

Exhibit 6

Anne Henning

From: Anne Henning
Sent: Wednesday, December 9, 2020 1:32 PM
To: Angel Garza (angel@palosverdesllc.com); Scott McArthur (smcarthur@h2survey.com); Shawn O'Brien (sobrien@othellowa.gov); Curt Carpenter (ccarpenter@othellowa.gov)
Subject: Sand Hill #3 lot sizes

I have only done a quick look so far, but I wanted everyone to be aware of this up front: It looks like Sand Hill #3, Block 2 will need to be reconfigured slightly to make the interior lots at least 8000 SF. They are shown at 7993.68 SF but the R-1 lot size the Council approved in Feb. 2020 is 8000 SF. The 2 end lots of Block 2 are quite a bit larger, so I think it will work to just add another foot in width (or even less) to each of the interior lots to get them above the minimum. Not so nice and clean as just carrying over the lot lines from the previous plat, but no help for it, since I am assuming you don't want to take the time to try to go through either a zone change or a zoning text amendment.

I believe that Block 7 does not have this issue, since by my measurements, the zoning changes to R-2 within the ROW of Mt. Baker Street, so the lots on the north side of Mt. Baker St. only need to meet the 7000 SF minimum lot size.

Anne Henning

Community Development Director
City of Othello
ahenning@othellowa.gov
509-331-2710 direct line
509-488-5686 main City Hall phone line



Exhibit 6

Anne Henning

From: Anne Henning
Sent: Thursday, December 10, 2020 9:32 AM
To: smcarthur@h2survey.com
Cc: Angel Garza; rhamilton@h2survey.com; Josh Bagley
Subject: RE: Sand Hill Estates #3

I just wanted to check in on who is doing what by when. These are the items I am still waiting for:

1. Site plan (OMC 16.17.030(b)(7)(P)).
2. Plat certificate dated within 30 days of submittal.
3. Names & addresses of owners of record within 350' (not including ROW) of the exterior of the subdivision/contiguous land owned by the subdivider. (We can create the list but we will bill back the time).
4. Request for all street/utility waivers/deviations/deferrals (so far we have received 2 separate requests that may not cover everything that is intended to be requested. I know this is still being discussed by the Water/Sewer/Street Committee, so maybe the request will not be finalized until after the Committee meets again? I need direction on this. I can't call the application complete and start the notification process until the requests are known, and significant changes to the requests may need to start the notification process over again.)

Thanks,

Anne Henning | Community Development Director | City of Othello | 509-331-2710 direct | 509-488-5686 City Hall main number

Exhibit 6



The City of Othello

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

December 17, 2020

Scott McArthur
H2 Survey
7600 N. Mineral Drive, Suite 900
Coeur d'Alene, ID 83815

Re: Sand Hill Estates #3 Major Plat – Notice of Incomplete

Dear Scott:

As the authorized representative for this project, all correspondence will be directed to you.

I have previously sent an email about missing information, but in order to stay in compliance with state and local permit processing timelines, I am sending this formal notice.

We have reviewed the information submitted December 1 and 7. While some of these items were shown as checked off on the submitted Major Plat Checklist, they have not been received. The following information is still needed:

- 4 full-size copies of the plat drawing. (These can be folded for easier mailing).
- Site plan. See OMC 16.17.030(b)(7)(P) for more information.
- Plat certificate dated within 30 days of submittal. OMC 16.17.030(a) (13)
- Names and addresses of owners of record within 350' (not including ROW) of the exterior of the subdivision/contiguous land owned by the subdivider. If the subdivider is unable to obtain the list, the city can create it with all costs to do so paid by the developer. OMC 16.017.030(b)(5) and 19.07.080(a)(2)
- Finalized requests for all street and utility waivers, deviations, and deferrals. I realize this issue is still under discussion but please be aware we cannot process the subdivision application until the waiver/deviation/deferral request is settled.

If you have any questions, feel free to contact me at ahenning@othellowa.gov or 509-331-2710.

