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: October 2, 2023

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, Parks and Trails, Yakima Valley Libraries, Yakima Valley Conference of Governments, South Yakima Conservation District, Sunnyside School District, Fire District # 5, Sunnyside Valley Irrigation District, Bureau of Indian Affairs, and Yakama Nation.

FROM: Olivia Story
Chief Clerk - Boundary Review Board

SUBJ: **File No.: BRB2023-00003, Robinson Annexation**

Enclosed is the Notice of Intention packet that proposes the annexation into the City of Sunnyside, 21.8 acres having an assessed valuation of $283,000. The annexation is known as the **"Robinson Annexation."**

The 45-day review period for this proposed annexation expires **November 16, 2023**.

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 FILING INSTRUCTIONS

Please submit this Notice of Intention form and the Exhibits listed below to the Boundary Review Board Office: 128 N. 2nd Street, 4th Floor, Yakima, WA 98901, for determination of sufficiency by the Chief Clerk of the Board. Please submit the original and the required $50.00 filing fee. When deemed sufficient, the original and 25 copies of the Notice and exhibits shall be submitted.

The Notice of Intention is to be completed by an elected official or employee of the governmental jurisdiction that is seeking the proposed annexation or boundary change or the proponent in the case of incorporation or formation.

The following items must be submitted and labeled as follows:

- **EXHIBIT A** A copy of the legal description of the boundaries of the area involved in the proposed action certified by the Yakima County Public Services Division.
- **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.
- **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.
- **EXHIBIT D** Documentation of the process: certified copy of the petition; proof of assessed valuation; affidavit of publication of public hearing notice; copy of the minutes of public hearing; a signed and certified copy of the resolution accepting the proposal as officially passed.
- **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.

MUNICIPAL INCORPORATIONS: Exhibits A, B, C, a certified copy of assessed valuation and a certified copy of the petition calling for the incorporation as required.

WASHINGTON STATE BOUNDARY REVIEW BOARD FOR YAKIMA COUNTY

NOTICE OF INTENTION

for office use only:
BRB FILE # BBRD-2303

1. Name of City, Town or special purpose district: ___Sunnyside_____

2. Action Sought:
   - ☒ Annexation
   - ☐ Formation of a Special Purpose District
   - ☐ Incorporation
   - ☐ Other Boundary Change
   - ☐ Merger/Consolidation of Special Purpose District
   - ☐ Dissolution of Special Purpose District
   - ☐ Water or Sewer Extension _____ Size of Water Line _____ Sewer Line

3. This proposal shall be known as: __Robinson Annexation _____

4. Driving directions to location of proposed action: _Traveling east on interstate 82,
   _____

   _____

5. Briefly describe proposal: _ The annexation request is for seven (7) parcels totaling approximately 21.8 acres found vicinity of Clyde Circle and Alexander Rd.__

6. Method used to initiate the proposed action: ☒ Petition ☐ Election ☐ Resolution

7. State statute under which action is sought: _RCW 35.13.125-160_____

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	0	73.29	16,375	19,076
Residences	0	21	4,845	5,619
Businesses	-	-	-	-

2. What source is the basis for this projection information? __OFM Population Esimates and YVCOG Population projections_

3. Acres within the proposed area __21.8_____ Acres within existing entity _ 12,000,526.56___

Assessed valuation of proposed area $ _$283,000_____ of existing entity $ __ 263,232,000__

4. Existing land use of the proposed area ___Vacant_____

5. Existing land use of the area surrounding the proposal: Residential, Single family homes, vacant, Agriculture__

6. Are all surrounding & interior roads included in the annexation? ☐ Yes ☒ No
If no, why not? __Only the right-of-way in Clyde Circle will be annexed as part of this application. The City does control a portion of Alexander Rd., but annexing the entire road is not a part of this action.

7. Is there new residential, commercial, or industrial development that is associated with this proposal? Yes, but in the future.
If yes, describe any projects being considered or proposed: _The applicant plan to develop the site into a single family subdivision with one acre lots, but plans to do that after the property is within Sunnyside City limits. The application at this time is simply annexation.___

9. If the proposal is approved, will there be land use changes within the next 18 months?
   - Land Use ___Single family residential homes
   - Zoning __No Change
   - Comprehensive Plan ___No Change

10. Has the proposed area been the subject of land use action by Yakima County? ___Not Known
If so, please explain

11. **a.** Yakima County Comprehensive Plan designation for the proposed area: __Urban Residential _

b. For surrounding areas: __Urban Residential

c. Yakima County Zoning for the proposed area: _ Single Family Residential (R-1)

d. For surrounding areas: ____ Single Family Residential (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: _March 28, 2022___

14. Describe how this proposal is consistent with the adopted comprehensive plan: __This annexation is consistent with the comprehensive plan because the future land use designation of this area is Urban Residential, and will be annexed as R-1 Single Family. Per GOAL 1: Provide safe and sanitary housing for all persons within the community. Policy 1.1 Support the development of a housing stock that meets the varied needs of the present community while attracting higher income residents. Objective 1 Encourage the construction of new units to increase the local housing supply. New construction should provide for a moderate, to very low income and elderly market demand as well as upscale residences. It should also provide for an appropriate mix of housing types and intensities (single-family, multifamily)._
a. Proposed city zoning upon annexation: __R-1 Single Family

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: __The area is relatively flat with no significant changes in topography.

b. Natural Boundaries: _There are no natural boundaries to this site. Highway 82 provides a boundary to the north and several residential homes and properties provide built boundaries to the west, south, and east.___

c. Drainage Basins: _Lower Yakima Watershed

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	Private Wells	Private Wells	No Change	Developer
Sewer	Septic	Septic	No Change	Developer
Fire	City of Sunnyside	Same	Current	Taxes
Stormwater	Retain on Site	Same	No Change	Developer
Roads	City of Sunnyside / County	Developer Internal Streets	Upon development	Developer
Parks	City of Sunnyside	City of Sunnyside	Upon Annexation	Taxes
Police	City of Sunnyside / Yakima County Sheriff	City of Sunnyside	Upon Annexation	Taxes
School	Sunnyside School District	Same	Upon Annexation	Taxes
Library	Yakima Valley Regional Library	Same	Upon Annexation	Taxes

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: _No effect on existing uses, all uses are permitted under current City codes.__

   Future development of the plat in this area will require road installation, and accompanying frontage improvements. The applicant has been working the use and extend an existing well on the site for water supply on properties, and has been working with the Yakima Health District to install septic systems instead of connecting to City sewer. All proposed building will meet City standards for setbacks and lot coverage.

4. Describe the probable future needs for services and additional regulatory controls in the area? _At a future date, City services will need to be extended along Alexander Road. The City has been exploring the possibility installing water and sewer services, and is currently with various projects and the Port of Sunnyside to make this a more manageable and accomplishable goal in the future._____

   _____

5. Describe the probable effects of the proposal on the cost an adequacy of services and regulatory controls:
   a. In the proposed area? _The developer will be tasked with providing and adequate water and sewer supply to the proposed homes in the area. No City Building Permits will be issued until the applicant has demonstrated satisfactory compliance with water and sewer supply to the area._____

   b. In the adjacent area? _There are none known__

   _____

6. Estimate the following to be incurred under the proposal:
   a. Proponent Expenditures to be incurred: $_Not Known_____
   b. Proponent Revenues to be gained: $_Not Known_____
   c. County Revenue Lost: $_$2,600 ____
   d. County Expenditure Reduction: $_Not Known_____
   e. Fire District Revenue Lost: $_$40.76_____
   f. Fire District Expenditure Reduction: $_Not Known_____
   g. Financial Impact to Special Districts (library, parks, hospital): $_No Change_____

7. What is the future impact of your proposal on the school district? _Minimal change. It is expected that any future housing in this area may generate additional children within the local school system, but the exact number of home is unknown at this time._

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: The impact to adjacent road and highways will be minimal and there are no mitigation measures proposed as part of this annexation. When future development occurs the land use, traffic studies (if necessary) will address the future impact and include mitigation measures as necessary.__

3. Expected impact of any proposed development on air quality:__No impact to air quality. Future development will require mitigation as necessary. The property is already within the Urban Growth Boundary and as such subject to certain standards, as applicable, of the Yakima Regional Clean Air Authority.

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:_ Future development will undergo land use and environmental review, as appropriate. Potential adverse impacts will be mitigated as required by City Ordinance._

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:__ The proposed annexation area includes mostly vacant land. Future development on the vacant Residential zoned areas is anticipated to be consistent with residential development in the area._

2. Use of physical boundaries, including but not limited to bodies of water, highw3ays, and land contours:_The site is primarily flat, annexation and future development will occur between US Highway 82 and the existing residential housing.

