



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.: BRB2023-00004, Urrutia Annexation**

Enclosed is the Notice of Intention packet that proposes the annexation into the City of Sunnyside, 3.23 acres having an assessed valuation of \$41,900. The annexation is known as the **"Urrutia 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 # 132523-04

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: Urrutia ANX 2022-0358
4. Driving directions to location of proposed action: Heading west on HYW 82 take exit 67 and go east on South 1st St. for .09 miles. Turn left, heading south west on SW Crescent Ave for approximately .6 miles. Turn right, heading north on Heffron Road near the front facing side of the Annexation Area.
5. Briefly describe proposal: Annexing approximately 3.23 acers of unincorporated land into the City of Sunnyside
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	+/- 1377	16375	19076
Residences	0	21	4845	5619
Businesses	0	-	-	-

2. What source is the basis for this projection information? YVCOG Population projections & US CENSUS DATA
3. Acres within the proposed area 3.23 Acres within existing entity: 12,000,526.56
Assessed valuation of proposed area \$ 41,900 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: Single family homes, vacant land

6. Are all surrounding & interior roads included in the annexation? ☐ Yes ☒ No
If no, why not? The Adjacent streets are within City limits.
7. Is there new residential, commercial, or industrial development that is associated with this proposal? Yes
If yes, describe any projects being considered or proposed: The applicant plans to develop the site into single family lots, but plans to develop once 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?
- o Land Use: Single family residential homes
 - o Zoning Low Density Residential (R-1)
 - o Comprehensive Plan: Residential
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: Urban Residential (R1)
b. For surrounding areas: Single Family Residential(R1)
c. Yakima County Zoning for the proposed area: Single Family Residential(R1)
d. For surrounding areas: Single Family Residential(R1)
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 28th, 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: Rolling
 - b. Natural Boundaries: None, Built boundaries surround the parcel on the north, south, and east side. Heffron road is the build boundary to the east.
 - c. Drainage Basins: N/A
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	none	City of Sunnyside	Future Development	Owner
Sewer	none	City of Sunnyside	Future Development	Owner
Fire	City of Sunnyside	Same	N/A	Taxes
Stormwater		On site	Future Development	Owner
Roads	City of Sunnyside	Same	N/A	Taxes
Parks	City of Sunnyside	Same	N/A	Taxes
Police	City of Sunnyside / Yakima County Sheriff	Same	N/A	Taxes
School	Sunnyside School District	Same	N/A	Taxes
Library	Yakima Valley Regional Library	Same	N/A	Taxes

2. Does your jurisdiction have a current Capital Facilities Plan? Yes
Does it consider the proposed area? Yes, utilities are in adjacent streets
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
4. Describe the probable future needs for services and additional regulatory controls in the area? Developer will be responsible for setting up services through the City of Sunnyside and will cover all expenses for development/connection.
5. Describe the probable effects of the proposal on the cost and adequacy of services and regulatory controls:
- 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.
 - In the adjacent area? There are none known
6. Estimate the following to be incurred under the proposal:
- Proponent Expenditures to be incurred: \$ Unknown
 - Proponent Revenues to be gained: \$ Unknown
 - County Revenue Lost: \$ 45.35
 - County Expenditure Reduction: \$ Unknown
 - Fire District Revenue Lost: \$ N/A
 - Fire District Expenditure Reduction: \$ Unknown
 - Financial Impact to Special Districts (library, parks, hospital): \$ N/A

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: Once development of residential homes peruse, large vehicles and construction vehicles will be using the roads during construction. Following construction, little to no change will occur. Estimated 4-12 cars (2 her house hold) will be used daily.
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.): None
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 includes 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, highways, and land contours: Land is deemed rolling with trees surrounding the north west corner, residential housing surrounding the lot on the north, west and south side. Heffron Rd create the east side boundary.
3. Creation and preservation of logical service areas: City utilities within adjacent streets will be extended to the site and the developers expense

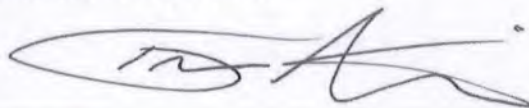
4. Prevention of abnormally irregular boundaries: The annexation is primarily along the west side of Heffron Road and will be required to have an improved access when a future subdivision is proposed
5. Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities 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 22nd day of September, 2023.



