

File No: COMP 2018-02, RZ 2018-0, & ER2018-04

### **Affidavit of Mailing**

I, Ardele Steele, being first duly sworn, and as an employee of the City of Zillah, I dispatched through the United States Mails, a Notice of Proposal- Zillah 2040 Comp Plan Amendment, Citywide Rezone, SEPA Draft DNS, & Notice of Public Hearings submitted by the City of Zillah **File No.: COMP 2018-02, RZ 2018-0, & ER2018-04** by the City of Zillah Planning Department, a true and correct copy of which is enclosed here-with; and that said Notice was addressed to parties of record, that said parties are individually listed on the Mailing list retained (attached) by the Planning Department and that said notices were mailed by me on the 11<sup>th</sup> day of June, 2018.

That I mailed said notice in the manner set forth and that all of the statements are made herein are just and true. Dated this 11<sup>th</sup> day of June, 2018.



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Ardele Steele, AICP, CFM, CBI, CSI  
Planning and Community Development  
Director



# The City Of Zillah

THE HEART OF WINE COUNTRY

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June 11, 2018

TO: Interested Agencies and Property Owners

FROM: Ardele Steele, AICP, CFM, CBI  
Planning and Community Development Director

SUBJ: City of Zillah- 2040 Comprehensive Plan Amendment and Rezone  
Notice of Proposal and SEPA Threshold Determination –Determination of Non-Significance & Public Hearings **File No. COMP 2018-02, RZ 2018-03 & ER 2018-04**

## **NOTICE OF PROPOSAL**

Notice is hereby given that the City of Zillah has prepared draft amendments to the City Comprehensive Plan and Future Land Use Map and Rezoning of various properties in accordance with the provisions of the Washington State Growth Management Act. An Environmental Checklist for these non-project actions has been prepared in accordance with the provisions of the Washington State Environmental Policy Act. Copies of the proposed revised Comprehensive Plan amendment(s) are available for review at Zillah City Hall, 503 First Avenue, Zillah, WA 98953, between the hours of 8:00 am to 5:00 p.m. Monday through Friday or on the city website [www.cityofzillah.us](http://www.cityofzillah.us).

## **ENVIRONMENTAL REVIEW & APPEAL PROCESS**

It is anticipated that the City will issue a Determination of Non-Significance for these non-project actions. As a result, a single integrated public review and comment period is being provided to receive comments on the draft Comprehensive Plan and Future Land Use Map amendments and the likely SEPA Threshold Determination in accordance with the DNS process outlined in WAC 197-11-340. This may be the only opportunity to comment on the environmental impacts of these proposed non-project actions. Mitigation measures may be included under applicable codes regardless of whether an EIS is prepared. Any appeals of the final SEPA determination will be held at the July 17<sup>th</sup>, 2018 meeting.

## **OPEN & CLOSED RECORD PUBLIC HEARINGS**

Written comments on the proposed amendments to the Comprehensive Plan and Future Land Use Map, and/or likely SEPA Threshold Determination must be submitted, **no later than Thursday June 28, 2018 at 4 PM** to City of Zillah, PO Box 475, Zillah, WA 98953. Be sure to reference File No. **COMP 2018-02, RZ 2018-03 & ER 2018-04** in your correspondence. In addition, written or oral comments may be submitted at a public hearings sponsored by the Zillah Planning Commission on **July 17<sup>th</sup> & Aug. 7<sup>th</sup>, 2018 at 7 pm** at Council Chambers located at 111 7<sup>th</sup> Street, Zillah, WA 98953.

It is anticipated that the Planning Commission will be forwarding their final recommendation on the proposed amendments to the Zillah City Council following their meeting on Aug. 7<sup>th</sup>, 2018. It is further anticipated that the City Council will be conducting a **Final Closed Record Public Hearing** on the recommended Comprehensive Plan and Rezone applications with final action being taken on **Aug. 20<sup>th</sup>, 2018 at 7 pm**. If you would like to receive notices regarding future meetings and public hearings on the Comprehensive Plan and/or to receive a copy of the SEPA Threshold Determination, or if you have questions regarding the comprehensive planning process, please contact Ardele Steele at 509-829-5151.

