



WASHINGTON STATE BOUNDARY REVIEW BOARD FOR YAKIMA COUNTY

128 North Second Street
Fourth Floor Courthouse
Yakima, Washington 98901

(509) 574-2300 • FAX (509) 574-2301

Date: June 1, 2020

TO: Boundary Review Board Members, Corporate Counsel, City of Sunnyside, Board of County Commissioners, Assessor, Treasurer, Elections Division, Sheriff's Office, Public Services (Director, Planning, Building & Fire Safety, Code Enforcement, Environmental Services, Water Resources GIS), County Roads, Sunnyside School District, Fire District #5, Sunnyside Valley Irrigation District, Yakima Valley Libraries, Yakima Valley Conference of Governments, South Yakima Conservation District, Bureau of Indian Affairs, Yakama Nation

FROM: Phil Hoge
Chief Clerk - Boundary Review Board

SUBJ: **File No.: BRB2020-00002, City of Sunnyside – Bos & Rodriguez Annexation**

Enclosed is the Notice of Intention packet that proposes the annexation into the City of Selah of approximately 32.66 acres (plus adjacent canal) having an assessed valuation of \$161,700. The annexation is known as the **"Bos & Rodriguez Annexation"**.

The 45-day review period for this proposed annexation expires **July 16, 2020**.

Any governmental unit affected by this proposed annexation may compel the Board's review of this proposal by filing a request for review with the Chief Clerk by the expiration date in accordance with RCW 36.93.100(2). Certain registered voters and property owners may compel review in accordance with RCW 36.93.100(3) and (4).

Enclosure: Notice of Intention

Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, national origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300.

If this letter pertains to a meeting and you need special accommodations, please call us at 509-574-2300 by 10:00 a.m. three days prior to the meeting. For TDD users, please use the State's toll free relay service 1-800-833-6388 and ask the operator to dial 509-574-2300.

WASHINGTON STATE BOUNDARY REVIEW BOARD FOR YAKIMA COUNTY

NOTICE OF INTENTION

for office use only:

BRB FILE # BRB2020-00002

1. Name of City, Town or special purpose district: CITY OF SUNNYSIDE
2. Action Sought:

| | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Annexation |
| <input type="checkbox"/> | Formation of a Special Purpose District |
| <input type="checkbox"/> | Incorporation |
| <input type="checkbox"/> | Other Boundary Change |
| <input type="checkbox"/> | Merger/Consolidation of Special Purpose District |
| <input type="checkbox"/> | Dissolution of Special Purpose District |
| <input type="checkbox"/> | Water or Sewer Extension _____ Size of Water Line _____ Sewer Line |
3. This proposal shall be known as: BOS & RODRIGUEZ ANNEXATION
4. Driving directions to location of proposed action: Take exit #63 from I-82, go east on Yakima Valley Highway to the light at 1st street/Scooner Road and turn left onto Outlook Road and turn left at 3991 Outlook Road.
5. Briefly describe proposal: To bring approx. 32.66 acres into the City which will have access to all city services.
6. Method used to initiate the proposed action: ☒ Petition ☐ Election ☐ Resolution
7. State statute under which action is sought: RCW 35A-14-120 Ct. Seq.

FACTORS THE BOARD MUST CONSIDER

POPULATION AND LAND USE:

1. Provide the following information:

| POPULATION OF PROPOSED AREA | | | POPULATION OF EXISTING ENTITY | |
|-----------------------------|----------|--------------------|-------------------------------|--------------------|
| | EXISTING | 10-YEAR PROJECTION | EXISTING | 10-YEAR PROJECTION |
| People | 2 | 2 | 17,070 | 18,271 |
| Residences | 1 | 1 | 3,874 | 5,144 |
| Businesses | 0 | 0 | 1 | 1 |

2. What source is the basis for this projection information? City records and Comprehensive Plan
3. Acres within the proposed area Approx. 32.66 Acres within existing entity Approx. 4,855 Acres.
4. Assessed valuation of proposed area \$ 161,700.00 of existing entity \$ 561,660,199.00
5. Existing land use of the proposed area: Residential
6. Existing land use of the area surrounding the proposal: Commercial and Residential
7. Are all surrounding & interior roads included in the annexation? ☐ Yes ☒ No
If no, why not? There are no internal roads and the only public road abutting the properties is "Outlook Road". Outlook Road is already included in the existing city limits.
8. Is there new residential, commercial, or industrial development that is associated with this proposal? No
If yes, describe any projects being considered or proposed: _____
9. If the proposal is approved, will there be land use changes within the next 18 months?
- o Land Use: None proposed
 - o Zoning: Rezone to R-3 Medium Density Residential
 - o Comprehensive Plan: Currently residential, will remain as.
10. Has the proposed area been the subject of land use action by Yakima County? No
If so, please explain

11. a. Yakima County Comprehensive Plan designation for the proposed area: Sunnyside Urban Growth Area.
- b. For surrounding areas: Same
- c. Yakima County Zoning for the proposed area: R-1
- d. For surrounding areas: R-1
12. Is this proposal consistent with the coordinated water system plan, if any? ☒ Yes ☐ No
13. Does your jurisdiction have an adopted comprehensive plan? Yes Date Adopted: December 2006
14. Describe how this proposal is consistent with the adopted comprehensive plan: Property is within the Urban Growth Area and use is consistent with the Comprehensive Plan.
- a. Proposed city zoning upon annexation: R-3 Medium Density Residential
15. Has any portion of this area been previously reviewed by the Boundary Review Board? No
Explain _____
16. Describe the following as required by RCW 36.93.170 and the effects on land use, accessibility and potential development:
- a. Topography: Flat
- b. Natural Boundaries: Drainage ditch on the south of the project site, adjacent to Outlook Road and between parcels 2210234401 and 22102344013

c. Drainage Basins: None

17. Is the proposed area within the Urban Growth Area for your municipality? Yes

MUNICIPAL SERVICES

1. What services will be provided in the proposed area?

| | EXISTING PROVIDER | PROPOSED PROVIDER | TIME FRAME for SERVICES | HOW FINANCED |
|------------|-------------------|-------------------|-------------------------|-----------------|
| Water | Well | City | | Owner/Developer |
| Sewer | Septic | City and Port | | Developer |
| Fire | County | City | Existing | City Gen. Fund |
| Stormwater | On-Site | On-Site | | Developer |
| Roads | City | City | | On-Site |
| Parks | City | City | Existing | City Gen. Fund |
| Police | County | City | | City Gen. Fund |
| School | S.S.D. | S.S.D. | Existing | No Impact |
| Library | County | County | Existing | No Impact |

2. Does your jurisdiction have a current Capital Facilities Plan? Yes

Does it consider the proposed area? Yes

3. Describe the effect your jurisdiction's ordinances, governmental codes, regulations and resolutions will have on existing uses in the proposed area: Area annexed will assume proportionate share of existing city indebtedness. City codes and ordinances will apply.

4. Describe the probable future needs for services and additional regulatory controls in the area? City sewer and domestic water, police and fire services

5. Describe the probable effects of the proposal on the cost and adequacy of services and regulatory controls:

- In the proposed area? Minimal
- In the adjacent area? Minimal

6. Estimate the following to be incurred under the proposal:

- Proponent Expenditures to be incurred: \$ None
- Proponent Revenues to be gained: \$ 481.87 + future utility fees.
- County Revenue Lost: \$ 671.49.
- County Expenditure Reduction: \$ None

- e. Fire District Revenue Lost: \$ 198.20
- f. Fire District Expenditure Reduction: \$ Total
- g. Financial Impact to Special Districts (library, parks, hospital): \$ 63.80

7. What is the future impact of your proposal on the school district? **Potential to add more tax revenue to the district. Other than that, there will be minimal impact to the district.**

ENVIRONMENTAL INFORMATION

1. Is there an existing environmental review pertinent or related to this proposal? ☐ Yes
☒ No
If No, answer questions 2 through 5.
2. Expected impact of any proposed development to adjacent roads and highways: **Any development that would impact the roads would be addressed with a SEPA review at the time of development.**
3. Expected impact of any proposed development on air quality: None
4. Does the area under consideration contain "critical areas"? (floodplain, wetland, steep slope wildlife habitat area, etc.): No
5. Please describe any potential adverse impacts that could occur upon development: None

OBJECTIVES OF THE BOUNDARY REVIEW BOARD

Describe fully which objectives of RCW 36.93.180 this proposal meets and which objectives this proposal does not meet. Please give your reasons for each of the objectives chosen:

1. Preservation of natural neighborhoods and communities: **Area is within Sunnyside Urban Growth Area and part of Sunnyside commercial community.**
2. Use of physical boundaries, including but not limited to bodies of water, highways, and land contours: **Outlook Road borders to the south and the annexation follows the property lines to the west, north, and east.**
3. Creation and preservation of logical service areas: **Extends City services within approved Urban Growth Areas.**
4. Prevention of abnormally irregular boundaries: **Is a step toward completing the regular boundary of the Urban Growth Area for the City.**
5. Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities in excess of ten thousand (10,000) population in heavily populated urban areas: **Fulfills the goals of the city and county comprehensive plans.**
6. Dissolution of inactive special purpose districts: N/A

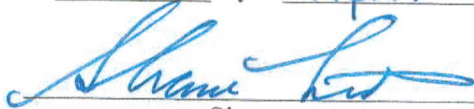
7. Adjustment of impractical boundaries: Extends city limits in conformity with the Comprehensive Plan.
8. Incorporation as cities or towns or annexation to cities and towns of unincorporated areas which are urban in character: Area is developed with urban use and inside the City of Sunnyside Urban Growth Area.
9. Protection of agricultural and rural lands which are designated for long term productive agricultural and resource use by a comprehensive plan adopted by the county legislative authority: None of these properties are currently productive agriculture and are zoned residential.

EXHIBITS

See attached **Notice of Intention Filing Instructions** for explanation of Exhibits A, B, C, D, E, and F. Applicable Exhibits must accompany the Notice of Intention document.

I certify that the above is true and accurate, and that I am an official or employee of the governmental jurisdiction seeking boundary change action or the proponent for the incorporation or formation.

Dated this 13 day of April, 20 20.



Signature

Shane Fisher

Name of person completing this form

Director of Public Works

Title

(509) 837-5399

Phone Number

(509) 836-6383

Fax Number

818 East Edison Ave., Sunnyside, WA 98944

Mailing Address

Names and Addresses of other persons who should receive correspondence from the BRB in regard to this Notice:

APN: 221023-43400, 44400, 43401, 44401
David Ralph & Debora Ellen BOS
PO Box 1026
Sunnyside, WA 98944

APN: 221023-44013
J Fred & Liliana R Rodriguez
1100 E Kearney Ave
Sunnyside, WA 98944

EXHIBIT A

A copy of the legal description of the boundaries of the area involved in the propose action certified by the Yakima County Public Works Department



Planning & Community Development

818 East Edison Avenue
Sunnyside, Washington 98944
(509) 837-7999 Office, (509) 836-6383 Fax

March 3, 2020

Public Services 

MAR 06 2020

Yakima County Engineer
128 North Second Street
Yakima, WA 98901

Lisa____Matt____David____Lynn____
Harold____Carmen____

RE: Legal Description for an Annexation Petition – Tax Parcels: 221023-43400,
221023-44400, 221023-43401, 221023-44401, 221023-44013

The City of Sunnyside is processing an annexation request for 5 parcels totaling approximately 32.60 acres found on the north side of the 3900 block of Outlook Rd., west of Scoon Rd. Enclosed herein please find two annexation petitions, map and legal description. Please determine if the legal description is correct and accurate.

If you have any questions or require additional documentation please please contact me at (509) 836-6393.

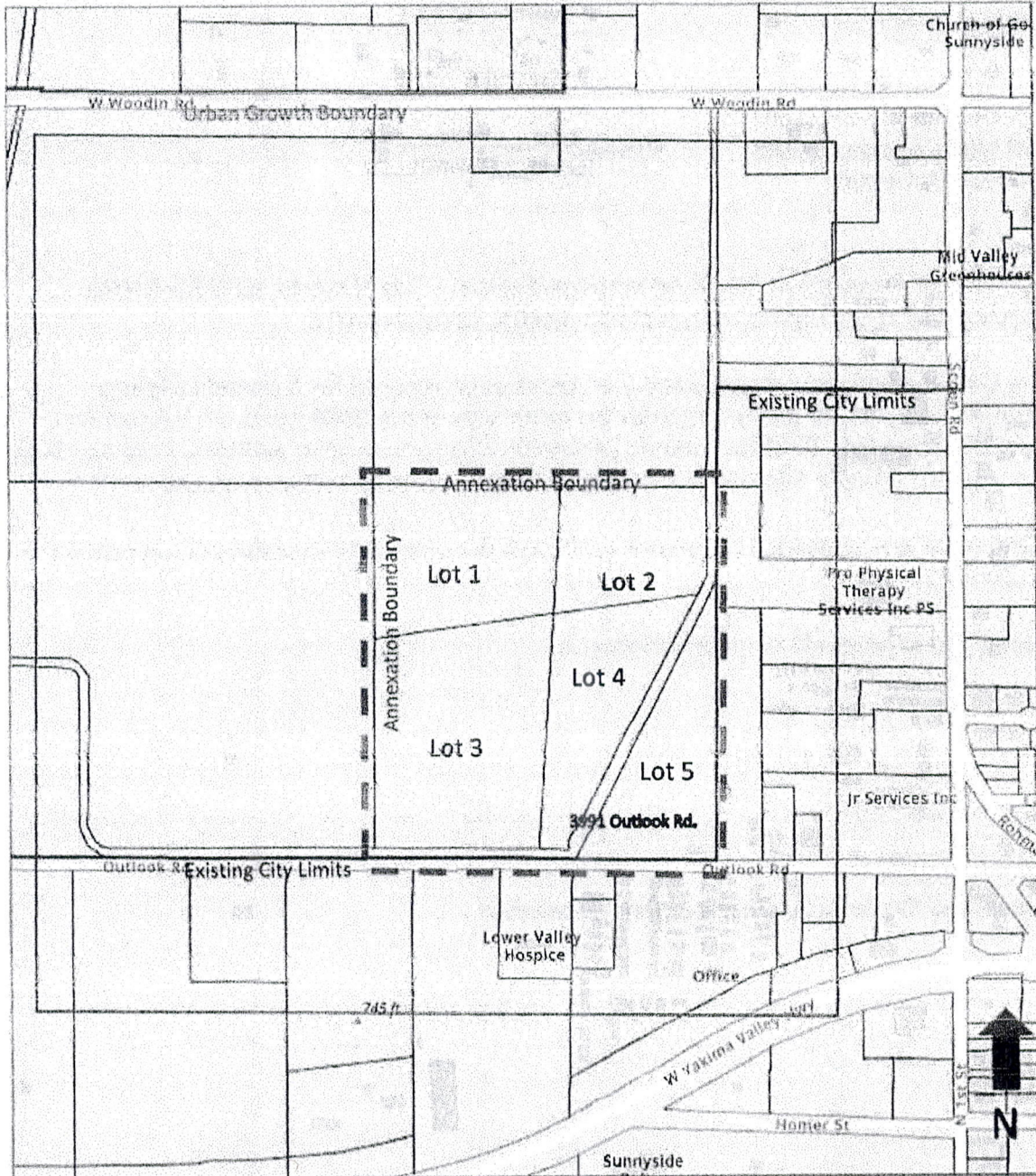
Thank you in advance for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Aaron Lambert".

