




The City Of Zillah

THE HEART OF WINE COUNTRY

May 12, 2017

TO: Interested Agencies and all interested parties

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

SUBJ: City of Zillah- 2040 Comprehensive Plan Update
Notice of Proposal and SEPA Threshold Determination –Final Determination of Non-Significance & Public Hearings

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 in accordance with the provisions of the Washington State Growth Management Act and the required Periodic Update for 2017. 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 Goals and Policies, element text and tables, the proposed Future Land Use Map, and the proposed amendment(s) have been 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.

ENVIRONMENTAL REVIEW, COMMENT PERIOD & APPEAL PROCESS

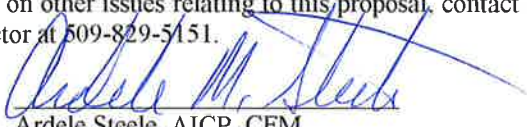
The City of Zillah, as lead agency for this proposal, has determined that it will not have a probable significant adverse impact on the environment and an Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). The City has been issued a Final Determination of Non-Significance for these non-project actions in accordance with the Optional DNS process outlined in WAC 197-11-355. The comment period on the environmental impacts of this proposal was between **April 27th and May 11, 2017**. 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 June 6th, 2017 meeting.

OPEN & CLOSED RECORD PUBLIC HEARINGS

Zillah Planning Commission will meet on **May 16, 2017 and June 6, 2017 at 7 pm** at Council Chambers located at 111 7th Street, Zillah, WA 98953.

The City Council will be conducting a **Final Closed Record Public Hearing** on the Zillah Planning Commission recommendation Comprehensive Plan and that final action will be taken in **June 19th, 2017**. 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 in accordance with the provisions of the Washington State Growth Management Act and the required Periodic Update for 2017. Copies of the proposed revised Comprehensive Plan Goals and Policies, element text and tables, the proposed Future Land Use Map, and the proposed amendment(s) have been 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.
 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:** ER 2017-10 & COMP 2017-11
 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 Optional DNS process outlined in WAC 197-11-355.
 7. **Comment and Appeal Period:** The comment period on the environmental impacts of this proposal was between April 27th and May 11, 2017. 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 June 6th, 2017 meeting.**
- For information on the 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
 10. **Position/Title:** SEPA Responsible Official,
Planning & Community Development Director
 11. **Address:** 503 First Avenue
P.O. Box 475
Zillah, WA 98953
 12. **Date:** May 12, 2017

Ardele Steele

From: Gonseth, Paul <GonsetP@wsdot.wa.gov>
Sent: Tuesday, May 2, 2017 11:10 AM
To: Ardele Steele
Subject: RE: Zillah 2040 Comp Plan Amendments and SEPA- SEPA Reviewers

Great, WSDOT has not additional comments.
Paul Gonseth
WSDOT Planning Engineer

From: Ardele Steele [mailto:AS Steele@cityofzillah.us]
Sent: Tuesday, May 2, 2017 11:00 AM
To: Gonseth, Paul <GonsetP@wsdot.wa.gov>
Subject: RE: Zillah 2040 Comp Plan Amendments and SEPA- SEPA Reviewers

Nope, it's the same document they sent back to me along with the paperwork. We did not change anything after RTPO approval

Sincerely,

Ardele Steele

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From: Gonseth, Paul [mailto:GonsetP@wsdot.wa.gov]
Sent: Tuesday, May 2, 2017 10:42 AM
To: Ardele Steele <AS Steele@cityofzillah.us>
Subject: RE: Zillah 2040 Comp Plan Amendments and SEPA- SEPA Reviewers

Thanks Ardele,

Was anything changed in the Transportation Element from when YVCOG gave concurrency? It is hard to tell, the project list seems much shorter than what was in the YVCOG package.

Paull

From: Ardele Steele [mailto:AS Steele@cityofzillah.us]
Sent: Tuesday, May 2, 2017 10:20 AM
To: Gonseth, Paul <GonsetP@wsdot.wa.gov>
Subject: RE: Zillah 2040 Comp Plan Amendments and SEPA- SEPA Reviewers

Paul,

You can review the draft plan and SEPA DNS at <http://www.cityofzillah.us/CompPlan.html>

Sincerely,

Ardele Steele

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From: Gonseth, Paul [<mailto:GonsetP@wsdot.wa.gov>]

Sent: Tuesday, May 2, 2017 10:18 AM

To: Ardele Steele <AS Steele@cityofzillah.us>

Subject: RE: Zillah 2040 Comp Plan Amendments and SEPA- SEPA Reviewers

Hi Ardele,

Yes we would like to review your comp plan and see if we would have any comments. Is the Plan online?? Or can you give me access to the plan.

Thanks Paul

From: Ardele Steele [<mailto:AS Steele@cityofzillah.us>]

Sent: Tuesday, April 25, 2017 3:40 PM

To: Gonseth, Paul <GonsetP@wsdot.wa.gov>

Subject: FW: Zillah 2040 Comp Plan Amendments and SEPA- SEPA Reviewers

Hello Paul,

I sent this to rick but it looks like he is out for a bit. We are updating our Comp Plan. Not sure if you guys want to comment but better safe than sorry.

Sincerely,

Ardele Steele, AICP, CFM
Planning and Community Development
Director
City of Zillah

509-829-5151-work

509-790-7452-cell

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From: Ardele Steele

Sent: Tuesday, April 25, 2017 3:23 PM

To: 'dahp.separeview@dahp.wa.gov' <dahp.separeview@dahp.wa.gov>; 'randy.kline@parks.wa.gov' <randy.kline@parks.wa.gov>; 'sepacenter@dnr.wa.gov' <sepacenter@dnr.wa.gov>; 'SEPAdesk@dfw.wa.gov' <SEPAdesk@dfw.wa.gov>; 'Rick.Holmstrom@wsdot.wa.gov' <Rick.Holmstrom@wsdot.wa.gov>; 'Lynn.Deitrick@co.yakima.wa.us' <Lynn.Deitrick@co.yakima.wa.us>; 'jayling@sunnside-wa.gov' <jayling@sunnside-wa.gov>; 'hasan@yrcaa.org' <hasan@yrcaa.org>; 'tog@televar.com' <tog@televar.com>; Bill Rathbone <wraithbone@cityoftoppenish.us>

Subject: FW: Zillah 2040 Comp Plan Amendments and SEPA- SEPA Reviewers

Please see attached notice of proposal SEPA Draft DNS, and Public Hearings. The SEPA checklist is also included.

Sincerely,

Ardele Steele, AICP, CFM
Planning and Community Development
Director
City of Zillah

509-829-5151-work
509-790-7452-cell

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From: Ardele Steele

Sent: Tuesday, April 25, 2017 10:45 AM

To: sepaunit@ecy.wa.gov

Subject: Zillah 2040 Comp Plan Amendments and SEPA

I have attached the notice, APO and Draft DNS and checklist for the Zillah 2040 Comprehensive Plan update. Please contact me if there is a problem.

Sincerely,

Ardele Steele, AICP, CFM
Planning and Community Development
Director
City of Zillah

509-829-5151-work

509-790-7452-cell

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