3. Creation and preservation of logical service areas:__The applicant/developer will need to install residential septic systems for each housing unit, and will need to utilize a private well for potable water. The applicant has been working with Yakima County on the development of a private well to serve the small future subdivision.

4. Prevention of abnormally irregular boundaries:_The annexation is primarily along the south side of Highway 82,, westward from propeorty at 27 80 Alexander Rd. A portion of the proposed area connects to Alexander Rd. and will be required to have an improved access when a future subdivision is proposed. __

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:_n/a_____

6. Dissolution of inactive special purpose districts:__n/a__

7. Adjustment of impractical boundaries:__n/a__

8. Incorporation as cities or towns or annexation to cities and towns of unincorporated areas which are urban in character:_n/a_____

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:__n/a_

EXHIBITS

See attached **Notice of Intention Filing Instrucitons** 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 _14th__day of_August__, 2023_. _____
Signature

__Trevor Martin_____ __Community and Economic Development Director_
Name of person completing this form Title

_509-836-6393_____
Phone Number

_____
Fax Number

__818 E. 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:

__Clyde Robinson, PO Box 219, Wapato, WA 98951 – 509-305-1461____

_Eric Herzog, 2803 River Rd, Yakima, WA 98902,

City of SUNNYSIDE WASHINGTON

LAND USE APPLICATION

CITY OF SUNNYSIDE, DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT 818 E. EDISON AVE., SUNNYSIDE, WA 98944 PHONE: (509) 837-7999

INSTRUCTIONS – PLEASE READ FIRST AND ANSWER ALL QUESTIONS COMPLETELY.

If you have any questions about this form or the application process, please ask to speak with a planner. All necessary attachments and the filing fee are required upon submittal. Filing fees are not refundable. This application consists of four parts. PART I - GENERAL INFORMATION AND PART V – CERTIFICATION are on this page. PART II, III, and IV contain additional information specific to your proposal and MUST be attached to this page to complete the application.

PART I – GENERAL INFORMATION

1. Applicant's Information:	Name:	Clyde Robinson						
	Mailing Address:	PO Box 219						
	City:	Wapato	St:	Wa	Zip:	98951	Phone :	(509)305-1461
	E-Mail:	Robinson.clyde42@gmail.com						
2. Applicant's Interest in Property:	Check One:	☑ Owner	☐ Agent	☐ Purchaser	☐ Other _____			
3. Property Owner's Information (If other than Applicant):	Name:							
	Mailing Address:							
	City:		St:		Zip:		Phone:	( )
	E-Mail:							

4. Subject Property's Assessor's Parcel Number(s): 34405, 34408, 34406, 34407, 34401, 34402, 43014

5. Property Address: Clyde's Circle off of Alexander Road, Sunnyside, Wa

6. Property's Existing Zoning:

☐URA ☐R-1 ☐R-1M ☐MH ☐R-2 ☐R-3 ☐BN ☐PB ☐B1 ☐B2 ☐B3 ☐M-1 ☐M-2 ☐AOZ ☐PF

7. Type Of Application: (Check All That Apply)

☐ Site Plan Review ☐ ☑ Other: _____

☐ Transportation Concurrency ☐ ☐ Other: _____

☐ State Environmental Policy Act Review (SEPA)

PART II – LAND USE DESIGNATION (See attached page)
PART III – NARRATIVE – PROPOSED PROJECT DESCRIPTION (See attached page)
PART IV – SITE PLAN CHECKLIST (See attached page)

PART V – CERTIFICATION

I certify that the information on this application and the required attachments are true and correct to the best of my knowledge.

Clyde Robinson — **Property Owner's Signature** — 12-23-23 — **Date**

Clyde Robinson — **Applicant's Signature** — 12-23-23 — **Date**

FILE/APPLICATION(S)#

DATE FEE PAID:	RECEIVED BY:	AMOUNT PAID:	RECEIPT NO:

RECEIVED
DEC 27 2023
City of Sunnyside

PART III - NARRATIVE

1. Description of proposed action:

Short plat, annexation into City of Sunnyside – Phase One

PART IV – SITE PLAN CHECKLIST

All general site plans shall be drawn to scale and be legibly drawn, prepared, or printed on eight and one-half inches by eleven inches, unless otherwise requested. The scale of the drawing shall be a standard engineering scale and shall reasonably utilize the paper's size.

General Site Plan Checklist

- ☐ Property Address
- ☐ Legal Description
- ☐ North Arrow
- ☐ Scale
- ☐ Applicant Name
- ☐ Project Name
- ☐ Property Dimensions and Shape of Lot
- ☐ Size and Location of Existing Structures
- ☐ Size and Location of Proposed Structures
- ☐ Distance(s) of Structures to Property Line and Centerline of Right-of-Way
- ☐ Location of Existing and Proposed Signage
- ☐ Size and Location of Utilities
- ☐ Parking Circulation Plan
- ☐ Proposed Landscaping
- ☐ Proposed Sitescreening
- ☐ Location of Ingress and Egress Points
- ☐ Adjacent Rights-of-Way and Existing Frontage Improvements
- ☐ Lot Coverage Calculation
- ☐ Clearview Triangle
- ☐ Dumpster and Screening Location

The site plan shall also include any other information required by the Department or Administrative Official to clarify the proposal, assess its impacts, or determine compliance with this Title.

Note: If you have any questions about this process, please contact City of Sunnyside – 818 E. Edison Ave., Sunnyside, WA or by phone at: (509) 837-7999.

City of SUNNYSIDE WASHINGTON

ANNEXATION PROCESS

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

The process of annexation is regulated by State law. Although there are several methods of annexation, the most often used method is the Direct Petition Method.

To begin the annexation process, a Notice of Intent to Petition for annexation signed by property owners representing at least 10% of the assessed valuation of the proposed annexation area must be submitted to the City Council. The City Council will then hold a public meeting within 60 days of the date the petition is submitted to City. The City Council will then hold a public meeting within 60 days of the date the petition is submitted to answer the following questions:

1. Will the City Council accept the annexation?
2. Will zoning, based on the zoning shown in the Urban Growth Area Map.
3. Will the Council require the appropriate share of past City debts to be assumed by the property proposed for annexation?

Once the City Council considers the Notice of Intent to petition for Annexation and agrees to accept the request to annex, a petition for annexation may be circulated by the property owners. The petition must be signed and returned to the City by property owners representing at least 60% of the assessed value of the area proposed.

Once the City receives the petition for annexation, the completed petition must then be certified as sufficient by the County. Once the City receives the determination of sufficiency from the County Assessor, the City Council will hold a public hearing and consider adopting the necessary annexation resolution. The annexation resolution will direct staff to submit this matter to the Boundary Review Board for Yakima County. The Boundary Review Board for Yakima County will issue a public notice that any impacted agency has 45 days to request review by the Boundary Review Board for Yakima County. If after the end of the 45 day period, no one has requested review by the Boundary Review Board for Yakima County, the County will notify the city that the proposed annexation can move forward.

Once the City receives that notice that the Boundary Review Board for Yakima County has approved the proposed annexation, it will schedule a public meeting with the City Council to consider adoption of an ordinance annexing the property. The annexation ordinance must be recorded with the Yakima County Auditor and sent to the Yakima County Board of Commission, before the annexation is completed.

