

**APPLICATION FOR A LONG PLAT  
(Pursuant to ZMC Chapter 17)  
CITY OF ZILLAH, WASHINGTON**

FILE NUMBER: LPA 2017-17

Date paid: 7/31/2017

**1) FEES:**

- Long Plat Fee: \$975.00 plus Staff, Consultant & Professional Fee's if over the initial fee.
- Final Review Fee: \$300.00 plus Staff, Consultant & Professional Fee's if over the initial fee.
- Plat Amendment Fee: \$400.00 plus Staff, Consultant & Professional Fee's if over the initial fee.
- Plat Variance Fee: \$350.00 plus Staff, Consultant & Professional Fee's if over the initial fee.

Is a SEPA Checklist required? • 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.

**2) OWNER INFORMATION:**

Owner Name: <b>Hemphill Brothers, Inc. – Attn: Wes Hemphill</b>	Mailing Address: <b>PO Box 10190, Bainbridge Island, WA 98110</b>
Property Address, if any: <b>Yakima Valley Highway/Vintage Valley Pkwy</b>	Phone # 1                      Phone #2 <b>(206) 842-0748</b>

**3) LONG PLAT INFORMATION:**

Name of Long Plat: <b>Zillah Lakes Phases 2 through 12</b>			
Section <b>22, 26 &amp; 27</b>	Township <b>11</b>	Range <b>20</b>	$\frac{1}{4}$
Zoning: <b>C-T with PD Overlay</b>	Acres: <b>232.49</b>	Total No. of lots: <b>284 lots &amp; tracts including 245 residential lots</b>	
Assessor Parcel Number(s): <b>201122-32404, 32001, 32006</b>			
How close is the closest fire hydrant? Must be measured by vehicular access. <b>Within 100 feet</b>			
Will this project require <b>X</b> water and/or <b>X</b> sewer main extensions to the new lots? <b>For some phases.</b>			
Will this project require ROW street cut or curb or sidewalk cuts to provide public services? <b>No.</b>			
Types of easements needed: <b>X</b> sewer <b>X</b> water <b>X</b> egress/ingress <b>X</b> other utility			

**4) CONCURRENCY REVIEW:** Does your project require other land use permits (Re-zone, variance, conditional-uses, etc.) for approval for your preliminary plat? If so please identify them in this application. Do you want them processed concurrently? If so please indicate this in this application.  
Planned Unit Development Amendment. **Yes, process both concurrently.**

**5) PRE-APPLICATION MEETING:** To help guide this development, address requirements, and assure completeness of this application a pre-application conference may be scheduled and attended by the applicant with the Planning Department before submitting the application.

**6) PRELIMINARY PLAT CHECKLIST:** All sections required, see second page of this application.

**7) IMPORTANT – Please Read**

The application and any attachments shall specify the issues which the Planning Commission and City Council are being asked to consider. Issues unrelated to the application may not be considered by Planning Commission and City Council. I understand that this pre-application meeting in no way vests the project discussed during the meeting. All provisions of laws and ordinances governing the application will be complied with whether specified herein or not.

**8) DECLARATION:** I/WE DECLARE UNDER PENALTY OF THE PERJURY LAWS THAT THE INFORMATION I/WE HAVE PROVIDED ON THIS LONG PLAT APPLICATION IS TRUE, CORRECT, AND COMPLETE.

Thomas W. Hemphill Long Plat 7/26/17  
Signature(s) Date

Thomas W. Hemphill \_\_\_\_\_  
Print Name(s) Phone Number, if different then above

\_\_\_\_\_  
Signature(s) Date

\_\_\_\_\_  
Print Name(s) Phone Number, if different then above

Application Received by: <u>AS</u>	Date: <u>7/31/2017</u>
Application approved for completeness on: _____	
Notice of Application sent out: _____	Public Hearing date set for: _____
Final Decision date: _____	