



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: July 22, 2024

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.: BRB2024-00004, ANX-23-3 Annexation**

Enclosed is the Notice of Intention packet that proposes the annexation into the City of Sunnyside, 4.98 acres having an assessed valuation of \$363,300. The annexation is known as the "ANX-23-3 Annexation."

The 45-day review period for this proposed annexation expires **September 5, 2024**.

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).

Sincerely,

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.

KNOWN PLANT AND ECOSYSTEM LOCATIONS REFLECT KNOWN OCCURRENCE LOCATIONS BUT MAY NOT REFLECT ALL OCCURRENCES OF RARE PLANTS OR ECOSYSTEMS



Planning & Community Development

818 East Edison Avenue

Sunnyside, Washington 98944

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

EXHIBIT F

none



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EXHIBIT E

None

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 12th day of February, 2024.

ATTEST:


MARICELA GALVEZ, DEPUTY CITY CLERK


DEAN BROERSMA, MAYOR

APPROVED AS TO FORM:
SAXTON, RILEY & RILEY, LLPC


BENJAMIN J. RILEY
Attorneys for the City of Sunnyside

Exhibit B: City Council Resolution

RESOLUTION 2024 - 08

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 (SALGADO ANNEXATION)

WHEREAS, Hector Salgado, owner of record of Yakima County Assessor's Parcel No. 231019-23404, consisting of 4.98 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 12, 2024, 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 Hector Salgado 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.

Resolution

7. **NEXT REGULAR MEETING:** April 9th, 2024 at 5:30 PM, Law & Justice Center 401 Homer Street, Sunnyside, Washington
8. **COMMISSION MEMBER COMMENTS:** None
9. **ADJOURN:** There being no further business to come before the Commission and without objection, President Moore adjourned the meeting at 6:31 PM.

Brittan Moore, Commission President

SUNNYSIDE PLANNING COMMISSION REGULAR MEETING

Meeting Minutes

March 12, 2024 at 5:30 PM

Law & Justice Center

401 Homer Street, Sunnyside, Washington

1 CALL TO ORDER-5:37 PM

2 ROLL CALL

Commission	PRESENT	ABSENT
Chairman, Brittan Moore	X	
Tom Dolan	X	
Dennis Blumer	X	
Mike Aguirre	X (phone)	
Steeve Ruiz	X	

STAFF PRESENT: Community & Economic Development Director, Trevor Martin & City Planner, Sydney DeWees

PUBLIC MEMBERS PRESENT: Hector Salgado

3. APPROVAL OF MINUETS: No minuets were presented to the commission. Next meeting will review November Minuets and March Minuets

4. ACTIVE AGENDA:

A) G SQUARED REZONE, SHELLER RD.

Planning Commission concur with the Findings and Conclusions set forth in the staff report and recommend approval of the Annexation Application: ANX23-3– Parcels: 23101923404.

PUBLIC COMMENTS GIVEN: Hector Salgado

WITHOUT OBJECTION, the Commissioners approved staff suggestions for the application of REZ-24-1. Motion to approve a resolution authorizing for the annexation of Parcel No(s). 23103231402, with the zoning of R-3 High Density Residential.

MOTION by Commissioner Dolan, seconded by Commissioner Moore to approve the rezone as presented.

MOTION CARRIED with 5 YES votes and 0 NO votes.

5. PUBLIC COMMENTS: Hector Salgado noted that his plans for the property. No official plans have been submitted to the City.

6. ITEMS FORM STAFF:

Sydney DeWees- Presented the current landscaping requirements. There are planes to research other cites landscaping standards and look at potential adoption methods.

WITHOUT OBJECTION, the Commissioners will research and discuss staff findings about green spaces in parking lots and multifamily housing developments scheduled on April 9th, 2024.

City Planning Commission: March 12th, 2024

Page 1 of 2

Meeting Minutes





CERTIFICATE OF LAND USE NOTICE POSTING

I hereby certify, under penalty of perjury, that on the _8th_ day of _February_,
2024, I posted the subject property Notice of Land Use Action Review for property
at _1270 Washout Road _

Signed this _8th_ day of _February_, 2024 in Sunnyside, Washington.

A handwritten signature in black ink that reads "Sydney DeWees".

