000' dead-end street serving 31 lots (OMC limits to 700' and 20 dwellings) (Access is being provided through the apartment parking lot)

You can recommend conditions if that would help make the project safer or better meet the code. I plan to recommend that the face of the plat show the access easement, at least until/if 9<sup>th</sup> is extended to connect to the street system.

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](http://www.OthelloWa.gov)





## Anne Henning

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**From:** Stockdale, Briana <Briana.Stockdale@avistacorp.com>  
**Sent:** Monday, December 15, 2025 10:30 AM  
**To:** Anne Henning  
**Subject:** RE: [External] Replat of Sand Hill 6 - Notice of Application

Hi Anne,

Avista has no comments.

Thank you!

## Briana Stockdale

### REAL ESTATE REPRESENTATIVE

1411 E MISSION AVE | MSC-25 | SPOKANE, WA 99202

PHONE 509-495-7342 | CELL 509-799-6114

[www.myavista.com](http://www.myavista.com)



### TYPICAL WORK WEEK:

In office – Monday, Tuesday, Wednesday

Working offsite – Thursday, Friday

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**From:** Anne Henning <ahenning@othellowa.gov>  
**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 <tsalsbury@acfd5.com>; kyle@growadamscounty.com; brittany@growadamscounty.com; karenh@co.adams.wa.gov; 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>; Stockdale, Briana <Briana.Stockdale@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>; Aaron Garza <agarza@othellowa.gov>; Heather Miller <hmiller@othellowa.gov>; Valerie Hernandez <vhernandez@othellowa.gov>; Cameron Williamson <cwilliamson@othellowa.gov>  
**Subject:** [External] Replat of Sand Hill 6 - Notice of Application

## Anne Henning

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**From:** Robert Sloma <robert.sloma@colvilletribes.com>  
**Sent:** Wednesday, December 17, 2025 8:41 PM  
**To:** Anne Henning  
**Cc:** Guy Moura (HSY); Amelia Stanger; James MacNaughton  
**Subject:** Re: Replat of Sand Hill 6 - Notice of Application

Anne,

Could you please forward a copy of the cultural resource report for Sand Hill 6? If I have the corresponding project in WISAARD, 2024-04-02753 | City of Othello\_Sand Hill Estates VI Phase 1 Multifamily Development, no report has been uploaded. Thank you.

On Thu, Dec 4, 2025 at 2:38 PM Anne Henning <[ahenning@othellowa.gov](mailto:ahenning@othellowa.gov)> wrote:

### Notice of Development Application & Public Hearing with Optional DNS

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### 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
<b>Comment Due Date</b>	<b>Dec. 22, 2025</b>	<b>Public Hearing</b>	<b>Jan. 12, 2026</b>
		<b>Online via Zoom</b>	<b>10:00 AM</b>

### Public Hearing Meeting Link:

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



## Anne Henning

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**From:** Robert Sloma <[robert.sloma@colvilletribes.com](mailto:robert.sloma@colvilletribes.com)>  
**Sent:** Thursday, December 18, 2025 8:58 AM  
**To:** Anne Henning  
**Cc:** Guy Moura (HSY); Amelia Stanger; James MacNaughton  
**Subject:** Re: Replat of Sand Hill 6 - Notice of Application

Anne,

Thank you for sending the report, which I did see in WISAARD and was familiar with, but I had to reexamine the report to be sure that it covered the replat location, which it does.

Please be sure that the replat includes the provisions noted in the cultural resource report regarding inadvertent discovery of archaeological materials or human remains (Fleming and Triplett 2022:27), which were not noted on the SEPA form. Otherwise, the CCT has no other cultural resource concerns with the replat.

On Thu, Dec 18, 2025 at 8:18 AM Anne Henning <[ahenning@othellowa.gov](mailto:ahenning@othellowa.gov)> wrote:

Robert,

The relevant Cultural Resources Report was done with Sand Hill 5 (although it is labeled as 4, there were some revisions to the scope of the plat). Please see attached report dated 9-21-22.

