



The City of Othello

500 East Main Street OTHELLO, WASHINGTON 99344 Telephone (509) 488-5686
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Notice of Development Application and Optional DNS

The City of Othello Building & Planning 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: Pik-a-Pop Gas Station/Convenience Store Rebuild

Date of Application	March 6, 2018	Date Determined Complete	March 9, 2018
Comment Due Date	March 26, 2018	Date of Notice of Application	March 9, 2018

Project Description: Rebuild a gas station/convenience store that was destroyed by fire in 2017. The new building will be 2-story and approximately 10,000 SF, with 7,142 SF on the ground floor. New 30,000 gallon fiberglass fuel tank will be installed. The fuel canopy will be 26' x 108' and have 4 dispensers.

Project Location: 1235 S. 1st Avenue, at the NE corner of Hwy 26 and 1st Avenue. Parcel #1529030680158

Project Applicant: Joe Park Construction, Yakima, 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.

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: Demolition permit, Building permit, Short plat, Ecology Fuel Tank Removal and Waste Soil Clean Up

Required Studies: Ecology Dangerous Waste Site Identification, Fuel Tank Removal

Existing Environmental Documents: None

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); Title 16 (Subdivisions); Title 17 (Zoning); 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.

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 ahenning@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: March 26, 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 there are no substantive comments which warrant the changing of the SEPA determination stated above, the **SEPA Determination Date will be March 27** (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 10 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 10 days of the date the DNS is final (see OMC 13.04.070(b) and OMC 19.11.030).

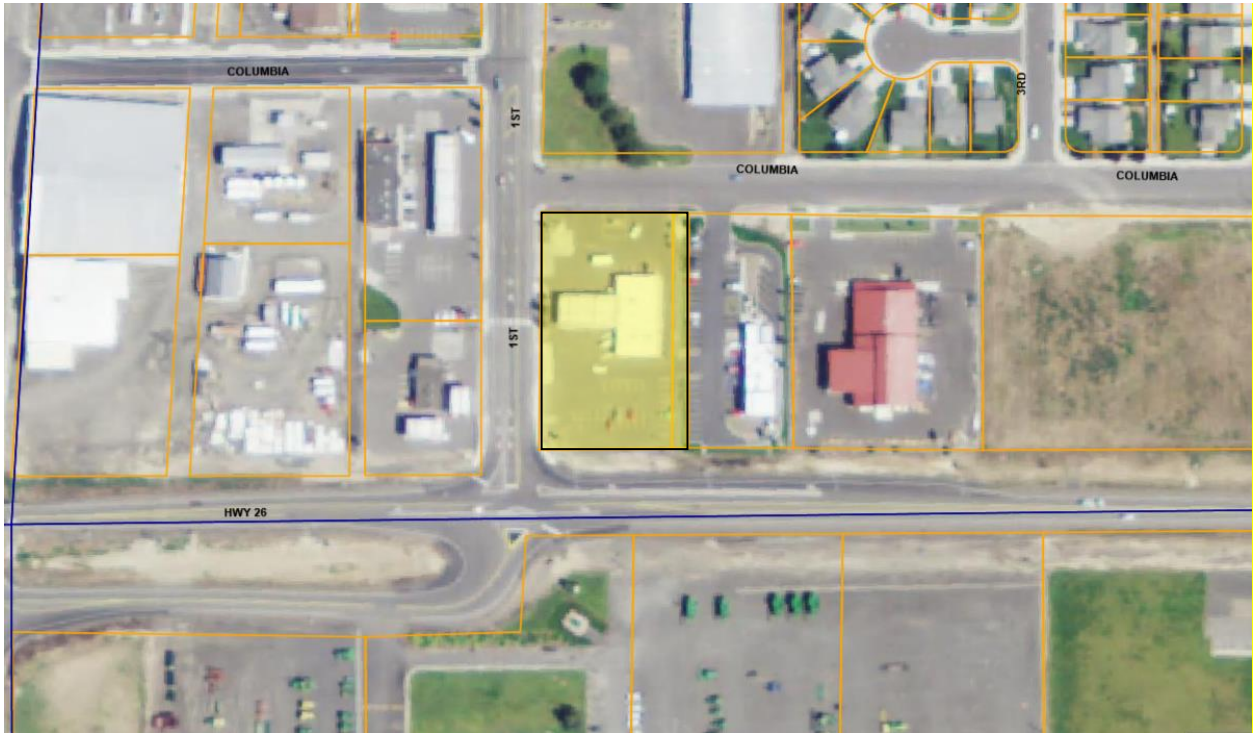
Attachments

- Site Plan, Floor Plans, Building Elevation
- Environmental Checklist (Note: Submitted as answers only. Refer to standard checklist for questions)

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



Site Plan