Signature

Trevor Martin, AICP
Name of person completing this form

Community and Economic Development Director
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:

ANTONIO & FRANCISCA URRUTIA
114 E RIVERSIDE DR
SUNNYSIDE, WA 98944

RESOLUTION 2023 - 010

**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, Steve Urrutia 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 Steve Urrutia 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 February, 2023.

ATTEST:


JACQUELINE RENTERIA, CITY CLERK


DEAN BROERSMA, MAYOR

APPROVED AS TO FORM:

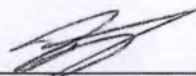

SAXTON, RILEY & RILEY, LLPC
Attorneys for the City of Sunnyside

EXHIBIT A



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

ANNEXATION PROCEDURE

I. Introduction.

The Washington State Legislature sets forth procedures for annexations. The following is a description of the new procedures for the "petition" form of annexation.

II. Procedure.

A. Notice of Intention. Under the new law, a "Notice of Intention" to commence annexation must be filed with the City. The Notice of Intention must be signed by the owners of not less than ten percent (10%) of the acreage for which annexation is sought. Once signed, the Notice of Intention must be filed with the City of Sunnyside at the office of Planning & Community Development.

B. "Initiation of Annexation" Meeting before City Council. Within sixty (60) days after receiving the signed Notice of Intention, the City Council will hold a meeting with the initiating parties to:

- (a) Determine whether the City will accept, reject, or geographically modify the proposed annexation; and
- (b) Determine whether it will require the simultaneous adoption of a proposed zoning regulation; and
- (c) Determine whether it will require assumption of all or any portion of existing City indebtedness by the area to be annexed. ("Existing City indebtedness" includes property tax levies to pay bond indebtedness for existing city improvements such as sewer, water, parks, public swimming pool facilities, etc.)

At the "Initiation of Annexation" meeting, the City Council, after making the determinations above, may approve the circulation of a "Petition for Annexation" as described below.

C. Circulation of Petition for Annexation. After the Initiation Meeting described above, the Petition for Annexation (conforming to the Resolution of the City Council announced in the Initiation Meeting) may be circulated for signatures. The Petition for Annexation must be signed by: (a) the owners of a majority of the acreage for which annexation is petitioned, and (b) a majority of the registered voters residing in the area for which annexation

RECEIVED

JUL 7 2022

City of Sunnyside

EXHIBIT A

is petitioned. (If no residents live within the area, the Petition must be signed by the owners of a majority of the acreage subject to the annexation.)

D. Submittal of Signed Petition to City. Once the required signatures are obtained, the Petition is delivered to the Supervisor of Planning & Community Development Department of the City of Sunnyside.

E. City and County Administrative Review of Petition. When the Petition is presented to the City, the City must transmit the Petition for review of signatures for "registered voters" to the County Auditor and review of signatures by land owners to the County Assessor. These County officers will proceed with reasonable promptness to review the validity of the signatures. During the time the Petition is under review by the County, the City of Sunnyside staff will review the Petition for completeness and compliance with the directives of Council established at the Initiation Meeting. A review of the sufficiency of the legal description of the area to be annexed will also be made, subject to final description affirmed by the County.

F. Hearing before Planning Commission. After City review, including certification of the signatures and legal description by the County, a public hearing will be set before the Planning Commission. The Planning Commission will hold the public hearing, recommend appropriate zoning(s), and adopt findings of fact, conclusions of law and a recommendation regarding the proposed annexation, for final decision by the City Council.

