



**CITY OF PROSSER, WASHINGTON
NOTICE OF COMPLETE APPLICATION AND
OPTIONAL DETERMINATION OF NONSIGNIFICANCE [DNS]**

Red Blend TownHomes

**Notice of Application and Optional Determination of Non-significance posted
October 23, 2019**

Type of Application: SEPA Checklist / Change of Zone

Date of Application: September 24, 2019

Name of Applicant: Red Blend Townhomes

Location of Project: Parcel 135943000004001 and 135943000004002 commonly known as the Giles property, an empty lot located east of the Northwest Farm Supply

Description of proposed project: A rezone of property from Commercial Neighborhood and Commercial Thoroughfare to High Density Residential excluding the required abutment of property located directly adjacent to Wine Country Road.

Other permits:

The following additional permits are associated with this application: SEPA Checklist

The following studies have been required pursuant to RCW 36.70B.070: NA

Preliminary determination of consistency:

The City has determined that this application is consistent with the City's Development Regulations and Comprehensive Plan.

Environmental Review: The City is using the optional process contained in Washington Administrative Code (WAC) Section 197-11-355 to make its threshold determination. The City expects to issue a **Determination of Non-significance (DNS)** for this project. This may be your only opportunity to comment on the environmental impacts of the proposed project. A copy of the subsequent Threshold Determination for the project may be obtained upon request. The lead agency, the City of Prosser, will not act on this proposal for 14 days from the published date below.

City of Prosser Contact: Steve Zetz
Planning Director City of Prosser
601 7th Street, Prosser, WA, 99350

Comments: The public is invited to comment on the application and environmental review. The public comment period shall be **15-days and will begin October 24, 2019**. All public comments received on the Notice of Application must be received by the City of Prosser **no later than 5:00 pm, November 14, 2019**. Comments may be mailed or personally delivered to the;

Attn: Prosser City Clerk
601 7th Street,
Prosser, Washington, 99350

All available information and related documents for the application may be viewed at the City Clerk's Office, located at Prosser City Hall, 601 7th St, Prosser, Washington, between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday, excluding official holidays, or may be viewed at www.cityofprosser.com.

The person(s) receiving this notice may request a copy of the final decision in this matter.

The final decisions may be appealed in accordance with the Land Use Petition Act (RCW 36.70C).

City of Prosser **NOTICE OF PUBLIC HEARING** **Special Meeting November 14, 2019**

NOTICE IS HEREBY GIVEN by the undersigned City Planner of the City of Prosser, Washington, that the Planning Commission will hold a Public Hearing on November 14, 2019 at 6:00 p.m, at a **Special Meeting** or as soon thereafter as possible, in the City Council Chambers, City Hall, 601 7th Street, Prosser, Washington, for the purpose of receiving public comment on the application for change of zone. The City Hall Council Chambers is wheelchair accessible. American with Disabilities Act (ADA) accommodations are available upon request to the City Clerk at least 2 days in advance by calling (509) 786-2332.

All available information and related documents for the application may be viewed at the City Clerk's Office, located at Prosser City Hall, 601 7th Street, Prosser, Washington, between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday, excluding official holidays or may be viewed at www.cityofprosser.com. All interested persons may appear and provide testimony or provide³ written testimony at the public hearing or prior to the public hearing.

Written comments not received by November 7, 2019 will not be included in the Commission Packet.

The person(s) receiving this notice may request a copy of the final decision in this matter.

The final decisions may be appealed in accordance with the Land Use Petition Act (RCW 36.70C).

Dated: October 21, 2019



Steve Zetz
City Planner
City of Prosser

Published: Prosser Record Bulletin
Publish Date: October 24, 2019

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable: Red Blend Townhomes
2. Name of applicant: [Red Blend Villages III LLC](#)
3. Address and phone number of applicant and contact person: 2839 W Kennewick Ave PMB # 342 Kennewick WA Contact Person: Donal McIntosh, MM 360-907-1038

4. Date checklist prepared: September 24th, 2019
5. Agency requesting checklist: City of Prosser Development Services
6. Proposed timing or schedule (including phasing, if applicable): December 2019
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. No
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. None
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. Yes. Change of Zone
10. List any government approvals or permits that will be needed for your proposal, if known. Zoning and Permit Application
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) Proposed use is high density residential development and sale of approx 44 townhome units on zero lot lines with clubhouse & pool.
12. Location of the proposal. Give enough information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Refer to Attached legal & assessors map.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

(circle one) Flat, rolling, hilly, steep slopes, mountainous, other
Flat

b. What is the steepest slope on the site (approximate percent slope)?
2%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Sandy loam and rock

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Do not know

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 65%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

N/A

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

None

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Silt Fences

3. Water

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No

- 2) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Do Not Know

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

NONE

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

We will retain storm water on site and comply with City of Prosser requirements.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

No

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Engineered Drainage swales if necessary, to meet city standards

4. Plants

a. Check the types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

None

c. List threatened and endangered species known to be on or near the site.

