

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

FILE NUMBER: _____

1) FEES:

Date paid: _____

Planned Unit Development Fee: \$975.00 plus Staff, Consultant & Professional Fee's if over the initial fee.

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.

2) PROPERTY INFORMATION:

Owner Name:	Mailing Address:	
Property Address, if any:	Phone # 1	Phone #2
Applicant Name:	Mailing Address:	
Company Name:	Phone # 1	Phone #2

3) PRE-APPLICATION MEETING: To help both the City and the applicant understand the project, a pre-application meeting with the reviewing department is highly recommended. Please call the Planning Department at (509) 829-5151 to schedule a pre-application meeting.

4) PLANNED DEVELOPMENT APPLICATION INFORMATION REQUIRED:

(Please attach)

1. Written documents, including but not limited to:
 - A. Legal description;
 - B. Environmental checklist;
 - C. Statement of present ownership and present zoning;
 - D. Statement of intent as to final ownership, including any plans for rental, sale or combination thereof;
 - E. Tentative schedule of development;
 - F. Statement of planning objectives to be achieved by the planned development, including a description of the character of the proposed development and an explanation of the factors that determined that determined the particular scheme proposed;
 - G. Description of the natural setting, including slope, topography, soil type, significant landforms, bodies of water, trees and other vegetation and surrounding structures;
 - H. Specific quantitative information, such as number and types of structures, proposed density, amount of common open space, amount of private open space, proposed uses not otherwise permitted in the zoning.

5) ILLUSTRATIVE DOCUMENTS

(Please attach)

1. Vicinity map showing the proposed development in relation to surrounding development.
2. Site plan, showing contours, watercourses, natural features, tree cover, property lines, generalized land use with the size, location, heights and types of proposed uses, exiting 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.
3. One copy of the site plan shall be prepared as a colored rendering.
4. 15 copies of the preliminary plat and the supplementary material are specified above shall be submitted to the Planning Commission.

6) 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.

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

Signature	Date
Print Name	Phone Number, if different then above
Signature	Date
Print Name	Phone Number, if different then above
Signature	Date
Print Name	Phone Number, if different then above

Application Received by: _____ Date fee paid: _____ Application <input type="checkbox"/> Approved <input type="checkbox"/> Disapproved for Completeness, SEPA Checklist Mailed: _____ <input type="checkbox"/> Approved <input type="checkbox"/> Disapproved	Date: _____ Receipt Number: _____ Date: _____ Date of Hearing: _____
--	---