**Sydney DeWees
Planner
City of Sunnyside**

FirstName	LastName	Organizatic	MailingAdc	City	State	Zip
GILBERTO	S	VILLALOBO	1435 S 8TH	SUNNYSIDE	WA	98944
CELSO	ALVAREZ	A	1231 WASI	SUNNYSIDE	WA	98944
			SUNNYSIDE 1110 S 6TH	SUNNYSIDE	WA	98944
VELMA	BLAIR		1440 WASI	SUNNYSIDE	WA	98944
JUAN M &	MARIN		2208 CEME	SUNNYSIDE	WA	98944
HECTOR	SALGADO	L	PO BOX 16	SUNNYSIDE	WA	98944

Invoice

Bill To:

Description	Hours/Qty	Rate	Acct Name	Amount
Legal - Annexation Hearing 2/13		58.50		58.50
WA Sales Tax Included		0.00%		0.00

Pay Online **www.sunnysidesun.com/pay**



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

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

DATE: March 5, 2024
TO: Applicant and Adjoining Property Owners
FROM: Sydney DeWees, City Planner
APPLICANT: Hector Salgado
FILE NUMBER: ANX-23-3
LOCATION: 1270 Washout Road, Sunnyside, WA 98944
TAX PARCEL
NUMBER(S): 23101923404
DATE OF
APPLICATION: December 20, 2023
DATE OF
COMPLETENESS: December 20, 2023

PROJECT DESCRIPTION: The City of Sunnyside received an application from Hector Salgado for an annexation application for the property located at 1270 Washout Road to be annexed within to the Sunnyside City limits with a zoning designation as High Density Residential (R-3).

NOTICE OF PUBLIC HEARING: This request requires that the Planning Commission hold an open record public hearing, which is scheduled for **March 12th, at 5:30 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-23-3) and applicant's name (Hector Salgado) in any correspondence you submit. Submitted comments will be included in the staff report up until March, 5th. You can mail your comments to:

Sydney DeWees, City Planner for the City of Sunnyside
Office of Community Development
818 E. Edison Ave., Sunnyside, WA 98944

A handwritten signature in cursive script that reads "Sydney DeWees".

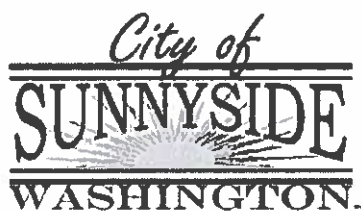
NOTICE OF DECISION: Following the public hearing, the City Council will issue a decision. When available, a copy of the decision will be mailed to parties of record and entities who were provided this notice.

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) 83-7999, or e-mail to sdewees@sunnyside-wa.gov



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

DATE: February 8, 2024
TO: Applicant and Adjoining Property Owners
FROM: Sydney DeWees, City Planner
APPLICANT: Hector Salgado
FILE NUMBER: ANX-23-3
LOCATION: 1270 Washout Road, Sunnyside, WA 98944
TAX PARCEL
NUMBER(S): 23101923404
DATE OF
APPLICATION: December 20, 2023
DATE OF
COMPLETENESS: December 20, 2023

PROJECT DESCRIPTION: The City of Sunnyside received an application from Hector Salgado for an annexation application for the property located at 1270 Washout Road to be annexed within to the Sunnyside City limits with a zoning designation as High Density Residential (R-3).

NOTICE OF PUBLIC HEARING: This request requires that the Planning Commission hold an open record public hearing, which is scheduled for **March 5th, at 5:30 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-23-3) and applicant's name (Hector Salgado) in any correspondence you submit. Submitted comments will be included in the staff report up until March, 5th. You can mail your comments to:

**Sydney DeWees, City Planner for the City of Sunnyside
Office of Community Development
818 E. Edison Ave., Sunnyside, WA 98944**

A handwritten signature in cursive script that reads "Sydney DeWees".

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) 83-7999, or e-mail to sdewees@sunnyside-wa.gov



CERTIFICATE OF MAILING

I hereby certify, under penalty of perjury, that on the 8th day of February, 2024, I mailed a true and correct copy of the Notice of Public Hearing for a Annexation (Salgado), to the persons and agencies on the attached Exhibit "A", by United States first-class mail, postage prepaid thereon.

Signed this 8th day of February, 2024_ in Sunnyside, Washington.

A handwritten signature in cursive script that reads "Sydney DeWees".

Sydney DeWees
Planner
City of Sunnyside



Planning & Community Development
818 East Edison Avenue
Sunnyside, Washington 98944
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**NOTICE OF PUBLIC HEARING
ANNEXATION SMC § 19.01.030**

DATE: January 3, 2024
TO: Applicant and Adjoining Property Owners
FROM: Sydney DeWees, City Planner
APPLICANT: Hector Salgado
FILE NUMBER: ANX-23-3
LOCATION: 1270 Washout Road, Sunnyside, WA 98944
TAX PARCEL NUMBER(S): 23101923404
DATE OF APPLICATION: December 20, 2023
DATE OF COMPLETENESS: December 20, 2023

PROJECT DESCRIPTION: The City of Sunnyside received an application from Hector Salgado for an annexation application for the property located at 1270 Washout Road to be annexed within to the Sunnyside City limits with a zoning designation as High Density Residential (R-3).

