



The City of Othello

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Staff Report Addendum

Project Name: Sand Hill Estates #2 Preliminary Plat

Recommendation: Approve Subject to Conditions

By: Anne Henning, Community Development Director Date issued: December 9, 2019

Additional Applicable Codes: Title 13 (Critical Areas) was reviewed but then determined to be not applicable.

PUBLIC COMMENT – NEW INFORMATION

The following comments were submitted in response to public notice as of the date of this report:

- 12-5-19 email from Deborah Johnson, WA Dept. of Health, Office of Drinking Water

ENVIRONMENTAL REVIEW – NEW INFORMATION

In response to the MDNS the City issued November 21, 2019, the Department of Health provided comments about Critical Aquifer Recharge Areas.

SUBDIVISION REVIEW – NEW INFORMATION

Addition to Major Issues section

Critical Areas Codes:

Finding 1 – Critical Aquifer Recharge Areas (CARAs) – While OMC 13.10.010 and 040 state that there are no know CARAs in City limits at the time of adoption of the ordinance, Deborah Johnson, Wellhead Protection Specialist from the Office of Drinking Water, WA Department of Health, commented that OMC 13.10.020(a) defines CARAs as including areas within wellhead protection areas (WHPAs) and provided information

from a state database that the Sand Hill #2 site is within 2 WHPAs, therefore the project is subject to review under OMC 13.10.

Finding 2 – Wellhead Protection Area (WHPA) Mapping – Upon further review with the Department of Health, it was determined that the state mapping of Othello wellhead protection areas is incorrect, and the most current information comes from the Othello 2017 Water System Plan. The Water System Plan shows no wellhead protection areas within the Sand Hill Estates #2 property. Therefore, there are no critical aquifer recharge areas within Sand Hill Estates #2, and critical area review under OMC 13.10 is not required.

Conclusion (Critical Areas): Staff concludes that there are no wellhead protection areas and therefore no critical aquifer recharge areas within the Sand Hill Estates #2 property. The initial comment from the Department of Health was based on incorrect information and was rescinded.

ADDITIONAL EXHIBITS

Exhibit #	Document	Pages
Exhibit 7	Staff Report Addendum	2
Exhibit 8	Critical Area information (12-5-19 email from Dept of Health, 12-6-19 email string involving Corina Hayes, Jamie Gardipe, and Deborah Johnson, all of Dept of Health; Wellhead Protection Area Map from Othello 2017 Water System Plan)	11