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.: BRB2023-00005, Ray Rd Annexation**

Enclosed is the Notice of Intention packet that proposes the annexation into the City of Sunnyside, 2.72 acres having an assessed valuation of $130,500. The annexation is known as the **"Ray Rd 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 # TBLB23 05

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: Ray Road Annexation

4. Driving directions to location of proposed action: Traveling east on interstate 82, take exit 69. Heading east turn left on Waneta Rd, traveling north, for approximately 1.2 miles. Turn right on Yakima Valley Hwy, going south east for approximately 1.42 miles until you arrive at annexation site.

5. Briefly describe proposal: The annexation request is for one (1) parcel totaling approximately 2.72 acres found vicinity of 70 Ray Road.

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	+/- 1,377	16,375	19,076
Residences	0	21	4,845	5,619
Businesses	-	-	-	-

2. What source is the basis for this projection information? YVCOG Population projections & US CENSUS Data

3. Acres within the proposed area 2.72 Acres within existing entity 12,000,526.56

Assessed valuation of proposed area $ 130,500 of existing entity $ 263,232,000

4. Existing land use of the proposed area one commercial building unit

5. Existing land use of the area surrounding the proposal: highway, commercial businesses, golf course, agriculture

6. Are all surrounding & interior roads included in the annexation? ☐ Yes ☒ No
If no, why not? The City is not proposing road annexation. The city has purchased this site for the purpose of police and fire service sub-station. If more development is established on Ray Road the City will revisit the possibility of additional road annexation.

7. Is there new residential, commercial, or industrial development that is associated with this proposal? No, there is currently a building at the location with a commercial business inside..
If yes, describe any projects being considered or proposed: The City of Sunnyside City Council carried out a motion authorizing the City Manager to sign a commercial investment real estate purchase and sale agreement for the property at 70 Ray Road. The City of Sunnyside plans to use the property in the future for a police and fire substation and training facility. The City of Sunnyside initiated the petition for annexation for a future public facility. 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 Public Facility – Police and fire substation
   - Zoning No Change
   - Comprehensive Plan No Change

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 Commercial
b. For surrounding areas: Recreational, Urban commercial
c. Yakima County Zoning for the proposed area: Urban Commercial
d. For surrounding areas: Urban Commercial

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 City is planning to extend police and fire substation services to a future facility at the annexed location. The extension of fire, life, safety facilities at this location, will also require the extension of water and sewer services, additionally creating future development opportunities for parcels already within Sunnyside City limits. Fire and polices services at 70 Ray Rd. will help with local insurance ratings and provide fast response times in the event of an emergency, aligning with physical character element Goal 3. This is also aligned with Goal 3 in the utility's element due to the proposed commercial zoning being able to be served with extensions of the public services located near the properties. Extension of utilities through the area will help with future infill and development projects in the surrounding City limits.
a. Proposed city zoning upon annexation: Public Facilities (PF)

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 level with no significant changes in topography.

b. Natural Boundaries: There are no natural boundaries to this site. Yakima Valley Highway provides a boundary to the West by South West. Ray Road provides a boundary for the East by South East. Commercial buildings provide boundaries for the North.

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	Sunnyside City Well	City of Sunnyside	No Change	City of Sunnyside
Sewer	Septic	City of Sunnyside	Upon Development	City of Sunnyside
Fire	City of Sunnyside	Same	No Change	Taxes
Stormwater	Retain on Site	Same	No Change	City of Sunnyside
Roads	City of Sunnyside / County	Same	No Change	Taxes
Parks	City of Sunnyside	Same	No Change	Taxes
Police	City of Sunnyside / Yakima County Sheriff	City of Sunnyside	Upon Annexation	Taxes
School	Sunnyside School District	Same	No Change	Taxes
Library	Yakima Valley Regional Library	Same	No Change	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.

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 The City has been exploring the possibility installing water and sewer services from Alexander road for 2.6 miles or along Yakima Valley Highway for 1.1 miles. Extending these service will be navigated by city engineer and the leaders of department services.

5. Describe the probable effects of the proposal on the cost an adequacy of services and regulatory controls:
   a. In the proposed area? Extension of fire facilities will have a net benefit for lowing insurance costs in the surrounding area.
   b. In the adjacent area? There are none known

6. Estimate the following to be incurred under the proposal: This property has a Government Exemption.
   a. Proponent Expenditures to be incurred: $ Not Known
   b. Proponent Revenues to be gained: $ None
   c. County Revenue Lost: $ None, City of Sunnyside owned
   d. County Expenditure Reduction: $ Not Known
   e. Fire District Revenue Lost: $ None, within Sunnyside District
   f. Fire District Expenditure Reduction: $ No Change
   g. Financial Impact to Special Districts (library, parks, hospital): $ None

