

**APPLICATION FOR PLANNED UNIT AMENDMENT**  
**(Pursuant to ZMC Title 17)**  
**CITY OF ZILLAH, WASHINGTON**

FILE NUMBER: PUDA 2017-16

Date paid: 7/31/2017

**1) FEES:**

**Planned Unit Amendment Fee: \$500.00 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) PROPERTY INFORMATION:**

Owner Name: <b>Hemphill Brother, 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 Parkway</b>	Phone # 1                      Phone #2 <b>(206) 842-0748</b>
Applicant Name: <b>Durant Development Services, Inc.</b>	Mailing Address: <b>PO Box 1723, Yakima, WA 98907</b>
Company Name:	Phone # 1                      Phone #2 <b>(509) 248-4156</b>

**3) PLANNED UNIT AMENDMENT INFORMATION REQUIREMENTS:**

*(Please attach)*

1. Written documents, including but not limited to:
  - A. Tentative schedule of amendment;
  - B. Statement of amendment objectives to be achieved by the planned development, including a description of the character of the amended development and an explanation of the factors that determined the particular scheme proposed;
  - C. Specific quantitative information, such as number and types of structures, proposed density, proposed setbacks, amount of common open space, amount of private open space, proposed uses not otherwise permitted in the zoning.
  
2. **DETAILED INFORMATION REQUIRED FOR PLANNED UNIT AMENDMENT:** On a separate sheet(s) of paper please attach the following criteria:
  - A. Identification of the proposed amendment including:
    - a) A written narrative stating the reasons for the request for the amendment and explaining how the proposed amendment will meet the intent of the plan or Ordinance.
    - b) Vicinity map showing the proposed development amendment in relation to surrounding development.
    - c) Site plan, showing contours, watercourses, natural features, tree cover, property lines, generalized land use with the size, existing and proposed setbacks, location, heights and types of amended uses, existing and proposed vehicular circulation system, the

arrangement of common open space, private open space and preliminary landscape treatment, and a preliminary utilities and drainage layout.

- B. For each amendment that may change storm water calculations, wetland buffers, or traffic counts, revised studies will need to be submitted for approval.
- C. 15 copies of the amended plat and the supplementary material are specified above shall be submitted to the Planning Commission.

**4) 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. All provisions of laws and ordinances governing the application will be complied with whether specified herein or not.

**5) DECLARATION:** *I/WE DECLARE UNDER PENALTY OF THE PERJURY LAWS THAT THE INFORMATION I/WE HAVE PROVIDED ON THIS PLANNED UNIT AMENDMENT APPLICATION IS TRUE, CORRECT, AND COMPLETE.* **PUA**

<u>Thomas W. Hemphill</u> Signature(s)	<u>7/26/17</u> Date
_____ Print Name(s)	_____ Phone Number, if different then above
_____ Signature(s)	_____ Date
_____ 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 4:20pm</u>
Date fee paid: <u>7/31</u>	Receipt Number: _____
Application <input type="checkbox"/> Approved <input type="checkbox"/> Disapproved for Completeness, <u>Incomp.</u>	Date: <u>8/30/2017</u>
SEPA Checklist Mailed: <u>N/A</u>	Date of Hearing: _____
<input type="checkbox"/> Approved <input type="checkbox"/> Disapproved	