Aaron Lambert
Planning & Community Development Supervisor

BOS & RODRIGUEZ ANNEXATION 2020
VICINITY MAP



Map drafted: 01/29/20 - Not to scale

The geographic data layers produced by the City of Sunnyside, WA and any associated maps and applications, are provided as a public resource. While every reasonable effort is made to ensure the accuracy and completeness of the data, the City of Sunnyside makes no warranties, expressed or implied, concerning the accuracy, completeness or suitability of its data, and it should not be construed or used as a legal description.



Yakima County Roads

Matt Pietrusiewicz P.E. - County Engineer

128 North Second Street - Fourth Floor Courthouse - Yakima, Washington 98901
(509) 574-2300 • 1-800-572-7354 • FAX (509) 574-2301 • www.co.yakima.wa.us

March 19th, 2020

City of Sunnyside

ATTN: Aaron Lambert, Planning and Community Development Supervisor
818 East Edison Road
Sunnyside, WA 98944

RE: Legal Description Certification – Bos and Rodriguez Annexation

As requested in your letter dated March 3rd, 2020 the legal description of the Bos and Rodriguez Annexation and the accompanied map has been reviewed and certified to be true and accurate for the purpose of annexing tax parcels: 221023-43400 (David & Deborah Bos), 221023-44400 (David & Deborah Bos), 221023-43401 (David & Deborah Bos), 221023-44401 (J Fred Rodriguez), 221023-44013 (J Fred Rodriguez), including easements and rights-of-way for a portion of SVID D.ID. # 3. The documents reviewed have been attached for ease and clarity.

If you need any further assistance, please contact me at (509) 574-2300.

Sincerely,

Matt Pietrusiewicz, P.E.
Yakima County Engineer

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EXHIBIT B

A Yakima County Assessor's map on which the boundary of the area involved in the proposal and the size in acres must be clearly indicated. Include a list of all parcel numbers for lots in proposed area.

Yakima County GIS - Washington Land Information Portal

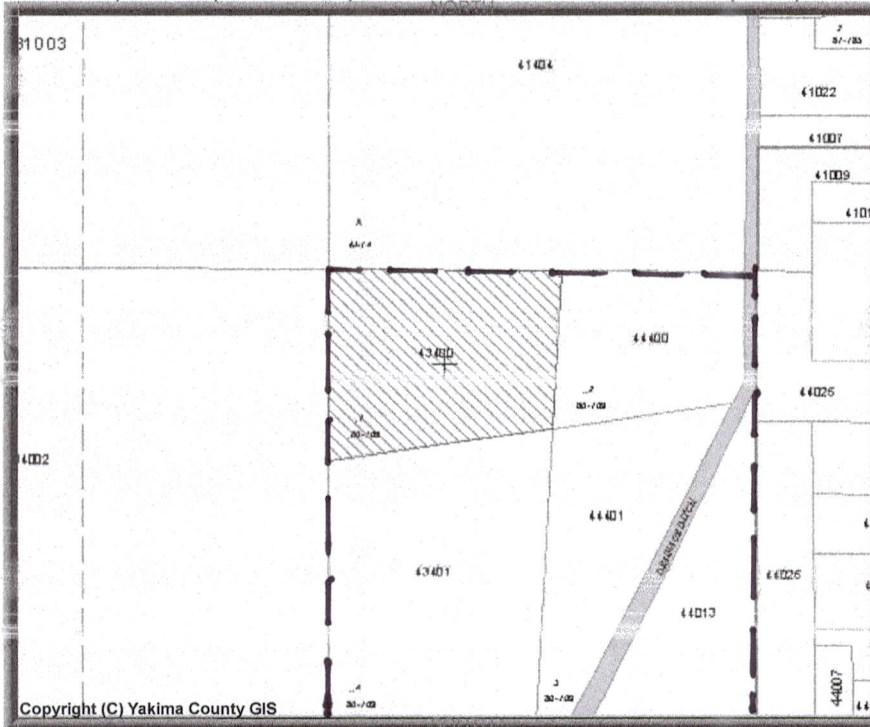
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Yakima County GIS
Yakima County



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Easting(ft) : Northing(ft)

Longitude(W) : Latitude(N)

Click Map to: [Get Information](#)

One Inch = 400 Feet
Feet 200 400 600

Search By: Parcel Number

Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

[Search](#)

MapScale: 1 inch = 400 ft.



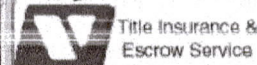
Overlays: NO Photography

☐ FEMA ☐ Critical Areas
☐ Contours ☐ Utilities

MapSize: Small (800x600)

Maps brought to you by:

Valley Title Guarantee



Title Insurance &
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www.vtgc.com
(509) 248-4442

[Map](#)

[Report](#)

| | | | | | | | | | |
|--|-----------------------------------|-------------|--|--------------|-----------|----------|-----------|--------|---------|
| | Parcel Address: | | OUTLOOK ROAD, WA | | | | | | |
| | Parcel Owner(s): | | DAVID RALPH & DEBORAH ELLEN BOS | | | | | | |
| | Parcel Number: | 22102343400 | Parcel Size: | 6.82 Acre(s) | | | | | |
| | Property Use: 91 Undeveloped Land | | | | | | | | |
| Tax Code Area (TCA): | | 463 | Tax Year: 2020 | | | | | | |
| Improvement Value: | | \$0 | Land Value: \$24900 | | | | | | |
| Current Use Value: | | \$0 | Current Use Improvement: \$0 | | | | | | |
| New Construction: | | \$0 | Total Assessed Value: \$24900 | | | | | | |
| Quality | Year Built | Stories | Main SqFt | Upper SqFt | Bsmt SqFt | Bedrooms | Bathrooms | Garage | Carport |
| No Residence Information Found. | | | | | | | | | |
| Excise | Sale Date | Sale Price | Grantor | | | Portion | | | |
| E005551 | 10/27/2014 | \$137000 | HAWKINS RICHARD ALAN & DAVID HOWARD DROLLINGER & D | | | N | | | |
| While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us. | | | | | | | | | |

| | | | |
|--|-----------|-------------------------------|---|
| Zoning: | R-1 | Jurisdiction: | County |
| Urban Growth Area: | Sunnyside | Future Landuse Designation: | Urban Residential (Yakima County Plan 2015) |
| FEMA 100 Year: | | FIRM Panel Number: | 53077C1900D |
| + Latitude: 46° 20' 02.515" | | + Longitude: -120° 1' 36.146" | |
| Range: 22 | | Township: 10 Section: 23 | |
| Narrative Description: PARCEL 1 BOOK 80-0109 | | | |
| MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION | | | |

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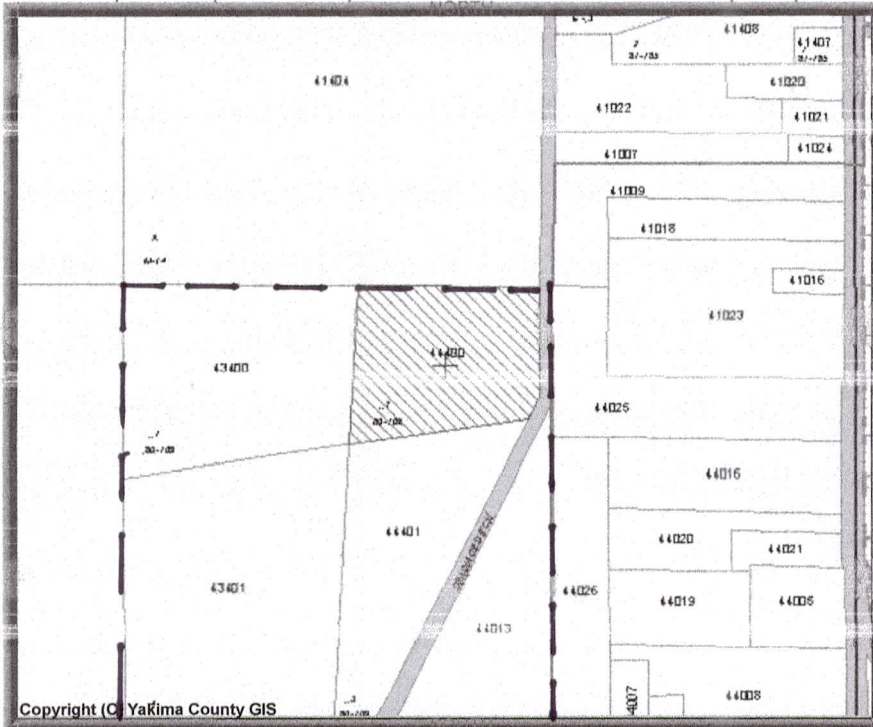
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Yakima County GIS
Yakima County



VALLEY TITLE GUARANTEE
WWW.VTGCO.COM
(509) 248-4442

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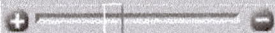
Search By: Parcel Number

Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

Search

MapScale: 1 inch = 400 ft.



Overlays: NO Photography

☐ FEMA ☐ Critical Areas
☐ Contours ☐ Utilities

MapSize: Small (800x600)

Maps brought to you by:

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Title Insurance & Escrow Service
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(509) 248-4442

Easting(ft) : Northing(ft)

Longitude(W) : Latitude(N)

Click Map to: [Get Information](#)

One Inch = 400 Feet
Feet 200 400 600

Map Report

| | | | | | | | | | |
|--|-----------------------------------|-------------|--|--------------|-----------|----------|---------------------------|------------------------|---------|
| | Parcel Address: | | OUTLOOK ROAD, WA | | | | | | |
| | Parcel Owner(s): | | DAVID RALPH & DEBORAH ELLEN BOS | | | | | | |
| | Parcel Number: | 22102344400 | Parcel Size: | 4.75 Acre(s) | | | | | |
| | Property Use: 91 Undeveloped Land | | | | | | | | |
| | | | | | | | | | |
| Tax Code Area (TCA): | | 463 | Tax Year: | 2020 | | | | | |
| Improvement Value: | | \$0 | Land Value: | \$24300 | | | | | |
| Current Use Value: | | \$0 | Current Use Improvement: | \$0 | | | | | |
| New Construction: | | \$0 | Total Assessed Value: | \$24300 | | | | | |
| Quality | Year Built | Stories | Main SqFt | Upper SqFt | Bsmt SqFt | Bedrooms | Bathrooms (full/3/4, 1/2) | Garage (bsmt/att/btln) | Carport |
| No Residence Information Found. | | | | | | | | | |
| Excise | Sale Date | Sale Price | Grantor | | Portion | | | | |
| E005551 | 10/27/2014 | \$137000 | HAWKINS RICHARD ALAN & DAVID HOWARD DROLLINGER & D | | N | | | | |
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| Narrative Description: PARCEL 2 BOOK 80-0109 | | | |
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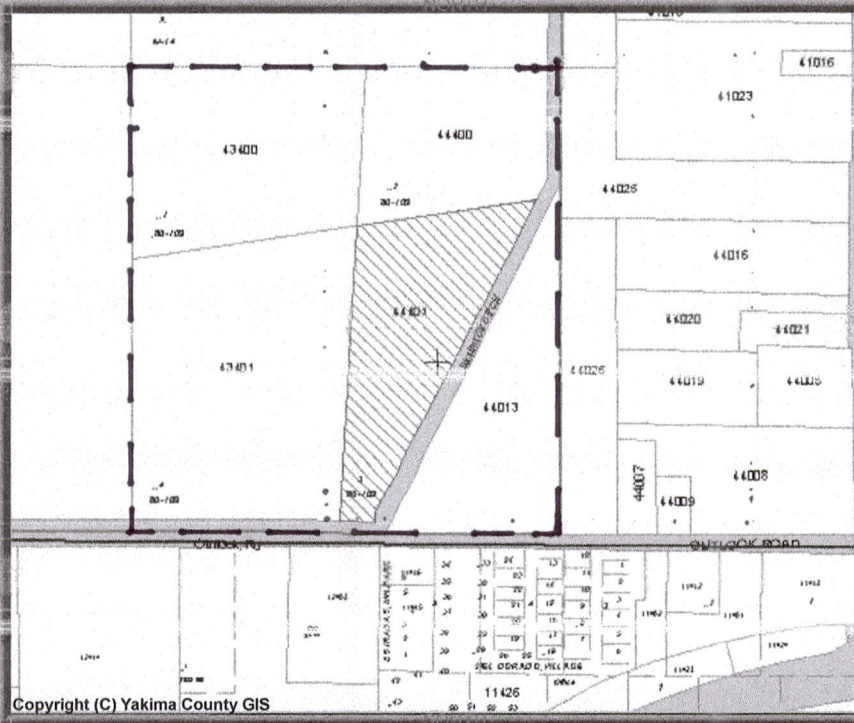
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One Inch = 400 Feet
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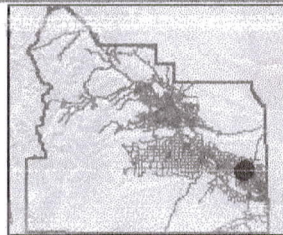
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(509) 248-4442

[Map](#)

[Report](#)



Parcel Address: OUTLOOK ROAD, WA
Parcel Owner(s): DAVID RALPH & DEBORAH ELLEN BOS
Parcel Number: 22102344401 Parcel Size: 5.71 Acre(s)
Property Use: 91 Undeveloped Land
Tax Code Area (TCA): 463 Tax Year: 2020
Improvement Value: \$0 Land Value: \$27600
Current Use Value: \$0 Current Use Improvement: \$0
New Construction: \$0 Total Assessed Value: \$27600

| Quality | Year Built | Stories | Main SqFt | Upper SqFt | Bsmt SqFt | Bedrooms | Bathrooms (full/3/4, 1/2) | Garage (bsmt/att/bltin) | Carport |
|---------------------------------|------------|---------|-----------|------------|-----------|----------|---------------------------|-------------------------|---------|
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| Excise | Sale Date | Sale Price | Grantor | Portion |
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| FEMA 100 Year: | | FIRM Panel Number: | 53077C1900D |