None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Preserve as many trees on entry approach as possible.

e. List all noxious weeds and invasive species known to be on or near the site.

None Known

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site.

None

c. Is the site part of a migration route? If so, explain.

Yes. It is part of the Pacific Flyway. No, impact is anticipated

- d. Proposed measures to preserve or enhance wildlife, if any:
NONE

- e. List any invasive animal species known to be on or near the site.

Do not know

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity for heat, air and water heaters

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:
Will meet or exceed Washington State Residential Building Energy codes

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

- 1) Describe any known or possible contamination at the site from present or past uses.
None Known
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
None Known
- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None Known

- 4) Describe special emergency services that might be required.
None

- 5) Proposed measures to reduce or control environmental health hazards, if any:

N/A

- b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
Wine Country Road traffic

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
Routine construction related activities

3) Proposed measures to reduce or control noise impacts, if any:

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.
Vacant

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?
Non recently

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:
No

c. Describe any structures on the site.
None

d. Will any structures be demolished? If so, what?
No

e. What is the current zoning classification of the site?
Commercial General

f. What is the current comprehensive plan designation of the site?
High Density Residential

g. If applicable, what is the current shoreline master program designation of the site?
N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
No

i. Approximately how many people would reside or work in the completed project?
80-90

j. Approximately how many people would the completed project displace?
None

k. Proposed measures to avoid or reduce displacement impacts, if any: _

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

We will comply with City of Prosser standards

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

N/A

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

45-50 units low- and medium-income housing

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

c. Proposed measures to reduce or control housing impacts, if any:

N/A

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Approximately 12 attached 3 story townhome unit approx. 30' high

b. What views in the immediate vicinity would be altered or obstructed?

None

b. Proposed measures to reduce or control aesthetic impacts, if any:

We will comply with City of Prosser Landscaping and residential design standards.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Normal building and streetlights

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

c. What existing off-site sources of light or glare may affect your proposal?

None

d. Proposed measures to reduce or control light and glare impacts, if any:

Shrouded , downfacing LED lights (exterior). We will make reasonable efforts to insure a minimal amount of light scatter.

12. Recreation

None

- a. What designated and informal recreational opportunities are in the immediate vicinity?

None

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

No

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

N/A

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Wine Country Road

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Approximately 90 as per code plus clubhouse handicapped parking

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). _____

No

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

It is within approximately 350 feet of the property line of the Prosser Municipal Airport (near the northeast corner of airport) The project has no elevations which would interfere with airport operations or landing overlays.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and no passenger vehicles). What data or transportation models were used to make these estimates?

180-250 . Morning and evening commutes

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

h. Proposed measures to reduce or control transportation impacts, if any:

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

It does not require additional need for public services. Existing services will be adequate.

b. Proposed measures to reduce or control direct impacts on public services, if any.

16. Utilities

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electric (REA) Public water and sewer, Charter Cable.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____



Name of signee Donal McIntosh
Position and Agency/Organization Managing Member, Red Blend Villages III LLC
Date Submitted: 9/24/2019

D. supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

- 1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

None

Proposed measures to avoid or reduce such increases are:

- 2. How would the proposal be likely to affect plants, animals, fish, or marine life?

None

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

- 3. How would the proposal be likely to deplete energy or natural resources?

not likely

Proposed measures to protect or conserve energy and natural resources are:

- 4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

N/A

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

N/A

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Not likely

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

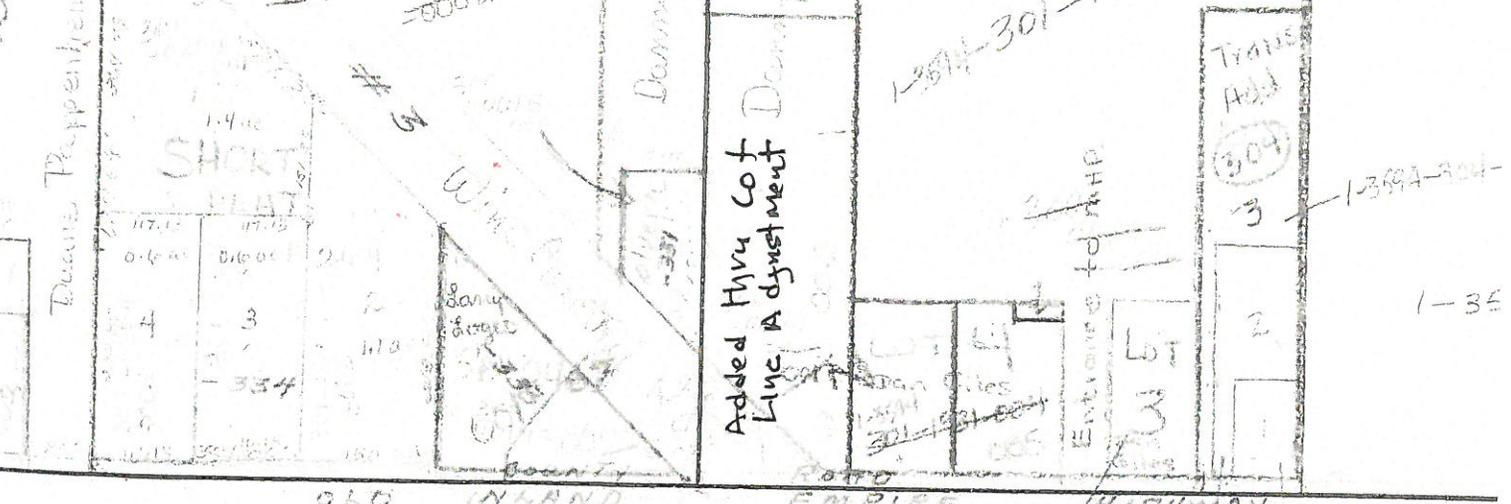
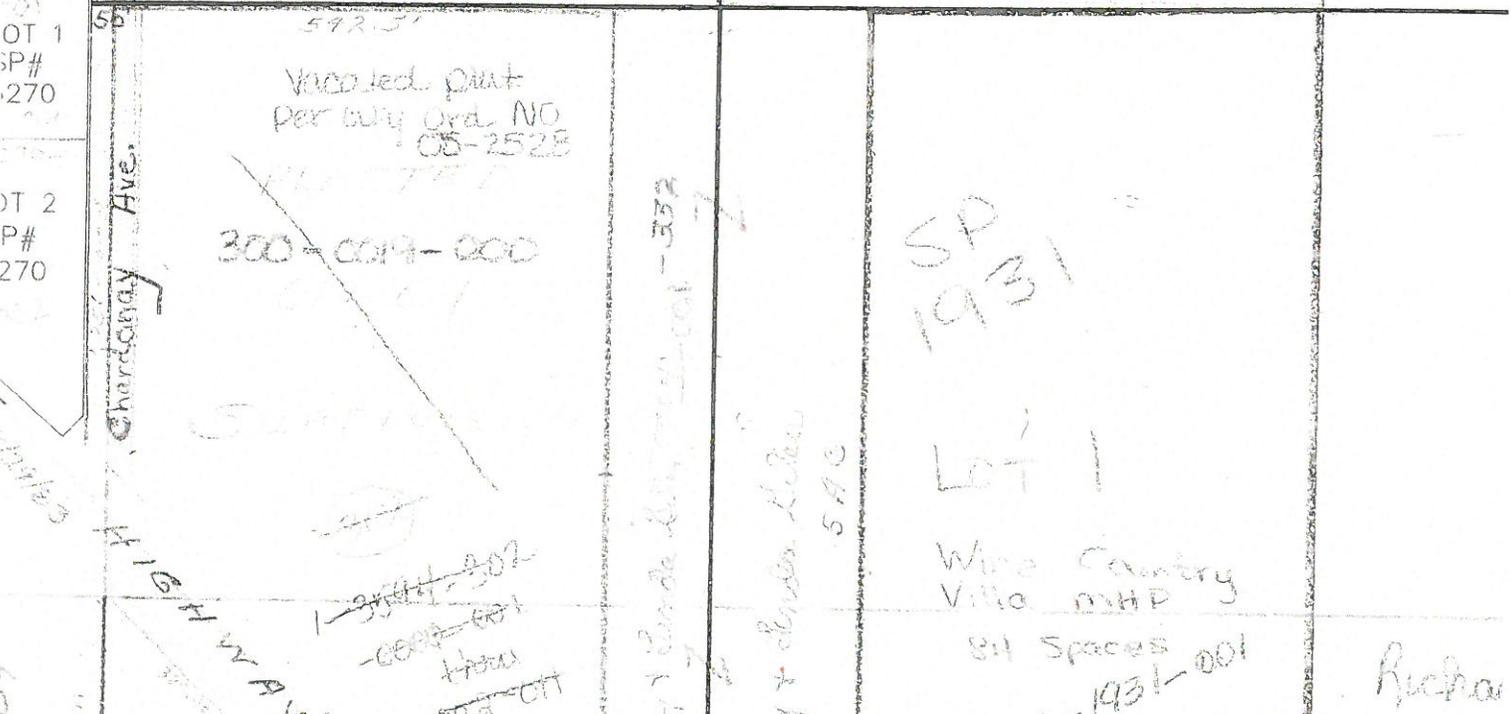
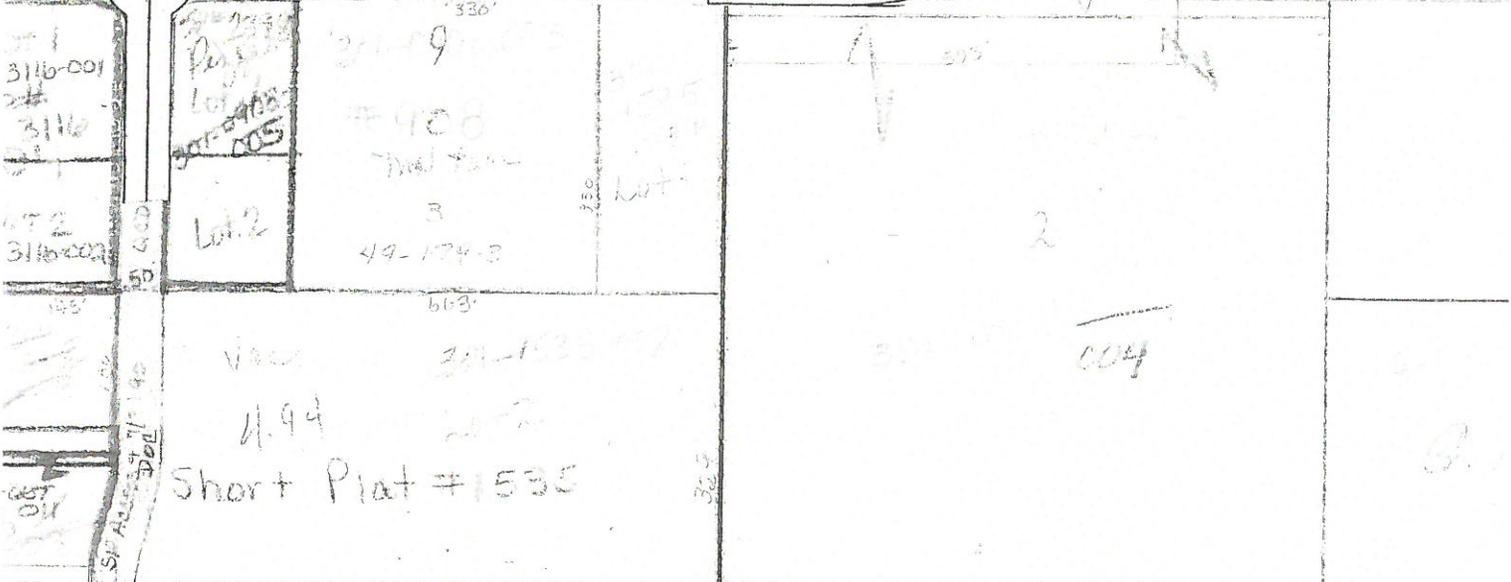
NONE