G. Boundary Review Board. After the Planning Commission adopts its decision and recommendation, City staff will prepare documents for submission to the Boundary Review Board. The Boundary Review Board is created pursuant to state law to review proposed annexations for conformity to applicable zoning standards and County and City comprehensive plans. The Boundary Review Board has authority to modify a proposed annexation to mandate inclusion of other properties to make the entire annexed area a "logical" annexation. This means, for example, that the Boundary Review Board can approve a proposed annexation on condition that property be added to eliminate "islands" or isolated pockets of property. The Boundary Review Board procedure takes approximately 45 days if the proposed annexation is relatively uncomplicated. If the jurisdiction of the Board is "Invoked" (to add additional property, or if there is any objection), the process can take up to about 180 days. After conclusion of the Board procedures, the proposed annexation is submitted to the City for final action and approval.

H. City Council Ordinance. After approval by the Boundary Review Board, the City Council holds a hearing (public hearing or closed record hearing, at its option). At the conclusion of the hearing, the Council will adopt findings, conclusions and the annexation ordinance.

I. Copy of Ordinance to County and Franchisees. After adoption of the annexation ordinance, the ordinance is sent to the County Auditor, and also to

EXHIBIT A

holders of City franchises, including Yakima Waste Systems, Inc. and Charter Communications, etc.

J. Changes to City Maps and Comprehensive Plan. Copies of the ordinance are also distributed to City departments to make changes to the City's official zoning map, comprehensive plan (if necessary), billing service, police and fire departments, public works department, etc., for coordination of services.

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: Steve Urruha (Frances Urruha) Phone 509/439-1561

Address: 114 E. Riverside Sunnyside WA

Why is annexation being requested? _____

Subdivide for housing units

What is intended use?

Present:

Future:

Vacant

Housing - multiple

EXHIBIT A

WHEREFORE, the undersigned respectfully petition the City Council of the City of Sunnyside as follows:

- (1) That the appropriate action be taken to receive this Petition, refer for consideration and action to the Sunnyside Planning Commission in accordance with Title 19 of the Sunnyside Municipal Code, and causing a notice of public hearing to be published and posted in accordance with law specifying the time, date and place of such hearing, and inviting all persons interested to appear and present testimony and evidence in approval or disapproval of such annexation; and
- (2) That following such hearing, and subsequent to approval of the Yakima County Boundary Review Board if such is convened, the City Council determine by Ordinance that such annexation shall be adopted and effective; and that the property so annexed shall become a part of the City of Sunnyside, Washington, subject to its laws and ordinances then and thereafter in force.

The Petitioners subscribing hereto agree that "all property within the territory hereby sought to be annexed shall be assessed and taxed at the same rate and on the same basis as property within the City of Sunnyside for any now outstanding indebtedness of said city, including assessments or taxes in payment of any bonds issued or debts contracted prior to or existing at the date of annexation, and that simultaneous adoption of proposed zoning regulation be required" in accordance with the requirements of the City Council of the City of Sunnyside, and as quoted herein from the minute entry of the records of said Council meeting. It is further understood that the proposed zoning of said area proposed for annexation shall be in substantial conformity with the Comprehensive Plan of the City of Sunnyside.

These pages are a group of pages containing identical text and prayer intended by the signers of the Petition to be presented and considered as one Petition, and may be filed with other pages containing additional signatures which cumulatively may be considered as a single Petition.

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.

EXHIBIT A

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.

