

APPLICATION FOR REZONE
(Pursuant to ZMC Chapter 17)
CITY OF ZILLAH, WASHINGTON

FILE NUMBER: _____

1) FEES:

Date paid: _____

Rezone Fee: \$975.00 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.

NOTE: Rezone Applications require a Public Hearing and final approval of the rezone by the City Council. You or your representative must be present at the Public Hearing.

2) REZONE INFORMATION:

Applicant Name(s): Dale E Funk			
Applicant Mailing Address: PO Box 1303, Prosser, WA 99350			
Site Address: 1011 Cooper Lane, Zillah, WA			
Section	Township	Range	¼
Existing Zoning: R1	Land Use: Residential	Acres: 6.06	
Assessor Parcel Number(s): 201136-11014			
You are seeking to Re-zone this property to what Zoning Classification? R3			


3) APPROVAL CRITERIA: On a separate sheet(s) of paper please describe how this application meets the following criteria:

- A. The extent to which the proposed Re-Zone is in compliance with and/or deviates from the goals and policies as adopted in the Zillah Comprehensive Plan.
- B. The adequacy of public facilities, such as roads, sewer, water, and other required public services.
- C. The compatibility if the proposed zone change and associated uses with neighboring land uses.
- D. The public need for the Re-Zone.

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. All property owners **must** either sign this application or a letter of approval, **must** be attached to this form.

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


Signature

4/26/18
Date

DALE FUNK
Print Name

509-594-7032
Phone Number, if different then above

Signature

Date

Print Name

Phone Number, if different then above

Date Received: _____	Application Approved for completion by: _____
Public Hearing before the Planning Commission held on: _____	
Final Decision Date: _____	

A.) This 6.06 acre parcel of land is located next to an R3 lot in Zillah near downtown and in order to make it economically feasible to develop will require higher density zoning than residential lots.

B.) All public utilities exist on the West edge of the lot along Concord Lane.

C.) This land sits adjacent to an existing R3 lot that has been developed with multi-family housing.

D.) There is currently a need for affordable housing in the highly sought after Zillah area and this could provide additional housing at a cost affordable to the local population.