+ Latitude: 46° 19' 57.084" + Longitude: -120° 1' 28.782" Range: 22 Township: 10 Section: 23

Narrative Description: PARCEL 3 BOOK 80-0109

MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION

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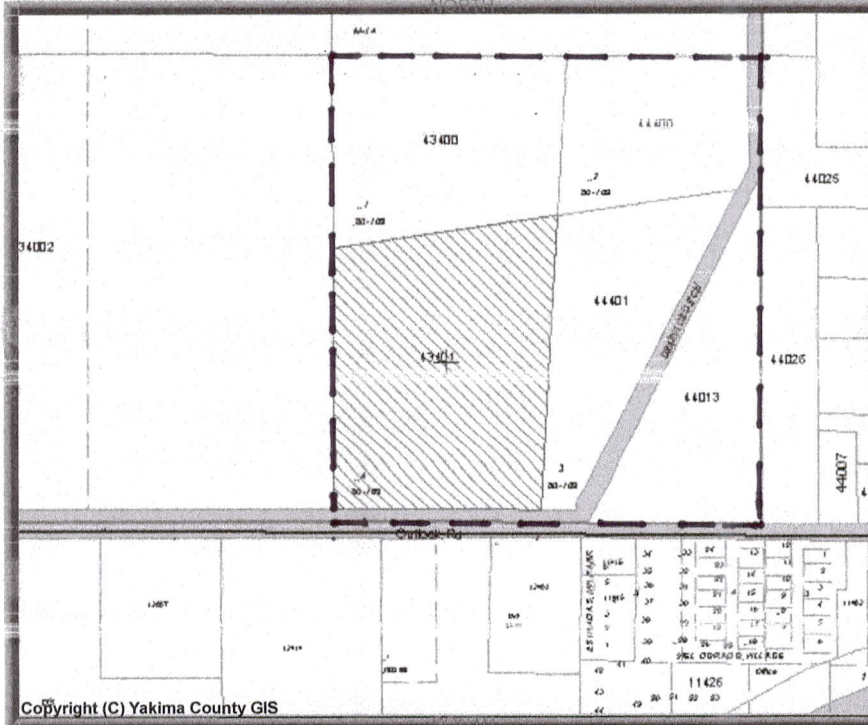
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Yakima County GIS
Yakima County



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Easting(ft) | Northing(ft)
Longitude(E) | Latitude(N)

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[Map](#)

[Report](#)

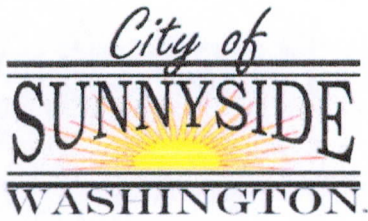
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| | Parcel Owner(s): | | DAVID RALPH & DEBORAH ELLEN BOS | | | | | | |
| | Parcel Number: | 22102343401 | Parcel Size: | 10.11 Acre(s) | | | | | |
| | Property Use: 91 Undeveloped Land | | | | | | | | |
| | | | | | | | | | |
| Tax Code Area (TCA): | | 463 | Tax Year: 2020 | | | | | | |
| Improvement Value: | | \$0 | Land Value: \$42500 | | | | | | |
| Current Use Value: | | \$0 | Current Use Improvement: \$0 | | | | | | |
| New Construction: | | \$0 | Total Assessed Value: \$42500 | | | | | | |
| | | | | | | | | | |
| Quality | Year Built | Stories | Main SqFt | Upper SqFt | Bsmt SqFt | Bedrooms | Bathrooms | Garage | Carport |
| No Residence Information Found. | | | | | | | | | |
| | | | | | | | | | |
| Excise | Sale Date | Sale Price | Grantor | | | Portion | | | |
| E005551 | 10/27/2014 | \$137000 | HAWKINS RICHARD ALAN & DAVID HOWARD DROLLINGER & D | | | N | | | |
| While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us. | | | | | | | | | |

| | | | |
|--|-----------|-------------------------------|---|
| Zoning: | R-1 | Jurisdiction: | County |
| Urban Growth Area: | Sunnyside | Future Landuse Designation: | Urban Residential (Yakima County Plan 2015) |
| FEMA 100 Year: | | FIRM Panel Number: | 53077C1900D |
| + Latitude: 46° 19' 56.780" | | + Longitude: -120° 1' 36.365" | |
| Range: 22 | | Township: 10 Section: 23 | |
| Narrative Description: PARCEL 4 BOOK 80-0109 | | | |
| MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION | | | |

Bos & Rodriguez Annexation 2020

| Lot * | Owner | Address | Area | APN |
|-------|-----------|------------------|-------|--------------|
| 1 | Bos | N/A | 6.85 | 221023-43400 |
| 2 | Bos | N/A | 4.75 | 221023-44400 |
| 3 | Bos | N/A | 10.11 | 221023-43401 |
| 4 | Bos | N/A | 5.71 | 221023-44401 |
| 5 | Rodriguez | 3991 Outlook Rd. | 5.27 | 221023-44013 |
| Total | | | 32.69 | |

* See maps for lot #'s



Planning & Community Development

818 East Edison Avenue
Sunnyside, Washington 98944
(509) 837-7999 Office, (509) 836-6383 Fax

LEGAL DESCRIPTION PREPARATION - BOS & RODRIGUEZ INCL. SVID R.O.W.

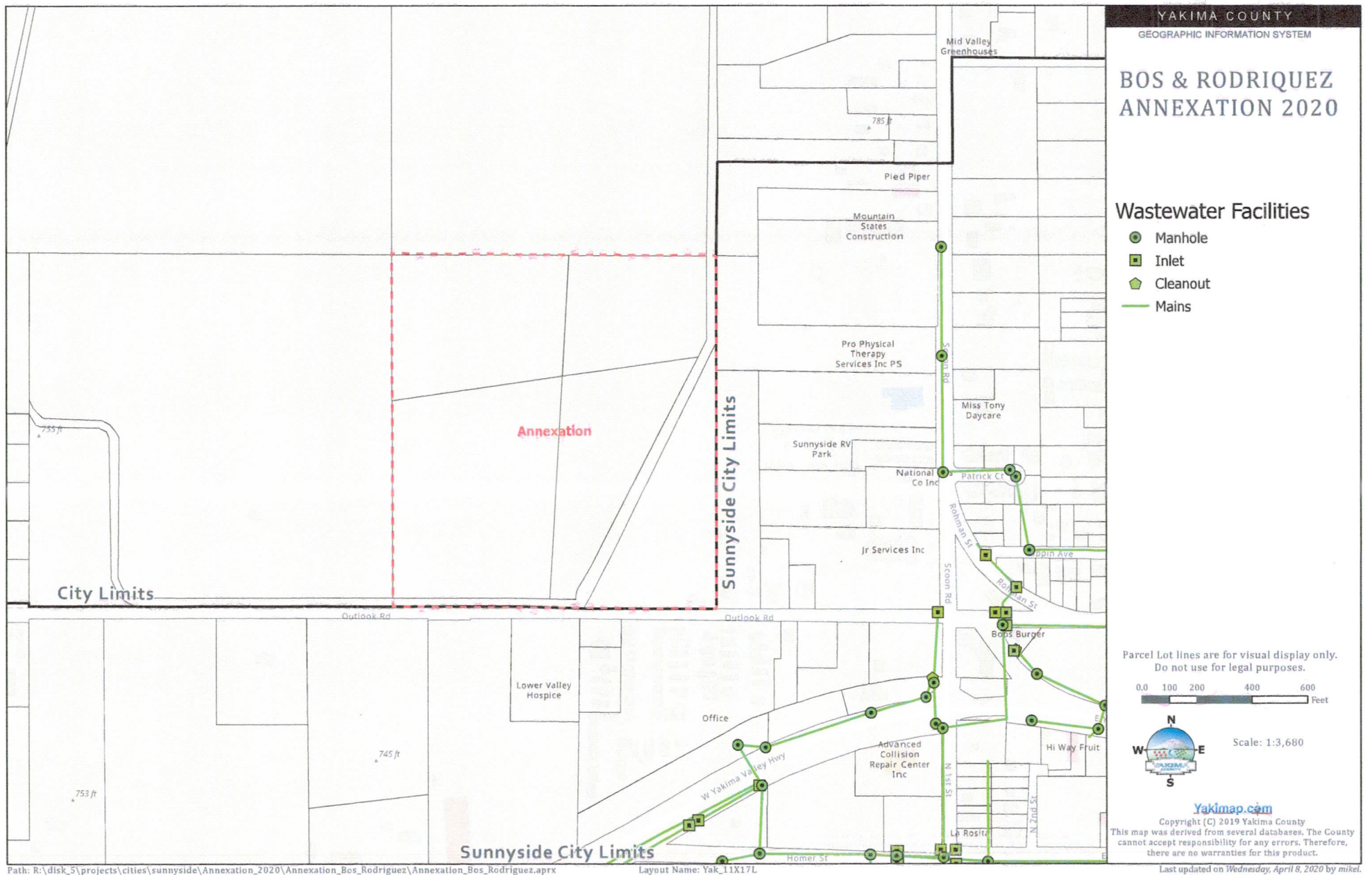
Requesting a legal description prepared for an annexation involving 5 parcels along with SVID R.O.W., see map below. Note that the Rodriguez parcel annexation was applied for with the city in 2009



EXHIBIT C

A vicinity map or series of maps no larger than 11 x 17 and reproducible on a non-color photocopier displaying: ****NOTE: Original should be in color.****

1. The boundary of the area involved in the proposal and the size in acres.
2. The current corporate boundaries of the proposing entity.
3. Existing water & sewer service area boundaries of the proposing entity.
4. Major physical features such as streets and highways, railways public facilities, etc.
5. The boundaries of cities or special purpose districts having jurisdiction in or near the proposed area.
6. The location of the nearest service point(s) for the required utility services to the area. Show existing and proposed water/sewer lines and diameter.
7. The Yakima County zoning, Comprehensive Plan designation, Urban Growth Area Boundary, and proposed city plan and zoning designations.
8. Floodways or floodplains.

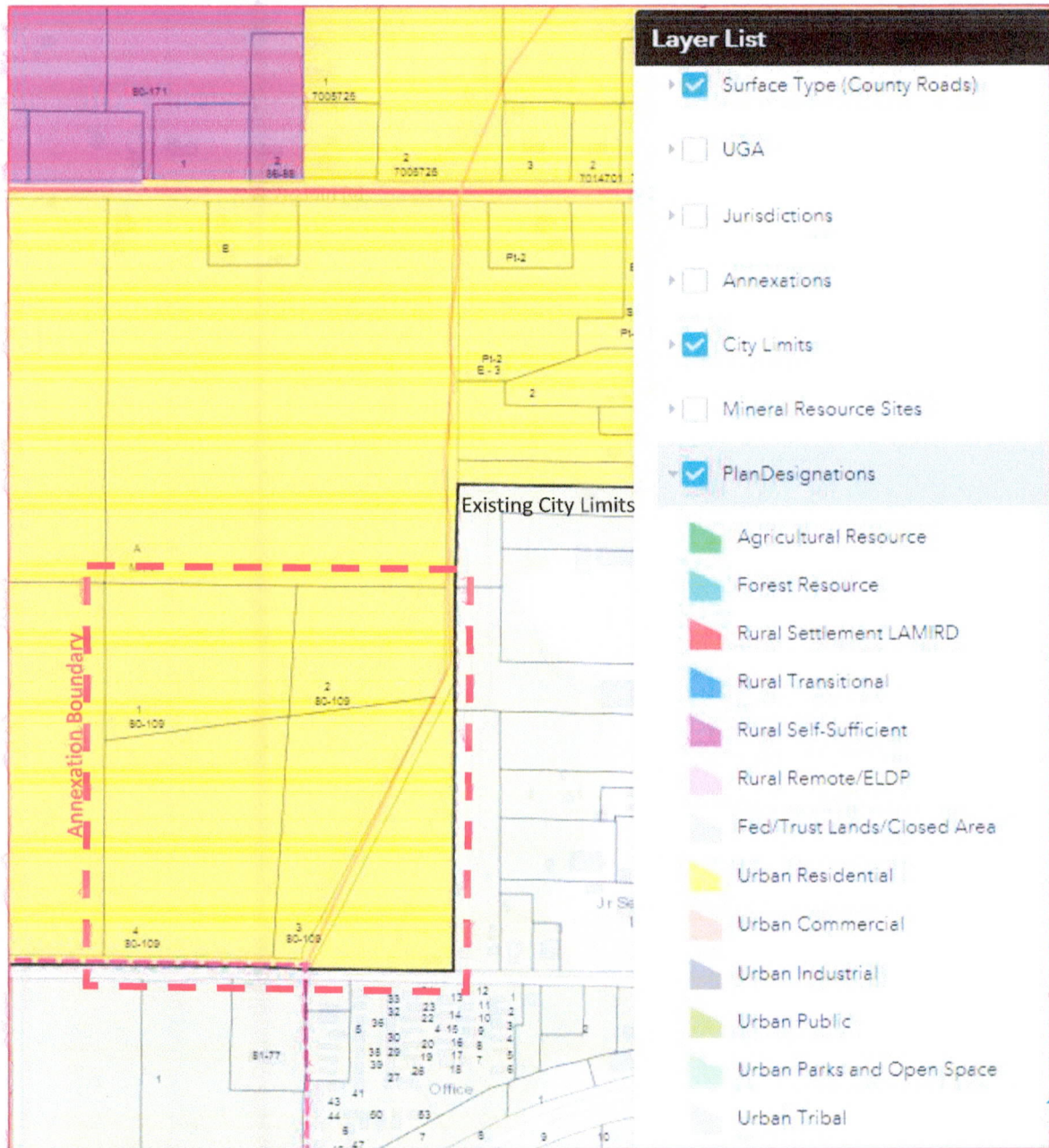




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BOS & RODRIGUEZ ANNEXATION 2020 YAKIMA COUNTY FUTURE LAND USE DESIGNATION