**DRAFT**  
**DETERMINATION OF NON-SIGNIFICANCE**

1. **Description of Proposal:**

The City of Zillah has prepared draft amendments to the City Comprehensive Plan and Future Land Use Map and Rezoning of various properties in accordance with the provisions of the Washington State Growth Management Act. An Environmental Checklist for these non-project actions has been prepared in accordance with the provisions of the Washington State Environmental Policy Act. Copies of the proposed revised Comprehensive Plan amendment(s) are available for review at Zillah City Hall, 503 First Avenue, Zillah, WA 98953, between the hours of 8:00 am to 5:00 p.m. Monday through Friday or on the city website [www.cityofzillah.us](http://www.cityofzillah.us).


2. **Proponent:** City of Zillah  
503 First Avenue  
P.O. Box 475  
Zillah, WA 98953
3. **Location of Proposal:** City of Zillah and Zillah Urban Growth Areas
4. **Lead Agency:** City of Zillah
5. **File Number:** **COMP 2018-02, RZ 2018-03 & ER 2018-04**

6. **Determination:**

It is anticipated that the City will issue a Determination of Non-Significance for these non-project actions. As a result, a single integrated public review and comment period is being provided to receive comments on the draft Comprehensive Plan and Future Land Use Map amendments and the likely SEPA Threshold Determination in accordance with the DNS process outlined in WAC 197-11-340. This may be the only opportunity to comment on the environmental impacts of these proposed non-project actions. Mitigation measures may be included under applicable codes regardless of whether an EIS is prepared.

7. **Comment and Appeal Period:** Your views on the proposal are welcome. All written comments received by **4:00 p.m. on June 28, 2018** will be considered prior to drafting a final environmental determination. Please mail your comments to the City of Zillah, P.O. Box 475, Zillah, Washington 98953. Be sure to reference File No. **ER 2017-10 & COMP 2017-11** in your correspondence. **Any appeals of the final SEPA determination will be held at the July 17th, 2018 meeting.**

For information on the comment process, or on other issues relating to this proposal, contact Ardele Steele, Planning & Community Development Director at 509-829-5151.

9. **SEPA Responsible Official:**   
Ardele Steele, AICP, CFM, CBI
10. **Position/Title:** SEPA Responsible Official,  
Planning & Community Development Director
11. **Address:** 503 First Avenue  
P.O. Box 475,  
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12. **Date:** June 11, 2018

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Salador & Leina Cobar  
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Zillah, WA 98953