NOTICE OF PUBLIC HEARING: This request requires that the Planning Commission hold an open record public hearing, which is scheduled for **February 13th, at 5:30 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-23-3) and applicant's name (Salgado) in any correspondence you submit. Submitted comments will be included in the staff report up until February, 1st. You can mail your comments to:

**Sydney DeWees, City Planner for the 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) 83-7999, or e-mail to sdewees@sunnyside-wa.gov



CERTIFICATE OF MAILING

I hereby certify, under penalty of perjury, that on the 3rd day of January, 2024, I mailed a true and correct copy of the Notice of Public Hearing for a Annexation (Salgado), to the persons and agencies on the attached Exhibit "A", by United States first-class mail, postage prepaid thereon.

Signed this 3rd day of January, 2024 in Sunnyside, Washington.

A handwritten signature in cursive script that reads "Sydney DeWees".

Sydney DeWees
Planner
City of Sunnyside

Public Notices

PETITION FOR ANNEXATION
SIGNATURE SHEET

1. Hector Salgado Hector Salgado
Print Name Signature
1270 Washout Rd. Sunnyside 231019-23404
Address of property to be annexed Parcel Number(s)

Check all that apply:

☒ Property Owner ☐ Reside on property & registered voter
1270 Washout Rd. Sunnyside 12/20/23 Hector Salgado
Residential address of signer Date of signature

2. Jenny Salgado Jenny Salgado
Print Name Signature
1270 Washout Rd. Sunnyside 231019-23404
Address of property to be annexed Parcel Number(s)

Check all that apply:

☒ Property Owner ☐ Reside on property & registered voter
1270 Washout Rd Sunnyside 12/20/23
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 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. Hector Salgado Hector L. Salgado
Print Name Signature
1270 Washout Rd. Sunnyside 231019-23404
Address of Property to be annexed Parcel Number(s)
1270 Washout Rd. Sunnyside 12/20/23 Hector L. Salgado
Address of owner Date of Signature
6. Jenny Salgado Jenny Salgado
Print Name Signature
1270 Washout Rd. Sunnyside 231019-23404
Address of Property to be annexed Parcel Number(s)
1270 Washout Rd. Sunnyside 12/20/23
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

Parcel Number: 231019-23404
Situs Address: 1270 Washout Rd Sunnyside
Property Use: 11 Single Unit
Tax Code Area: 463
Property Size: 4.98
Neighborhood: SS
Owners: Hector Salgado Labra
Jenny Salgado

Abbreviated Legal Description:

SP J-4: LOT 4

Details for Residence #1

Building Style:	Split-Level	Quality:	Ave/Good
Condition:	Average	Year Built:	1978
Stories:	1.00	Bedrooms:	2
Main Floor:	1,148	Upper Floor:	
Addl. Area:		Full Baths:	1
3/4 Baths:	1	Half Baths:	
Fixtures:	8	Basement:	528
Finished Bsmt:	528	Attached Garage:	
Built in Garage:		Wood Deck:	100
Patio:		Cover:	
Masonry Trim:		Roof Type:	Gable
Roof Material:	Shake	Flooring:	Carpet
Exterior Wall:	Hardboard	Foundation:	Concrete
Fuel Type:	Electric	Heat Type:	Heat-Pump
Central Air:		Wood Stove:	
Fireplace:		Prefab Fireplace:	

Utility Information:*(Indicates utility is available at parcel boundary)*

Gas:	No	Electricity:	Yes
Water:	Well	Sewer/Septic:	Septic

Site Information:

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

FILE# 8188274
YAKIMA COUNTY, WA
11/21/2023 11:53:09AM
RELEASE
PAGES: 2
SIMPLIFILE
SCHREINER TITLE COMPANY
Recording Fee: \$204.50

When recorded return to:

Yakima Federal Savings & Loan Association
Attn: Sheila Wolfe
118 E Yakima Ave
Yakima WA 98901

FULL RECONVEYANCE

RC 8164070

The undersigned as trustee under that certain Deed of Trust, dated 12/13/2022 in which Hector Salgado Labra and Jenny Salgado, husband and wife is Grantor, and Yakima Federal Savings & Loan Association is Beneficiary, recorded on 12/14/2022, under Auditor's File No. 8164070, in Volume of Official Records, Page records of Yakima County, Washington, having received from said beneficiary a written request to reconvey, reciting that the obligations thereunder having been fully satisfied, DOES HEREBY RECONVEY, without warranty to the person(s) entitled thereto all of the right, title and interest now held by the trustee in and to the property described in said Deed of Trust, situate in the County of Yakima, State of Washington.

Dated: 11/13/2023

Schreiner Title Company



Molly I. Brown, Authorized Signatory

STATE OF WASHINGTON

COUNTY OF YAKIMA

On 11/13/2023, before me, the undersigned a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Molly I. Brown to me known to be the Authorized Signatory of Schreiner Title Company, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.


NOTARY PUBLIC in and for the State of Washington
Michele Weigand
Residing at Yakima
My Commission Expires: 12/23/2024
Com # 140933



holders of City franchisees, 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.