Map drafted: 02/04/20 – Not to scale



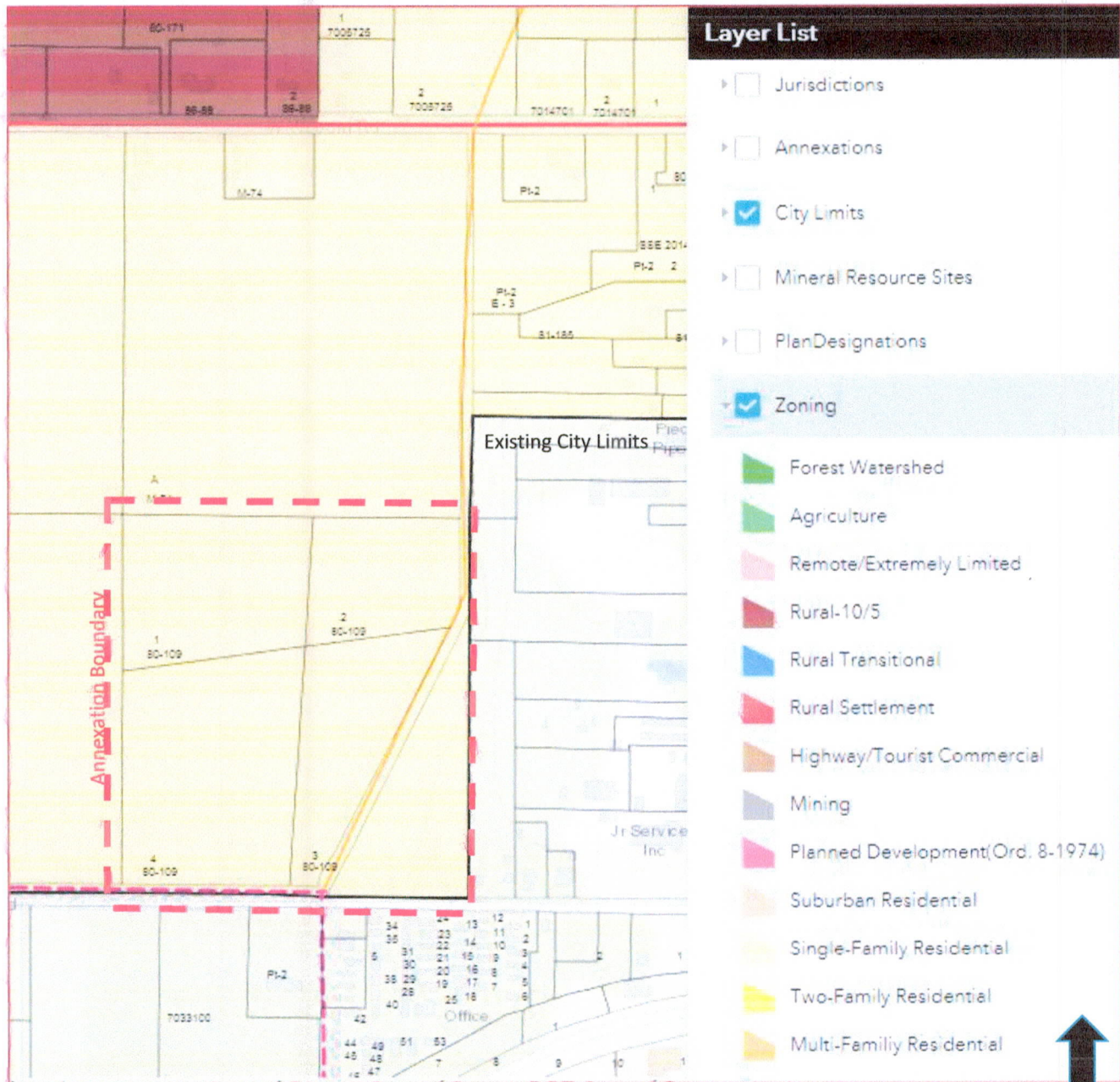
The geographic data layers produced by the City of Sunnyside, WA and any associated maps and applications, are provided as a public resource. While every reasonable effort is made to ensure the accuracy and completeness of the data, the City of Sunnyside *makes no warranties, expressed or implied, concerning the accuracy, completeness or suitability of its data, and it should not be construed or used as a legal description.*



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BOS & RODRIGUEZ ANNEXATION 2020 YAKIMA COUNTY ZONING DESIGNATION



Map drafted: 02/04/20 – Not to scale



The geographic data layers produced by the City of Sunnyside, WA and any associated maps and applications, are provided as a public resource. While every reasonable effort is made to ensure the accuracy and completeness of the data, the City of Sunnyside makes no warranties, expressed or implied, concerning the accuracy, completeness or suitability of its data, and it should not be construed or used as a legal description.



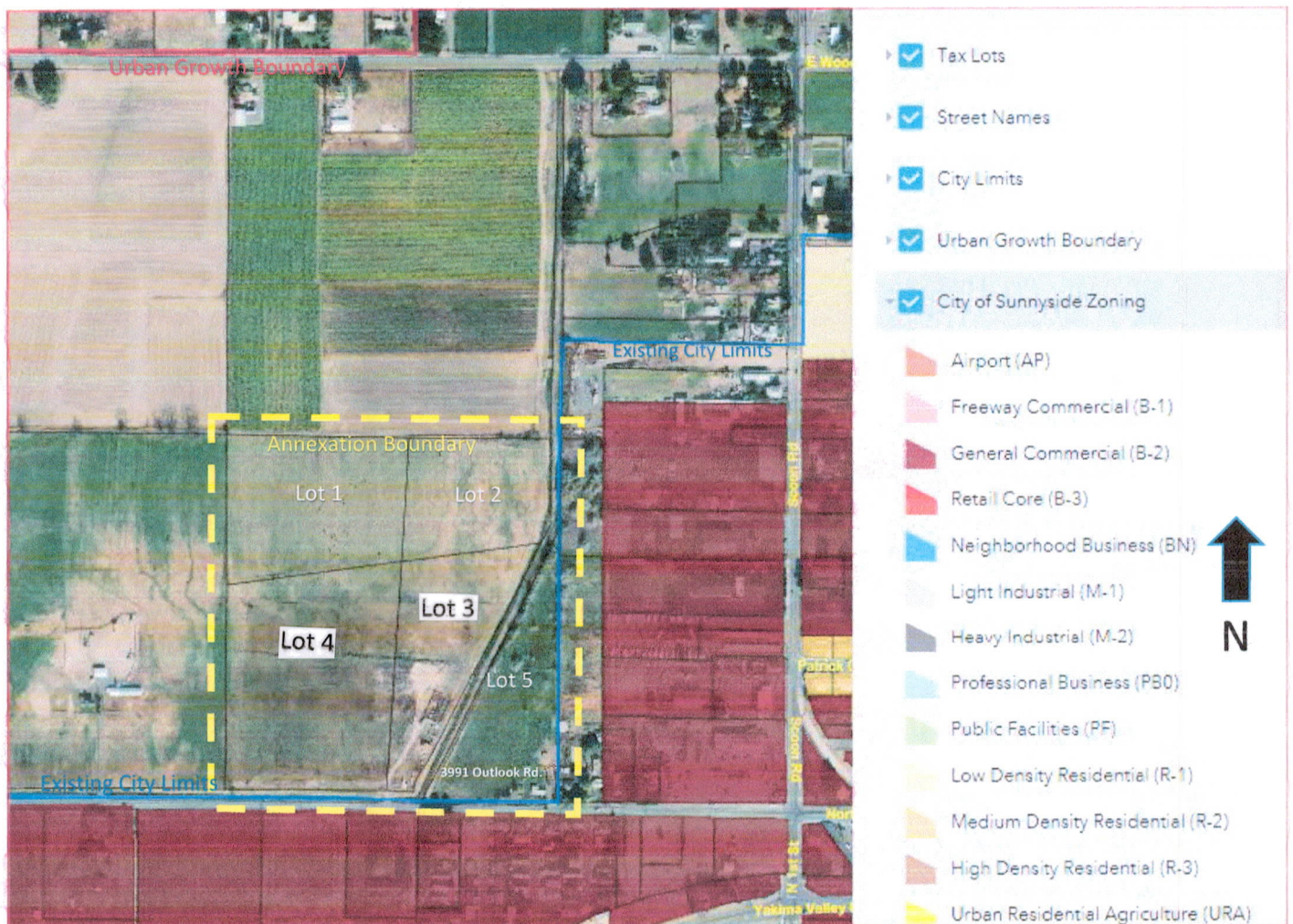
Planning & Community Development

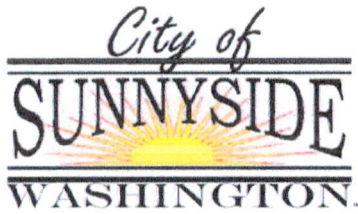
818 East Edison Avenue
Sunnyside, Washington 98944
(509) 837-7999 Office, (509) 836-6383 Fax

BOS & RODRIGUEZ ANNEXATION 2020 ZONING MAP

Map drafted: 01/29/20 - Not to scale

The geographic data layers produced by the City of Sunnyside, WA and any associated maps and applications, are provided as a public resource. While every reasonable effort is made to ensure the accuracy and completeness of the data, the City of Sunnyside makes no warranties, expressed or implied, concerning the accuracy, completeness or suitability of its data, and it should not be construed or used as a legal description.

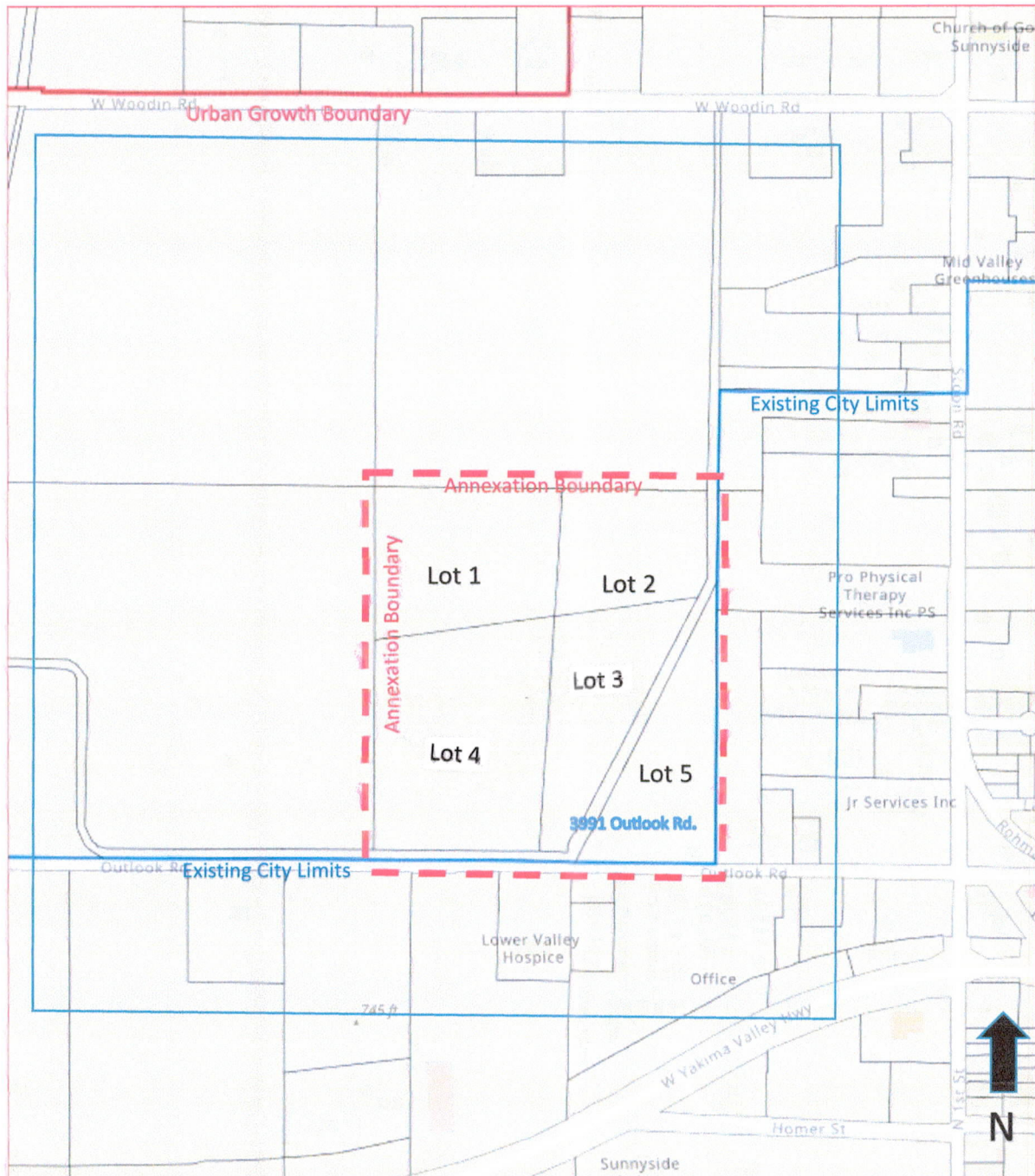




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BOS & RODRIGUEZ ANNEXATION 2020 VICINITY MAP



Map drafted: 01/29/20 - Not to scale

The geographic data layers produced by the City of Sunnyside, WA and any associated maps and applications, are provided as a public resource. While every reasonable effort is made to ensure the accuracy and completeness of the data, the City of Sunnyside makes no warranties, expressed or implied, concerning the accuracy, completeness or suitability of its data, and it should not be construed or used as a legal description.