- | | <u>Name/Address/Parcel No(s)</u> | |
|----|---|---|
| 1. | <u>Frances Urrutia</u>
Print Name | <u>Frances Urrutia</u>
Signature |
| | <u>Heffron / Riverside</u>
Address of Property to be annexed | <u>221035 - 21443</u>
Parcel Number(s) |
| | <u>114 E. Riverside, WA 98944</u>
Address of owner | <u>7/8/22</u>
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 |

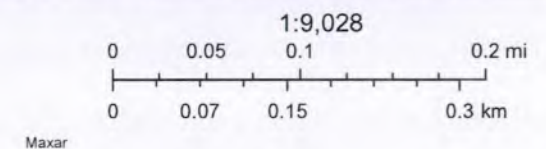
EXHIBIT B

City of Sunnyside



2/22/2023, 4:20:17 PM

-  Taxlots
-  City Limits
-  Street Names
-  Urban Growth Boundary





Yakima County WA, Property Record Card **EXHIBIT B**

Yakima County WA, Property Record Card

221035-21443
Heffron/Riverside

Owners Francisca Urrutia

Assessed Value
\$32,000

PROPERTY DETAILS

Parcel Number	221035-21443
Situs Address	Heffron/Riverside
Property Use	91 Undeveloped Land
Tax Code Area	463
Property Size	3.23
Neighborhood	2313
Owners	Francisca Urrutia
Legal Description	2ND GRANDVIEW ADD TO SUNNYSIDE LOT 1 EX TH PT LY N OF A LN BEG 150 FT SE'LY OF NW COR,TH NE'LY 248 FT M OR L TO A PT ON E LN 191 FT SE'LY OF NE COR LOT 1,ALSO LOT 2 EX TH PT LY S OF A LN BEG 336.2 FT NW'LY OF SW COR,TH NE'LY 253.1 FT M OR L TO A PT ON E'LY LN 279.2 FT NW'LY OF SE COR LOT 2
Fire District	Yakima County Fire District 5
School District	Sunnyside School District #201

UTILITY INFORMATION

Gas	No	Electricity	Yes	Water	-
Sewer / Septic	-				

SITE INFORMATION

Property Type	Residential	Zoning	R1	Street Type	Two-Way
Street Finish	Paved/Asphalt	Traffic	Light	Side Walk	No
Curbs	No	Location		Road-Frontage	

LAND

DETAILS FOR LAND RECORD #1

Land Flag	Mdl	Soil Class	-	Calc CU	No
Water Source	-	Sewer Source	-	Flood Plain	No
Lot Shape	Irregular	Topography	Rolling	Land View	Limited View
Landscaping	None	Value Method	Sq-Feet	Lots	-
Square Feet	140,503 sqft	Acre(s)		3.230	

RESIDENTIAL

No data to display

COMMERCIAL

No data to display

DETACHED STRUCTURES

No data to display

EXCISE TRANSACTIONS

EXHIBIT D

EXCISE #	GRANTOR NAME	EXCISE DATE	SALE PRICE	DOCUMENT TYPE	PORTION (V/N)	PARCEL(S) SOLD
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VALUES

VALUE TYPE	2022	2021	2020	2019	2018	2017	2016
Taxable Value Regular	\$32,000	\$24,600	\$24,600	\$24,600	\$24,600	\$24,600	\$24,550
Taxable Value Excess	\$32,000	\$24,600	\$24,600	\$24,600	\$24,600	\$24,600	\$24,550
Market Land	\$32,000	\$24,600	\$24,600	\$24,600	\$24,600	\$24,600	\$24,550

TAX BREAKDOWN

DISTRICT	TAX RATE	ASSESSED VALUE	TAX
County Ems	0.19014186752400	\$32,000	\$6.08
County Flood Control	0.06914568292600	\$32,000	\$2.21
State School Levy	1.91645641797500	\$32,000	\$61.33
State School Levy Part 2	1.03426811251200	\$32,000	\$33.10
Sunnyside Port Regular	0.33534527691600	\$32,000	\$10.73
Sunnyside School	1.71287392346500	\$32,000	\$54.81
Sunnyside School Bonds	0.53502711834400	\$32,000	\$17.12
Yakima County	1.25054251306900	\$32,000	\$40.02
Yakima County Fire District 5	1.10528646011500	\$32,000	\$35.40
Yakima County Road	1.53639680985800	\$32,000	\$49.16
Yakima Valley Regional Library	0.36595868613100	\$32,000	\$11.71