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

**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: Hector Salgado Phone 509-391-6147
Address: 1270 Washout Rd. Sunnyside, WA 98944
Why is annexation being requested? for Multi Family Zone
and residential

What is Intended use?

Present:

Future:

Residential
Residential / multi family

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
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

_____ (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 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

_____ 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.



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



Planning & Community Development

818 East Edison Avenue

Sunnyside, Washington 98944

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

EXHIBIT D



Planning & Community Development

818 East Edison Avenue

Sunnyside, Washington 98944

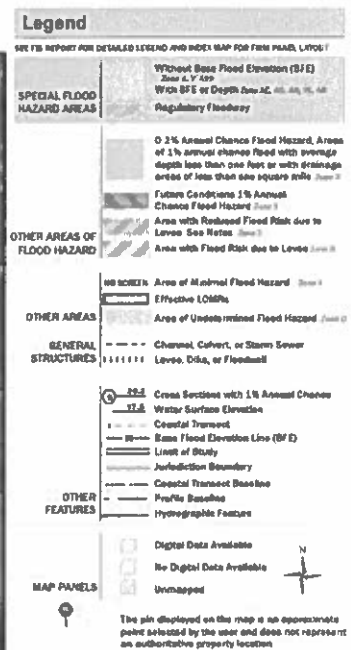
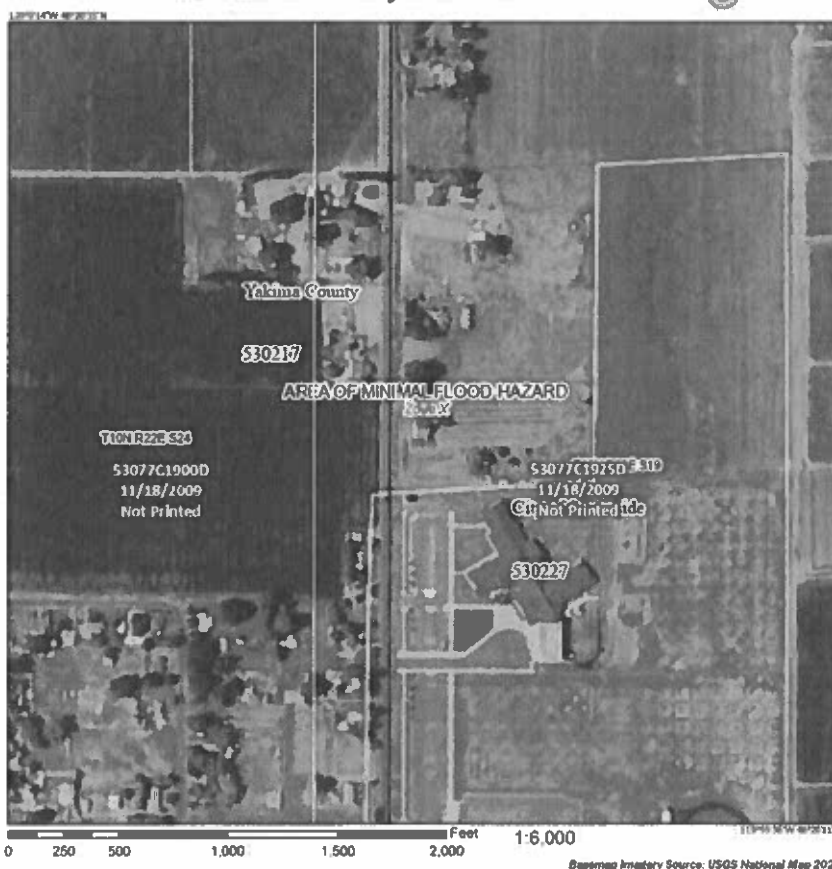
(509) 837-7999 Office, (509) 836-6383 Fax

EXHIBIT C

Vicinity Map Series:

1. Floodways or floodplains(con)

National Flood Hazard Layer FIRMette



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The base map shown complies with FEMA's base map accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was updated on 8/2/2024 at 10:16 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change as become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: base map imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unredacted areas cannot be used for regulatory purposes.

KNOWN PLANT AND ECOSYSTEM LOCATIONS REFLECT KNOWN OCCURRENCE LOCATIONS BUT MAY NOT REFLECT ALL OCCURRENCES OF RARE PLANTS OR ECOSYSTEMS