Yakima County Zoning

YCC Title 19

Forest Watershed (FW)

Agriculture (AG)

Remote/Extremely Limited (R/ELDP)

Rural-10/5 (R-10/5)

Rural Transitional (RT)

Rural Settlement (RS)

Highway/Tourist Commercial (HTC)

Mining (MIN)

Planned Development (PD)

Suburban Residential (SR)

Single Family Residential (R-1)

Two Family Residential (R-2)

Multi-Family Residential (R-3)

Professional Business (B-1)

Local Business (B-2)

Small Convenience Center (SCC)

Large Convenience Center (LCC)

General Commercial (GC)

Light Industrial (M-1)

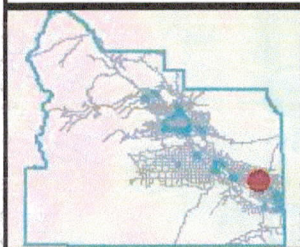
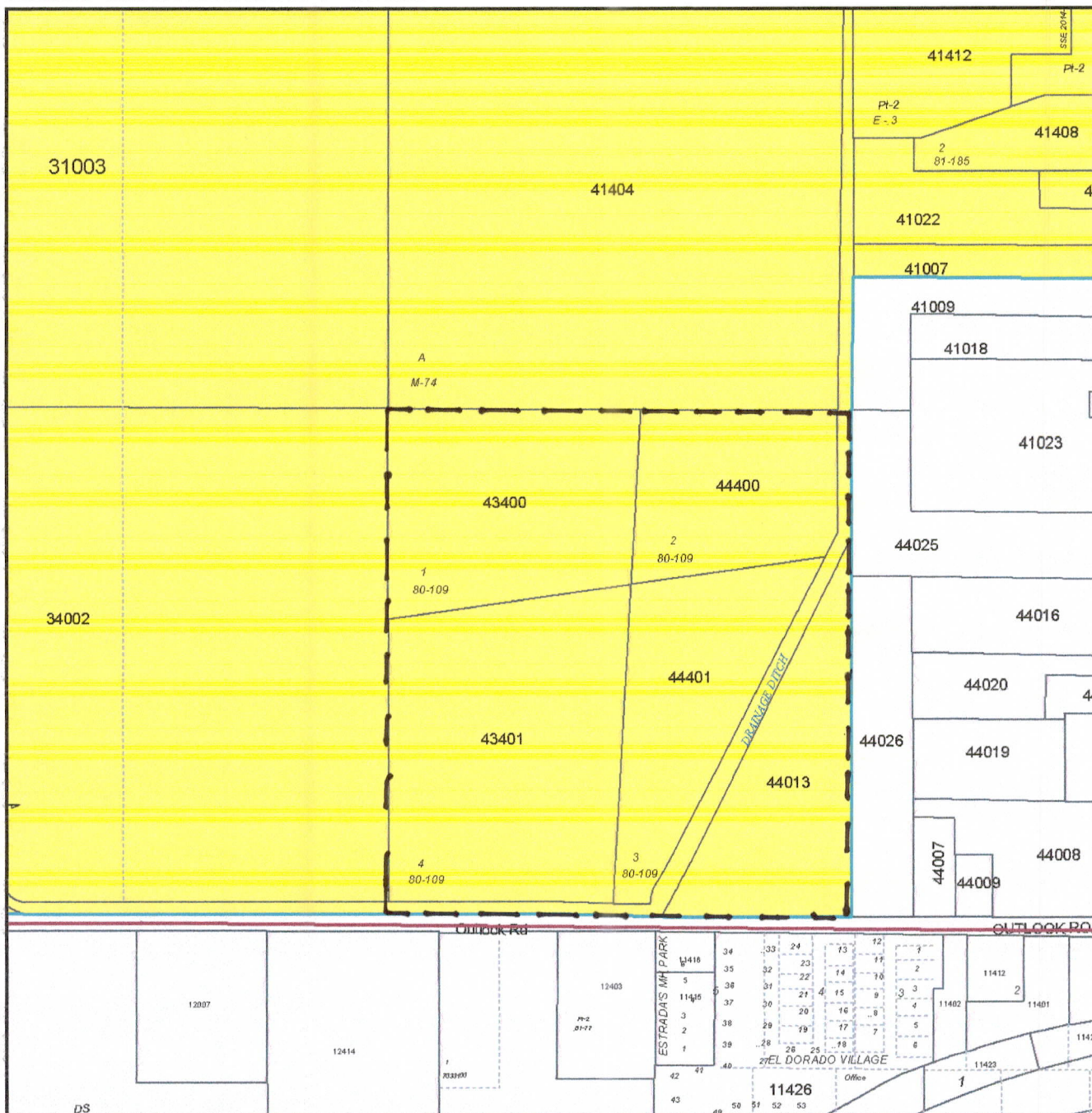
Yakama Nation Closed Area

Yakima Co. Future Land Use Map

Yakima County GIS - Washington
Land Information Portal

[\[Print Map\]](#)
[\[Close Map\]](#)

Yakimap.com



Map Center: Range:22 Township:10 Section:23

— City Limits
— Sections

WWW.YAKIMAP.COM
Yakima County GIS
128 N 2nd Street
Yakima, WA 98901
(509)574-2992



One Inch = 400 Feet
Feet 200 400 600

MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION

Copyright (C) Yakima County GIS
Printed On: 4/1/2018 9:03:41 PM

Yakima County Future Land Use Legend

Agricultural Resource

Forest Resource

Rural Settlement LAMIRD

Rural Transitional

Rural Self-Sufficient

Rural Remote/ELDP

Fed/Trust Lands/Closed Area

Urban Residential

Urban Commercial

Urban Industrial

Urban Public

Urban Parks and Open Space

Urban Tribal

Urban Growth Are

EXHIBIT D

Documentation of the process:

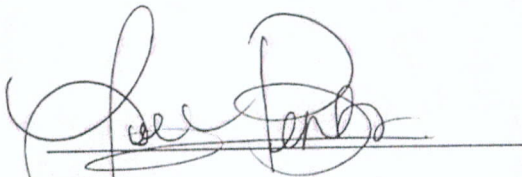
1. certified copy of the petition.
2. proof of assessed valuation;
3. affidavit of publication of public hearing notice;
4. copy of the minutes of public hearing;
5. a signed and certified copy of the resolution accepting the proposal as officially passed.

CITY OF SUNNYSIDE, WASHINGTON

PETITION CERTIFICATION

I, Jacqueline Renteria, am appointed by the Mayor of Sunnyside as the City Clerk. I am the custodian of the City's records and I am authorized to make certified copies of official records. I do hereby certify under penalty of perjury that the attached Petition for Annexation submitted by David Bos and J. Fred Rodriguez for Parcel Nos. 221023-43400, 221023-44400, 221023-43401, 221023-44401 and 221023-44013, is a certified copy of an official record maintained by the City of Sunnyside and is an exact, complete, and unaltered photocopy of such official record.

Dated: March 19, 2020



Jacqueline Renteria
City Clerk

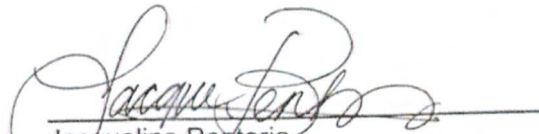
CERTIFIED PHOTOCOPY

State of Washington

County of Yakima

I, Jacqueline Renteria, a notary public, do certify that on this 11th day of March 2019 that the preceding or attached document is a true, exact, complete, and unaltered photocopy made by me from the original document Resolution 2019-07





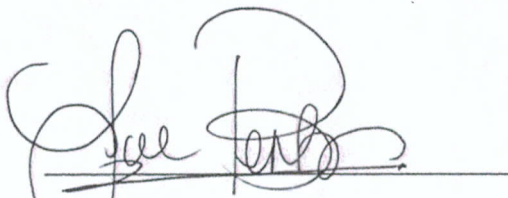
Jacqueline Renteria
Notary Public, State of Washington
Residing at: Grandview
My Commission Expires: 04/11/22

CITY OF SUNNYSIDE, WASHINGTON

RESOLUTION CERTIFICATION

I, Jacqueline Renteria, am appointed by the Mayor of Sunnyside as the City Clerk. I am the custodian of the City's records and I am authorized to make certified copies of official records. I do hereby certify under penalty of perjury that the attached Resolution 2019-07 authorizing the Petition for Annexation submitted by David Bos and J. Fred Rodriguez for Parcel Nos. 221023-43400, 221023-44400, 221023-43401, 221023-44401 and 221023-44013 that are contiguous to the City of Sunnyside and providing for the transmittal of said petition to the Yakima County Boundary Review Board for a 45-day review prior to taking final action, is a certified copy of an official record maintained by the City of Sunnyside and is an exact, complete, and unaltered photocopy of such official record.

Dated: March 11, 2019



Jacqueline Renteria
City Clerk



PLANNING COMMISSION AGENDA

401 Homer Street, Sunnyside, Washington
Law & Justice Center

Tuesday, March 10, 2020, 6:30 P.M.

1. CALL TO ORDER
2. ROLL CALL
Chair Hochhalter, Vice-Chair Moore, Campos, Dolan, Matson, Rand, Rogers
3. ACTIVE AGENDA
 - A. New Planning Commissioner introduction, Tom Dolan
 - B. Approve minutes of the February 11, 2020 Regular Meeting
 - C. Workshop discussion:
SMC Chapter 17.04 Zoning, Chapter 17.40-63 Commercial/public, Chapter 15.62 Fences.
See staff memo and draft code changes.
4. PUBLIC COMMENTS
Comments by members of the public on matters within the jurisdiction of the Planning Commission not on the current agenda.
5. ADDITIONAL ITEMS FROM STAFF
6. NEXT REGULAR MEETING, Tuesday, April 10, 2020 (5:30 new start time)
7. COMMISSION MEMBERS' COMMENTS
8. ADJOURNMENT

Files and staff reports for items on this agenda are available for review at the Planning Department, Sunnyside City Hall, 818 East Edison Avenue, Sunnyside, Washington / Ph. 509-837-7999.

SUNNYSIDE PLANNING COMMISSION REGULAR MEETING

Meeting Minutes

February 11, 2020 – 6:30 pm

Law and Justice Center

401 Homer Street, Sunnyside, Washington

1. CALL TO ORDER – Chair Hochhalter 6:30 pm

2. ROLL CALL – Debbie Espinoza

| COMMISSIONERS | PRESENT | ABSENT | STAFF | PRESENT | ABSENT |
|---------------------------|---------|--------|----------------------|---------|--------|
| DeAnn Hochhalter, Chair | X | | Lambert, Comm. Dev. | X | |
| Brittan Moore, Vice Chair | X | | Espinoza, Comm. Dev. | X | |
| Roy Campos | X | | | | |
| Mike Farmer | X | | | | |
| Jeff Matson | X | | | | |
| David Rand | X | | | | |
| Roland Rogers | X | | | | |

3. INTRODUCTION

4. ACTIVE AGENDA

A. Approve Minutes of the November 26, 2019 Special Meeting.

Motion carried by Commissioner Matson, seconded by Commissioner Rogers to approve the minutes.

7-0

B. Public Hearing

Planner Lambert presented Annexation 20-01 the report and recommendations for annexation a request of zoning R-3 for five (5) parcels totaling approximately 32.69 acres located on the north side of the 3900 block of Outlook Road west off Scoon Rd.

- Chair Hochhalter Opened Public Comments regarding the annexation request for zoning for five (5) parcels

C. Public Comments

- Chair Hochhalter asked if anyone in the audience has any comments.
- Applicant Fred Rodriquez 2450 Midvale Rd. would like to do future Development for housing shortage. Requested to approve R-3 zone
- Dave Boss on Scoon Rd. requested the City approve annexation and zoning for R-3 for development

D. Commissioners Comments

- Chair Hochhalter asked Commissioners if they have any financial or personal interest 5-2
- Commissioner Rand asked to recuse himself due to possible conflict on construction of project
- Commissioner Rogers asked to recuse himself due to Commissioner Roger's spouse is related to the applicant
- Commissioner Rand took to the pulpit to address the Commissioners that he believes there is a need for housing. He recommends that the petition for annexation be approved.

- Chair Hochhalter closed public hearing 6:45 pm

- Chair Hochhalter asked Commissioner's if they had any question for the applicant.
None
- Commissioner Matson moved to approve annexation in to the R-3 zone and a request of zoning for five (5) parcels. Totaling approximately 32.69 acres located on the north side of the 3900 block of Outlook Road West off Scoon Rd. Vice Chair Moore second the motion. Motion Carried 4-0

E. ADDITIONAL ITEMS FROM STAFF

Planner Lambert addressed Commissioner's regarding the Planning Magazine for Commissioner's he can get one copy for Planning Department, and can send out articles of interest to the Commissioner's By email.

Planner Lambert is working with Benton County on getting mapping Planning activities, zoning map on planning page he will try to email out maps created with dates.

Chair Hochhalter would like a copy.

F. COMMISSION MEMBER COMMENTS

- Chair Hochhalter asked if any one applied for the Commissioner position. Planner Lambert replied as far has his knowledge no one has.
- Commissioner asked if there was a way, the City has a list of empty lot that are available. Planner Lambert replied it is really a role of a Relator.
- Vice Chair Moore brought up changing Planning Commission meetings for winter to 5:30 pm or 6:00 pm. Commissioner Matson would like to change meetings to 5:30 pm. Chair Hochhalter in favor, and what time would work best for the Planning Commission.
- All in favor 7-0 of 5:30. Chair Hochhalter asked Planner Lambert if it had to be made to the public. Planner Lambert said Council may approve 6:00 pm Planner Lambert stated he will check and take recommendations and see.

G. NEXT REGULAR MEETING – March 10, 2020

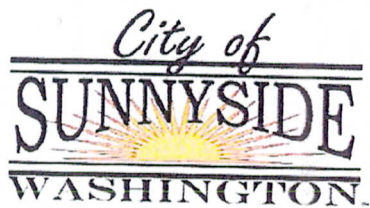
H. ADJOURNMENT

Meeting Adjourned by Chair Hochhalter 7:00 pm

Files and staff reports for items on this agenda are available for review at the Planning Department, Sunnyside City Hall, 818 East Edison Avenue, Sunnyside, Washington. Telephone 509-837-7999.

Respectfully submitted,

Aaron Lambert,
Planning & Community Development Supervisor



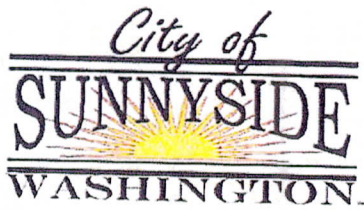
CERTIFICATE OF HEARING NOTICE MAILING

I hereby certify, under penalty of perjury, that on the 4th day of February, 2020, the notice of the Planning Commission hearing to recommend zoning for the Bos & Rodriguez annexation found in the 3900 block of Outlook Rd. was mailed to the landowners of the properties within 300-feet of the subject properties.

Signed this 5th day of February, 2020 in Sunnyside, Washington.

A handwritten signature in cursive script, appearing to read "Aaron Lambert".

AARON LAMBERT
Community Development Supervisor



CERTIFICATE OF LAND USE NOTICE POSTING

I hereby certify, under penalty of perjury, that on the 5th day of February, 2020, I observed that the subject properties were posted with two land use signs describing the notice of a the Planning Commission hearing to recommend zoning for the Bos & Rodriguez annexation found in the 3900 block of Outlook Rd.

Signed this 5th day of February, 2020 in Sunnyside, Washington.

A handwritten signature in cursive script, appearing to read "Aaron Lambert".