7. What is the future impact of your proposal on the school district? _No change_

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: None, City will improve point of ingress and egress along YVH and Ray Rd._____

3. Expected impact of any proposed development on air quality:_No Change_

4. Does the area under consideration contain "critical areas"? (floodplain, wetland, steep slope wildlife habitat area, etc:__No_
   _____

5. Please describe any potential adverse impacts that could occur upon development: None, building will be sued for a substation to house fire and police vehicles/personnel__

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 is not in a residential zone and will not impact neighborhoods or neighboring communities.
2. Use of physical boundaries, including but not limited to bodies of water, highways, and land contours: Yakima Valley Highway provides a boundary to the West by South West. Ray Road provides a boundary for the East by South East. Commercial buildings provide boundaries for the North.
3. Creation and preservation of logical service areas: The City of Sunnyside will be building out utilities that will adequately supply the nature of the sites use.
4. Prevention of abnormally irregular boundaries: The annexation is surrounded by roads and developed commercial areas, no extensions of this boundary will be given for this annexation.

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_

RESOLUTION 2023 - 05

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUNNYSIDE, WASHINGTON, TO BEGIN THE ANNEXATION OF 70 RAY RD., COMMONLY REFERRED TO AS THE TUCKER CELLARS PROPERTY

WHEREAS, The City of Sunnyside City Council made a motion on August 22, 2022 to sign a commercial investment real estate purchase and sale agreement for the property at 70 Ray Road also known as the Tucker Cellars property; and

WHEREAS, RCW 35A.14.300 allows Legislative bodies of code cities may by a majority vote annex territory outside the limits of such city whether contiguous or noncontiguous for any municipal purpose when such territory is owned by the city; and

WHEREAS, on February 27, 2023, at its regular business meeting, the Sunnyside City Council had discussion regarding the annexation of the Tucker Cellars Property; and

WHEREAS, the City Council finds and determines that the City of Sunnyside shall move forward in the annexation on the Tucker Cellars property,

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

1. The City of Sunnyside is hereby authorized to proceed with annexation process by submitting the appropriate documentation to the Yakima County Review Board.
2. The City Manager, or her designee, shall bring all necessary Ordinances annexing the Tucker Cellars property back before the City Council for their final approval.

PASSED this 27th day of February, 2023.

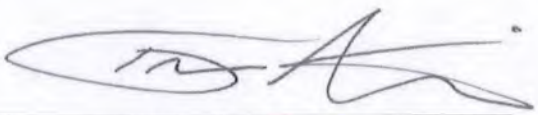
DEAN BROERSMA, MAYOR

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 27th September, 2023 .



Signature

Trevor Martin
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:

ATTEST:

JACQUELINE RENTERIA, CITY CLERK

APPROVED AS TO FORM:

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

RESOLUTION 2023 - 14

A RESOLUTION OF THE CITY OF SUNNYSIDE, WASHINGTON, AUTHORIZING THE PETITION TO ANNEX PROPERTIES KNOWN AS THE 70 RAY RD. 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 70 Ray Rd. 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 B-2, General Commercial 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 B-2, General

Commercial, 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.

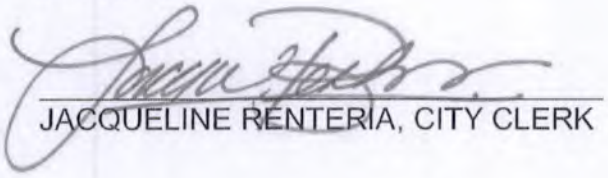
After the City Council review and decision to approve the annexation, a Notice of Intention (NOI) will be submitted to the Yakima County Boundary Review Board (BRB). Once the application is deemed complete by the BRB Chief Clerk, the NOI will be mailed to affected agencies which will commence the 45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

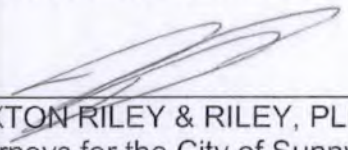
DEAN BROERSMA, MAYOR

ATTEST:



JACQUELINE RENTERIA, CITY CLERK

APPROVED AS TO FORM:



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

Exhibit "A" RESOLUTION 2023 - 14 :
Legal Description

Section 05 Township 09 Range 23 Quarter NE SHORT PLAT AF 7407870 Lot 2.

City of Sunnyside

6/14/2023, 11:05:49 AM

1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations
60cm Resolution Metadata
Taxlots
Street Names
City Limits
Urban Growth Boundary
City of Sunnyside Zoning
General Commercial (B-2)

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Yakima County GIS

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City of SUNNYSIDE WASHINGTON.