City of SUNNYSIDE WASHINGTON

NOTICE OF INTENT TO PETITON FOR ANNEXATION

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

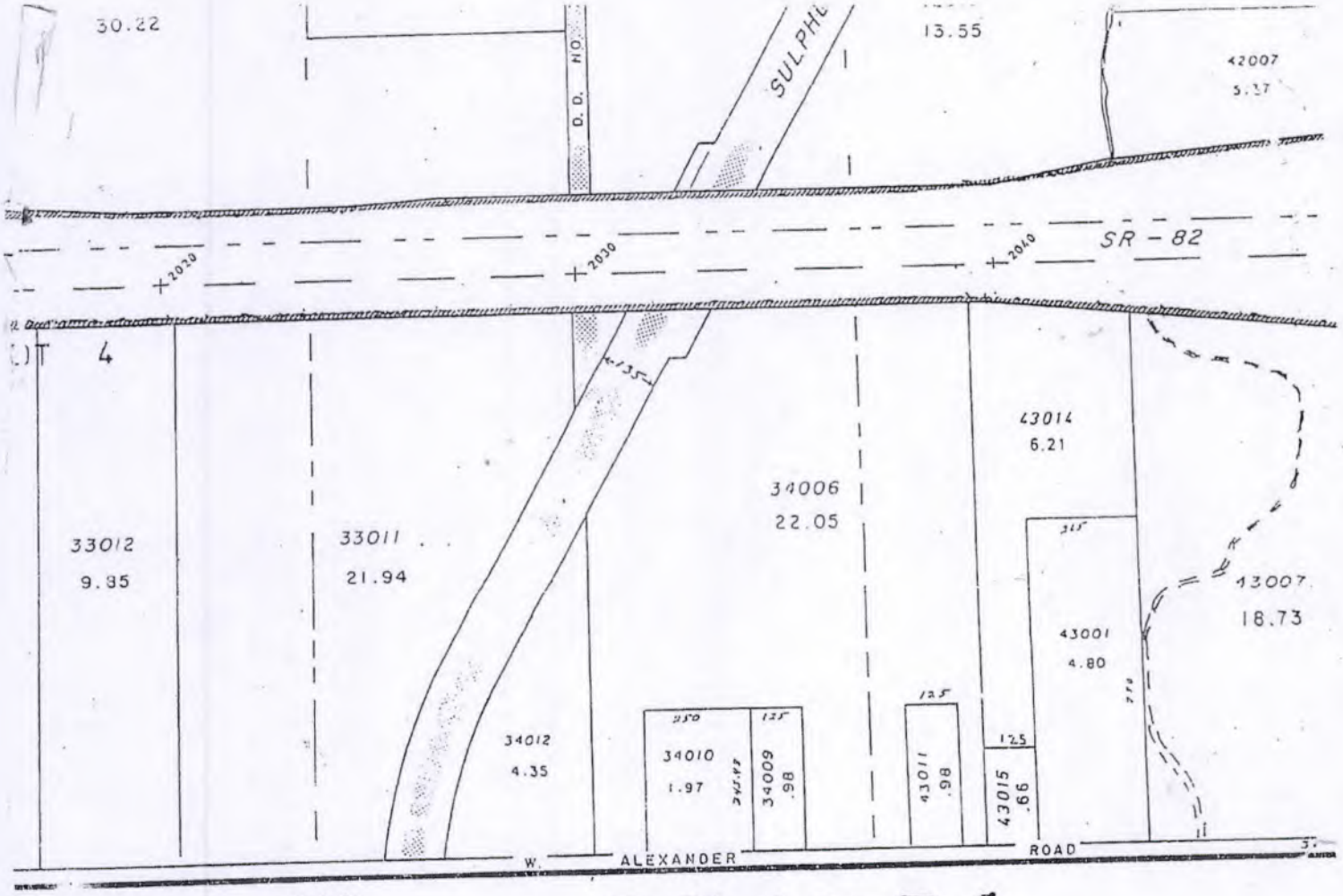
We, the undersigned are owners of real property lying outside the corporate limits of the City of Sunnyside, Washington, but contiguous thereto and designated as part of the City of Sunnyside Urban Growth Area. A legal description and a map of the proposed annexation area are attached to this notice.

We, the undersigned, who are owners of not less than 10 percent in value according to the assessed valuation for general taxation of the property for which annexation is sought, hereby advice the City Council of the City of Sunnyside that it is the desire of the undersigned residents to commence annexation proceedings in accordance with 35A.14.420.

It is requested that a public meeting be held within 60 days to determine if the City will accept, reject, or geographically modify the proposed annexation; whether is shall require the simultaneous adoption of a proposed zoning regulation; and whether it shall require the assumption of existing city indebtedness by the area to be annexed.

It is acknowledged that this petition may consist of a group of pages containing identical text material and it is intended by the signers of this Notice of Intent that they be presented and considered as one Notice of Intent.

Property Owner Name (please print)	Property Owner Signature	Street Address	Parcel Number	Date Signed
Clyde Robinson Sheila Robinson	Clyde Robinson Sheila Robinson	Clyde's Clyde ~~P.O. Box 214~~ Sunnyside, WA	43014 34402 34401 34407 34408 34406 34405	~~1-26-23~~ 2-23-23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13.55
42007
5.37
SR - 82
+2020
+2030
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LOT 4
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43014
6.21
43007
18.73
43001
4.80
34012
4.35
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34009
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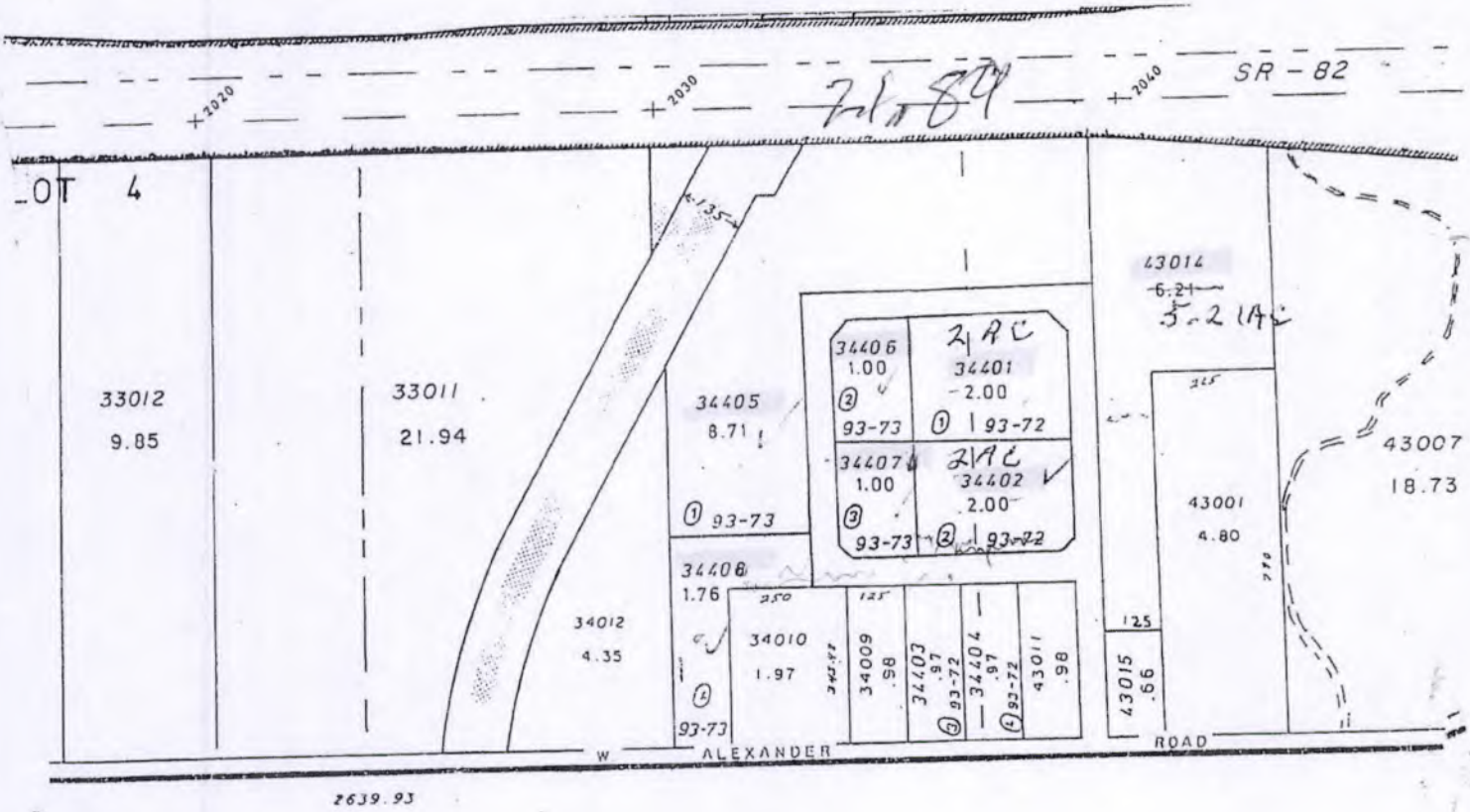
43011
.98
43015
.66
W. ALEXANDER ROAD
2639.93