AARON LAMBERT
Community Development Supervisor

**CITY OF SUNNYSIDE
NOTICE OF PUBLIC
HEARING
FOR ANNEXATION &
ZONING**

Open record hearing to consider a petition for annexation and a request of zoning for five (5) parcels totaling approximately 32.69 acres located on the north side of the 3900 block of Outlook Road west of Scoon Rd.

Location: Outlook Road, 3900 block including the home at 3991 Outlook Rd.

Assessor's Parcel No's.: 221023-43400, -44400, -43401, -44401 & 44013

Applicant(s): David Bos, Fred Rodriguez

Property Owner(s): Same as above

Notice is hereby given that the Sunnyside Planning Commission will hold an Open Record Public Hearing on the application in a manner consistent with Chapter 19.05 of the Sunnyside Municipal Code.

Tuesday, February 11, 2020, at 6:30 p.m. in the Sunnyside City Council Chambers in the Law & Justice Center, 401 Homer Street, Sunnyside Washington is the date, time, and place set for this hearing.

Those persons wishing to comment on the matter may do so at this hearing or may submit written comments prior to the hearing to the Planning Department at 818 E. Edison Avenue, Sunnyside, WA, 98944. Review of any appeal or litigation on the action taken may be limited to those issues raised at the public hearing or submitted in writing prior to the hearing.

Files on the above application are available for review by the public at the Planning Department counter during business hours Monday through Friday.

Aaron Lambert
Planning & Community Development Supervisor

**Si desea mas informacion en espanol tocante el tema mencionado llame al numero (509) 837-4229.

PUBLISH: SUNNYSIDE SUN
February 5, 2020

Affidavit of Publication

STATE OF WASHINGTON

ss.

County of Yakima

Debbie Guerrero, being first duly sworn on oath deposes and says that she is the Office Manager of the SUNNYSIDE SUN, a weekly newspaper.

That said newspaper is a legal newspaper, published in the English language continually as a weekly newspaper in the city of Sunnyside, YAKIMA County, Washington, and it is now and during all of said time printed in an office maintained at the aforesaid place of publication of said newspaper, and that the said Sunnyside Sun was on the 4th Day of April, 1969 approved as a legal newspaper by the Superior Court of said Yakima County.

That the annexed is a true copy of a LEGAL PUBLICATION -
City of Sunnyside
Public Hearing. 2-11-20

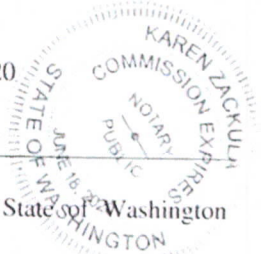
published in regular issues (and not in supplemental forms) of said newspaper once each week for a period of 1 consecutive issue(s) commencing 02/05/20 and ending on 02/05/20, both dates inclusive, and that such newspaper was regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the sum of \$62.00, amount has been paid in full, at the rate of \$7.75 per column inch per insertion.

Debbie Guerrero

Subscribed and sworn to before me 2/05/2020

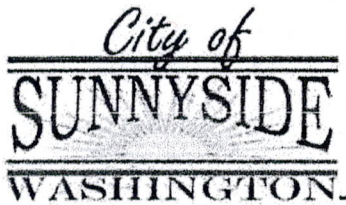
Karen Zackula

Notary Public in and for the State of Washington



02/06/20

11:36



Planning & Community Development

818 East Edison Avenue

Sunnyside, Washington 98944

(509) 837-7999 Office, (509) 836-6383 Fax

BOS & RODRIGUEZ ANNEXATION 2020

LEGAL DESCRIPTION

City Council Resolution No.'s 2019-07 / 2009-49

Beginning at the Southeast corner of Section 23, Township 10, Range 22, Thence North $89^{\circ} 24' 15''$ West, 1999.72 feet, along the centerline of Outlook Road, Thence North $0^{\circ} 07' 40''$ West 30 feet to the true point of beginning, and the Southwest Corner of Parcel 4 of Book 80-0109 and the South Line of the SVID 40' D.I.D. #3, Sub 2 Easement, Thence North $0^{\circ} 07' 40''$ West, 1,281.11 feet to the Northwest corner of Parcel 1, Book 80-0109, Thence South $89^{\circ} 42' 08''$ East, 1191.69 more or less to the East line of the D.I.D. #3 and the West line of the City Boundary for the City of Sunnyside, Thence South along said west line of the city boundary to the North Right of Way line for Outlook Road, Thence West along said North Right of Way line to the true point of beginning.

RESOLUTION NO. 2019-07

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF SUNNYSIDE, WASHINGTON, ACCEPTING
NOTICE OF INTENTION TO COMMENCE ANNEXATION,
SETTING CONDITIONS, AUTHORIZING SUBMISSION
OF PETITION AND REFERRING TO HEARING BODY
(David Bos Annexation)**

WHEREAS, David Bos owner of record of Yakima County Assessor's Parcel Nos. 221023-43400, -4400, -43401, -44401, consisting of 26.5 acres, submits a Notice of Intention to Commence Annexation Proceedings, as shown on the attached Notice of Intention; and

WHEREAS, the City Council, having conducted an Annexation Initiation Meeting on March 11, 2019, finds as follows:

- (a) The Notice of Intention to Commence Annexation Proceedings is hereby received.
- (b) The applicant is hereby authorized to prepare and submit a Petition for Annexation, which shall be referred for consideration and public hearing before the Planning Commission.
- (c) The hearing body shall conduct a public hearing and assign a recommended zoning of the property in substantial compliance with the Comprehensive Plan of the City of Sunnyside.
- (d) The City of Sunnyside will require assumption of all existing City indebtedness by the area to be annexed.

WHEREAS, the City Council finds and determines that this action is in the best interests of residents of the City of Sunnyside and will promote the general health, safety and welfare.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF SUNNYSIDE, WASHINGTON, as follows:

1. That the Notice of Intention to Commence Annexation Proceedings, a copy of which is attached hereto as Exhibit "A" and incorporated herein by this reference, submitted by David Bos for property described above and as further shown and described in Exhibit "B," is hereby received.
2. That the findings and procedures stated in the recitals above are hereby adopted and incorporated within this action.
3. The City Manager is hereby authorized to submit this Resolution and the Petition for Annexation to the Sunnyside Planning Commission.

4. This Resolution shall be effective upon passage, approval and signature hereon in accordance with law.

PASSED this 11th day of March, 2019.



JULIA HART, MAYOR

ATTEST:



JACQUELINE RENTERIA, CITY CLERK

EXHIBIT A

NOTICE OF INTENTION TO COMMENCE
ANNEXATION PROCEEDINGS

To: The City of Sunnyside City Council
818 E. Edison Avenue
Sunnyside, WA 98944

City Council:

The undersigned, who are owners of not less than 10 percent (10%) of the acreage for which annexation is sought, hereby notify the City Council of the City of Sunnyside that it is the desire and intention of the undersigned to commence annexation proceedings pursuant to Chapter 35A.14 RCW.

The property subject to the proposed annexation is shown on Exhibit "A" attached hereto and incorporated herein by this reference.

It is requested that the City Council set a date not later than sixty (60) days after the filing of this Notice of Intention for a meeting with the undersigned initiating parties to determine:

- (1) Whether the City Council will accept, reject or geographically modify the proposed annexation; and
- (2) Whether the City Council will require the simultaneous adoption of a proposed zoning regulation for the subject property in substantial compliance with the Comprehensive Plan as adopted by the City of Sunnyside, or other zoning regulations adopted pursuant to RCW 35A.14.330 and 35A.14.430; and
- (3) Whether the City of Sunnyside shall require the assumption of all or any portion of existing City indebtedness by the area to be annexed.

This page is one of a group of pages containing identical text material, and is intended by the signers of this *Notice of Intention* to be presented and considered as one *Notice of Intention*, and may be filed with other pages containing additional signatures which cumulatively may be considered as a single *Notice of Intention*.

Principal contact person for this annexation is:

Name: DAVID BOS Phone: 509-870-2764
Address: PO Box 1026 Sunnyside, WA 98944

WARNING

Every person who signs this Notice of Intention with any other than his or her true name, or who knowingly signs more than one of these petitions, or who signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

Name/Address/Parcel No(s)

1. DAVID BOS
Print Name
Outlook Rd
Address of Property to be annexed
PO BOX 1026 S'side
Address of owner
DDRN
Signature
221023-44401
Parcel Number(s)
1-29-19
Date of Signature
2. DAVID BOS
Print Name
Outlook Rd
Address of Property to be annexed
PO BOX 1026 S'side
Address of owner
DDRN
Signature
221023-44400
Parcel Number(s)
1-29-19
Date of Signature
3. DAVID BOS
Print Name
Outlook Rd
Address of Property to be annexed
PO BOX 1026 S'side
Address of owner
DDRN
Signature
221023-43401
Parcel Number(s)
1-29-19
Date of Signature
4. DAVID BOS
Print Name
Outlook Rd
Address of Property to be annexed
PO BOX 1026 S'side
Address of owner
DDRN
Signature
221023-43400
Parcel Number(s)
1-29-19
Date of Signature



FILE: 2-19
NAME: Bos Annexation

Parcels: 221028-43400, 221028-44400, 221023-44401, 221023-43401,



Subject Parcels



Mapscale: 1" = 400'
 March 5, 2019



SUNNYSIDE CITY COUNCIL REGULAR MEETING

Meeting Minutes

March 11, 2019 - 6:30 PM

CALL TO ORDER – ROLL CALL

| COUNCIL | PRESENT | ABSENT |
|------------------------|---------|---------|
| Julia Hart, Mayor | X | |
| Francisco Guerrero, DM | X | |
| Craig Hicks | X | |
| Dean Broersma | X | |
| Jim Restucci | | EXCUSED |
| John Henry | X | |
| Ron Stremmler | X | |

| STAFF | PRESENT | ABSENT |
|----------------------|---------|--------|
| Casey, City Manager | X | |
| Renteria, City Clerk | | X |
| Alba, Finance | X | |
| Anderson, Fire | X | |
| Escalera, Police | X | |
| Fisher, Public Works | X | |
| Ayling, Planning | X | |
| Egan, Police | X | |

INVOCATION

PLEDGE OF ALLEGIANCE

1. UNSCHEDULED APPEARANCES BY CITIZENS

(Note – Citizens are advised that they must limit their remarks to the Council to three (3) minutes and that items presented may be referred by the Council staff for review and/or additional information for presentation the Council at a future Council meeting.)

- David Rand, Sunnyside – Shared that Sequim, WA has two marijuana shops and they are thriving. He also commented that the apartments being built in Sunnyside are looking great.

The following people spoke in opposition of the sale of marijuana in Sunnyside:

- Megan Vandegraff, Sunnyside
- Martin Kemade, Prosser
- Rebecca Bestebreur, Prosser
- Michelle Perry, Sunnyside
- Ledon Lindey, Sunnyside

2. CONSENT AGENDA:

A. Approve Minutes:

- Approve minutes of the February 25, 2019 regular Meeting.
- Approve minutes of the March 4, 2019 workshop Meeting.

B. Approve Payroll Vouchers:

- Voucher numbers 118230 through 118248, & 118255 and wire transfer(s) as listed for \$376,827.64 for the period ending February 11, 2019.
- Voucher numbers 118249 through 118254 & 118256 through 118262 and wire transfer(s) as listed for \$526,387.72 for the period ending February 25, 2019.

4/8/2019 10:53 AM

The City of Sunnyside is a vibrant, safe, and clean city that offers great business, employment, recreational, and lifestyle opportunities to its diverse population.

C. Approve Claim Vouchers:

- 1) Voucher numbers 96005 through 96041 and wire transfer(s) as listed for \$124,642.06 for the period ending February 27, 2019.
- 2) Voucher numbers 96042 through 96087 and wire transfer(s) as listed for \$106,037.70 for the period ending March 6, 2019.

MOTION BY Councilor Henry, seconded by Deputy Mayor Guerrero to approve the Consent Agenda as presented.

MOTION CARRIED with 6 YES votes and 0 NO votes.

3. ACTIVE AGENDA:

A. Establish Transportation Benefit District

Consider adopting an ordinance amending the Sunnyside Municipal Code to enact a new Chapter 12.50 Sunnyside Transportation Benefit District, establishing the boundaries, and specifying the maintenance and preservation of existing transportation improvements.

MOTION BY Councilor Henry, seconded by Councilor Broersma to adopting an ordinance amending the Sunnyside Municipal Code to enact a new Chapter 12.50 Sunnyside Transportation Benefit District, establishing the boundaries, and specifying the maintenance and preservation of existing transportation improvements.

MOTION CARRIED with 6 YES votes and 0 NO votes.

B. Public Hearing to consider assuming the powers of the newly formed TBD with no pre-existing funds, assets or contracts

(Notice published – Yakima Herald Republic, March 1, 2019 and March 8, 2019)

Hear public comment concerning absorbing the newly formed Transportation Benefit District into the City of Sunnyside.

Public Hearing Start Time: 6:51 PM

Public Comment:

- David Rand, Sunnyside – Had questions regarding the cost to citizens. Mr. Casey informed Mr. Rand that the first action would be a \$20 vehicle tab and could go higher in later years or increase in sales tax if approved by voters in Sunnyside.
- Ron Price, Sunnyside – Commented that the audio was not working and it was hard to hear. He requested that Mr. Casey repeat what he said.
- Michelle Perry, Sunnyside – Sunnyside is a high poverty town and would not want to put that burden on the residents.
- Larry Hill, Sunnyside – Does not agree with the car tab fee but he believes increasing the sales tax would be better.

Public Hearing End Time: 7:07 PM

C. Notice of Intention David Bos Annexation

Staff recommends that the Notice of Intention be received and referred for consideration and public hearing by the Planning Commission. The Hearing Body will then make a recommendation for appropriate zoning and refer to the State Boundary Review Board for Yakima County. Staff also recommends that the City Council require assumption of all existing indebtedness for the subject property.

4/8/2019 10:53 AM

The City of Sunnyside is a vibrant, safe, and clean city that offers great business, employment, recreational, and lifestyle opportunities to its diverse population.

MOTION BY Deputy Mayor Guerrero, seconded by Councilor Hicks to require assumption of all existing indebtedness for the subject property.

MOTION CARRIED with 6 YES votes and 0 NO votes.

4. ITEMS FROM COUNCIL MEMBERS:

- A. Mayor's Appointment(s) for Boards and Commissions
- B. Council Request Status Report
- C. Other reports, announcements, and/or questions by Council
- D. Upcoming Council Meetings:
 - 1) March 25, 2019 Regular Meeting
 - 2) April 1, 2019 Workshop
 - 3) April 8, 2019 Regular Meeting

5. ITEMS FROM CITY MANAGER AND DEPARTMENT HEADS

6. ADJOURN

There being no further business to come before the Council and without objection, Mayor Hart adjourned the meeting at 7:48 PM.