Planning & Community Development

818 East Edison Avenue

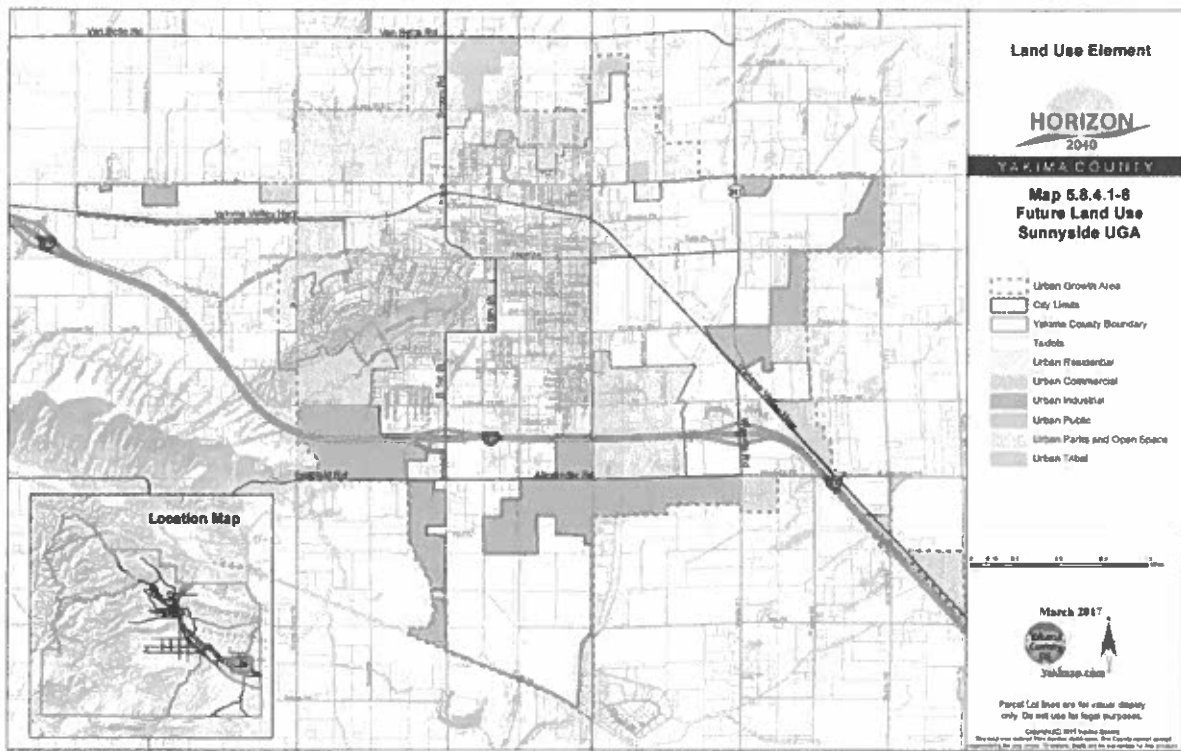
Sunnyside, Washington 98944

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

EXHIBIT C

Vicinity Map Series:

7 (con.) Comprehensive Plan designation/ Urban Growth Boundary



Proposed city plan and zoning designations: High density Residential, R-3



Planning & Community Development

818 East Edison Avenue

Sunnyside, Washington 98944

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EXHIBIT C

Vicinity Map Series:

7. The Yakima County zoning

Yakima County Planning



5/3/2024, 9:51:39 AM

Taxlots

Zoning

City Limits

Agriculture

Single-Family Residential

1.9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

City of Yakima, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, East Canada, East HERE, Garmin, INCREMENT P, Intermap, USGS, METADATA, EPA, USDA | Yakima county boundary is from the Washington State

City of Yakima, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, East Canada, East HERE, Garmin, INCREMENT P, Intermap, USGS, METADATA, EPA, USDA | Yakima county boundary is from the Washington State



Planning & Community Development

818 East Edison Avenue

Sunnyside, Washington 98944

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

EXHIBIT C

Vicinity Map Series:

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.

8 inch water mainline, 85 ft south east of the property line

Sewer line, 344 ft south west of the property line

City of Sunnyside



5/3/2024, 9:13:01 AM

World Imagery	Contours	Water - Hydrants	Sewer - Pipes	City Limits
Low Resolution 15m Imagery	1.2m Resolution Metadata	Water - Main Lines	Unknown	Urban Growth Boundary
High Resolution 60cm Imagery	Tidelets	Sewer - Manholes	Gravity	
High Resolution 30cm Imagery	Water - Service Connections		Street Names	

1:4,514
0 0.03 0.05 0.1 mi
0 0.04 0.08 0.16 km

East Community Maps Contributors, WSU Facilities Services GIS, City of Yakima, WA State Parks GIS, OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies Inc., METNUSA, USGS, Bureau of Land Management, EPA, NPS, US Census

Yakima County GIS



Planning & Community Development

818 East Edison Avenue

Sunnyside, Washington 98944

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

EXHIBIT C

Vicinity Map Series:

5. The boundaries of cities or special purpose districts having jurisdiction in or near the proposed area.

City of Sunnyside



5/3/2024, 9:27:20 AM

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

9.6m Resolution Metadata

City Limits

Urban Growth Boundary

1:38,112
0 0.2 0.4 0.8 mi
0 0.33 0.65 1.3 km

WSU Facilities Services GIS, City of Yakima, WA State Parks GIS, East, Tom Tom, Garmin, SafeGraph, GeoTechnologies, Inc., METRASA, USGS, Yakima County GIS