231031


SR - 82
+2020
+2030
+2040
LOT 4
+135+
33012
9.85
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21.94
34405
8.71
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34402
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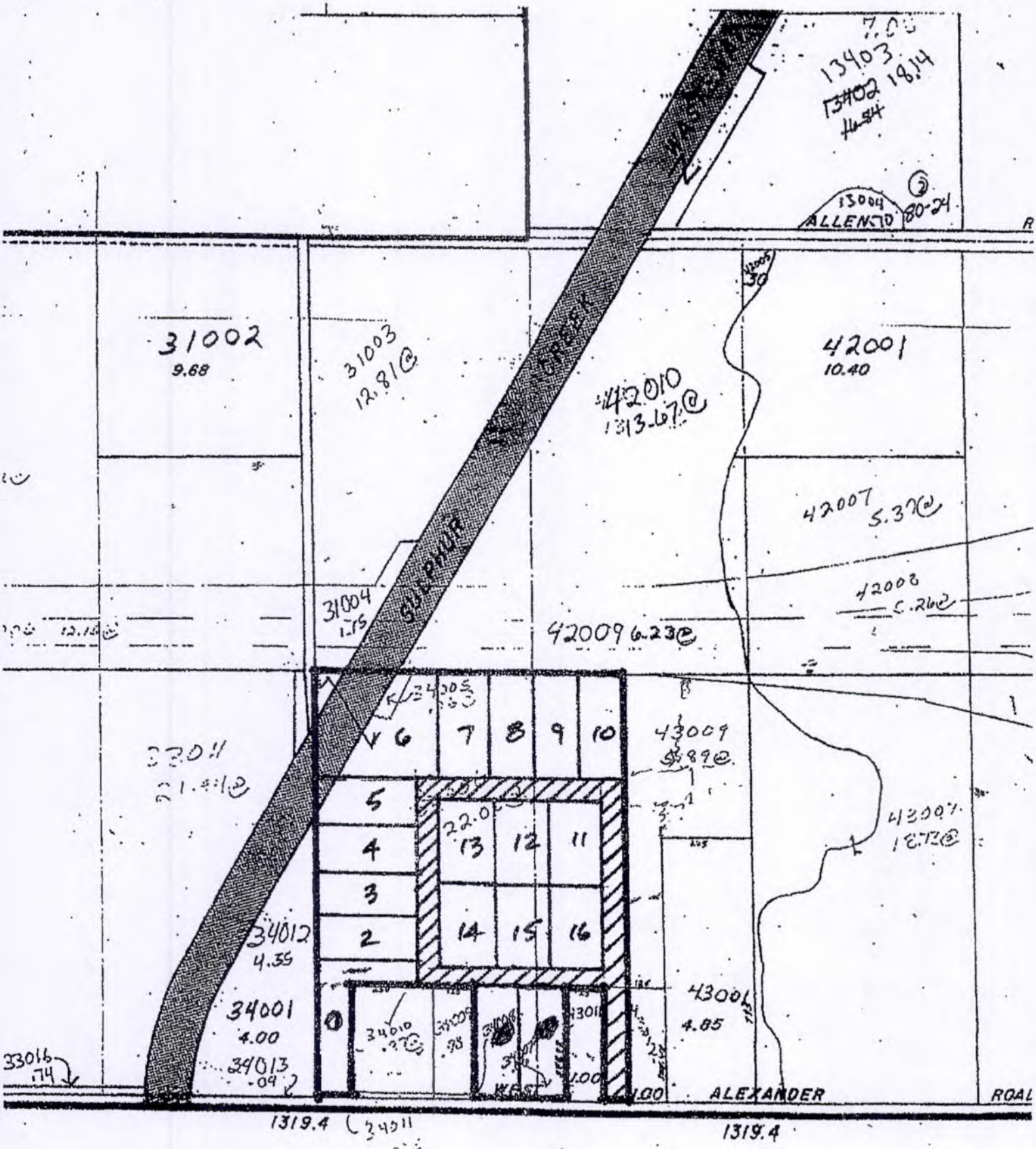
34009
.98
34403
.97
34404
.97
43011
.98
43015
.66
43014
43007
18.73
43001
4.80
W. ALEXANDER ROAD
2639.93

GR ZONE (1 AC. AVERAGE)
POTENTIAL NO. OF LOTS (18)

(2)



Receipt: 234353 02/27/2023
Acct #: 5995 COPY
CITY OF SUNNYSIDE
818 E. EDISON AVE
SUNNYSIDE, WA 98944
509-837-3782

ROBINSON CLYDE
P.O. BOX 219
WAPATO, WA 98951

BUILDING PERMITS - BIAS
Inv#: 12943 Amt Paid: 363.83
ANNEX IN PARCEL 231031-34405 - 34408, 34406, 34407, 34401, 34402, 43014

Non Taxed Amt:	363.83
Total:	363.83
Chk: 2963	363.83
Ttl Tendered:	363.83
Change:	0.00

Issued By: Debbie Espinoza
02/27/2023 15:28:34

RESOLUTION 2023 - 09

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

WHEREAS, Clyde Robinson owner of record of Yakima County Assessor's Parcel No. 221035-21443, consisting of 3.23 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 February 27, 2023, 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 Clyde Robinson 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, or her designee, 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 signatures hereon in accordance with law.

PASSED this 27th day of March, 2023.

DEAN BROERSMA, MAYOR

ATTEST:

JACQUELINE RENTERIA, CITY CLERK

APPROVED AS TO FORM:

SAXTON, RILEY & RILEY, PLLC
Attorneys for the City of Sunnyside

EXHIBIT A

City of SUNNYSIDE WASHINGTON

LAND USE APPLICATION

CITY OF SUNNYSIDE, DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT 818 E. EDISON AVE., SUNNYSIDE, WA 98944 PHONE: (509) 837-7999

INSTRUCTIONS – PLEASE READ FIRST AND ANSWER ALL QUESTIONS COMPLETELY.

If you have any questions about this form or the application process, please ask to speak with a planner. All necessary attachments and the filing fee are required upon submittal. Filing fees are not refundable. This application consists of four parts. PART I - GENERAL INFORMATION AND PART V – CERTIFICATION are on this page. PART II, III, and IV contain additional information specific to your proposal and MUST be attached to this page to complete the application.

PART I – GENERAL INFORMATION

1. Applicant's Information:	Name:	Clyde Robinson						
	Mailing Address:	PO Box 219						
	City:	Wapato	St:	Wa	Zip:	98951	Phone :	(509) 805-1461
	E-Mail:	Robinson.clyde42@.gmail.com						
2. Applicant's Interest in Property:	Check One:	☑ Owner	☐ Agent	☐ Purchaser	☐ Other _____			
3. Property Owner's Information (If other than Applicant):	Name:							
	Mailing Address:							
	City:		St:		Zip:		Phone:	( )
	E-Mail:							

4. Subject Property's Assessor's Parcel Number(s): 34405, 34408, 34406, 34407, 34401, 34402, 43014

5. Property Address: Clyde's Circle off of Alexander Road, Sunnyside, Wa

6. Property's Existing Zoning:

☐URA ☐R-1 ☐R-1M ☐MH ☐R-2 ☐R-3 ☐BN ☐PB ☐B1 ☐B2 ☐B3 ☐M-1 ☐M-2 ☐AOZ ☐PF

7. Type Of Application: (Check All That Apply)

☐ Site Plan Review ☐ ☑ Other:_____

☐ Transportation Concurrency ☐ ☐ Other:_____

☐ State Environmental Policy Act Review (SEPA)

PART II – LAND USE DESIGNATION (See attached page)
PART III – NARRATIVE – PROPOSED PROJECT DESCRIPTION (See attached page)
PART IV – SITE PLAN CHECKLIST (See attached page)

PART V – CERTIFICATION

I certify that the information on this application and the required attachments are true and correct to the best of my knowledge.

Clyde Robinson — **Property Owner's Signature** — 8-23-23 — **Date**

Clyde Robinson — **Applicant's Signature** — 8-23-23 — **Date**

FILE/APPLICATION(S)#

DATE FEE PAID:	RECEIVED BY:	AMOUNT PAID:	RECEIPT NO:

PART III - NARRATIVE

1. Description of proposed action:

Shortplat, annexation into City of Sunnyside – Phase One

PART IV – SITE PLAN CHECKLIST

All general site plans shall be drawn to scale and be legibly drawn, prepared, or printed on eight and one-half inches by eleven inches, unless otherwise requested. The scale of the drawing shall be a standard engineering scale and shall reasonably utilize the paper's size.

General Site Plan Checklist

- ☐ Property Address
- ☐ Legal Description
- ☐ North Arrow
- ☐ Scale
- ☐ Applicant Name
- ☐ Project Name
- ☐ Property Dimensions and Shape of Lot
- ☐ Size and Location of Existing Structures
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- ☐ Distance(s) of Structures to Property Line and Centerline of Right-of-Way
- ☐ Location of Existing and Proposed Signage
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- ☐ Proposed Landscaping
- ☐ Proposed Sitescreening
- ☐ Location of Ingress and Egress Points
- ☐ Adjacent Rights-of-Way and Existing Frontage Improvements
- ☐ Lot Coverage Calculation
- ☐ Clearview Triangle
- ☐ Dumpster and Screening Location

The site plan shall also include any other information required by the Department or Administrative Official to clarify the proposal, assess its impacts, or determine compliance with this Title.

Note: If you have any questions about this process, please contact City of Sunnyside – 818 E. Edison Ave., Sunnyside, WA or by phone at: (509) 837-7999.

