



The City Of Zillah

THE HEART OF WINE COUNTRY

August 30, 2017

Hemphill Brothers, Inc.
Attn: Wes Hemphill
P.O. Box 10190
Bainbridge Island, WA 98110

RE: Notice of Incompleteness & Request for Clarification/Additional Information

Dear Mr. Hemphill & Mr. Durant:

On July 31, 2017, the Zillah City planner met with Tom Durant regarding the Planned Unit Development Amendment application and Long Plat Amendment of Zillah Lakes application. On August 2, 2017, the title report for the Long Plat Amendment, File LPA 2017-17, was submitted via email. After reviewing the materials submitted for the Planned Unit Development Amendment, File No.: PDA 2017-16, it has been determined that clarification and /or additional information will be required before we can determine the application complete for processing.

On August 14th, I called Mr. Lakman and Mr. Durant requesting clarification and /or additional information regarding a couple of tracts and the information regarding the Type F stream designation for Buena Irrigation Ditch.

On August 16th, I raised some additional questions and received email from Mr. Durant with answers to the requested clarification of the following information:

Which use are you using? Tracts G & H are listed as both commercial and multifamily

Parking: All parking is based on the 4 car space per residential lot... (Are you sure you want to keep those numbers? if you need to change something and it affects the parking it can cause problems.

Zillah Lakes has stormwater plans for Phase 1 only

Are you asking to get out of the previous council decision on Barbee Court? Your Figure 1-3 does not match the decision.

Where Figure 1-4 on pg. 13 bring used?

Fire Department may require the cul-da-sac rather than the t- turnaround (heads up)

Irrigation: HOA as Irrigation Water Master or is Zillah Prairie going to hold the shares?

Pet Farm???? Please define as you have Pet Kennel/ Pet shop already listed

Live-work Housing? Do you have designated areas or are all residential lots open to this (ideas outside of the standard home occupations i.e: café, woodworking, art gallery, metal work, etc.)

Pg. 25 What are you envisioning with the two family/multifamily/ townhouse/ vacation rentals/ time share in what is supposed to be a commercial property site? If tracts G & H change to residential, than move these to the residential section.

Residential Fence Heights in golf course areas.... Please set a limit (no more than 8 or 10 feet) etc.

I requested that you please clarify/ revise and resubmit to me so that I can post the most updated information when I send the Notice to Affected Property Owners (APO). While I did receive answers via email on August 28th, however I was informed that the revised documents will still need to be submitted.

At this time, I have not received the revised documents and cannot make a determination of completeness as denoted in Zillah Municipal Code 17.06.080 E. Completeness. Once I have received the revised documents, I will continue the process.

Please submit your clarified/ revised information by September 8, 2017. If you have any questions, please feel free to contact me.

Sincerely,



Ardele Steele, AICP, CFM, CBI

Planning and Community Development

Director

City of Zillah