Planning & Community Development

818 East Edison Avenue

Sunnyside, Washington 98944

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EXHIBIT C

Vicinity Map Series:

4. Major physical features such as streets and highways, railways public facilities, etc.
Sunnyside School District to the South of Property
Property access off of Washout Road

City of Sunnyside



5/3/2024, 9:23:05 AM

World Imagery	Citations	City Limits
Low Resolution 15m Imagery	2.4m Resolution Metadata	Urban Growth Boundary
High Resolution 50cm Imagery	Taxlots	
High Resolution 30cm Imagery	Street Names	

0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km
For Community Maps Contributors: WGI Facility Services GIS, City of
Yakima, WA State Parks GIS, © OpenStreetMap, Microsoft, Esri, Bing, etc.
Yakima County GIS
For Community Maps Contributors: WGI Facility Services GIS, City of
Yakima, WA State Parks GIS, © OpenStreetMap, Microsoft, Esri, Bing, etc.
Yakima County GIS



Planning & Community Development

818 East Edison Avenue

Sunnyside, Washington 98944

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EXHIBIT C

Vicinity Map Series:

3. Existing water & sewer service area boundaries of the proposing entity.

City of Sunnyside



5/3/2024, 9:13:01 AM

World Imagery
Low Resolution 15m Imagery
High Resolution 30cm Imagery
High Resolution 30cm Imagery

City Limits
Urban Growth Boundary

Water - Hydrants
Water - Main Lines
Water - Service Connections
Sewer - Pipes
Sewer - Manholes
Unknown
Gravity
Street Names

1:4,514
0 0.03 0.05 0.1 mi
0 0.04 0.08 0.16 km

Eri Community Maps Contributors: WSU Facilities Services GIS, City of Yakima, WA State Parks GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, GeoTechnologies, Inc., METANASA, USGS, Bureau of Land Management, EPA, NPS, US Census

Yakima County GIS



Planning & Community Development

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Sunnyside, Washington 98944

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EXHIBIT C

Vicinity Map Series:

2. The current corporate boundaries of the proposing entity.
None

24: Community Maps Contributors: WSU Facilities Services GIS, City of Yakima WA State Parks GIS, © OpenStreetMap, Microsoft, Esri, Phantom, Yakima County GIS, Inc., METI/ASA, USGS, Bureau of Land Management, ERI, NPS, US Census





Planning & Community Development

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Sunnyside, Washington 98944

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EXHIBIT B

Assessors Map:

Parcel: 23101923404

Acres: 4.98

City of Sunnyside



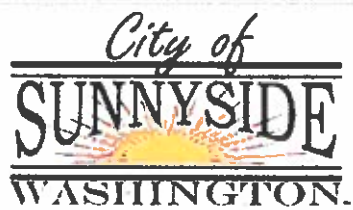
5/3/2024, 8:54:21 AM

World Imagery Citations City Limits
Low Resolution 15m Imagery 80cm Resolution Metadata Urban Growth Boundary
High Resolution 60cm Imagery Taxlots
High Resolution 30cm Imagery Street Names

1:2,257
0 0.01 0.03 0.05 mi
0 0.02 0.04 0.05 km

East Community Maps Contributors: WRI 7 public domain GIS, City of Yakima, WA State Parks GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, GeoDesign, GeoTechnology Inc. METANASA, USGS, Bureau of Land Management, EPA, USGS, US Census
Yakima County GIS





Planning & Community Development

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Sunnyside, Washington 98944

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

EXHIBIT A

Legal Description: SP J-4: LOT 4

To include that section of Washout Road that fronts parcel 231019-23404



Yakima County Roads

Matt Pietrusiewicz P.E. • County Engineer

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

June 4, 2024

City of Sunnyside
Attn: Sydney DeWees
818 East Edison Avenue
Sunnyside, WA 98944

RE: Legal Description Certification – City of Sunnyside Annexation ANX-23-3

Ms. DeWees,

In response to your request to review and certify the legal description for the boundaries of the City of Sunnyside, the provided documents have been reviewed and are hereby certified to be true and accurate for the City of Sunnyside Annexation known as ANX-23-3. The exhibits are attached herein for ease and clarity.

If any further assistance is needed, please feel free to contact me at 509-574-2300.

Sincerely,

Matt, Pietrusiewicz, P.E.
Yakima County Engineer
Yakima County Roads

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.

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

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

Dated this May 7th, 2024.

Sydney DeWees

Signature

Sydney DeWees
Name of person completing this form

City Planner
Title

509-836-6381
Phone Number

509-836-6383
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:

Hector Salgado PO BOX 1600, SUNNYSIDE, WA 98944

7. What is the future impact of your proposal on the school district? Slight 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 homes is unknown at this time.

