



The City of Othello

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

Notice of Development Application

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: Momentum Investment Properties Short Plat

Date of Application	April 17, 2018	Date Determined Complete	May 2, 2018
Comment Due Date	May 18, 2018	Date of Notice of Application	May 3, 2018

Project Description: One-lot short plat of a site where a gas station/convenience store is being rebuilt after a fire in 2017. Platting the site is required by the Othello Municipal Code.

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

Project Applicant: Momentum Investment Properties Inc., Othello

Environmental Review: A Mitigated Determination of Non-Significance for the overall project was issued March 29, 2018.

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: MDNS issued March 29, 2018

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 decision. 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: May 18, 2018

APPEALS

Administrative decisions 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.

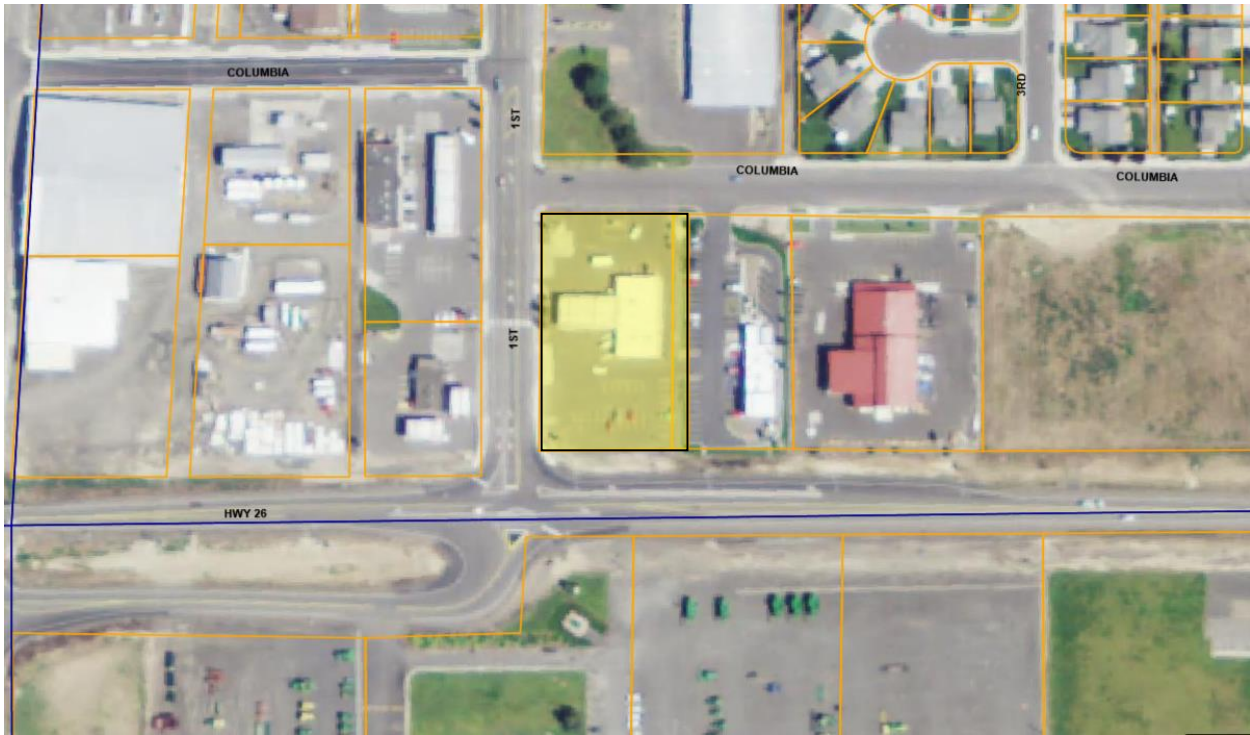
Attachments

- Plat drawing submitted 4-17-18 (2 pgs)

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 type="checkbox"/> Dept. of Ecology |
| <input checked="" type="checkbox"/> Othello Police | <input checked="" 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 checked="" 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



Plat Drawing

MOMENTUM INVESTMENT PROPERTIES SHORT PLAT

S.W. 1/4 OF THE S.W. 1/4 OF SEC. 03, T.15N., R.29E., W.M.,
CITY OF OHELLO
ADAMS COUNTY, WASHINGTON

DESCRIPTION

PARCEL 1:
THAT PORTION OF FARM UNIT 105, IRRIGATION BLOCK 45, COLUMBIA BASIN PROJECT, ACCORDING TO THE FARM UNIT PLAT THEREOF FILED FOR RECORD FEBRUARY 18, 1954, IN THE OFFICE OF THE AUDITOR OF ADAMS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF SSH NO. 26 AND THE EAST BOUNDARY LINE OF FIRST AVENUE AS SHOWN ON THE PLAT OF BONNELL'S ADDITION TO OHELLO; THENCE NORTH 00°03'25" EAST ALONG SAID BOUNDARY 300.00 FEET; THENCE SOUTH 89°56'35" EAST 150.00 FEET; THENCE SOUTH 00°03'25" WEST 239.16 FEET MORE OR LESS, TO THE NORTH BOUNDARY LINE OF SAID SSH NO. 26; THENCE SOUTH 89°44'30" WEST ALONG SAID NORTH BOUNDARY LINE 150.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS, OF RECORD AND IN VIEW.