HEFFRON/RIVERSIDE , WA

City of Sunnyside



EXHIBIT B

7/19/2022, 8:59:11 AM

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

60cm Resolution Metadata

Taxlots

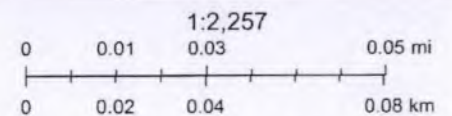
Water - Hydrants

Water - Main Lines

Stormwater - Pipe

Unknown

Street Names



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

RESOLUTION 2023- 15

**A RESOLUTION OF THE CITY OF SUNNYSIDE, WASHINGTON,
AUTHORIZING THE PETITION TO ANNEX PROPERTIES KNOWN AS THE
URRUTIA. 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 Urrutia. 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.

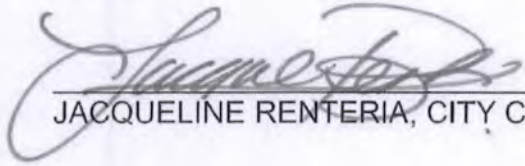
Following expiration of the 45 day deadline and if jurisdiction has not been invoked, the city will be notified that an ordinance of annexation approval may be adopted. Upon the City Council adopting an ordinance determining zoning, the BRB Chief Clerk will record the city ordinance and associated annexation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

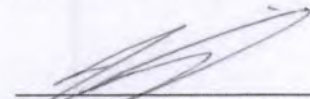

SAXTON RILEY & RILEY, PLLC
Attorneys for the City of Sunnyside

Exhibit "A" RESOLUTION 2023-15 :
Legal Description

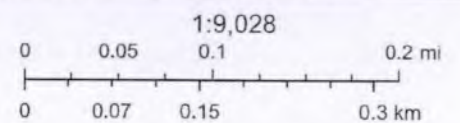
2ND GRANDVIEW ADD TO SUNNYSIDE LOT 1 EX TH PT LY N OF A LN BEG 150 FT SE'LY OF NW COR,TH NE'LY 248 FT M OR L TO A PT ON E LN 191 FT SE'LY OF NE COR LOT 1,ALSO LOT 2 EX TH PT LY S OF A LN BEG 336.2 FT NW'LY OF SW COR,TH NE'LY 253.1 FT M OR L TO A PT ON E'LY LN 279.2 FT NW'LY OF SE COR LOT 2

City of Sunnyside



2/22/2023, 4:20:17 PM

- Taxlots
- City Limits
- Street Names
- Urban Growth Boundary



Maxar



Community Development
Building Department
818 East Edlson Avenue
Sunnyside, Washington 98944
(509) 837-7999 Office, (509) 836-6383 Fax

ANNEXATION PROCEDURE

I. Introduction.

The Washington State Legislature sets forth procedures for annexations. The following is a description of the new procedures for the "petition" form of annexation.

II. Procedure.

A. Notice of Intention. Under the new law, a "Notice of Intention" to commence annexation must be filed with the City. The Notice of Intention must be signed by the owners of not less than ten percent (10%) of the acreage for which annexation is sought. Once signed, the Notice of Intention must be filed with the City of Sunnyside at the office of Planning & Community Development.

B. "Initiation of Annexation" Meeting before City Council. Within sixty (60) days after receiving the signed Notice of Intention, the City Council will hold a meeting with the initiating parties to:

- (a) Determine whether the City will accept, reject, or geographically modify the proposed annexation; and
- (b) Determine whether it will require the simultaneous adoption of a proposed zoning regulation; and
- (c) Determine whether it will require assumption of all or any portion of existing City indebtedness by the area to be annexed. ("Existing City indebtedness" includes property tax levies to pay bond indebtedness for existing city improvements such as sewer, water, parks, public swimming pool facilities, etc.)