ENVIRONMENTAL INFORMATION

1. Is there an existing environmental review pertinent or related to this proposal? ☐ Yes ☒ No
If No, answer questions 2 through 5.
2. Expected impact of any proposed development to adjacent roads and highways: The impact to adjacent road and highways will be reviewed at the time of proposed development. There are no mitigation measures proposed as part of this annexation. When future development occurs the land use, traffic studies (if necessary) will address the future impact and include mitigation measures as necessary.
3. Expected impact of any proposed development on air quality: No impact to air quality. Future development will require mitigation as necessary. The property is already within the Urban Growth Boundary and as such subject to certain standards, as applicable, of the Yakima Regional Clean Air Authority.
4. Does the area under consideration contain "critical areas"? (Floodplain, wetland, steep slope wildlife habitat area, etc) Yes, identified on the Washington State Department of Natural Resources, there is a wetland to the west side of the property that is a drainage ditch. Prior to any development, proper coving to the drainage ditch will be established in order to properly preserve the wetland. See Exhibit C and G.
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 the city and other state agencies.

OBJECTIVES OF THE BOUNDARY REVIEW BOARD

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

1. Preservation of natural neighborhoods and communities: The proposed annexation area includes mostly vacant land. Future development on the vacant residential zoned areas is anticipated to be consistent with residential development in the area.
2. Use of physical boundaries, including but not limited to bodies of water, highways, and land contours: The site is primarily flat and no psychical boundaries prevent development from occurring for miles.
3. Creation and preservation of logical service areas: The developer will need extend water and sewer services. When examining the material for the water and sewer pipes, capacity for future developments will be discussed. The public works department, city engineer, and planning department will all review any proposed development.
4. Prevention of abnormally irregular boundaries: The annexation is along the east side of Washout Road, westward from the property. The property size, width, and access will be aligned with the City Municipal Code standards for the High-Density Residential Zone, SMC 17.20. Any development that occurs on the parcel will be required to have an improved access with complete street standards applied.
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

MUNICIPAL SERVICES

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

	EXISTING PROVIDER	PROPOSED PROVIDER	TIME FRAME for SERVICES	HOW FINANCED
Water	Private Wells	City of Sunnyside	Upon Development	Developer
Sewer	Septic	City of Sunnyside	Upon Development	Developer
Fire	City of Sunnyside	Same	Current	Taxes
Stormwater	Retain on Site	Same	Upon Development	Developer
Roads	Yakima County	City of Sunnyside	Upon Annexation	Taxes
Parks	City of Sunnyside	City of Sunnyside	Upon Annexation	Taxes
Police	City of Sunnyside / Yakima County Sheriff	City of Sunnyside	Upon Annexation	Taxes
School	Sunnyside School District	Same	Upon Annexation	Taxes
Library	Yakima Valley Regional Library	Same	Upon Annexation	Taxes

2. Does your jurisdiction have a current Capital Facilities Plan? Yes
Does it consider the proposed area? Yes
3. Describe the effect your jurisdiction's ordinances, governmental codes, regulations and resolutions will have on existing uses in the proposed area: No effect on existing uses, all uses are permitted under current City codes. Future development of the plat in this area will require road installation, water and sewer build out, onsite water retention, and accompanying frontage improvements. All proposed building will meet City standards for setbacks and lot coverage.
4. Describe the probable future needs for services and additional regulatory controls in the area? At a future date, City services will need to be extended along Washout Road. Within the last 5 years, sewer and water has been installed to the city limits in preparation for expanding the city limits into the urban growth area. The city has been working with the developer to identify the most beneficial option, for the developer, land owners, and the city, to build out utilities to the parcel. The goal is to make this a more manageable and accomplishable goal for the future properties.
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: \$ Not Known
 - Proponent Revenues to be gained: \$ Not Known
 - County Revenue Lost: \$ 355.30
 - County Expenditure Reduction: \$ Not Known
 - Fire District Revenue Lost: \$ No Change
 - Fire District Expenditure Reduction: \$ 330.45
 - Financial Impact to Special Districts (library, parks, hospital): \$ No Change