EXHIBIT A

City of SUNNYSIDE WASHINGTON

ANNEXATION PROCESS

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

The process of annexation is regulated by State law. Although there are several methods of annexation, the most often used method is the Direct Petition Method.

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Once the City Council considers the Notice of Intent to petition for Annexation and agrees to accept the request to annex, a petition for annexation may be circulated by the property owners. The petition must be signed and returned to the City by property owners representing at least 60% of the assessed value of the area proposed.

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Once the City receives that notice that the Boundary Review Board for Yakima County has approved the proposed annexation, it will schedule a public meeting with the City Council to consider adoption of an ordinance annexing the property. The annexation ordinance must be recorded with the Yakima County Auditor and sent to the Yakima County Board of Commission, before the annexation is completed.

EXHIBIT A

City of SUNNYSIDE WASHINGTON

NOTICE OF INTENT TO PETITON FOR ANNEXATION

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

We, the undersigned are owners of real property lying outside the corporate limits of the City of Sunnyside, Washington, but contiguous thereto and designated as part of the City of Sunnyside Urban Growth Area. A legal description and a map of the proposed annexation area are attached to this notice.

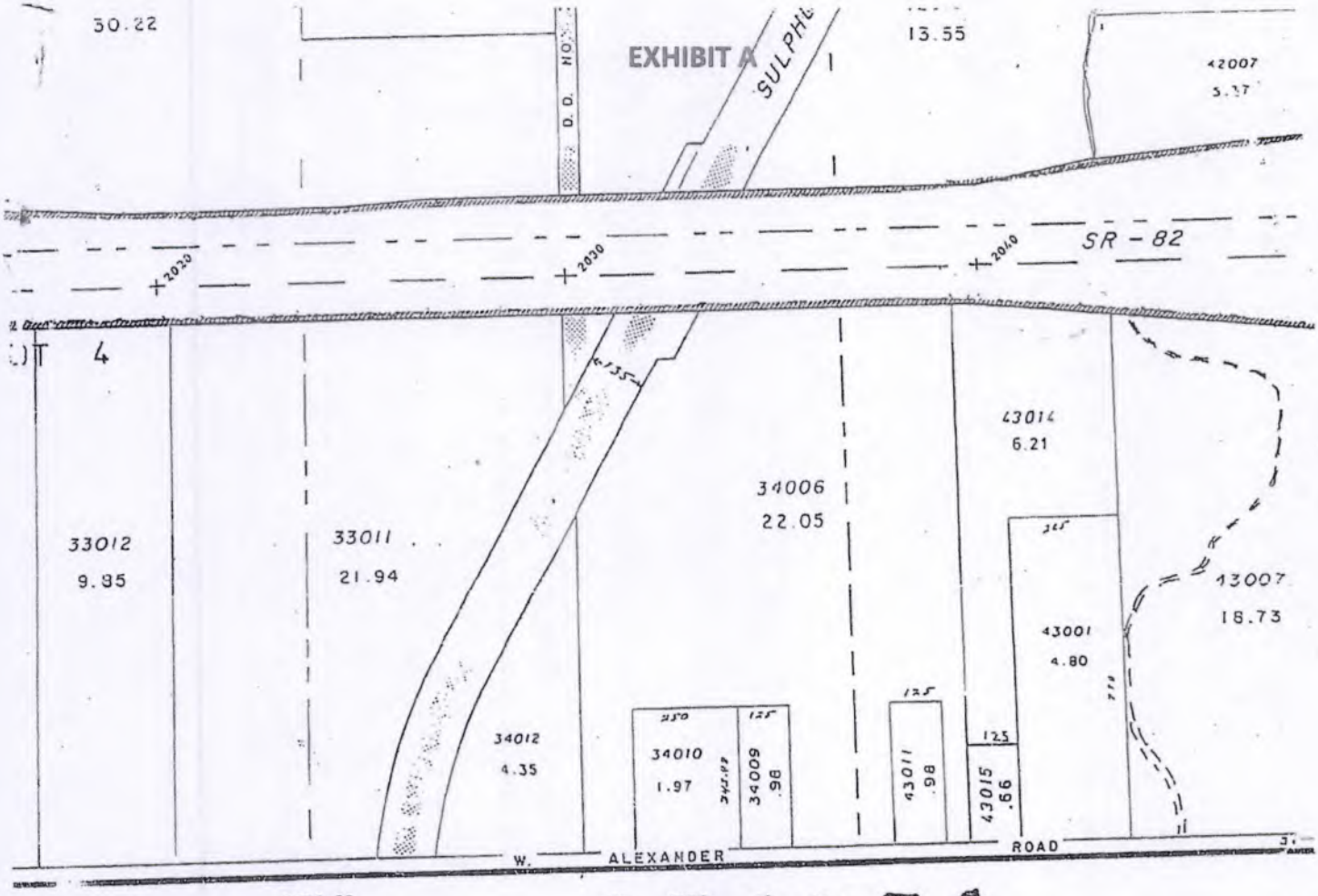
We, the undersigned, who are owners of not less than 10 percent in value according to the assessed valuation for general taxation of the property for which annexation is sought, hereby advice the City Council of the City of Sunnyside that it is the desire of the undersigned residents to commence annexation proceedings in accordance with 35A.14.420.

It is requested that a public meeting be held within 60 days to determine if the City will accept, reject, or geographically modify the proposed annexation; whether is shall require the simultaneous adoption of a proposed zoning regulation; and whether it shall require the assumption of existing city indebtedness by the area to be annexed.

It is acknowledged that this petition may consist of a group of pages containing identical text material and it is intended by the signers of this Notice of Intent that they be presented and considered as one Notice of Intent.

Property Owner Name (please print)	Property Owner Signature	Street Address	Parcel Number	Date Signed
Clyde Robinson Sheila Robinson	Clyde Robinson Sheila Robinson	Clyde's Circle<~~P.O. Box 219~~ Sunnyside, WA	43014 31402 34401 34407 34408 34406 34405	~~1-26-23~~ 2-23-23

EXHIBIT A



231031

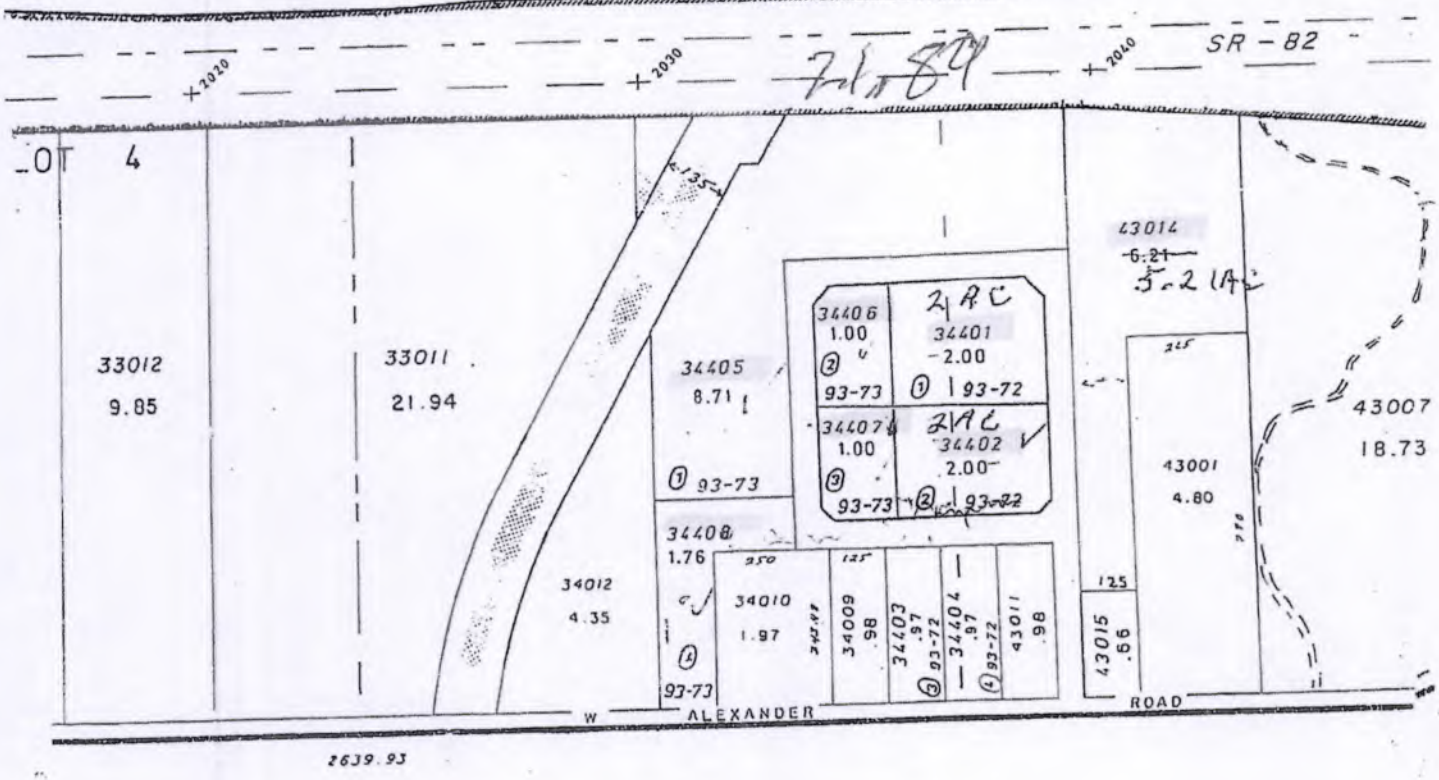


EXHIBIT A

GR ZONE (1 AC. AVERAGE)
POTENTIAL NO. OF LOTS (18)