At the "Initiation of Annexation" meeting, the City Council, after making the determinations above, may approve the circulation of a "Petition for Annexation" as described below.

C. Circulation of Petition for Annexation. After the Initiation Meeting described above, the Petition for Annexation (conforming to the Resolution of the City Council announced in the Initiation Meeting) may be circulated for signatures. The Petition for Annexation must be signed by: (a) the owners of a majority of the acreage for which annexation is petitioned, and (b) a majority of the registered voters residing in the area for which annexation

RECEIVED

JUL 7 2022

City of Sunnyside

is petitioned. (If no residents live within the area, the Petition must be signed by the owners of a majority of the acreage subject to the annexation.)

D. Submittal of Signed Petition to City. Once the required signatures are obtained, the Petition is delivered to the Supervisor of Planning & Community Development Department of the City of Sunnyside.

E. City and County Administrative Review of Petition. When the Petition is presented to the City, the City must transmit the Petition for review of signatures for "registered voters" to the County Auditor and review of signatures by land owners to the County Assessor. These County officers will proceed with reasonable promptness to review the validity of the signatures. During the time the Petition is under review by the County, the City of Sunnyside staff will review the Petition for completeness and compliance with the directives of Council established at the Initiation Meeting. A review of the sufficiency of the legal description of the area to be annexed will also be made, subject to final description affirmed by the County.

F. Hearing before Planning Commission. After City review, including certification of the signatures and legal description by the County, a public hearing will be set before the Planning Commission. The Planning Commission will hold the public hearing, recommend appropriate zoning(s), and adopt findings of fact, conclusions of law and a recommendation regarding the proposed annexation, for final decision by the City Council.

G. Boundary Review Board. After the Planning Commission adopts its decision and recommendation, City staff will prepare documents for submission to the Boundary Review Board. The Boundary Review Board is created pursuant to state law to review proposed annexations for conformity to applicable zoning standards and County and City comprehensive plans. The Boundary Review Board has authority to modify a proposed annexation to mandate inclusion of other properties to make the entire annexed area a "logical" annexation. This means, for example, that the Boundary Review Board can approve a proposed annexation on condition that property be added to eliminate "islands" or isolated pockets of property. The Boundary Review Board procedure takes approximately 45 days if the proposed annexation is relatively uncomplicated. If the jurisdiction of the Board is "Invoked" (to add additional property, or if there is any objection), the process can take up to about 180 days. After conclusion of the Board procedures, the proposed annexation is submitted to the City for final action and approval.

H. City Council Ordinance. After approval by the Boundary Review Board, the City Council holds a hearing (public hearing or closed record hearing, at its option). At the conclusion of the hearing, the Council will adopt findings, conclusions and the annexation ordinance.

I. Copy of Ordinance to County and Franchisees. After adoption of the annexation ordinance, the ordinance is sent to the County Auditor, and also to

holders of City franchises, including Yakima Waste Systems, Inc. and Charter Communications, etc.

J. Changes to City Maps and Comprehensive Plan. Copies of the ordinance are also distributed to City departments to make changes to the City's official zoning map, comprehensive plan (if necessary), billing service, police and fire departments, public works department, etc., for coordination of services.

**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: Steve Urrutia (Frances Urrutia) Phone 509/439-1561

Address: 114 E. Riverside Sunnyside WA

Why is annexation being requested? _____

Subdivide for housing units

What is intended use?

Present: Vacant
Future: Housing - multiple

WHEREFORE, the undersigned respectfully petition the City Council of the City of Sunnyside as follows:

- (1) That the appropriate action be taken to receive this Petition, refer for consideration and action to the Sunnyside Planning Commission in accordance with Title 19 of the Sunnyside Municipal Code, and causing a notice of public hearing to be published and posted in accordance with law specifying the time, date and place of such hearing, and inviting all persons interested to appear and present testimony and evidence in approval or disapproval of such annexation; and
- (2) That following such hearing, and subsequent to approval of the Yakima County Boundary Review Board if such is convened, the City Council determine by Ordinance that such annexation shall be adopted and effective; and that the property so annexed shall become a part of the City of Sunnyside, Washington, subject to its laws and ordinances then and thereafter in force.

