



The City Of Zillah

THE HEART OF WINE COUNTRY

June 11, 2018

TO: Interested Agencies and Property Owners

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

SUBJ: City of Zillah- 2040 Comprehensive Plan Amendment and Rezone
Notice of Proposal and SEPA Threshold Determination –Determination of Non-Significance & Public Hearings **File No. COMP 2018-02, RZ 2018-03 & ER 2018-04**

NOTICE OF PROPOSAL

Notice is hereby given that the City of Zillah has prepared draft amendments to the City Comprehensive Plan and Future Land Use Map and Rezoning of various properties in accordance with the provisions of the Washington State Growth Management Act. An Environmental Checklist for these non-project actions has been prepared in accordance with the provisions of the Washington State Environmental Policy Act. Copies of the proposed revised Comprehensive Plan amendment(s) are available for review at Zillah City Hall, 503 First Avenue, Zillah, WA 98953, between the hours of 8:00 am to 5:00 p.m. Monday through Friday or on the city website www.cityofzillah.us.

ENVIRONMENTAL REVIEW & APPEAL PROCESS

It is anticipated that the City will issue a Determination of Non-Significance for these non-project actions. As a result, a single integrated public review and comment period is being provided to receive comments on the draft Comprehensive Plan and Future Land Use Map amendments and the likely SEPA Threshold Determination in accordance with the DNS process outlined in WAC 197-11-340. This may be the only opportunity to comment on the environmental impacts of these proposed non-project actions. Mitigation measures may be included under applicable codes regardless of whether an EIS is prepared. Any appeals of the final SEPA determination will be held at the July 17th, 2018 meeting.

OPEN & CLOSED RECORD PUBLIC HEARINGS

Written comments on the proposed amendments to the Comprehensive Plan and Future Land Use Map, and/or likely SEPA Threshold Determination must be submitted, **no later than Thursday June 28, 2018 at 4 PM** to City of Zillah, PO Box 475, Zillah, WA 98953. Be sure to reference File No. **COMP 2018-02, RZ 2018-03 & ER 2018-04** in your correspondence. In addition, written or oral comments may be submitted at a public hearings sponsored by the Zillah Planning Commission on **July 17th & Aug. 7th, 2018 at 7 pm** at Council Chambers located at 111 7th Street, Zillah, WA 98953.

It is anticipated that the Planning Commission will be forwarding their final recommendation on the proposed amendments to the Zillah City Council following their meeting on Aug. 7th, 2018. It is further anticipated that the City Council will be conducting a **Final Closed Record Public Hearing** on the recommended Comprehensive Plan and Rezone applications with final action being taken on **Aug. 20th, 2018 at 7 pm**. If you would like to receive notices regarding future meetings and public hearings on the Comprehensive Plan and/or to receive a copy of the SEPA Threshold Determination, or if you have questions regarding the comprehensive planning process, please contact Ardele Steele at 509-829-5151.

**DRAFT
DETERMINATION OF NON-SIGNIFICANCE**

1. Description of Proposal:

The City of Zillah has prepared draft amendments to the City Comprehensive Plan and Future Land Use Map and Rezoning of various properties in accordance with the provisions of the Washington State Growth Management Act. An Environmental Checklist for these non-project actions has been prepared in accordance with the provisions of the Washington State Environmental Policy Act. Copies of the proposed revised Comprehensive Plan amendment(s) are available for review at Zillah City Hall, 503 First Avenue, Zillah, WA 98953, between the hours of 8:00 am to 5:00 p.m. Monday through Friday or on the city website www.cityofzillah.us.


2. **Proponent:** City of Zillah
503 First Avenue
P.O. Box 475
Zillah, WA 98953
3. **Location of Proposal:** City of Zillah and Zillah Urban Growth Areas
4. **Lead Agency:** City of Zillah
5. **File Number:** **COMP 2018-02, RZ 2018-03 & ER 2018-04**

6. **Determination:**

It is anticipated that the City will issue a Determination of Non-Significance for these non-project actions. As a result, a single integrated public review and comment period is being provided to receive comments on the draft Comprehensive Plan and Future Land Use Map amendments and the likely SEPA Threshold Determination in accordance with the DNS process outlined in WAC 197-11-340. This may be the only opportunity to comment on the environmental impacts of these proposed non-project actions. Mitigation measures may be included under applicable codes regardless of whether an EIS is prepared.

7. **Comment and Appeal Period:** Your views on the proposal are welcome. All written comments received by **4:00 p.m. on June 28, 2018** will be considered prior to drafting a final environmental determination. Please mail your comments to the City of Zillah, P.O. Box 475, Zillah, Washington 98953. Be sure to reference File No. **ER 2017-10 & COMP 2017-11** in your correspondence. **Any appeals of the final SEPA determination will be held at the July 17th, 2018 meeting.**

For information on the comment process, or on other issues relating to this proposal, contact Ardele Steele, Planning & Community Development Director at 509-829-5151.

9. **SEPA Responsible Official:** 
Ardele Steele, AICP, CFM, CBI
10. **Position/Title:** SEPA Responsible Official,
Planning & Community Development Director
11. **Address:** 503 First Avenue
P.O. Box 475,
Zillah, WA 98953
12. **Date:** June 11, 2018