Me
Its
Hello

Section 35, Township 9, Range 24, Quarter SW, THAT PORTION OF THE EAST ONE HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER WHICH LIES NORTHEAST OF STATE HIGHWAY; AND LESS THE WEST 542.5 FEET AND EXCEPT THAT PORTION DEFINED AS FOLLOWS; BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER WITH THE NORTHERLY RIGHT OF WAY LINE OF THE HIGHWAY; THENCE NORTH ALONG THE EAST LINE 195 FEET; THENCE WEST 87 FEET; THENCE SOUTH PARALLEL WITH SAID EAST LINE TO THE NORTHERLY RIGHT OF WAY LINE; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE TO A POINT OF BEGINNING; TOGETHER WITH THE NORTH 786 FEET OF THE WEST ONE HALF OF THE WEST ONE HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER ALL IN SECTION 35, TOWNSHIP 9 NORTH, RANGE 24 EAST; QUARTER SECTION SOUTHWEST. REA EASEMENT 6/12/61 (BOUNDARY LINE ADJUSTMENT PER AF#2011-018719, 7/05/2011).

† APPX 1.32 AC 4002 Added thru lot line adjustment.
TOTAL 6.32 AC.

MERLOT DRIVE

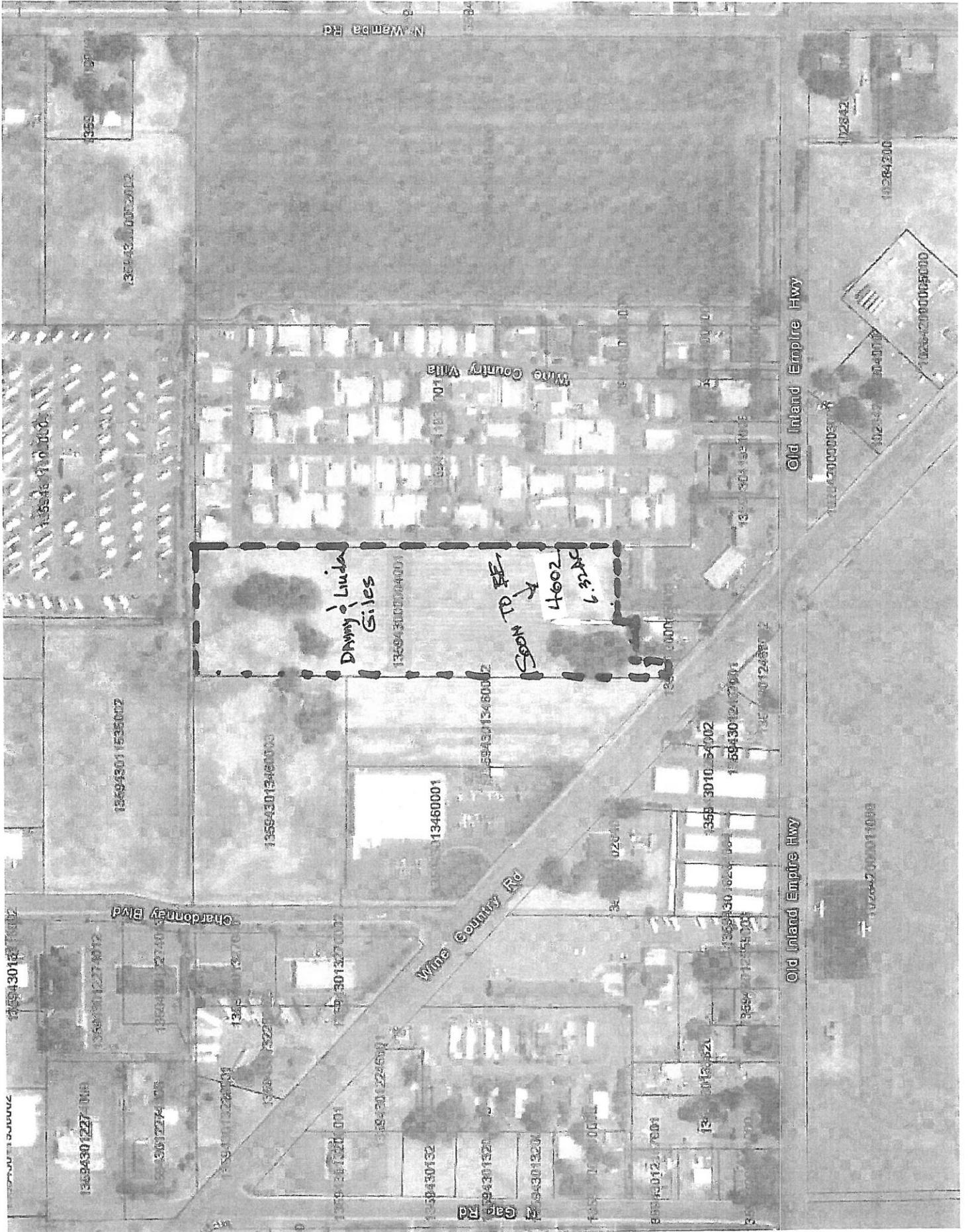


OLD INLAND EMPIRE HIGHWAY

Added Hwy Co f
Line A adjustment

Richard

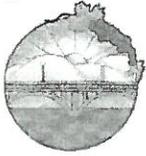
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RECEIVED
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SEP 24 2019

CITY OF PROSSER



LAND USE ZONING & PERMIT APPLICATION

CITY OF PROSSER, WASHINGTON

APPLICANT'S NAME Donal McIntosh

PROJECT NAME Red Blend Townhomes

PARCEL INFORMATION (Include all parcel(s) information. Attach additional sheets, if necessary.)