The Petitioners subscribing hereto agree that "all property within the territory hereby sought to be annexed shall be assessed and taxed at the same rate and on the same basis as property within the City of Sunnyside for any now outstanding indebtedness of said city, including assessments or taxes in payment of any bonds issued or debts contracted prior to or existing at the date of annexation, and that simultaneous adoption of proposed zoning regulation be required" in accordance with the requirements of the City Council of the City of Sunnyside, and as quoted herein from the minute entry of the records of said Council meeting. It is further understood that the proposed zoning of said area proposed for annexation shall be in substantial conformity with the Comprehensive Plan of the City of Sunnyside.

These pages are a group of pages containing identical text and prayer intended by the signers of the Petition to be presented and considered as one Petition, and may be filed with other pages containing additional signatures which cumulatively may be considered as a single Petition.

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.

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. | Print Name | Signature |
|----|-----------------------------------|-------------------|
| | Heffron / Riverside | 221035 - 21443 |
| | Address of Property to be annexed | Parcel Number(s) |
| | 114 E. Riverside, WA 98944 | 7/8/22 |
| | 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 |



Yakima County WA, Property Record Card

Yakima County WA, Property Record Card

221035-21443
Heffron/Riverside

Owners Francisca Urrutia

Assessed Value
\$32,000

PROPERTY DETAILS

Parcel Number	221035-21443
Situs Address	Heffron/Riverside
Property Use	91 Undeveloped Land
Tax Code Area	463
Property Size	3.23
Neighborhood	2313
Owners	Francisca Urrutia
Legal Description	2ND GRANDVIEW ADD TO SUNNYSIDE LOT 1 EX TH PT LY N OF A LN BEG 150 FT SE'LY OF NW COR,TH NE'LY 248 FT M OR L TO A PT ON E LN 191 FT SE'LY OF NE COR LOT 1,ALSO LOT 2 EX TH PT LY S OF A LN BEG 336.2 FT NW'LY OF SW COR,TH NE'LY 253.1 FT M OR L TO A PT ON E'LY LN 279.2 FT NW'LY OF SE COR LOT 2
Fire District	Yakima County Fire District 5
School District	Sunnyside School District #201

UTILITY INFORMATION

Gas	No	Electricity	Yes	Water	-
Sewer / Septic	-				

SITE INFORMATION

Property Type	Residential	Zoning	R1	Street Type	Two-Way
Street Finish	Paved/Asphalt	Traffic	Light	Side Walk	No
Curbs	No	Location		Road-Frontage	

LAND

DETAILS FOR LAND RECORD #1

Land Flag	Mdl	Soil Class	-	Calc CU	No
Water Source	-	Sewer Source	-	Flood Plain	No
Lot Shape	Irregular	Topography	Rolling	Land View	Limited View
Landscaping	None	Value Method	Sq-Foot	Lots	-
Square Feet	140,503 sqft	Acre(s)		3.230	

RESIDENTIAL

No data to display

COMMERCIAL

No data to display

DETACHED STRUCTURES

No data to display

EXCISE TRANSACTIONS

EXCISE #	GRANTOR NAME	EXCISE DATE	SALE PRICE	DOCUMENT TYPE	PORTION (V/N)	PARCEL(S) SOLD
----------	--------------	-------------	------------	---------------	---------------	----------------

VALUES

VALUE TYPE	2022	2021	2020	2019	2018	2017	2016
Taxable Value Regular	\$32,000	\$24,600	\$24,600	\$24,600	\$24,600	\$24,600	\$24,550
Taxable Value Excess	\$32,000	\$24,600	\$24,600	\$24,600	\$24,600	\$24,600	\$24,550
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HEFFRON/RIVERSIDE , WA

