



The City Of Zillah

THE HEART OF WINE COUNTRY

August 25, 2017

TO: Red Clover Properties, LLC, property owner & applicant;
Adjoining property owners &
Consulted Agencies

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

SUBJ: *Notice of Applications, Completeness, and Public Hearings for a 35-Lot Long Plat and an Environmental Checklist -- File Nos: LP 2017-18 & ER 2017-19.*

NOTICE OF APPLICATIONS, COMPLETENESS, & PROPOSAL

On August 1, 2017, the City of Zillah received a 35-Lot Long Plat and Environmental Checklist applications from Russ Redfield on behalf of Red Clover Properties, LLC on approximately 10 acres. The property is zoned (R-1) Residential Zone. The long plat is being proposed to be developed in Three (3) phases. Phase 1 would contain 13 lots, Phase 2 would have 10 lots, and Phase 3 would have the last 12 lots. The address of the subject properties is listed as CUTLER WAY, within the city limits of Zillah, Washington (**Assessor's Parcel Numbers: 201125-31502**). These applications were determined complete for processing on August 24, 2017.

ENVIRONMENTAL REVIEW

This proposal is subject to environmental review. The City of Zillah is the lead agency for this proposal under the State Environmental Policy Act (SEPA) and expects to issue a Mitigated Determination of Non-Significance (MDNS). The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. ***Expected mitigation measures may include, but are not limited to: traffic mitigation, air quality mitigation, storm water mitigation, and warranted mitigation of agencies with jurisdiction.*** The optional process authorized by WAC 197-11-355 is being used. The environmental checklist and other information on file with the City of Zillah are available to the public at www.cityofzillah.us/planningdept.html or upon request. This may be the only opportunity available to comment on the environmental impacts of this proposal. After the comment period, an environmental determination will be issued without an additional comment period. A copy of the subsequent threshold determination for this proposal may be obtained upon request. All appeals of the environmental determination will be held at the Public Hearing.

REQUEST FOR WRITTEN COMMENTS

Your views on this proposal are welcome. You may provide written comments concerning the impacts of this proposal during the **15-day comment period which ends at 4:00 p.m. on September 15, 2017.** All written comments will be considered prior to issuing a recommendation and final decision. The applications and other information on file with the City of Zillah are available to the public upon request.

Please submit your comments in writing to the City of Zillah, P.O. Box 475, Zillah, Washington 98953. Be sure to reference **File Nos. LP 2017-18 & ER 2017-19.**

NOTICE OF OPEN AND CLOSED PUBLIC HEARINGS

An Open Record Public Hearing on these applications is scheduled before the Zillah Hearing Examiner on September 25, 2017 at 6:00 p.m. or sometime thereabouts in the City of Zillah Council Chambers, 111 7th Street, Zillah, WA 98953. All members of the public are welcome to attend this meeting and offer testimony regarding the proposal. At the close of the hearing, the Zillah Hearing Examiner is expected to issue a recommendation decision on these applications.

A Closed Record Public Hearing on these applications is scheduled before the Zillah Council on October 16, 2017 at 7:00 p.m. or sometime thereabouts in the Zillah Council Chambers, 111 7th Street, Zillah, WA 98953. All members of the public are welcome to attend this meeting and offer testimony regarding the proposal. At the close of the hearing, the City Council is expected to issue a final decision on these applications.

If you have any questions about this proposal, please call Ardele Steele at (509) 829-5151.