(2)

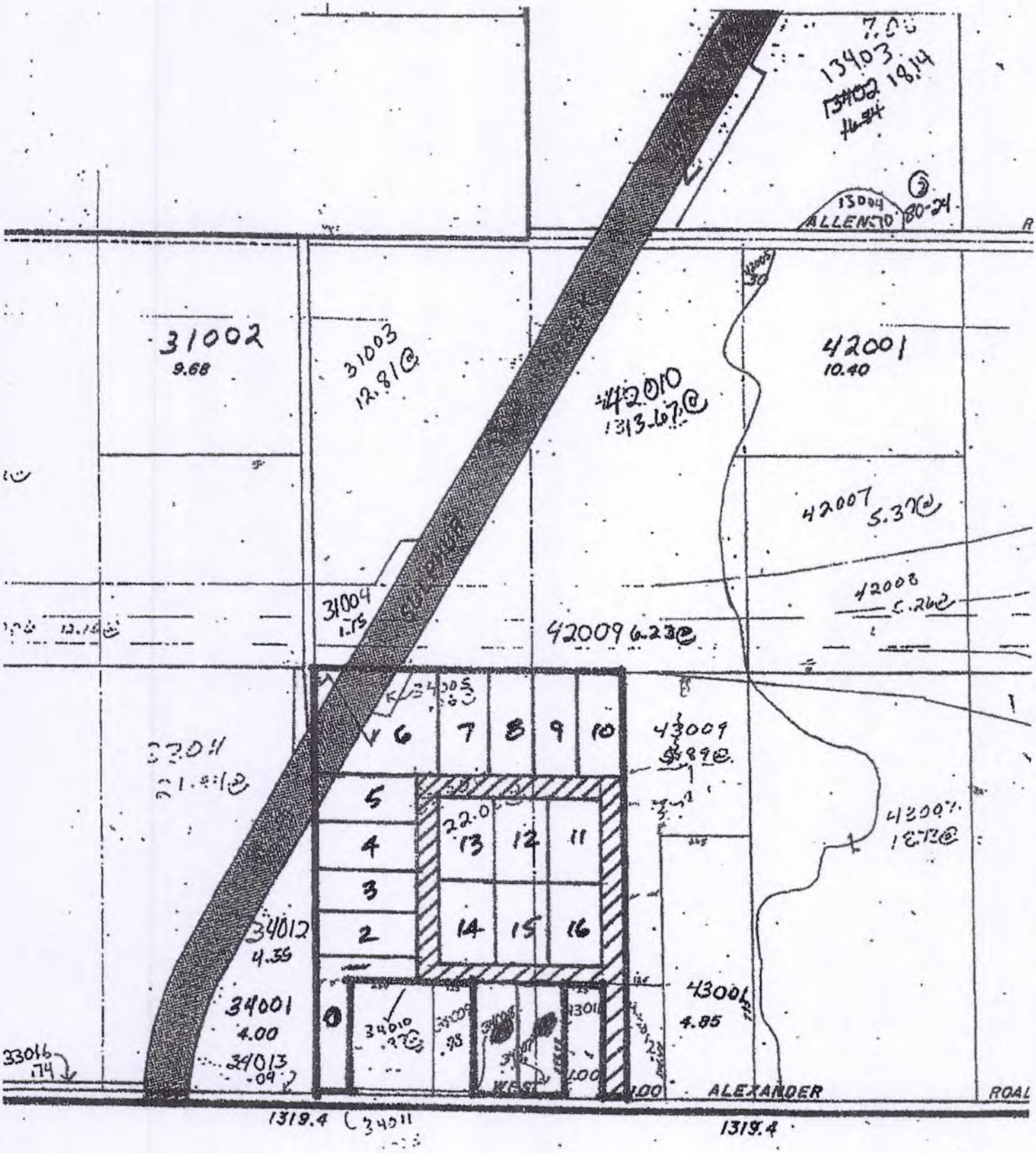


Exhibit B - Vicinity Map

March 22, 2023

Override 1

Parcels

Street Labels 10000

1:18,056

0 0.1 0.2 0.4 mi

0 0.15 0.3 0.6 km

Yakima GIS, City of Yakima GIS, City of Yakima, State of Oregon, State of Oregon GEO, Esri, HERE, Garmin, iPC, Maxar

City of Yakima, Washington

City of Yakima, Washington - 2017

RESOLUTION 2023-16

A RESOLUTION OF THE CITY OF SUNNYSIDE, WASHINGTON, AUTHORIZING THE PETITION TO ANNEX PROPERTIES KNOWN AS THE ROBINSON ANNEXATION THAT IS CONTIGUOUS TO THE CITY OF SUNNYSIDE AND PROVIDING FOR TRANSMITTAL OF SAID PETITION TO THE YAKIMA COUNTY BOUNDARY REVIEW BOARD FOR A 45-DAY REVIEW PRIOR TO TAKING FINAL ACTION

WHEREAS, the City of Sunnyside, Washington received a petition for annexation commonly known as the Robinson Annexation of certain real property pursuant to RCW 35A.14.120, a legal description of which is attached hereto as Exhibit "A"; and

WHEREAS, prior to filing of said petition, the City Council had indicated a tentative approval of said annexation; and

WHEREAS, the City Council has held a public hearing on July 10, 2023 considering the record herein and the recommendations of the staff report presented; and

WHEREAS, the City Council finds and determines as follows:

(a) The City Council has jurisdiction to determine all matters and issues herein.
(b) All procedures and requirements of law and the Sunnyside Municipal Code have been performed and satisfied regarding such proposed annexation.
(c) The annexation of the proposed property into the City of Sunnyside of Sunnyside is in the best interest of residents of the City of Sunnyside, and the proposed R-1, Low Density Residential zoning is consistent with the Comprehensive Plan of the City of Sunnyside.
(d) Approval of such annexation will promote the general health, safety and welfare and will preserve the existing neighborhood and promote quality of life and quiet enjoyment of the residents in the subject area; and,

WHEREAS, The City Council, having made the above findings, determines that such property should be annexed to the City of Sunnyside with a zoning of R-1, Low

Density Residential, and that the Comprehensive Plan and Zoning map of the City of Sunnyside should be amended accordingly and as necessary; and,

WHEREAS, Prior to the City Council taking final action on this annexation, the "Notice of Intention" is to be completed by Community and Economic Development Director and submitted to the Yakima Boundary Review Board for a 45-day review period.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SUNNYSIDE, WASHINGTON, Following a recommendation from the staff report and consideration of public testimony, staff submit the proposed annexation and proposed zoning designation to the City Council to consider the annexation request at a public hearing.

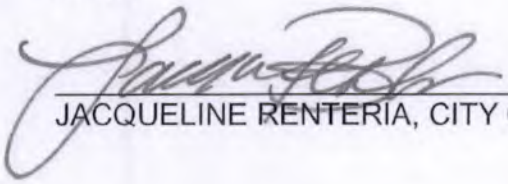
After the City Council review and decision to approve the annexation, a Notice of Intention (NOI) will be submitted to the Yakima County Boundary Review Board (BRB). Once the application is deemed complete by the BRB Chief Clerk, the NOI will be mailed to affected agencies which will commence the 45 day review period for invoking jurisdiction by other agencies.

Following expiration of the 45 day deadline and if jurisdiction has not been invoked, the city will be notified that an ordinance of annexation approval may be adopted. Upon the City Council adopting an ordinance determining zoning, the BRB Chief Clerk will record the city ordinance and associated annexation documents with the Yakima County Auditor's Office.

PASSED this 10th day of July, 2023.