City of Sunnyside



7/19/2022, 8:59:11 AM

World Imagery

Low Resolution 15m Imagery

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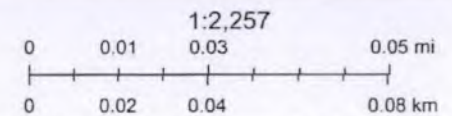
Water - Hydrants

Water - Main Lines

Stormwater - Pipe

Unknown

Street Names



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 Description

Parcel# 221035-21443

2ND GRANDVIEW ADD TO SUNNYSIDE LOT 1 EX TH PT LY N OF A LN BEG 150 FT SE'LY OF NW COR,TH
NE'LY 248 FT M OR L TO A PT ON E LN 191 FT SE'LY OF NE COR LOT 1,ALSO LOT 2 EX TH PT LY S OF A LN
BEG 336.2 FT NW'LY OF SW COR,TH NE'LY 253.1 FT M OR L TO A PT ON E'LY LN 279.2 FT NW'LY OF SE
COR LOT 2



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

**NOTICE OF PUBLIC HEARING
ANNEXATION SMC § 19.01.030**

DATE: June 14, 2023
TO: Applicant and Adjoining Property Owners
FROM: Trevor Martin, AICP, Community and Economic Development Director
APPLICANT: Francis (Steve) Urrutia
FILE NUMBER: ANX# 2023-06
LOCATION: Vicinity of Heffron Rd and Riverside Ave., Sunnyside, WA 98944
TAX PARCEL NUMBER(S): 221035-21443
DATE OF APPLICATION: July 7, 2022
DATE OF COMPLETENESS: August 4, 2023

PROJECT DESCRIPTION: The City of Sunnyside received an application from Fances (Steve) Urrutia for an annexation application for the property located in the vicinity of Heffron Rd. and Riverside Ave. to be annexed within to the Sunnyside City limits with a zoning designation as Low Density Residential (R-1).

NOTICE OF PUBLIC HEARING: This request requires that the City Council hold an open record public hearing, which is scheduled for **July 10, 2023, at 6:30 p.m.**, at the Law and Justice Center, 401 Homer St, Sunnyside, WA 98944. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony. Please reference file numbers (ANX#2023-06) and applicant's name (City of Sunnyside) in any correspondence you submit. Submitted comments will be included in the staff report up until July 3rd. You can mail your comments to:

**Trevor Martin, AICP, Community and Economic Development Director
City of Sunnyside, Office of Community Development
818 E. Edison Ave., Sunnyside, WA 98944**

NOTICE OF DECISION: Following the public hearing, the City Council will issue a decision. When available, a copy of the decision will be mailed to parties of record and entities who were provided this notice. The file containing the complete application is available for public review at the City of Sunnyside, City Hall – 818 E. Edison Ave., Sunnyside, WA 98944. If you have questions regarding this proposal, please call (509) 837-7999, or e-mail to tmartin@sunnyside-wa.gov



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 1 parcel totaling approximately 3.23 acres found in the vicinity of Riverside Ave. and Hefferon 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: 221035-21443

2ND GRANDVIEW ADD TO SUNNYSIDE LOT 1 EX TH PT LY N OF A LN BEG 150 FT SE'LY OF NW COR, TH NE'LY 248 FT M OR L TO A PT ON E LN 191 FT SE'LY OF NE COR LOT 1, ALSO LOT 2 EX TH PT LY S OF A LN BEG 336.2 FT NW'LY OF SW COR, TH NE'LY 253.1 FT M OR L TO A PT ON E'LY LN 279.2 FT NW'LY OF SE COR LOT 2

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

Thank you in advance for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Trevor Martin".

Trevor Martin, AICP
Community and Economic Development Director