Cordially,

Anne Henning
Community Development Director

cc: Angel Garza, PO Box 464, Othello, WA 98837

Exhibit 6

Anne Henning

From: Anne Henning
Sent: Tuesday, December 29, 2020 3:25 PM
To: smcarthur@h2survey.com; 'Angel Garza'
Cc: rhamilton@h2survey.com; Josh Bagley
Subject: RE: Sand Hill Estates #3 Notice of Incomplete Application

Scott,

I am just following up on the remaining items.

- I haven't seen the hard copies of the plat yet, but with the holidays, the mail might be a little slow.
- I talked to Shawn O'Brien about the site plan, and he said the improvement plan you had already submitted would be acceptable as a substitute.
- With the email from Angel this afternoon, we will proceed with the subdivision with streets to the current standards (no deferral/deviation/waiver requests).

Anne Henning | Community Development Director | City of Othello | 509-331-2710 direct | 509-488-5686 City Hall main number

-----Original Message-----

From: smcarthur@h2survey.com <smcarthur@h2survey.com>
Sent: Friday, December 18, 2020 3:44 PM
To: Anne Henning <ahenning@othellova.gov>; 'Angel Garza' <angel@palosverdesllc.com>
Cc: rhamilton@h2survey.com; Josh Bagley <jbagley@h2survey.com>
Subject: RE: Sand Hill Estates #3 Notice of Incomplete Application

Anne:

Angel provided the attached title, and his title company is working on the 350' radius report.

The Prelim Plat was printed today and will be signed/mailed to you at the City next week.

We have a call into Shawn about the improvement plans we have submitted, to discuss/confirm the layout before the site plan is prepared.

Thank you! Have a great weekend!

Sincerely,

Scott L. McArthur, PE
Principal Engineer

Cel: 208.964.0481
www.h2survey.com

Exhibit 6



The City of Othello

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

December 30, 2020

Scott McArthur
H2 Survey
7600 N. Mineral Drive, Suite 900
Coeur d'Alene, ID 83815

Re: Sand Hill Estates #3 Major Plat – Notice of Completeness

Dear Scott:

With the additional information submitted December 18, 21, 29 & 30, we can now determine this application complete for further review as of the date of this letter. This Notice of Completeness does not preclude the City from requesting additional information during the review process.

Now that the application has been determined to be complete, the next steps in the process are to post two notice boards onsite, mail notice to property owners within 350', notify relevant agencies and departments, and publish notice in the newspaper and on the City website (in lieu of posting at City Hall while the lobby is closed due to COVID). The applicant is responsible for posting the notice boards, one at each end of the development, (7th Avenue and 14th Avenue). We have moved away from the heavy wooden boards to single-use plastic boards, for which the applicant has already paid the fee of \$20 each. To meet the applicant's request to process this as quickly as possible, I have set the comment period to close Jan. 14, which means the notice boards must be posted today. An affidavit of posting is required at least seven days before the end of the comment period.

The public hearing is scheduled for Feb. 1 at 10:00 AM. The public hearing will be online using remote technology.

If you have any questions, feel free to contact me at ahenning@othellowa.gov or 509-331-2710.

Cordially,

Anne Henning
Community Development Director

Note: 2 Notice Board Signs & the Affidavit of Posting are available at City Hall for pick up

cc: Angel Garza, PO Box 464, Othello, WA 98837 (via email)

Exhibit 6

Anne Henning

From: Anne Henning
Sent: Thursday, January 21, 2021 2:23 PM
To: Angel Garza (angel@palosverdesllc.com); Scott McArthur (smcarthur@h2survey.com)
Subject: Sand Hill #3 lot sizes & street width

I am working on the staff report for the Hearing Examiner for Sand Hill #3. I had thought that withdrawing the street width variance request took care of all the street issues, but I just realized that the plat shows a 60' ROW instead of the OMC requirement of 66'. Losing 3' to ROW for each lot makes the lots in Block 2 even farther from the 8000 SF minimum. So please keep that in mind when reconfiguring Block 2—you'll need to make the interior lots a little wider to make up for the area lost along the street.

Anne Henning

Community Development Director
City of Othello
ahenning@othellowa.gov
509-331-2710 direct line
509-488-5686 main City Hall phone line