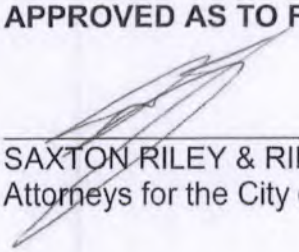
DEAN BROERSMA, MAYOR

ATTEST:



JACQUELINE RENTERIA, CITY CLERK

APPROVED AS TO FORM:



SAXTON RILEY & RILEY, PLLC
Attorneys for the City of Sunnyside

Exhibit "A" RESOLUTION 2023-16 :
Legal Description

231031-43401 - SP 93-90 LOT 1
231031-34405 - SP 93-73 LOT 1
231031-34401 - SP 93-72 LOT 1
231031-34406 - SP 93-73 LOT 2
231031-34402 - SP 93-72 LOT 2
231031-34407 - SP 93-73 LOT 3
231031-34408 - SP 93-73 LOT 4

City of Sunnyside

6/14/2023, 11:02:27 AM

1:4,514

0 0.03 0.05 0.1 mi

0 0.04 0.08 0.16 km

World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations
1.2m Resolution Metadata
Taxlots
Street Names
City Limits
Urban Growth Boundary
City of Sunnyside Zoning
PUD

Esri Community Maps Contributors, City of Yakima, WA State Parks GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,

Yakima County GIS

Esri Community Maps Contributors, City of Yakima, WA State Parks GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA | Yakima county

Legal Descriptions:

Robinson Annexation

Parcel Number	Legal Description
23103134401	SP 93-72 LOT 1
23103134402	SP 93-72 LOT 2
23103134405	SP 93-73 LOT 1
23103134406	SP 93-73 LOT 2
23103134407	SP 93-73 LOT 3
23103134408	SP 93-73 LOT 4
23103143401	SP 93-90 LOT 1

City of SUNNYSIDE WASHINGTON

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

June 30, 2023

Jacob Tate
Yakima County Assessor
128 North Second Street
Room 112
Yakima, WA 98901

RE: Annexation Notice required under RCW 35.13270 (6) & (9).

Below is the parcel number and the legal description for the land that the City of Sunnyside is in the process of annexing. The annexation request is for 7 parcels totaling approximately 21.8 acres found in the vicinity of Clyde Circle and Alexander Rd. This letter is being sent to you as required in RCW 35.13.270 to notify you of the pending annexation. RCW 35.13.270 requires that a street address be included with this letter.

Address: HEFFRON/RIVERSIDE

Tax Parcel: 231031-34401, -34402, -34405, -34406, -34407, -34408, & -43401

See second page for legal descriptions

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

Thank you in advance for your assistance.

Sincerely,

Trevor Martin, AICP
Community and Economic Development Director

Application legal descriptions

231031-43401 - SP 93-90 LOT 1
231031-34405 - SP 93-73 LOT 1
231031-34401 - SP 93-72 LOT 1
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231031-34408 - SP 93-73 LOT 4

City of SUNNYSIDE WASHINGTON

LAND USE APPLICATION

CITY OF SUNNYSIDE, DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT 818 E. EDISON AVE., SUNNYSIDE, WA 98944 PHONE: (509) 837-7999

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PART I – GENERAL INFORMATION

1. Applicant's Information:	Name:	Clyde Robinson						
	Mailing Address:	PO Box 219						
	City:	Wapato	St:	Wa	Zip:	98951	Phone :	(509)305-1461
	E-Mail:	Robinson.clyde42@gmail.com						
2. Applicant's Interest in Property:	Check One:	☑ Owner	☐ Agent	☐ Purchaser	☐ Other _____			
3. Property Owner's Information (If other than Applicant):	Name:							
	Mailing Address:							
	City:		St:		Zip:		Phone:	( )
	E-Mail:							

4. Subject Property's Assessor's Parcel Number(s): 34405, 34408, 34406, 34407, 34401, 34402, 43014

5. Property Address: Clyde's Circle off of Alexander Road, Sunnyside, Wa

6. Property's Existing Zoning:

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7. Type Of Application: (Check All That Apply)

☐ Site Plan Review ☐ ☑ Other: _____

☐ Transportation Concurrency ☐ ☐ Other: _____

☐ State Environmental Policy Act Review (SEPA)

PART II – LAND USE DESIGNATION (See attached page)
PART III – NARRATIVE – PROPOSED PROJECT DESCRIPTION (See attached page)
PART IV – SITE PLAN CHECKLIST (See attached page)

PART V – CERTIFICATION

I certify that the information on this application and the required attachments are true and correct to the best of my knowledge.

Clyde Robinson — **Property Owner's Signature** — 12-23-23 — **Date**

Clyde Robinson — **Applicant's Signature** — 12-23-23 — **Date**

FILE/APPLICATION(S)#

DATE FEE PAID:	RECEIVED BY:	AMOUNT PAID:	RECEIPT NO:

RECEIVED
JAN 12 2023
City of Sunnyside

PART III - NARRATIVE

1. Description of proposed action:

Short plat, annexation into City of Sunnyside – Phase One

PART IV – SITE PLAN CHECKLIST

All general site plans shall be drawn to scale and be legibly drawn, prepared, or printed on eight and one-half inches by eleven inches, unless otherwise requested. The scale of the drawing shall be a standard engineering scale and shall reasonably utilize the paper's size.

General Site Plan Checklist

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City of SUNNYSIDE WASHINGTON