20112541438  
Danessa Van Wingerden  
212 Hamilton Dr  
Zillah, WA 98953

20112543465  
Sarona Mathware  
614 Blossom Ln  
Zillah, WA 98953

20112543413  
Samantha Ann Tilley  
509 Baker Dr  
Zillah, WA 98953

20112543413  
Anthony Francisco Rivera  
509 Baker Dr  
Zillah, WA 98953

20112543453  
Daniel D Robillard  
PO Box 1548  
Zillah, WA 98953

20112543412  
Andrew K Spicer  
507 Baker Dr  
Zillah, WA 98953

20112543411  
Thomas & Amy Nunes  
505 Baker Dr  
Zillah, WA 98953

20112543410  
Jim R & Mary Kay Febus  
PO Box 191  
Zillah, WA 98953

20112544451  
James & Ashton McDaniel  
1001 Ellen Ln  
Zillah, WA 98953

20112543409  
Torin M & Katie R Delvo  
501 Baker Dr  
Zillah, WA 98953

20112544493  
Roberto Farias  
PO Box 1204  
Zillah, WA 98953

20112544493  
Anna Gonzalez  
905 Ellen Ln  
Zillah, WA 98953

20112544492  
Eduardo Diaz  
105 2nd Ave  
Zillah, WA 98953

20112544492  
Juan Diaz  
105 2nd Ave  
Zillah, WA 98953

20112544437  
Weldon D & Karen K Schademan  
2505 S 74th Ave  
Yakima, WA 98903

20112543507  
Ron & Anna Shepard  
417 Baker Dr  
Zillah, WA 98953

20112543510  
Cherie M Steinmetz  
625 Westwind Dr  
Zillah, WA 98953

20112544411  
Pamela D Bartz  
PO Box 464  
Zillah, WA 98953

20112544411  
K Gayle Coder  
PO Box 464  
Zillah, WA 98953

20112543009  
Jamie L & Kurt R Elder  
623 Westwind Dr  
Zillah, WA 98953

20112543002  
USA Reclamation Service  
PO Box 1749  
Yakima, WA 98907

20112543509  
Tyson & Marneye Driesen  
627 Westwind Dr  
Zillah, WA 98953

20112543424  
Mathew S Pettis  
621 Westwind Dr  
Zillah, WA 98953

20112543425  
John N & Yvonne C Garman  
PO Box 242  
Zillah, WA 98953

20112544430  
Alipate & Paula Uasike  
612 N 8th St  
Zillah, WA 98953

20112543426  
Lorili J Calvert  
PO Box 71  
Wapato, WA 98951

20112544412  
Edmond A & Teri T Porter  
609 N 8th St  
Zillah, WA 98953

20112543427  
Oresta Burgett  
51 Blue Goose Rd  
Zillah, WA 98953

20112543428  
Andrew A & Gentry F Jones  
613 Westwind Dr  
Zillah, WA 98953

20112543430  
Margarita Gutierrez  
609 Westwind Dr  
Zillah, WA 98953

20112543430  
Jose Guzman  
609 Westwind Dr  
Zillah, WA 98953

20112543431  
Josiah K & Jacklyn C Gust  
607 Westwind Dr  
Zillah, WA 98953

20112543513  
Kindra A Dunn  
622 Westwind Dr  
Zillah, WA 98953

20112543513  
Steven Sanchez  
622 Westwind Dr  
Zillah, WA 98953

20112543432  
Ryan A Leslie  
605 Westwind Dr  
Zillah, WA 98953

20112641443  
Stadelman Fruit LLC  
PO Box 445  
Zillah, WA 98953

20112532427  
Arnold & Kristi Schoenmoser  
PO Box 845  
Zillah, WA 98953

20112533453  
Mainstreet Financial Building LLC  
PO Box 1821  
Zillah, WA 98953

20112644006  
Yakima Valley Farmworkers Clinic  
PO Box 190  
Toppenish, WA 98948

20112531460  
Emilia Delacruz  
PO Box 1533  
Zillah, WA 98953

20112531459  
Thomas L & Tonya L Hollowell  
502 Merclyn Ln  
Zillah, WA 98953

20112532402  
Arthur & Consuelo P Gonzales  
219 Carlsonia Rd  
Zillah, WA 98953

20112531458  
Carlos & Adela Carrasco Rangel  
500 Merclyn Ln  
Zillah, WA 98953

20112532407  
Cascade Natural Gas Corp  
8113 W Grandridge Blvd  
Kennewick, WA 99336

20112641436  
Collins Family Trust  
1450 Division  
Zillah, WA 98953

20112533407  
Guadalupe R Mendoza  
PO Box 1403  
Zillah, WA 98953

20112533003  
SKF Inc  
PO Box 1878  
Zillah, WA 98953

20112533002  
Randolph L Walker  
PO Box 447  
Toppenish, WA 98948

20112533004  
Chad Loy Trego  
8122 Yakima Valley Hwy  
Zillah, WA 98953

20112533005  
Manuel Chavez  
PO Box 1193  
Zillah, WA 98953

20112641437  
McGill Re LLC  
90 Cheyne Rd  
Zillah, WA 98953

20112533412  
Guadalupe J & Pucidenica Equiha  
PO Box 1063  
