



# The City of Othello

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## Notice of Development Application and Optional DNS

The City of Othello Community Development Department has received an application for development review, as described below. You are invited to comment on this proposed project, receive notice of and participate in any hearings, and request a copy of the decision once made.

### Project Name: Lineage Logistics Othello Distribution Center Expansion

Date of Application	February 28, 2018	Date Determined Complete	March 2, 2018
<b>Comment Due Date</b>	<b>March 21, 2018</b>	Date of Notice of Application	March 2, 2018

**Project Description:** Addition to an existing cold storage facility. Addition is approximately 105,000 SF of cold storage and 15,500 SF of loading dock space and associated infrastructure. Proposed grading is 58,628 CY of cut and 9,121 CY of fill. Total impervious surface being added is 175,000 SF.

**Project Location:** 185 E. Lee Road. Parcel #1529031210001

**Project Applicant:** Fisher Construction Group, Inc., Burlington, WA

**Environmental Review:** The City of Othello has reviewed the proposed project for probably adverse environmental impacts and expects to issue a Determination of Non-Significance (DNS) 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.**

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Comments must be submitted by the date noted above to City Hall, 500 E. Main Street, Othello, WA 99344 or via e-mail at [ahenning@othellowa.gov](mailto:ahenning@othellowa.gov).

As lead agency, the city expects that 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. No additional mitigation under SEPA is expected to be required.

**Required Permits:** The following local, state, and federal permits/approvals are needed for the proposed project: Grading permit, building permit, fire protection permit, racking permit

**Required Studies:** None

**Existing Environmental Documents:** Environmental Checklist/DNS for building expansion in 2008

**Consistent with the Comprehensive Plan**  Yes  No

**Preliminary determination of development regulations that will be used for project mitigation and consistency:** Othello Municipal Code 13.04 (SEPA); Title 14 (Buildings & Construction); 17.42 (I-2 Industrial District); Title 19 (Development Code); and the City of Othello Comprehensive Plan.

**Public Hearing:** None required

Information regarding this application can be obtained by contacting city staff at the contact listed below or in person at City Hall, 500 E. Main Street, Othello, WA 99344.

#### **Public Comment**

The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered in the staff report. This notice is intended to inform potentially interested parties about the application and invite written comments regarding any concerns.

Comments may be submitted in person or by mail at City Hall, 500 E. Main Street, Othello, WA 99344 or via e-mail at [ahenning@othellowa.gov](mailto:ahenning@othellowa.gov).

An accurate mailing address for those mailing 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: March 21, 2018**

#### **SEPA Options**

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], the City of Othello must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS – Determination of Significance:** The impacts cannot be mitigation through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);
- **MDNS – Mitigation Determination of Non-Significance:** The impacts can be addressed through conditions of approval, or;

- **DNS – Determination of Non-Significance:** The impacts can be addressed by applying the Othello Municipal Code.

If no substantive comments which warrant the changing of the SEPA determination stated above, the **SEPA Determination Date will be March 22** (the day after the comment period ends).

**Responsible Official:** Anne Henning, Community Development Director

**APPEALS**

The responsible official’s decision on SEPA determinations may be appealed to the Hearing Examiner by the applicant or any “Party of Record”. To qualify as a party of record, you must have submitted written comments or a written request to be identified as a Party of Record within the comment deadline.

An accurate mailing address for those submitting comments must be included or they will not qualify as a “Party of Record” and, therefore, will not have standing to appeal the decision. An appellant must submit an appeal to the Hearing Examiner within 30 calendar days after the written notice of the decision is mailed.

Refer to OMC 19.11 Appeals, for the appeal process.

**SEPA Appeal**

A **procedural SEPA appeal** is an appeal of the determination (i.e., determination of significance, determination of non-significance, or mitigated determination of non-significance).

A **substantive SEPA appeal** is an appeal of the conditions required to mitigate for probable significant issues not adequately addressed by existing Othello Municipal Code or other law.

A **procedural or substantive SEPA appeal** must be filed within 30 days of the date the DNS is final (see OMC 13.04.070(b)).

**Attachments**

- Site Plan, Building Plan, Floor Plan, Building Elevations, Building Sections, Cover Sheet
- Environmental Checklist

Note: Grading Plans can be provided upon request.

Review copies have been routed to:

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Building            | <input checked="" type="checkbox"/> Avista Energy         | <input checked="" type="checkbox"/> DAHP               |
| <input checked="" type="checkbox"/> Public Works        | <input checked="" type="checkbox"/> Big Bend Co-op        | <input checked="" type="checkbox"/> Dept. of Ecology   |
| <input checked="" type="checkbox"/> Othello Police      | <input type="checkbox"/> Communications Company           | <input checked="" type="checkbox"/> WDFW               |
| <input checked="" type="checkbox"/> Varela              | <input checked="" type="checkbox"/> Gas Company           | <input checked="" type="checkbox"/> WSDOT              |
| <input checked="" type="checkbox"/> ACFD #5             | <input type="checkbox"/> Telephone Company                | <input checked="" type="checkbox"/> US Fish & Wildlife |
| <input checked="" type="checkbox"/> County Assessor     | <input checked="" type="checkbox"/> Bureau of Reclamation | <input checked="" type="checkbox"/> Yakama Nation      |
| <input type="checkbox"/> County Bldg/Planning           | <input checked="" type="checkbox"/> Irrigation District   | <input checked="" type="checkbox"/> Nez Perce Tribe    |
| <input checked="" type="checkbox"/> County Public Works | <input checked="" type="checkbox"/> Port of Othello       | <input checked="" type="checkbox"/> Wanapum Tribe      |
| <input checked="" type="checkbox"/> Health District     | <input checked="" type="checkbox"/> ACDC                  |  |

# Vicinity Map