The site of the current project was routed and reviewed as Sand Hill 6 (Multi-family) in about March through May 2024.

**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](mailto:robert.sloma@colvilletribes.com)>  
**Sent:** Wednesday, December 17, 2025 8:41 PM  
**To:** Anne Henning <[ahenning@othellowa.gov](mailto:ahenning@othellowa.gov)>  
**Cc:** Guy Moura (HSY) <[guy.moura@colvilletribes.com](mailto:guy.moura@colvilletribes.com)>; Amelia Stanger <[amelia.stanger.hsy@colvilletribes.com](mailto:amelia.stanger.hsy@colvilletribes.com)>; James

## Anne Henning

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**From:** Robert Sloma <robert.sloma@colvilletribes.com>  
**Sent:** Friday, December 19, 2025 3:37 PM  
**To:** Anne Henning  
**Subject:** Re: Replat of Sand Hill 6 - Notice of Application

That looks good. Thanks.

### Robert A. Sloma

Archaeologist

History/Archaeology Program

Confederated Tribes of the Colville Reservation

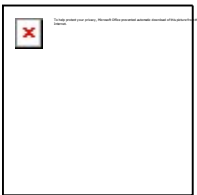
PO Box 150

Nespelem, WA 99155

Tel: (509) 634-2692

Cell: (509) 557-2273

[robert.sloma@colvilletribes.com](mailto:robert.sloma@colvilletribes.com)



On Fri, Dec 19, 2025 at 8:44 AM Anne Henning <[ahenning@othellowa.gov](mailto:ahenning@othellowa.gov)> wrote:

Robert,

Is this acceptable as the MDNS condition:

1. The proponent and all contractors and sub-contractors follow the Inadvertent Discovery Plan in the 9-21-22 Cultural Resources Report (Fleming and Triplett p.28) if any archaeological materials or human remains are found (with the correction to notify the correct proponent rather than the Port of Benton).

Thanks,

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

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**From:** Robert Sloma <[robert.sloma@colvilletribes.com](mailto:robert.sloma@colvilletribes.com)>

**Sent:** Thursday, December 18, 2025 8:58 AM

**To:** Anne Henning <[ahenning@othellowa.gov](mailto:ahenning@othellowa.gov)>

**Cc:** Guy Moura (HSY) <[guy.moura@colvilletribes.com](mailto:guy.moura@colvilletribes.com)>; Amelia Stanger <[amelia.stanger.hsy@colvilletribes.com](mailto:amelia.stanger.hsy@colvilletribes.com)>; James MacNaughton <[James.macnaughton@dahp.wa.gov](mailto:James.macnaughton@dahp.wa.gov)>

**Subject:** Re: Replat of Sand Hill 6 - Notice of Application

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STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

Eastern Region Office

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

December 19, 2025

Anne Henning  
City of Othello  
500 E. Main Street  
Othello, WA 99344

**Re: Replat of Sand Hill Estates #6 Major Plat**  
**File# LUA2025-0009, Ecology SEPA# 202505034**

Dear Anne Henning:

Thank you for the opportunity to provide comments on the State Environmental Policy Act (SEPA) Mitigated Notice of Application for the **Replat of Sand Hill Estates #6 Major Plat** proposal. Based on review of the checklist associated with this project, the Department of Ecology (Ecology) has the following comments:

**Water Quality Program**

**Chad Sauve, (509) 934-6202, [chad.sauve@ecy.wa.gov](mailto:chad.sauve@ecy.wa.gov)**

Operators of construction sites that disturb one acre or more total area and has, or will have a discharge of stormwater to a surface water or to a storm sewer, must apply for coverage under Department of Ecology's [Construction Stormwater General Permit](#).

If soil or ground water contamination is known at the site, additional information will be required. The applicant will be required to submit additional studies and reports including, but not limited to, temporary erosion and sediment control plans, a stormwater pollution prevention plan, a site map depicting sample locations, a list of known contaminants with concentrations and depths found and other information about the contaminants.