Zillah, WA 98953

20112533416  
Olvia Morfin  
PO Box 1704  
Zillah, WA 98953

20112533420  
Andres & Maria G Leon  
409 Leland St  
Zillah, WA 98953

20112533455  
Stafford Business LLC  
111 1st Ave  
Zillah, WA 98953

20112533424  
Joe M & Sandra Benavidez  
PO Box 1744  
Zillah, WA 98953

20112533022  
City Of Zillah  
PO Box 475  
Zillah, WA 98953

20112533428  
Miguel Carranza  
405 Leland St  
Zillah, WA 98953

20112533007  
Leroy & Ymelda Y Baca  
PO Box 155  
Tome, NM 87060

20112533475  
John T & Christine A Trujillo  
9150 Occidental Rd Unit #B  
Yakima, WA 98908

20112533475  
Michael A Trujillo  
9150 Occidental Rd Unit #B  
Yakima, WA 98908

20112533449  
Gurparsad Inc  
3007 W Trinity Ave  
Spokane, WA 99208

20112533476  
Steven K Fletcher  
PO Box 1878  
Zillah, WA 98953

20112531502  
Red Clover Properties LLC  
241 Cheyne Rd  
Zillah, WA 98953

20112531492  
Lee & Linda Steinmetz  
PO Box 694  
Toppenish, WA 98948

20112531474  
Sean M & Christina M Doonan  
532 Merclyn Lane  
Zillah, WA 98953

20112531471  
Adela R Mendoza  
PO Box 1403  
Zillah, WA 98953

20112531472  
Clifford & Bonnie Sainsbury  
PO Box 1844  
Zillah, WA 98953

20112531517  
James D & Carrie L Koerner  
530 Roza Dr  
Zillah, WA 98953

20112531411  
Thomas W Taylor  
PO Box 1722  
Zillah, WA 98953

20112531470  
Lincoln & Rebecca Westfall  
522 Merclyn Lane  
Zillah, WA 98953

20112531510  
Skyler T & Suzanne T Bower  
533 Merclyn Ln  
Zillah, WA 98953

20112534533  
Quinn Family LLC  
24310 7th Ave SE  
Bothell, WA 98021

20112531446  
Laura Romero De Pena  
PO Box 1004  
Zillah, WA 98953

20112531446  
Jose Manuel Pena Mendoza  
PO Box 1004  
Zillah, WA 98953

20112534523  
Wilson Real Estate VI LLC  
222 S 1st St  
Yakima, WA 98901

20112531447  
Gustavo & Sara N Lustre  
527 Merclyn Ln  
Zillah, WA 98953

20112531501  
Church Of Jesus Christ Of Latter-Day  
50 E N Temple Rm 2225  
Salt Lake City, Ut 84150

20112531516  
Kassi Orozco  
PO Box 1362  
Zillah, WA 98953

20112531445  
Cristo Y Montiel  
515 Mc Cracken Ave  
Zillah, WA 98953

20112531445  
Jennifer C Lopez  
515 Mc Cracken Ave  
Zillah, WA 98953

20112531410  
Diane Smith  
511 Reed St  
Zillah, WA 98953

20112531444  
Evan A & Nancy C Holter  
PO Box 1127  
Zillah, WA 98953

20112531509  
Sean Michael Brown  
PO Box 604  
Zillah, WA 98953

20112531409  
Timothy Donald & Cythia Doonan  
302 Adele Ave  
Rohnert Park, Ca 94928

20112531415  
Jose Luis Ochoa Jr  
303 S Elm St  
Toppenish, WA 98948

20112531416  
Bernadine Febus  
507 D'Anjou St  
Zillah, WA 98953

20112531408  
Paul A & Kelley Maison  
3610 W Chestnut Ave  
Yakima, WA 98902

20112531514  
Carol Ann Hartman  
614 Benicia Dr  
Santa Rosa, CA 95409

20112531514  
Charles Stephen Holmstrom  
614 Benicia Dr  
Santa Rosa, CA 95409

20112531508  
David M Pearson  
PO Box 125  
Granger, WA 98932

20112531513  
Marcia & Robert Emery  
PO Box 1833  
Zillah, WA 98953

20112531414  
Randy L & Theresa L Eneix  
4001 Fairview Rd  
Ellensburg, WA 98926

**APPLICATION FOR REZONE**  
**(Pursuant to ZMC Chapter 17)**  
**CITY OF ZILLAH, WASHINGTON**

**FILE NUMBER:** RZ 2018-03 \_\_\_\_\_

**1) FEES:**

Date paid: 6/4/2018

