

**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 Final 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 2<sup>nd</sup> day of July, 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 2<sup>nd</sup> day of July, 2018.



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



# The City Of Zillah

THE HEART OF WINE COUNTRY

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July 2, 2018

TO: Parties of Record

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

*AS*

SUBJ: City of Zillah- 2040 Comprehensive Plan Amendment and Rezone  
Notice of Proposal and SEPA Threshold Determination – FINAL 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**

The City of Zillah, as lead agency for this proposal, has determined that it will not have a probable significant adverse impact on the environment and an Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). The City has been issued a Final Determination of Non-Significance for these non-project actions in accordance with the DNS process outlined in WAC 197-11-340. The comment period on the environmental impacts of this proposal was between **June 11 and June 28, 2018**. There is no further comment period for this DNS. Notice of the Planning Commission recommendation on the Plan and regulation changes will be sent to those who commented, or may be obtained upon request. Any appeals of the final SEPA determination will be held at the July 17<sup>th</sup>, 2018 meeting.

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

Zillah Planning Commission will meet on **July 17<sup>th</sup> & Aug. 7<sup>th</sup>, 2018 at 7 pm** at Council Chambers located at 111 7th Street, Zillah, WA 98953. Be sure to reference File No. **COMP 2018-02, RZ 2018-03 & ER 2018-04** in your correspondence. Written or oral comments may be submitted at a public hearings sponsored by the Zillah Planning Commission.

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.

**FINAL  
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:**

The City of Zillah, as lead agency for this proposal, has determined that it will not have a probable significant adverse impact on the environment and an Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). The City has been issued a Final Determination of Non-Significance for these non-project actions in accordance with the DNS process outlined in WAC 197-11-340. The comment period on the environmental impacts of this proposal was between **June 11 and June 28, 2018**. There is no further comment period for this DNS. Notice of the Planning Commission recommendation on the Plan and regulation changes will be sent to those who commented, or may be obtained upon request. Any appeals of the final SEPA determination will be held at the July 17<sup>th</sup>, 2018 meeting.

7. **Comment and Appeal Period:** The comment period on the environmental impacts of this proposal was between June 11 and June 28, 2018. There is no further comment period for this DNS. Notice of the Planning Commission recommendation on the Plan and regulation changes will be sent to those who commented, or may be obtained upon request **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 309-829-5151.

9. **SEPA Responsible Official:**   
Ardele Steele, AICP, CFM, CBI, CSI
10. **Position/Title:** SEPA Responsible Official,  
Planning & Community Development Director
11. **Address:** 503 First Avenue  
P.O. Box 475,  
Zillah, WA 98953
12. **Date:** July 2, 2018

**Ardele Steele**

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**From:** Ardele Steele  
**Sent:** Monday, July 2, 2018 4:33 PM  
**To:** 'ECY RE SEPA REGISTER'  
**Subject:** City of Zillah- Final DNS ER 2018-04  
**Attachments:** ER2018-04- Comp & Rezone APO & Final DNS .pdf

Attached is the final DNS for ER 2018-04

Sincerely,

Ardele Steele, AICP, CFM, CBI, CSI  
Planning and Community Development  
Director/ Building Official  
City of Zillah

509-829-5151 ext. 227-work  
509-790-7452-cell

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**Ardele Steele**

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**From:** Ardele Steele  
**Sent:** Monday, July 2, 2018 4:35 PM  
**To:** Weber, Diane; 'Jason McCormick'  
**Subject:** Comp 2018-02, RZ 2018-03, ER 2018-04- APO and Final DNS  
**Attachments:** ER2018-04- Comp & Rezone APO & Final DNS .pdf

Please see attached Final Determination of Non-Significance for these non-project actions in accordance with WAC 197-11-340

Sincerely,

Ardele Steele, AICP, CFM, CBI, CSI  
Planning and Community Development  
Director/ Building Official  
City of Zillah

509-829-5151 ext. 227-work  
509-790-7452-cell

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