Application should be made at least 60 days prior to commencement of construction activities. A permit application and related documents are available online.

If you have any questions or would like to respond to these comments, please contact the appropriate program staff listed above. If you have questions about SEPA, please reach out to [sepahelp@ecy.wa.gov](mailto:sepahelp@ecy.wa.gov).

Anne Henning  
December 19, 2025  
Page 2

Sincerely,

A handwritten signature in blue ink that reads "Amanda Hiebert". The signature is written in a cursive, flowing style.

Amanda Hiebert  
SEPA Coordinator  
Eastern Region Office



## EAST COLUMBIA BASIN IRRIGATION DISTRICT

55 North 8th  
P.O. Box E

Othello, Washington 99344

Phone (509) 488-9671  
Fax (509) 488-6433

December 22, 2025

Anne Henning  
Community Development Director  
City of Othello  
500 E Main St  
Othello, WA 99344

RE: Replat of Sand Hill Estates #6 (BL 45 FU 88)

Dear Ms. Henning:

Thank you for the opportunity to review the referenced plat.

This property is within the Columbia Basin Project (CBP). Therefore, approval of the final plat by the East Columbia Basin Irrigation District (District) and the U.S. Bureau of Reclamation (Bureau) will be necessary pursuant to RCW 58.17.310. The property is currently not entitled to receive Columbia Basin Project irrigation water.

After review, we have the following comments.

1. There is a \$300 plat review fee that must be paid prior to signing the final plat.
2. Farm unit boundary data and existing USBR/ECBID easements must be shown with sufficient engineering detail to define their relationships to the plat or short plat boundaries and parcels. The canal on the east boundary of Sheet 2 shall be labeled as "EL68".

Upon compliance with these comments the East Columbia Basin Irrigation District expects approval of this short plat. Please call if you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Julio Gonzalez", is written over a light blue circular stamp.

Julio Gonzalez, P.E.  
District Engineer

JG

Cc: Farm Unit File  
USBR  
h2





# MEMORANDUM

**To:** Community Development Director, Anne Henning

**From:** City Engineer, Robin Adolphsen

**Date:** December 22, 2025

**Re:** Preliminary Plat Comments – **Replat of Sand Hill Estates #6 Major Plat**

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The following are the preliminary plat comments from the Engineering Department for the Sand Hill Estates IV Major Plat addressing the requirements of Othello Municipal Code (OMC) 16.17

1. Provide a printout of survey and all lot, block, and boundary closure calculations.
2. Site Plan can be provided with preliminary construction plans submittal and accepted per Othello Municipal Code 16.17.030(b) (7)(P).
3. Right-Of-Way is shown at (60') sixty feet -vs- (66') sixty-six feet 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.
4. The easements along the 20-foot ROW between Blocks 1 and 4 need to specify that they are for potable and non-potable water lines in addition to utilities.
5. Provide elevations for all monumentation once set.
6. 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.
7. 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: File

## Anne Henning

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**From:** Robin Adolphsen  
**Sent:** Monday, December 22, 2025 2:39 PM  
**To:** Anne Henning; Cameron Williamson  
**Subject:** RE: Sand Hill 6 Replat - Engineering comments  
**Attachments:** Sand Hill Estates #6 Replat Major Plat.docx

Comments on the plat. The sewer and water connections are fine for this plat as well. On another thread, the cable and ecology blocks would be sufficient in place of bollards if that's how they still want to block the end of 9<sup>th</sup> Ave. I'm assuming those details will be on the civil plans.