Respectfully submitted,

Jon Egan

4/8/2019 10:53 AM



PLANNING COMMISSION AGENDA REGULAR MEETING

401 Homer Street, Sunnyside, Washington

TUESDAY
JULY 14, 2009

Law & Justice Center
6:30 P.M.

1. CALL TO ORDER
2. ROLL CALL. Barrom, Cleghorn, Davis, Guerrero, Hochhalter
3. Public Hearing
Consideration of review of annexation of approximately 5.74 acres owned by Fred Rodriguez for property located at 3991 Outlook Road. The proposed zoning is R-2 Medium Density Residential. (Motion to affirm and forward to Boundary Review Board.)
4. Discussion and recommendation forwarding to City Council Ordinance 17.62A regarding Airport Overlay Zoning District.
5. PUBLIC COMMENTS
Comments by members of the public on matters within the jurisdiction of the Planning Commission not on the current agenda.
6. ADDITIONAL ITEMS FROM STAFF
7. NEXT REGULAR MEETING Tuesday, August 11, 2009
Proposed agenda items:
 - a.
 - b.
8. COMMISSION MEMBERS' COMMENTS:
9. ADJOURNMENT:

Files and staff reports for items on this agenda are available for review at the Planning Department, Sunnyside City Hall, 818 East Edison Avenue, Sunnyside, Washington. Telephone 509-837-7999.

CERTIFICATE OF MAILING

I hereby certify, under penalty of perjury, that on the 29th day of June, 2009, I mailed a true and correct copy of a Notice of Meeting of Planning Commission for a Public Hearing for Petition for Annexation of Fred Rodriguez, to the persons and agencies on the attached Exhibit "A", by United States first-class mail, postage prepaid thereon.

Signed this 29th day of June, 2009 in Sunnyside, Washington.



JAMEY AYLING
Senior Planner



Planning & Community Development

818 East Edison Avenue
Sunnyside, Washington 98944
Office (509)837-7999 Fax (509)836-6383

June 29, 2009

FROM: City of Sunnyside, Planning Commission.

RE: Public Hearing for Annexation Petition

Dear Neighbor,

Please accept this invitation to attend a Public Hearing before the City of Sunnyside Planning Commission to review the requested Rodriguez Annexation Petition for the property located at 3991 Outlook Road, Sunnyside, Washington. The Hearing will be held on Tuesday, July 14, 2009, at 6:30 p.m. at the Sunnyside Law and Justice Center, City Council Chambers, 401 Homer Street, Sunnyside.

We look forward to your thoughts and comments.

Sincerely,

Jamey Ayling
Senior Planner

/pjs

22102344009
AMBROSIO & SILVIA BRIONES
210 OUTLOOK ROAD
SUNNYSIDE, Washington 98944

22102344019
BEATRIZ ROLON DE JESUS
1006 N 24TH AVE
PASCO, Washington 99301

22102611408
DANIEL T MARTINEZ
450 BADGER LN
MOXEE, Washington 98936

22102344400
DAVID ET AL DROLLINGER
2917 W 19TH AVE TRLR 46
KENNEWICK, Washington 99337-2305

22102344025
H F P COMPANY
PO BOX 896
SUNNYSIDE, Washington 98944

22102611416
ISRAEL & FELICITAS ESTRADA
1941 MAPLE GROVE RD
SUNNYSIDE, Washington 98944

22102612403
LOWER VALLEY HOSPICE
3920 OUTLOOK RD
SUNNYSIDE, Washington 98944

22102612415
ROYAL SCHLEPP
8501 MEADOWBROOK RD
YAKIMA, Washington 98903

22102344020
AMERICAN SERVICES UNLIMITED
LLC
609 SCOON RD
SUNNYSIDE, Washington 98944

22102611411
DANIEL T & VIRGINIA M
MARTINEZ
450 BADGER LN
MOXEE, Washington 98936-9746

22102341009
DARRELL & SARAH J TADLOCK
819 SCOON RD
SUNNYSIDE, Washington 98944-1035

22102344401
DAVID ET AL DROLLINGER
2917 W 19TH AVE TRLR 46
KENNEWICK, Washington 99337-2305

22102611402
HENRY & WENDY HEBERLEIN
PO BOX 367
OUTLOOK, Washington 98938-0367

22102611415
ISRAEL & FELICITAS ESTRADA
1941 MAPLE GROVE RD
SUNNYSIDE, Washington 98944

22102341023
MOUNTAIN STATES CONST CO
PO BOX 918
SUNNYSIDE, Washington 98944

22102344016
YAKIMA NEIGHBORHOOD
HEALTH SERVICES
PO BOX 2605
YAKIMA, Washington 98907-2605

22102344008
ANMAREE MC DANIEL
4810 DEKKER RD
OUTLOOK, Washington 98938-9733

22102611410
DANIEL T MARTINEZ
450 BADGER LN
MOXEE, Washington 98936

22102344007
DAVID ADKISON
214 OUTLOOK RD
SUNNYSIDE, Washington 98944

22102343401
DAVID ET AL DROLLINGER
2917 W 19TH AVE TRLR 46
KENNEWICK, Washington 99337-2305

22102611412
HENRY & WENDY HEBERLEIN
PO BOX 367
OUTLOOK, Washington 98938-0367

22102344013
JESSE C & ESPERANZA PADILLA
PO BOX 332
OUTLOOK, Washington 98938

22102341404
PAUL & DORIS BURMA
350 W WOODIN RD
SUNNYSIDE, Washington 98944

22102344026
ZENON & NATIVIDAD
FERNANDEZ
131 N MCLAIN RD
SUNNYSIDE, Washington 98944-8905

Affidavit of Publication

STATE OF WASHINGTON
COUNTY OF YAKIMA SS

Timothy J. Graff, being first duly sworn on oath deposes and says that he is the Publisher of the DAILY SUN NEWS, a daily newspaper.

That said newspaper is a legal newspaper and it is now and has been for more than six months prior to the date of publications hereinafter referred to, published in the English language continually as a daily newspaper in the city of Sunnyside, YAKIMA County, Washington, and it is now and during all of said time printed in an office maintained at the afforesaid place of publication of said newspaper, and that the said Daily Sun News was on the 4th Day of April, 1969 approved as a legal newspaper by the Superior Court of said Yakima County.

That the annexed is a true copy of a LEGAL PUBLICATION -

City of Sunnyside

Rodriguez/annexation

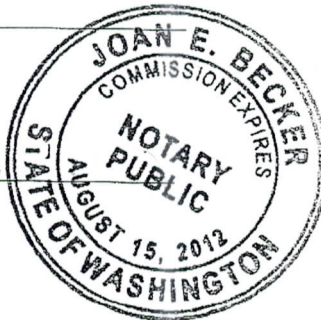
published in regular issues (and not in supplemental forms) of said newspaper once each week for a period of 1 consecutive issue(s) commencing 06/30/09 and ending on 06/30/09, both dates inclusive, and that such newspaper was regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the sum of \$ 49.00, amount has been paid in full, at the rate of \$7.00 per column inch per insertion.

Subscribed and sworn to before me 06/30/09

Joan E. Becker

Notary Public in and for
the State of Washington

100202-00008



CITY OF SUNNYSIDE
NOTICE OF PUBLIC HEARING
ANNEXATION

To consider a petition for annexation submitted by Fred Rodriguez. Mr. Rodriguez would like to have annexed approximately 5.74 acres of property located at 3991 Outlook Road.

Location: 3991 Outlook Road
Assessor's Parcel No.: 221023-44013 Applicant: Fred Rodriguez

Property Owner: Fred Rodriguez

Notice is hereby given that an application has been received by the City of Sunnyside requesting approval of the above item and that the Sunnyside Planning Commission will hold an Open Record Public Hearing on the application in a manner consistent with Chapter 19.05 of the Sunnyside Municipal Code. Tuesday, July 14, 2009, at 6:30 p.m. in the Sunnyside City Council Chambers in the Law & Justice Center, 401 Homer Street, Sunnyside Washington is the date, time, and place set for this hearing.

Those persons wishing to comment on the application may do so at this hearing or may submit written comments prior to the hearing to the Planning Department at 818 E. Edison Avenue, Sunnyside, WA, 98944. Review of any appeal or litigation on the action taken may be

limited to those issues raised at the public hearing or submitted in writing prior to the hearing.

Files on the above application are available for review by the public at the Planning Department counter Monday Thursday from 7:30 a.m. to 6:00 p.m.

Jaime Ayling
Senior Planner

Si desea mas informacion en espanol tocante el tema mencionado llame al numero (509) 837-4229.

PUBLISH: DAILY SUN NEWS
June 30, 2009

**CITY OF SUNNYSIDE
NOTICE OF PUBLIC HEARING
ANNEXATION**

To consider a petition for annexation submitted by Fred Rodriguez. Mr. Rodriguez would like to have annexed approximately 5.74 acres of property located at 3991 Outlook Road.

Location: 3991 Outlook Road

Assessor's Parcel No.: 221023-44013

Applicant: Fred Rodriguez

Property Owner: Fred Rodriguez

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Jamey Ayling
Senior Planner

***Si desea mas informacion en espanol tocante el tema mencionado llame al numero (509) 837-4229.*

NOTICE OF INTENTION TO COMMENCE ANNEXATION PROCEEDINGS

To: The City of Sunnyside City Council
818 E. Edison Avenue
Sunnyside, WA 98944

City Council:

The undersigned, who are owners of not less than 10 percent (10%) of the acreage for which annexation is sought, hereby notify the City Council of the City of Sunnyside that it is the desire and intention of the undersigned to commence annexation proceedings pursuant to Chapter 35A.14 RCW.

The property subject to the proposed annexation is shown on Exhibit "A" attached hereto and incorporated herein by this reference.

It is requested that the City Council set a date not later than sixty (60) days after the filing of this Notice of Intention for a meeting with the undersigned initiating parties to determine:

- (1) Whether the City Council will accept, reject or geographically modify the proposed annexation; and
- (2) Whether the City Council will require the simultaneous adoption of a proposed zoning regulation for the subject property in substantial compliance with the Comprehensive Plan as adopted by the City of Sunnyside, or other zoning regulations adopted pursuant to RCW 35A.14.330 and 35A.14.430; and
- (3) Whether the City of Sunnyside shall require the assumption of all or any portion of existing City indebtedness by the area to be annexed.

This page is one of a group of pages containing identical text material, and is intended by the signers of this *Notice of Intention* to be presented and considered as one *Notice of Intention*, and may be filed with other pages containing additional signatures which cumulatively may be considered as a single *Notice of Intention*.

Principal contact person for this annexation is:

Name: Fred Rodriguez Phone: _____

Address: 1100 Kearney Ave Sunnyside

WARNING

Every person who signs this Notice of Intention with any other than his or her true name, or who knowingly signs more than one of these petitions, or who signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

Name/Address/Parcel No(s)

1. J Fred Rodriguez [Signature]
Print Name Signature
3991 Outlook Rd. 221023-44013
Address of Property to be annexed Parcel Number(s)
1100 Kearney Ave Sennyside 02-08-09
Address of owner Date of Signature
2. _____
Print Name Signature

Address of Property to be annexed Parcel Number(s)

Address of owner Date of Signature
3. _____
Print Name Signature

Address of Property to be annexed Parcel Number(s)

Address of owner Date of Signature
4. _____
Print Name Signature

Address of Property to be annexed Parcel Number(s)

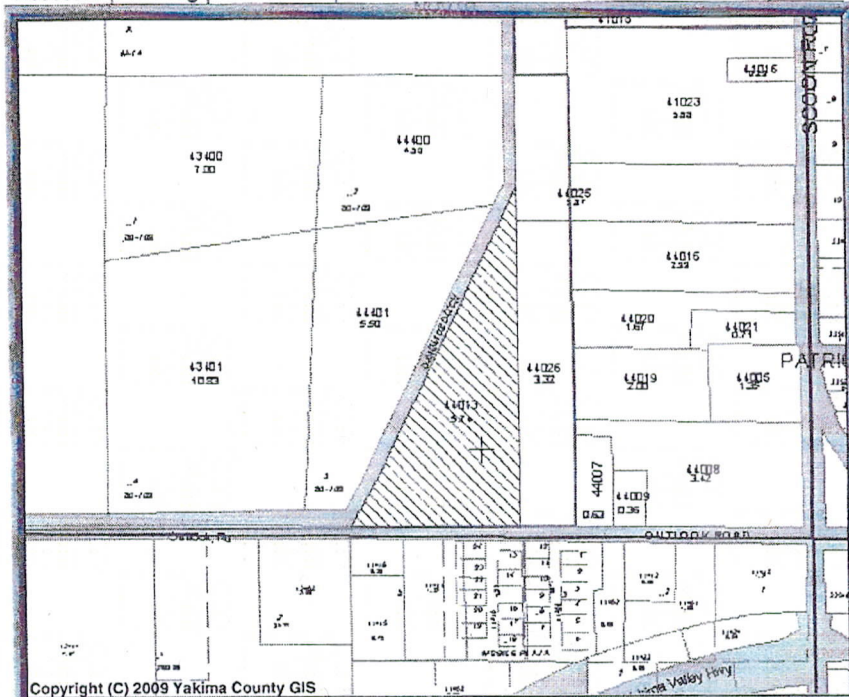
Address of owner Date of Signature





Assessor | Planning | Real Estate |

FAQ | Help | Legend | Search | Tools | Overview



Copyright (C) 2009 Yakima County GIS

Easting(ft) | Northing(ft)
Longitude(E) | Latitude(N)

Click Map to: [Get Information](#)

One Inch = 400 Feet
Feet 200 400 600

Search By: Parcel Number

Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

Search

MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography:

☐ FEMA ☐ Critical Areas
☐ Contours ☐ Utilities

MapSize: Small (800x600)

Maps brought to you by:

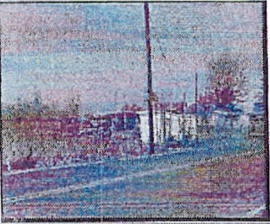
Valley Title Guarantee

Title Insurance & Escrow Service

www.vtgco.com

(509) 248-4442

Map Report

| PROPERTY PHOTOS: 1 | | PROPERTY INFORMATION AS OF 6/2/2009 3:01:59 AM | | | | | | | | PRINTING | | | |
|--|------------|--|-----------|--------------------------------|-----------|-------------------------|---------------------------|-------------------------|---------|-----------------------|--|-----------------------|-----------------|
|  | | Parcel Address: | | 3991 OUTLOOK RD.,WA | | | | | | | | Printer-Friendly Page | |
| | | Parcel Owner(s): | | J FRED & LILIANA R RODRIGUEZ | | | | | | | | | |
| | | Parcel Number: | | 22102344013 | | | | Parcel Size: | | 5.74 Acre(s) | | Detailed Report | |
| | | Property Use: | | 11 Single Unit | | | | | | | | | |
| | | TAX AND ASSESSMENT INFORMATION | | | | | | | | | | | |
| Tax Code Area (TCA): | | 463 | | | | Tax Year: | | 2009 | | Print Detailed MAP | | | |
| Improvement Value: | | \$1000 | | | | Land Value: | | \$50000 | | | | | |
| CurrentUse Value: | | \$0 | | | | CurrentUse Improvement: | | \$0 | | | | | |
| New Construction: | | \$0 | | | | Total Assessed Value: | | \$51000 | | | | | |
| RESIDENTIAL INFORMATION | | | | | | | | | | | | SECTION MAPS | |
| Quality | Year Built | Stories | Main SqFt | Upper SqFt | Bsmt SqFt | Bedrooms | Bathrooms (full/3/4, 1/2) | Garage (bsmt/att/bltin) | Carport | Section Map 1in=400ft | | | |
| LOWCOST | 1974 | 1.0 | 742 | | 0/0 | 2 | 1/0/0 | 0/0/0 | | | | | |
| SALE INFORMATION | | | | | | | | | | | | Qtr SECTION MAPS | |
| Excise | Sale Date | Sale Price | | Grantor | | | | Portion of Parcel | | | | NW-Qtr 1"=200ft | NE-Qtr 1"=200ft |
| 406012 | 11/19/2008 | \$59500 | | PADILLA, JESSE C & ESPERANZA N | | | | | | | | SW-Qtr 1"=200ft | SE-Qtr 1"=200ft |
| DISCLAIMER | | | | | | | | | | | | | |
| While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us. | | | | | | | | | | | | | |

| OVERLAY INFORMATION | | | |
|--|------------------------|---------------------------------|-------------------------------|
| Zoning: | R-1 | Jurisdiction: | County |
| Urban Growth Area: | Sunnyside | Future Landuse Designation: | UGA (Yakima County Plan 2015) |
| FEMA: | Not within floodplain. | FIRM Panel Number: | 5302171850B |
| LOCATION INFORMATION | | | |
| + Latitude:46° 19' 54.516" | | + Longitude:-120° 1' 25.537" | |
| | | Range:22 Township:10 Section:23 | |
| Narrative Description: TH PT OF W 3/4 OF W 1/2 SE 1/4 SE 1/4 LY SE 1/4 OF D.I.D. NO.3 MH-REAL 1974 CONCORD 56X14 UNKNOWN SERIAL (RECORD CHANGE FORM TY 2003) | | | |
| DISCLAIMER | | | |
| MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION | | | |

RESOLUTION 2009 - 49

ORIGINAL

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF SUNNYSIDE, WASHINGTON, ACCEPTING
NOTICE OF INTENTION TO COMMENCE ANNEXATION,
SETTING CONDITIONS, AUTHORIZING SUBMISSION
OF PETITION AND REFERRING TO HEARING BODY
(Fred Rodriguez Annexation)**

WHEREAS, the City of Sunnyside has received from Fred Rodriguez, owner of record of the property 5.74 acres in size, located north of Outlook Road and westerly of existing city limits, Sunnyside, Washington, (Yakima County Assessor's Parcel No. 221023-44013), a Notice of Intention to Commence Annexation Proceedings, as shown on the attached Notice of Intention; and

WHEREAS, the City Council, having conducted an Annexation Initiation Meeting with the applicant on June 8, 2009, finds as follows:

- (a) The Notice of Intention to Commence Annexation Proceedings is hereby received, with recommended modification to include the 3.22 acre parcel abutting the subject property on the east, to wit: Yakima County Assessor's Parcel No. 221023-44026.
- (b) The applicant is hereby authorized to prepare and submit a Petition for Annexation signed by all owners of record which shall be referred for consideration and public hearing before the Planning Commission or Hearing Examiner as deemed appropriate by the City Manager.
- (c) The hearing body shall conduct a public hearing and assign a recommended zoning of the property in substantial compliance with the Comprehensive Plan of the City of Sunnyside.
- (d) The City of Sunnyside will require assumption of all existing City indebtedness by the area to be annexed.

WHEREAS, the City Council finds and determines that this action is in the best interests of residents of the City of Sunnyside and will promote the general health, safety and welfare.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF SUNNYSIDE, WASHINGTON, as follows:

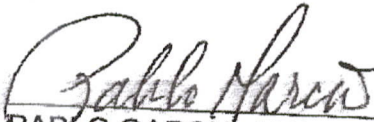
SECTION 1. That the Notice of Intention to Commence Annexation Proceedings, a copy of which is attached hereto as Exhibit "A" and incorporated herein by this reference, submitted by Fred Rodriguez for property commonly known as Yakima County Assessor's Parcel No. 221023-44013, Sunnyside, Washington, and as further shown and described in Exhibit "B," is hereby received.

SECTION 2. That the findings and procedures stated in the recitals above are hereby adopted and incorporated within this action.

SECTION 3. The City Manager is hereby authorized to submit this Resolution and the Petition for Annexation to the Sunnyside Planning Commission or Hearing Examiner, and to seek early transfer of jurisdiction from Yakima County, as deemed necessary or appropriate.

SECTION 4. This Resolution shall be effective upon passage, approval and signatures hereon in accordance with law.

PASSED this 8th day of June, 2009.


PABLO GARCIA, MAYOR

ATTEST:


DEBORAH A. ESTRADA, CITY CLERK

**NOTICE OF INTENTION TO COMMENCE
ANNEXATION PROCEEDINGS**

To: The City of Sunnyside City Council
818 E. Edison Avenue
Sunnyside, WA 98944

City Council:

The undersigned, who are owners of not less than 10 percent (10%) of the acreage for which annexation is sought, hereby notify the City Council of the City of Sunnyside that it is the desire and intention of the undersigned to commence annexation proceedings pursuant to Chapter 35A.14 RCW.

The property subject to the proposed annexation is shown on Exhibit "A" attached hereto and incorporated herein by this reference.

It is requested that the City Council set a date not later than sixty (60) days after the filing of this Notice of Intention for a meeting with the undersigned initiating parties to determine:

- (1) Whether the City Council will accept, reject or geographically modify the proposed annexation; and
- (2) Whether the City Council will require the simultaneous adoption of a proposed zoning regulation for the subject property in substantial compliance with the Comprehensive Plan as adopted by the City of Sunnyside, or other zoning regulations adopted pursuant to RCW 35A.14.330 and 35A.14.430; and
- (3) Whether the City of Sunnyside shall require the assumption of all or any portion of existing City indebtedness by the area to be annexed.

This page is one of a group of pages containing identical text material, and is intended by the signers of this *Notice of Intention* to be presented and considered as one *Notice of Intention*, and may be filed with other pages containing additional signatures which cumulatively may be considered as a single *Notice of Intention*.

Principal contact person for this annexation is:

Name: Fred Rodriguez Phone: _____

Address: 1100 Kearney Ave Sunnyside

WARNING

Every person who signs this Notice of Intention with any other than his or her true name, or who knowingly signs more than one of these petitions, or who signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

Name/Address/Parcel No(s)

1. J Fred Rodriguez [Signature]
Print Name Signature
3991 outlook Rd. 221023-44013
Address of Property to be annexed Parcel Number(s)
1100 Kearney Ave Sunnyside 02-08-09
Address of owner Date of Signature
2. _____
Print Name Signature

Address of Property to be annexed Parcel Number(s)

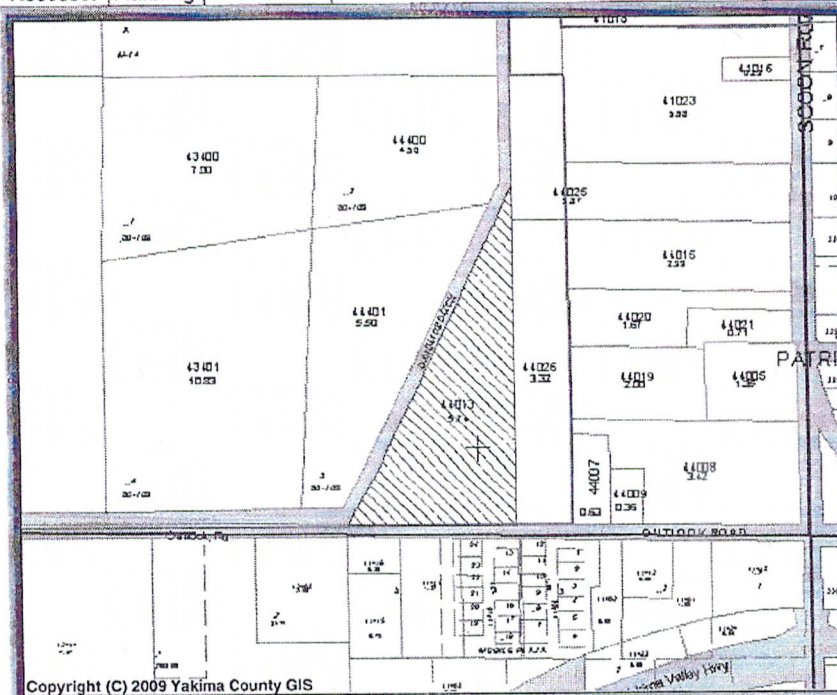
Address of owner Date of Signature
3. _____
Print Name Signature

Address of Property to be annexed Parcel Number(s)

Address of owner Date of Signature
4. _____
Print Name Signature

Address of Property to be annexed Parcel Number(s)

Address of owner Date of Signature



Copyright (C) 2009 Yakima County GIS

Easting(ft) | Northing(ft)

Longitude(E) | Latitude(N)

Click Map to: **Get Information**

One Inch = 400 Feet

| Feet | 200 | 400 | 600 |
|------|-----|-----|-----|
|------|-----|-----|-----|

Search By: Parcel Number

Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

Search

MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography:

FEMA

Critical Areas

Conto

Utilities

MapSize: Small (800x600)

Maps brought to you by:

Valley Title Guarantee



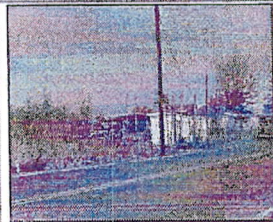
**Title Insurance &
Escrow Service**

www.vtaco.com

(509) 248-4442

Map

Report

| | | | | | | | | | | | | |
|--|------------|--|------------------------------|------------------------------|-----------|--------------|---------------------------|------------------------|--------------------|-----------------------|--|--|
| PROPERTY PHOTOS: 1 | | PROPERTY INFORMATION AS OF 6/2/2009 3:01:59 AM | | | | | | | PRINTING | | | |
|  | | Parcel Address: | | 3991 OUTLOOK RD, WA | | | | | | Printer-Friendly Page | | |
| | | Parcel Owner(s): | | J FRED & LILIANA R RODRIGUEZ | | | | | | | | |
| | | Parcel Number: | | 22102344013 | | Parcel Size: | | 5.74 Acre(s) | | | | |
| | | Property Use: | | 11 Single Unit | | | | | | Detailed Report | | |
| | | TAX AND ASSESSMENT INFORMATION | | | | | | | | | | |
| Tax Code Area (TCA): | | 463 | | Tax Year: | | 2009 | | | Print Detailed MAP | | | |
| Improvement Value: | | \$1000 | | Land Value: | | \$50000 | | | | | | |
| CurrentUse Value: | | \$0 | | CurrentUse Improvement: | | \$0 | | | | | | |
| New Construction: | | \$0 | | Total Assessed Value: | | \$51000 | | | | | | |
| RESIDENTIAL INFORMATION | | | | | | | | | | | SECTION MAPS | |
| Quality | Year Built | Stories | Main SqFt | Upper SqFt | Bsmt SqFt | Bedrooms | Bathrooms (full/3/4, 1/2) | Garage (bsmt/att/btln) | Carport | Section Map 1in=400ft | | |
| LOWCOST | 1974 | 1.0 | 742 | | 0/0 | 2 | 1/0/0 | 0/0/0 | | | | |
| SALE INFORMATION | | | | | | | | | | | Qtr SECTION MAPS | |
| Excise | Sale Date | Sale Price | Grantor | | | | Portion of Parcel | | | | NW-Qtr 1"=200ft NE-Qtr 1"=200ft SW-Qtr 1"=200ft SE-Qtr 1"=200ft | |
| 406012 | 11/19/2008 | \$59500 | PADILLA, JESSE C & ESPERANZA | | | | N | | | | | |
| DISCLAIMER | | | | | | | | | | | | |
| While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us. | | | | | | | | | | | | |

| OVERLAY INFORMATION | | | |
|--|------------------------|------------------------------------|-------------------------------|
| Zoning: | R-1 | Jurisdiction: | County |
| Urban Growth Area: | Sunnyside | Future Landuse Designation: | UGA (Yakima County Plan 2015) |
| FEMA: | Not within floodplain. | FIRM Panel Number: | 5302171850B |
| LOCATION INFORMATION | | | |
| + Latitude: 46° 19' 54.516" | | + Longitude: -120° 1' 25.537" | |
| | | Range: 22 Township: 10 Section: 23 | |
| Narrative Description: TH PT OF W 3/4 OF W1/2 SE1/4 SE1/4 LY SE1/4 OF D.I.D. NO.3 MH>REAL 1974 CONCORD 56X14 UNKNOWN SERIAL (RECORD CHANGE FORM TY 2003) | | | |
| DISCLAIMER | | | |
| MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION | | | |

EXHIBIT E

A copy of the Threshold Determination and completed SEPA checklist pertaining to the proposed BRB action with full explanations. Include the list of persons who were sent the checklist and all written comments from governmental agencies and the general public.

NOTE: This is NOT to be completed by municipalities for annexation purposes.

EXHIBIT F

A copy of any Interlocal agreements entered into under RCW 39.34 (Interlocal Cooperation Act) and under RCW 36.115 (Service Agreements) establishing which jurisdictions should provide various local government services and facilities and how those services and facilities will be financed.

NOTE: There are no interlocal agreements related to this proposed annexation.