Project Address: _____

(Leave blank if not assigned)

Parcel Number (Property Tax Account Number): 135943000004001 & 4002

Legal Description: See Attached Added thru lot line adjustment

PROPERTY OWNER INFORMATION

Name: Danny & Linda Giles

Address: 155601 W Johnson Rd City: Prosser State: WA Zip: 99350

Phone: 509-781-0213 Cell Phone: _____

Email: winecountry47@hotmail.com (email will not be used for transmittal of official findings)

OWNERS AUTHORIZED AGENT: Donal McIntosh

Address: 3787 S Shaman St City: Kennecook State: WA Zip: 99338

Phone: 360-907-1038 Cell Phone: _____

Email: donalmc9@gmail.com (email will not be used for transmittal of official findings)

PROJECT INFORMATION

Site Review

Annexation

Change of Zone

Accessory Dwelling Unit

Overlay Zone

Right-of-Way Use Permit

Other

Conditional Use (requires

Conditional Use form LUA-S1)

Variance (requires

Variance request form LUA-S2)

Similar Use

Encroachment

Adult Family Home

Continuation and/or Minor

Alteration of Non-Conforming Use

SEPA

PROJECT DESCRIPTION zone change to allow high density residential development consisting of 40 to 50 zero lot line for sale townhomes priced between \$240,000 to 300,000 ea.

City of Prosser
601 7th Street
Prosser WA 99350
(509) 786-2332

PLEASE ATTACH THE REQUIRED VICINITY MAP

ESTIMATED PROJECT VALUATION: \$ _____

CONTRACTOR INFORMATION

Company Name: _____ Email: _____

Contact Person: _____ Contact Phone: _____

Address: _____ City: _____ State: _____ Zip: _____

Contractor's Registration No.: _____ Expiration Date: _____

I, the undersigned, do hereby certify that, to the best of my knowledge, the information on this application and other submitted information is true and correct. In addition, I understand that acceptance of this application and fees does not constitute submittal of a valid application until so informed by the City. I have attached, enclosed, or submitted the applicable fees for this application.

[Signature]
Applicant Signature

8/27/2019
Date

Owner
Signature

Date

DocuSigned by:
Danny Giles 8/27/2019
6AB19DF6F7AB460...

If the property owner is other than an individual such as a corporation, partnership or agency, please provide proof of signatory authorization.

SITE REVIEW	
<u>Application must include the following.</u>	
1. Critical Areas Worksheet	
2. Proof of Legal Lot	
3. Proof of ownership or authority	
4. 25 year Storm Water Calculations stamped by an engineer	
5. Site Plan Drawing which shows....	
<input type="checkbox"/> All existing and proposed lot lines.	
<input type="checkbox"/> The location of all existing structures to remain and the location of all proposed structures.	
<input type="checkbox"/> The location of all utilities proposed to be used.	
<input type="checkbox"/> The proposed number and location of water meters.	
<input type="checkbox"/> The location of all solid waste receptacle areas.	
<input type="checkbox"/> The method of handling storm water removal.	
<input type="checkbox"/> All easements and right-of-ways.	
<input type="checkbox"/> All off-street parking and loading areas.	
<input type="checkbox"/> All driveway locations.	
<input type="checkbox"/> All landscaping, outdoor lighting and fencing..	
<input type="checkbox"/> A north arrow.	
<input type="checkbox"/> Scale of drawing	
Deposits are required at the time an application is submitted. You will still get a monthly bill for actual costs incurred. Your deposit will not be refunded until the project has closed.	
SITE REVIEW	\$250.00 Deposit
VARIANCE	\$300.00 Deposit
SITE REVIEW	\$500.00 Deposit
SEPA	\$500.00 Deposit
ANNEXATION	\$500.00 Deposit
ZONE CHANGE	\$750.00 Deposit
CONDITIONAL USE	\$500.00
Deposit	

CITY USE ONLY

RECIEVED BY _____ DATE _____

APPROVED BY _____ DATE _____

RETURNED BY _____ DATE _____

REASON FOR APPLICATION RETURN _____

PMC-18

Revised