PARCEL 2:
THAT PORTION OF FARM UNIT 105, IRRIGATION BLOCK 45, COLUMBIA BASIN PROJECT, ACCORDING TO THE FARM UNIT PLAT THEREOF FILED FOR RECORD FEBRUARY 18, 1954, IN THE OFFICE OF THE AUDITOR OF ADAMS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY BOUNDARY LINE FOR THE WASHINGTON STATE HIGHWAY DESIGNATED AS SSH NO. 26 AND THE EAST RIGHT-OF-WAY BOUNDARY LINE OF THE CITY OF OHELLO'S STREET DESIGNATED AS FIRST AVENUE AS SHOWN ON THE PLAT OF BONNELL'S ADDITION TO OHELLO; THENCE NORTH 00°03'25" EAST, COINCIDENT WITH THE EAST RIGHT-OF-WAY BOUNDARY LINE OF SAID FIRST STREET; A DISTANCE OF 302.46 FEET TO THE SOUTH RIGHT-OF-WAY BOUNDARY LINE OF THE CITY OF OHELLO'S STREET DESIGNATED AS COLUMBIA AVENUE; THENCE SOUTH 89°57'01" EAST, COINCIDENT WITH THE SOUTH RIGHT-OF-WAY BOUNDARY LINE OF SAID COLUMBIA STREET, A DISTANCE OF 150.00 FEET TO THE NORTHWEST CORNER OF THE PARCEL DESCRIBED BY THE STATUTORY WARRANTY DEED TO GARY WEAVER AND DEBRA WEAVER DATED NOVEMBER 20, 1998 AND TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°57'01" EAST, COINCIDENT WITH THE SOUTH RIGHT OF WAY BOUNDARY LINE OF SAID COLUMBIA STREET, A DISTANCE OF 20.00 FEET TO THE NORTHWEST CORNER OF THE PARCEL DESCRIBED BY THE STATUTORY WARRANTY DEED TO GARLIZ INVESTMENTS, L.L.C. DATED MAY 14, 1999; THENCE SOUTH 00°03'25" WEST, COINCIDENT WITH THE WEST BOUNDARY LINE OF THE PARCEL DESCRIBED BY THE STATUTORY WARRANTY DEED TO GARY WEAVER AND DEBRA WEAVER DATED NOVEMBER 20, 1998, A DISTANCE OF 301.98 FEET TO THE SOUTH BOUNDARY LINE OF THE PARCEL DESCRIBED BY THE STATUTORY WARRANTY DEED TO GARY WEAVER AND DEBRA WEAVER DATED NOVEMBER 20, 1998; AND TO THE NORTH RIGHT-OF-WAY BOUNDARY LINE OF THE WASHINGTON STATE HIGHWAY DESIGNATED AS SSH NO. 26; THENCE SOUTH 89°45'12" WEST, COINCIDENT WITH THE SOUTH BOUNDARY LINE OF SAID PARCEL, DESCRIBED BY THE STATUTORY WARRANTY DEED TO GARY WEAVER AND DEBRA WEAVER DATED NOVEMBER 20, 1998, A DISTANCE OF 20.00 FEET TO THE NORTHWEST CORNER OF THE PARCEL DESCRIBED BY THE WARRANTY DEED TO GARY WEAVER AND DEBRA WEAVER DATED NOVEMBER 20, 1998; THENCE NORTH 00°03'25" EAST, COINCIDENT WITH THE WEST BOUNDARY LINE OF THE PARCEL DESCRIBED BY THE STATUTORY WARRANTY DEED TO GARY WEAVER AND DEBRA WEAVER DATED NOVEMBER 20, 1998, A DISTANCE OF 301.68 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS, OF RECORD AND IN VIEW.

FILED FOR RECORD AT THE REQUEST OF THE CITY OF OHELLO THIS _____ DAY OF _____, 20____, AND RECORDED IN VOLUME _____ OF PLATS, ON PAGE _____ RECORDS OF ADAMS COUNTY, WASHINGTON.

ADAMS COUNTY AUDITOR _____

DEPUTY COUNTY AUDITOR _____

SURVEYOR'S CERTIFICATION AND DECLARATION:

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS ACTUALLY SURVEYED.

I HEREBY DECLARE THAT THE PLAT OF MOMENTUM INVESTMENT PROPERTIES IS BASED ON ACTUAL SURVEY, SUBDIVISION OF A PORTION OF SECTION 03 TOWNSHIP 15 NORTH RANGE 29 EAST, W.M., THAT THE DISTANCES AND COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF; AND THAT PROPER MONUMENTS HAVE BEEN SET AND LOT CORNERS ARE STAKED ON THE GROUND.

AARON A. DYCK L.S.38021 DATE _____

LEGEND

- = SET 5/8" REBAR W/ ORANGE PLASTIC CAP MARKED "STATION AND 38021"
- = FOUND AS INDICATED
- = FOUND OR SET
- ⊙ = FOUND GASED MONUMENT
- () = RECORD DEED DISTANCE

EQUIPMENT USED
A THREE-SECOND TOTAL STATION
SPECTRA PRECISION RTK GPS

SCALE 1" = 60'

LEGEND

○ = SET 5/8" REBAR W/ ORANGE PLASTIC CAP MARKED "STATION AND 38021"

● = FOUND AS INDICATED

○ = FOUND OR SET

⊙ = FOUND GASED MONUMENT

() = RECORD DEED DISTANCE

EQUIPMENT USED
A THREE-SECOND TOTAL STATION
SPECTRA PRECISION RTK GPS

SHORT PLAT FOR

TRADITIONAL DESIGNS

INDEX	
W	R.
03	29E

STRATTON SURVEYING & MAPPING, PC

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KENNESAW, WA 98336
(509) 735-7264
FAX: (509) 735-8565
stratton@stratton-surveying.com

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DATE: 04/16/2018 SH. 1 OF 2
DRAWN BY: SPW JOB # 5424