5. Existing land use of the area surrounding the proposal: Residential, Educational Institution
6. Are all surrounding & interior roads included in the annexation? ☒ Yes ☐ No
If no, why not? _____
7. Is there new residential, commercial, or industrial development that is associated with this proposal? Yes, but in the future.
If yes, describe any projects being considered or proposed: The applicant plans to develop the site into a multifamily housing, but plans to do that after the property is within Sunnyside City limits. The application at this time is simply annexation.
9. If the proposal is approved, will there be land use changes within the next 18 months?
- o Land Use Multi-family Housing
 - o Zoning High Density Residential
 - o Comprehensive Plan Staying the same, Residential
10. Has the proposed area been the subject of land use action by Yakima County? Not Known
If so, please explain _____
11. a. Yakima County Comprehensive Plan designation for the proposed area: Urban Residential
- b. For surrounding areas: Urban Residential
- c. Yakima County Zoning for the proposed area: Single Family Residential (R-1)
- d. For surrounding areas: Single Family Residential (R-1)
12. Is this proposal consistent with the coordinated water system plan, if any? ☒ Yes ☐ No
13. Does your jurisdiction have an adopted comprehensive plan? YES Date Adopted: March 28, 2022
14. Describe how this proposal is consistent with the adopted comprehensive plan: This annexation is consistent with the comprehensive plan because the future land use designation of this area is Urban Residential, and the applicant has expressed their intention to keep the site residential into the future. While this property is not proposed to be a low-density residential zone, R-1, the high-density residential zone is aligned with the needs of the population and the need for housing units in close proximity to educational institutions for children and families. This property is proposed to be annexed as R-3 high density residential due to the expected population growth of Sunnyside exceeding projections. 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.
- a. Proposed city zoning upon annexation: R-3 High Density Residential
15. Has any portion of this area been previously reviewed by the Boundary Review Board? No
Explain _____
16. Describe the following as required by RCW 36.93.170 and the effects on land use, accessibility and potential development:
- a. Topography: The area is relatively flat with no significant changes in topography.
- b. Natural Boundaries: There is a wetland (drainage ditch) the west of the property, between the property line and Washout Road. See exhibit C and G. Washout Road provides a boundary to the west, north of the property is another residential property, the east is farming land, and to the south is the Sun Valley Elementary School.
- c. Drainage Basins: Lower Yakima Watershed
17. Is the proposed area within the Urban Growth Area for your municipality? Yes

WASHINGTON STATE BOUNDARY REVIEW BOARD FOR YAKIMA COUNTY

NOTICE OF INTENTION

for office use only:

BRB FILE # BRB 2024-0004

1. Name of City, Town or special purpose district: Sunnyside
2. Action Sought:

<input checked="" type="checkbox"/>	Annexation
<input type="checkbox"/>	Formation of a Special Purpose District
<input type="checkbox"/>	Incorporation
<input type="checkbox"/>	Other Boundary Change
<input type="checkbox"/>	Merger/Consolidation of Special Purpose District
<input type="checkbox"/>	Dissolution of Special Purpose District
<input type="checkbox"/>	Water or Sewer Extension _____ Size of Water Line _____ Sewer Line _____
3. This proposal shall be known as: ANX-23-3
4. Driving directions to location of proposed action: Travel east on interstate 82, till exit 58, near Granger Washington. Travel east onto WA-223 E Van Belle Road for approximately 8.5 miles. Travel south at the intersection of Washout Road for .5 miles. Parcel located on the left when faced south on Washout Road.
5. Briefly describe proposal: The annexation request is for one (1) parcel totaling approximately 4.98 acres found vicinity of 270 Washout 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	90	16,530	19,076
Residences	1	30	4,845	5,619
Businesses	-	-	-	-

2. What source is the basis for this projection information? OFM Population Estimates and YVCOG Population projections

3. Acres within the proposed area 4.98 Acres within existing entity 12,000,526.56

Assessed valuation of proposed area \$ 363,300 of existing entity \$ 263,232,000

4. Existing land use of the proposed area Vacant House

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.

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Casey Dunbar

From: Casey Dunbar
Sent: Monday, July 22, 2024 9:08 AM
To: jim@portofgrandview.org; jrbinev@gmail.com; Don Anderson; Julie Lawrence; Erin Franklin; Treasurer Accounting; Kathy Fisher; Sheriff; Lisa Freund; Thomas Carroll; Marivel Garcia; Tua Vang; David Haws; Troy Havens; GIS; Matt Pietrusiewicz; Jack Wells; Jason Alvord; referenceyvl@yvl.org; Byron Gumz; YVCOG INFO; April Schmitt; jessica@yakama.com; 'corrine_camuso@yakama.com'; THPO@yakama.com; Paul Gonseth; DNR Region Director
Subject: BRB2024-00004 Notice of Intention
Attachments: BRB2024-00004 Notice of Intention.pdf

Casey Dunbar

She/Her/Ms.

Planner I

128 N 2nd St, 4th Floor

Yakima, WA 98901

(509)574-2300

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FILE NO.: BRB2024-00004
NOTICE OF INTENTION

AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF YAKIMA)

I, Casey Dunbar, being first duly sworn, and as an employee of the Yakima County Public Services, Planning Division, dispatched through the United States Mails, or otherwise by electronic mail, a NOTICE OF INTENTION, a true and correct copy of which is enclosed here-with; that a NOTICE OF INTENTION was addressed to the applicant and agencies pursuant to Yakima County Code Title 16B.05, that said parties are individually listed on the Mailing List retained by the Planning Division and that said notice was mailed by me on the 22nd day of July, 2024.

That I mailed said notice in the manner herein set forth and that all of the statements are made herein are just and true. Dated this 22nd day of July, 2024.

Cary Pw

Casey Dunbar
Office Specialist