ANNEXATION PROCESS

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Sunnyside, Washington 98944
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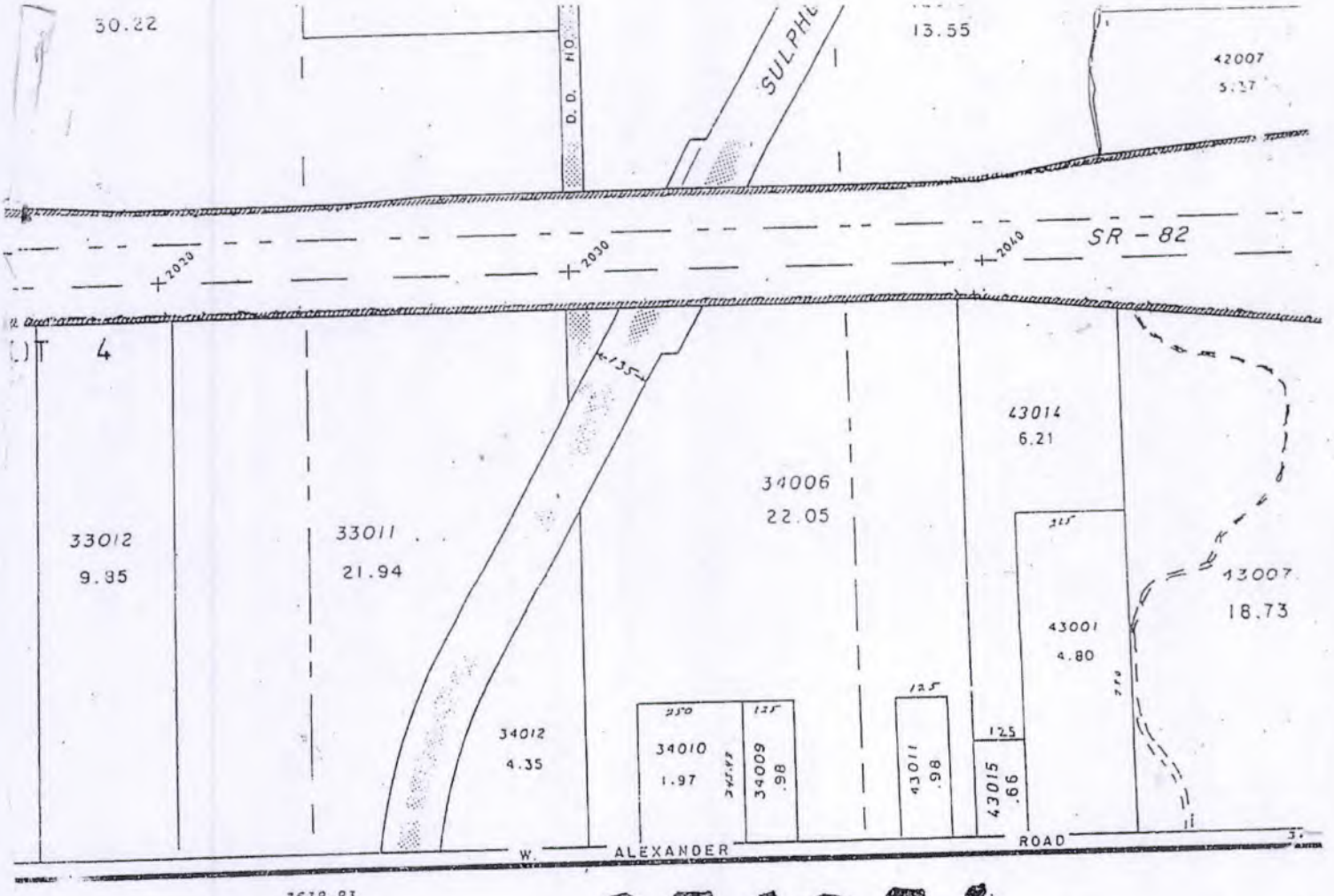
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SULPHU
13.55
42007
5.37
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+2020
+2030
+2040
LOT 4
+135'
33012
9.85
33011
21.94
34006
22.05
43014
6.21
43007
18.73
43001
4.80
34012
4.35
34010
1.97
34009
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43015
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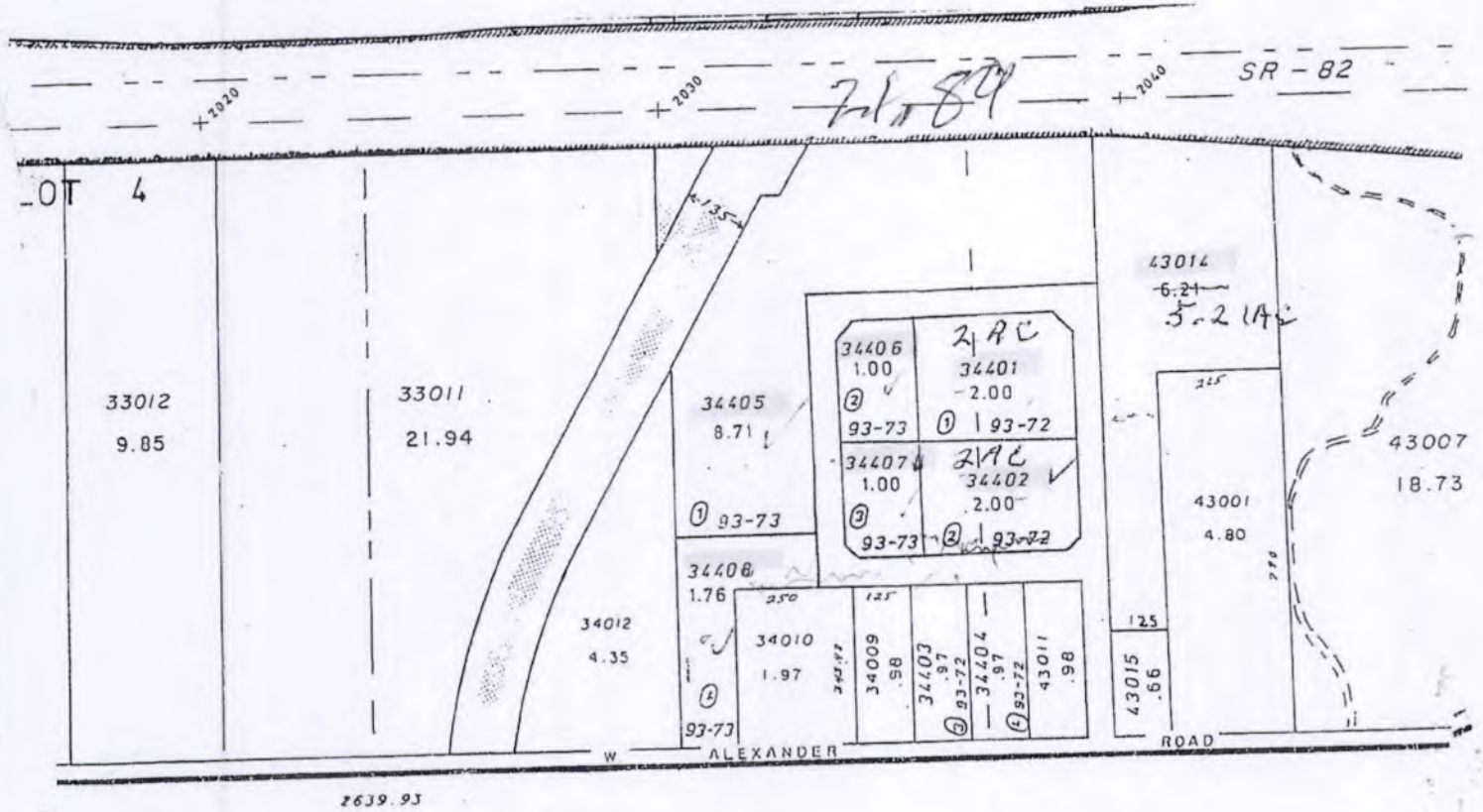
125'
215'
210'
W. ALEXANDER ROAD
2639.93

231031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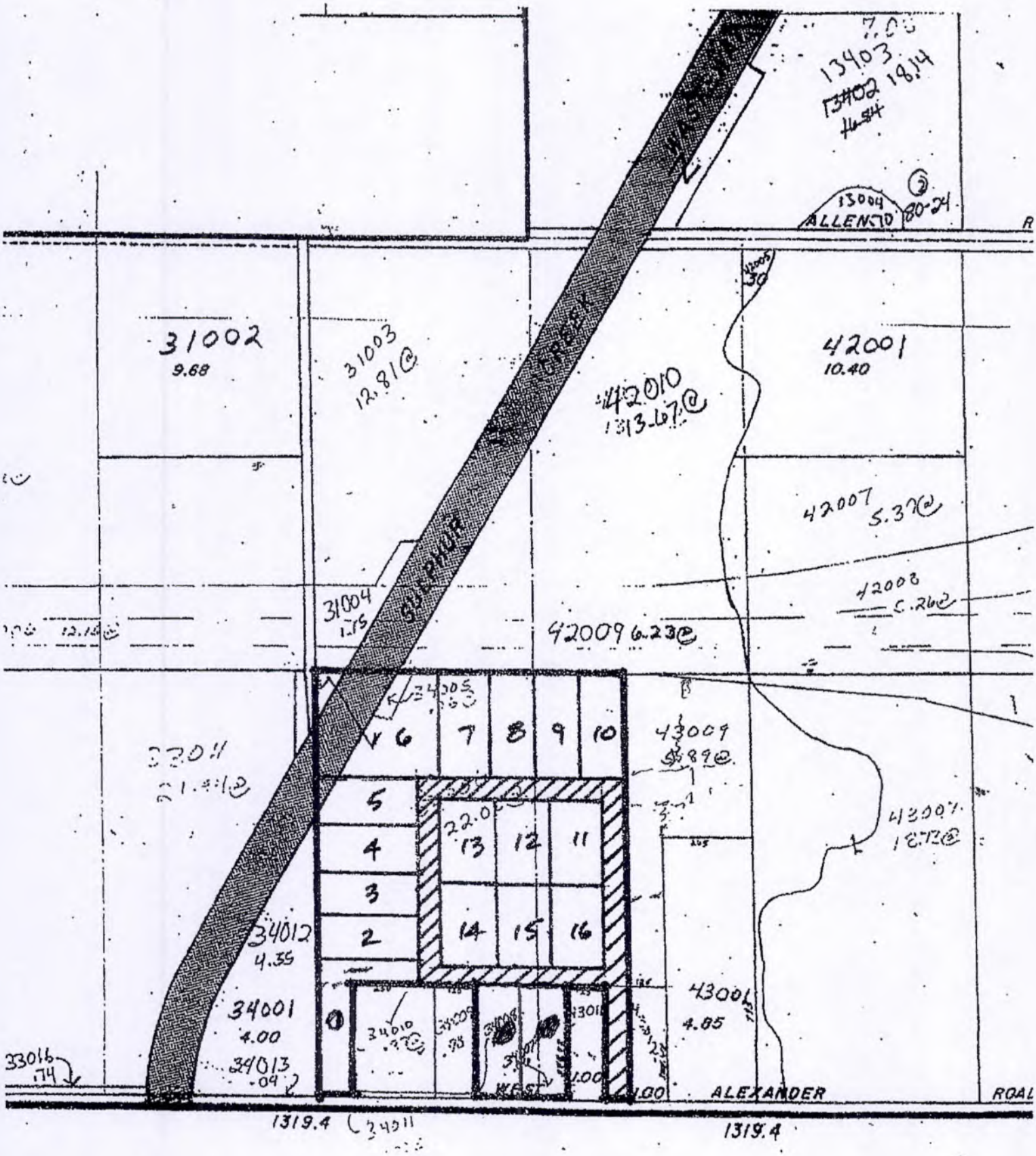
W. ALEXANDER ROAD
2639.93

GR ZONE (1 AC. AVERAGE)
POTENTIAL NO. OF LOTS (18)

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