



The City of Othello

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Notice of Development Application/Optional DNS/Public Hearing

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: East Lee Road Parcel Rezone

Date Application Submitted	Nov. 9, 2018	Date Determined Complete	Nov. 13, 2018
Notice of Application	Nov. 13, 2018		
Comment Due Date	Nov. 30, 2018	Public Hearing	Jan. 10, 2019

Project Description: Rezone 40 acres from Open Space Reserve to I-1 Industrial. (This is a revised application; the earlier submittal was to rezone a smaller total area.)

Project Location: South of Lee Road and west of 7th Avenue. Parcel A is 20.1 acres and described as 300 E. Lee Road, Tax #2599 out of Tax #1076, Othello Tracts, Parcel #1529030682599. The site contains 2 large potato cold storage buildings. Parcel B is 20.1 acres between Parcel A and 7th Avenue. It is described as Tax #2600 out of Tax #1076, Othello Tracts, Parcel #1529030682600. This site is currently farmed but a portion is proposed to be redeveloped in the future as a substation for Avista Utilities. The substation and any other future development will be separate applications.

Project Applicant: Todd McLaughlin, Avista Utilities, Spokane

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: Rezone. The future substation will go through a separate permit process when it is proposed.

Required Studies: None

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: 13.04 (SEPA); Title 17 (Zoning); Title 19 (Development Code); and the City of Othello Comprehensive Plan.

Public Hearing: Thursday, January 10, 2:00 PM; City Council Chambers, Othello City Hall

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 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: November 30, 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 December 3, 2018** (the next business day after the comment period ends).

Responsible Official: Anne Henning, Community Development Director

APPEALS

The City’s procedural compliance with SEPA 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. 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).

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 14 calendar days after the notice of the decision is made available.

Attachments

- Appendix A: Maps (Parcel Map & Location within Zoning & Growth Area Map)
- Environmental Checklist

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 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 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	

