



The City Of Zillah

THE HEART OF WINE COUNTRY

September 8, 2017

To: Wes Hemphill on behalf of Hemphill Brothers, Inc.; Applicant
Adjoining Property Owners
& Interested Agencies

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

Subject: *Notice of Applications, Completeness, Addendum to MDNS and Public Hearings*
File No. PDA 2017-16 & LPA 2017-17

NOTICE OF APPLICATIONS, COMPLETENESS, PROPOSAL, & SEPA Addendum to MDNS

On July 31, 2017, the City of Zillah received a Planned Development Amendment and Long Plat Amendment for the Zillah Lakes Development from Tom Durant on behalf of Hemphill Brothers, Inc. The property is zoned Planned Development Overlay (PD). As proposed, the Planned Development Revision and Revised Preliminary Plat of Zillah Lakes, LPA 2014-16 would be modified to reduce the total amount of residential lots from 626 to 365, reconfigure/convert areas for future commercial development, re-phase the development from the previously approved 11 phases under LPA 2014-16 to 12 phases including the existing phase 1, and a request for conditions of approval & SEPA mitigation modification based on the revised proposal. The project proposal and requested modification can be viewed at <http://www.cityofzillah.us/planningdept.html>. A Notice of Incompleteness was sent on August 30, 2017. The address of the subject property is 8001 Barbee Court, within the city limits of Zillah, Washington (Assessor's Parcel Numbers: 201122-32404, 32001, & 32006). These applications were determined complete for continued processing on September 6, 2017.

Environmental Review and Determination:

The Planning official has reviewed the revised project proposal and has determined that the proposal reduces actual environmental impacts and review is appropriate for an Addendum to the Mitigated Determination of Non-Significance (MDNS) issued under **File #2005-21**. The planned development will be modified showing a reduction and the changes should not result in any new significant adverse impact. A SEPA Addendum to MDNS has been prepared and a copy of the Addendum and environmental determination for this proposal and the previously mentioned file may be obtained upon request or viewed at the <http://www.cityofzillah.us/planningdept.html> under Notice of proposals. This is your only opportunity to comment on this determination.

Request for Written Comment

Your views on the proposal are welcome. All written comments received by **4:00 p.m. on September 29, 2017** will be considered prior to final action. Please mail your comments to the City of Zillah, P.O. Box 475, Zillah, Washington 98953. Be sure to reference **File No.: PDA 2017-16 & LPA 2017-17** in your correspondence. Notice of the City Council's decision will be sent to those who comment, or may be obtained upon request. If you have any questions on this proposal, please call Ardele Steele at 509-829-5151.

NOTICE OF OPEN PUBLIC HEARING

An Open Record Public Hearing on this application is scheduled before the Zillah Hearing Examiner on October 9, 2017 at 6:00 p.m. 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 Hearing Examiner is expected to issue a recommendation within 10 working days on these applications.

A Closed Record Public Hearing on these applications is scheduled before the Zillah Council on November 6, 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.