### Robin Adolphsen, PE

*City Engineer/Public Works Director*

City of Othello

(509) 488-6997

[www.OthelloWa.gov](http://www.OthelloWa.gov)



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**From:** Anne Henning <ahenning@othellowa.gov>  
**Sent:** Thursday, December 18, 2025 3:00 PM  
**To:** Robin Adolphsen <radolphsen@othellowa.gov>; Cameron Williamson <cwilliamson@othellowa.gov>  
**Subject:** Sand Hill 6 Replat - Engineering comments

Robin and Cameron,

I am working on the staff report for the Hearing Examiner for this project. I will need to email it to him Dec. 23. Will you likely have your plat comments by then, or should I plan for an addendum with your comments? The public hearing is Jan. 12, so that is the final due date. Preferably the Friday before (1/9), so I can have it ready. 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](http://www.OthelloWa.gov)



# Memo

**From:** Community Development Director, Anne Henning

**Date:** December 22, 2023

**Re:** Sand Hill Estates #6 Replat – Planning Review

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

## All Sheets

1. There needs to be discussion with the Adams County Auditor's Office on the correct formatting of the plat title. It is possible that in order to keep this plat with the others in alphabetical order, the plat title might need to be "Sand Hill Estates #6 Replat Major Plat" or something similar.
2. Plat subtitle: "A replat of Sand Hill Estates #6 **Short Plat...**"

## Sheet 1

3. Legal Description, first 2 lines: Is there any portion of this plat that was not included in the Sand Hill Estates #6 Short Plat?
4. Legal Description, 2<sup>nd</sup> line: "Sand Hill Estates #6 **Short Plat...**"
5. Legal Description, Subject to: The covenant language can probably be deleted. I am not aware of any covenants that will be needed for this plat (since the streets and utilities will be extended during the platting process).
6. Acknowledgement, Dedication, & Owner Information: The ownership at the time of the plat application was A & Y Leasing LLC. Ownership will need to be verified before recording, and the correct owner name needs to be in all places on the plat.
7. Signatures: Dates will need to be updated from 2025.
8. USBR/ECBID: We have not received comments from either of these agencies. They may have updates to the wording related to their agency approval. At least, the reference to "short plat" (Irrigation Easement Note, first paragraph, second line) should be updated to "major plat".

## Sheet 2

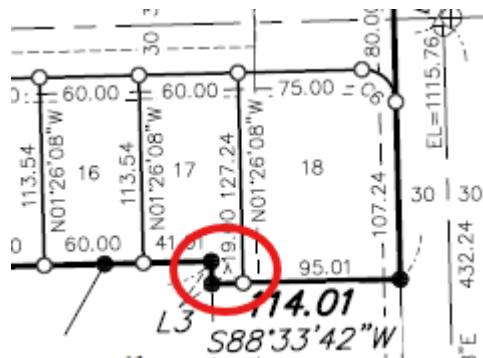
9. The apartment lot has the words out of order: "Hill Sand Estates"
10. Record Information: R7 references Othello Municipal Code 16.29.120. However, this section does not exist. Initial searching shows this section was repealed in 2001 by Ord.

1110 and not replaced. Previous to that, 16.29.120 was "Street Widths", adopted in 1995 by Ord. 947.

11. Record Information: R13 references Sand Hill Estates #6 **Major** Plat. This should be corrected to Sand Hill Estates #6 **Short** Plat.

### Sheet 3

12. The 10' utility easement along the street frontages is not shown very clearly (it conflicts with the front lot dimension labels). To make more space to show the information, is there a way to show that all the bearings are parallel without having to label each one? From the perspective of reviewing future building permits, it is more important to be able to easily find the lot dimensions and easements than the bearings.
13. Please spell out "Block" for each block; as "B.1", it is hard to find and understand.
14. The Surveyor's Notes need some updating, specifically 1, 6, & 7.
15. It appears from the drawing that the utility easement lying outside the ROW would continue. Is this easement still needed? If yes, it would need to be dimensioned on the lots so that future owners and reviewers know which parts of the lots are encumbered. If no, the vacating statement here and on Sheet 1 at the end of the legal description should be amended.
16. The small portion at the back of Block 3 Lot 17 becomes a not very usable area, potentially complicating future fencing and maintenance. Is there anything that can be done?



17. The Lot Area Table would not need to show the area by acreage. You could remove that column of the table if you needed more space on this sheet. This is a comment only, not a requirement.
18. If the deviation is granted for the long dead-end street, there will be conditions for access language that need to appear on the face of the plat.