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**

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: Trevor Martin, AICP - Community and Economic Development Director Phone 590-836-6393

Address: 818 E. Edison Ave., Sunnyside, WA 98944

Why is annexation being requested? New City Facility for Sunnyside Fire Department

What is intended use?
Present: Currently a wood working shop
Future: Fire substation, and training center

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.

5. Trevor Martin, AICP, Community and Economic Development Director for City of Sunnyside — Print Name / Signature

70 Ray Rd — Address of Property to be annexed

23090511402 — Parcel Number(s)

Address of owner

Date of Signature

6. Print Name / Signature

Address of Property to be annexe.d

Parcel Number(s)

Address of owner

Date of Signature

7. Print Name / Signature

Address of Property to be annexed

Parcel Number(s)

Address of owner

Date of Signature

8. Print Name / Signature

Address of Property to be annexed

Parcel Number(s)

Address of owner

Date of Signature

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
   _____ _____
   Address of Property to be annexed — Parcel Number(s)
   _____ _____
   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

PETITION FOR ANNEXATION
TO THE CITY OF SUNNYSIDE,
WASHINGTON

To: City Council of the City of Sunnyside
818 East Edison Avenue
Sunnyside, Washington 98944

City Council:

We, the undersigned, being a majority of the registered voters residing in the area for which annexation is sought, and/or owners of a majority of the acreage for which annexation is petitioned, hereby petition that the real property described below, being contiguous to the City of Sunnyside, be annexed to and made a part of the City of Sunnyside pursuant to the provisions of Chapter 35A.14 of the Revised Code of Washington.

Pursuant to such statute, the Petition for Annexation must be signed by the owners of a majority of the acreage for which annexation is petitioned, and a majority of the registered voters residing in the area for which annexation is petitioned. If no residents reside within the area proposed for annexation, the Petition must be signed by the owners of a majority of the acreage for which annexation is petitioned. The undersigned state and aver that:

_____ (a) This Petition for Annexation includes both owners of a majority of the subject property AND a majority of the registered voters residing on such property; OR

X
_____(b) No residents exist within the area proposed for annexation, and this Petition is signed only by owners of a majority of the acreage for which annexation is petitioned.

legal Description and Map: Attached to this Petition for Annexation, and incorporated herein as Exhibit "A" by this reference, is a legal description of the property for which annexation is petitioned. Attached hereto as Exhibit "B" and in incorporated herein by this reference is a map that outlines the boundaries of the property sought to be annexed.

Conditions of Annexation: The City Council of the City of Sunnyside on February, 27, 2023 found and ordered: (1) That the Petition for Annexation is approved for circulation and signature for the property described herein; (2) That the subject property will be subject to simultaneous adoption of a zoning regulation in substantial compliance with the Comprehensive Plan of the City of Sunnyside or other zoning regulation adopted pursuant to RCW 35A.14.; and (3) That the property subject to this Petition for Annexation shall be subject to all prior existing city indebtedness.

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.

PETITION FOR ANNEXATION
SIGNATURE SHEET

1. Trevor Martin, AICP< Community and Economic Development Director _____

Print Name _____ Signature

70 Ray Rd _____ 23090511402 _____

Address of property to be annexed _____ Parcel Number(s)

Check all that apply:

X
_____Property Owner _____Reside on property & registered voter

Not a residence _____ _____

Residential address of signer _____ Date of signature

2. _____ _____

Print Name _____ Signature

_____ _____

Address of property to be annexed _____ Parcel Number(s)

Check all that apply:

_____Property Owner _____Reside on property & registered voter

_____ _____

Residential address of signer _____ Date of signature

3. _____ _____

Print Name _____ Signature

_____ _____

Address of property to be annexed _____ Parcel Number(s)

Check all that apply:

_____Property Owner _____Reside on property & registered voter

_____ _____

Residential address of signer _____ Date of signature

WARNING

Every person who signs this Petition 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.

4. _____ _____
Print Name Signature

_____ _____
Address of property to be annexed Parcel Number(s)

Check all that apply:

___ Property Owner _____Reside on this property and registered voter

_____ _____
Residential address of signer Date of signature

5. _____ _____
Print Name Signature

_____ _____
Address of property to be annexed Parcel Number(s)

Check all that apply:

_____ Property Owner ___ Reside on this property and registered voter

_____ _____
Residential address of signer Date of signature

6. _____ _____
Print Name Signature

_____ _____
Address of property to be annexed Parcel Number(s)

Check all that apply:

_____ Property Owner ___ Reside on this property and registered voter

_____ _____
Residential address of signer Date of signature

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 1 parcel totaling approximately 2.72 acres found in between Yakima Valley Highway and Ray 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: 70 Ray Rd

Tax Parcel: 230905-11402.

Section 05 Township 09 Range 23 Quarter NE SHORT PLAT AF 7407870 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,

Trevor Martin, AICP
Community and Economic Development Director