



The City Of Zillah

THE HEART OF WINE COUNTRY

April 29, 2022

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

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

Subject: *Notice of Applications, Completeness, and Public Hearings* **File No. PDA 2022-05**

NOTICE OF APPLICATIONS, COMPLETENESS, & PROPOSAL

On April 4, 2022, the City of Zillah received a Planned Development 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 would be modified to reduce the total amount of residential areas, reconfigure/convert areas for future commercial development and open space. The project proposal and requested modification can be viewed at <http://www.cityofzillah.us/planningdept.html>. The address of the subject property is 8004 E. Barbee Court, within the city limits of Zillah, Washington (Assessor's Parcel Numbers: 201122-32407). These applications were determined complete for continued processing on April 29, 2022.

Environmental Review and Determination:

The Planning official has reviewed the revised project proposal and has determined that the proposal reduces actual environmental impacts and prior Addendum to the Mitigated Determination of Non-Significance (MDNS) review was appropriate 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.

Request for Written Comment

Your views on the proposal are welcome. All written comments received **by 4:00 p.m. on May 19, 2022**, will be considered prior to final action. Please mail your comments to the City of Zillah, P.O. Box 475, Zillah, Washington 98953 or email to ASteele@cityofzillah.us. Be sure to reference **File No.: PDA 2022-05** 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 ext. 227.

NOTICE OF OPEN PUBLIC HEARING

An Open Record Public Hearing on this application is scheduled before the Zillah Hearing Examiner on May 23, 2022, 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 June 6, 2022, at 6:30 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.