**Rezone Fee: \$975.00 plus Staff, Consultant & Professional Fee's if over the initial fee.**

**Is a SEPA Checklist required? X Yes  No**

**(If required) SEPA Checklist Fee: \$150 plus Staff, Consultant & Professional Fee's if over the initial fee.**

**Staff, Consultant and Professional Fees.** Application and processing fees for land use matters are subject to additional costs incurred by City in excess of filing fee related to staff, consultant and professional time and charges related to the review and processing of the land use or permit application. Such charges shall be calculated as follows:

**(a) Staff Review and Charges.** The fee schedule contemplates routine time requirements for staff review and processing of a land use or permit application. Some applications will require additional staff time and cost. If, in the opinion of the City Clerk, a particular application will require staff time in excess of what the fee anticipates, the City may require payment for staff time at the specified rate.

**(b) Consultant and Professional Review.** In the event that a project requires professional services beyond that which is included in the base fee, the applicant shall reimburse the City for the actual cost of said professional services. In addition to the application fee (including staff review charges), any applicant for land use or permit approval shall reimburse the City for costs, including but not limited to, professional engineers, mailing fees, advertisement fees and other consultants and/or professionals contracted or retained by the City to review, evaluate and/or inspect applicant's proposal when the City is unable to do so with existing staff resources. By way of illustration and not limitation, these professional services may include engineering and technical review, legal review, planning review, environmental review, critical areas review, financial and accounting review, soils review, and mechanical and structural engineering review.

**(c) Deposit.** City may require the applicant to deposit an amount determined by City as reasonable estimate for anticipated excess costs and charges related to review and processing of the application. Such estimate may be revised periodically based on the judgment of City staff. Such deposit shall be made as a condition to further processing of the land use or permit application.

**NOTE: Rezone Applications require a Public Hearing and final approval of the rezone by the City Council. You or your representative must be present at the Public Hearing.**

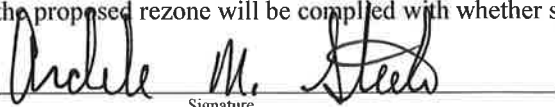
**2) REZONE INFORMATION:**


Applicant Name(s): City of Zillah			
Applicant Mailing Address: P.O. Box 475, Zillah, WA 98953			
Site Address: City-wide			
Section	Township	Range	¼
Existing Zoning: Various	Land Use: Various	Acres: Various	
Assessor Parcel Number(s): City-wide			
You are seeking to Re-zone this property to what Zoning Classification? Various			

**3) APPROVAL CRITERIA:** On a separate sheet(s) of paper please describe how this application meets the following criteria:

- A. The extent to which the proposed Re-Zone is in compliance with and/or deviates from the goals and policies as adopted in the Zillah Comprehensive Plan.
- B. The adequacy of public facilities, such as roads, sewer, water, and other required public services.
- C. The compatibility if the proposed zone change and associated uses with neighboring land uses.
- D. The public need for the Re-Zone.

**4) CERTIFICATION:** I hereby certify that I have read and examined this application for Rezone and know the information contained here to be true and correct. I further certify that all property owners have either signed this application or a letter of approval, which is attached to this form. All provisions of laws and ordinances governing the proposed rezone will be complied with whether specified herein or not.

 \_\_\_\_\_  
 Signature

 \_\_\_\_\_  
 Date

Date Received: _____	Application Approved for completion by: _____
Public Hearing before the Planning Commission held on: _____	
Final Decision Date: _____	