



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: August 7, 2025

TO: Boundary Review Board Members, Corporate Counsel, Board of Yakima 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, City of Sunnyside – ATTN: Cory Taylor, Robert McLeod, Trey Tutt, Joseph Calhoun, Sunnyside School District, Yakima County Fire District #5, Sunnyside Valley Irrigation District, WSDOT South Central Region, and Washington State DNR Southeast Region, Bureau of Indian Affairs, and Yakama Nation.

FROM: Aaron M. Cohen
Chief Clerk - Boundary Review Board

SUBJ: File No.: BRB2025-00004 Sunset Ridge Annexation (ANX-24.1)

Enclosed is the Notice of Intention packet that proposes the annexation into the City of Sunnyside of approximately 9.67 acres having an assessed valuation of \$425,300. The annexation is known as the **“Sunset Ridge Annexation (ANX-24.1).”**

The 45-day review period for this proposed annexation expires **September 22, 2025.**

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

Public Services

JUL 29 2025

NOTICE OF INTENTION

Received By: And

for office use only:

BRB FILE # BRB-2025-00004

1. Name of City, Town or special purpose district: City of 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: Sunset Ridge Annexation
4. Driving directions to location of proposed action: From I-82, take exit 63. Turn North onto Sunnyside Rd, then East onto Yakima Valley Highway. In approximately 1.7 miles, turn South onto Swan Rd. In approximately 0.3 miles, turn East onto W. Edison Road and travel approximately 0.3 miles. The annexation area is on the North side of W. Edison Road.
5. Briefly describe proposal: Annexation of parcel 221026-24003 into the City of Sunnyside.
6. Method used to initiate the proposed action: Petition Election Resolution
7. State statute under which action is sought: 35A.120-150

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
People	16,703	18,088	2
Residences	4,845	5,258	1
Businesses	Not Known	Not Known	0

2. What source is the basis for this projection information? Yakima County 2046 Population Projection, Census
3. Acres within the proposed area 9.67 Acres within existing entity +/- 4,174
4. Assessed valuation of proposed area \$ 425,300 of existing entity \$ \$1,511,894,442
5. Existing land use of the proposed area Residential
6. Existing land use of the area surrounding the proposal: Residential

7. Are all surrounding & interior roads included in the annexation? Yes No
If no, why not? _____

8. Is there new residential, commercial, or industrial development that is associated with this proposal? No
If yes, describe any projects being considered or proposed: The petitioner does intend on submitting a preliminary long plat to the city of Sunnyside after annexation.

9. If the proposal is approved, will there be land use changes within the next 18 months?
o Land Use Preliminary Long Plat for future residential construction.
o Zoning The petitioner applied for R-2 zoning when submitting this annexation.
o 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 Residential
b. For surrounding areas: Urban Residential
c. Yakima County Zoning for the proposed area: R-1 Single Family Residential
d. For surrounding areas: R-1 Single Family Residential

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 proposal implements the City of Sunnyside 2022 Comprehensive Plan. The proposed R-2 zone is an implementing district of the Residential Future Land Use category.
a. Proposed city zoning upon annexation: R-2

15. Has any portion of this area been previously reviewed by the Boundary Review Board? No
Explain _____

16. Describe the following as required by RCW 36.93.170 and the effects on land use, accessibility and potential development:
a. Topography: Flat
b. Natural Boundaries: SVID Canal south of W. Edison Road. BNSF Railroad to the north.
c. Drainage Basins: Lower Yakima Watershed - WRIA 37

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

MUNICIPAL SERVICES

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

	EXISTING PROVIDER	PROPOSED PROVIDER	TIME FRAME for SERVICES	HOW FINANCED
Water	Private	City of Sunnyside	Upon Annexation	Developer and City Rates
Sewer	Private	City of Sunnyside	Upon Annexation	Developer and City Rates
Fire	County FD 5	City of Sunnyside	Upon Annexation	Property Taxes
Stormwater	Private	City of Sunnyside	Upon Annexation	Developer and City Rates
Roads	Yakima County	City of Sunnyside	Upon Annexation	Developer and Property Taxes
Parks	Yakima County	City of Sunnyside	Upon Annexation	Property Taxes
Police	County Sheriff	City of Sunnyside	Upon Annexation	Property Taxes
School	Sunnyside School District	Sunnyside School District	No Change	Property Taxes
Library	Yakima Valley Regional Library	Yakima Valley Regional Library	No Change	Property 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: None. The subject property contains one home with outbuildings and is otherwise vacant.

4. Describe the probable future needs for services and additional regulatory controls in the area? Future residential construction will require the extension of water and sewer utilities and road improvements.

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

- In the proposed area? The proposed annexation will require minimal cost to services and regulatory controls. Future development will require review and consideration by city staff. Required services and impacts will be dependent on the full scope of future development.
- In the adjacent area? See above

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

a. Proponent Expenditures to be incurred:	\$ <u>Minimal</u>
b. Proponent Revenues to be gained:	\$ <u>895.57</u>
c. County Revenue Lost:	\$ <u>935.50</u>
d. County Expenditure Reduction:	\$ <u>Not known</u>
e. Fire District Revenue Lost:	\$ <u>460.88</u>
f. Fire District Expenditure Reduction:	\$ <u>Not Known</u>
g. Financial Impact to Special Districts (library, parks, hospital):	\$ <u>None</u>

7. What is the future impact of your proposal on the school district? There should be minimal impact to the Sunnyside School District. The property is already zoned for urban residential use. Yakima County's allowed density is similar to what is allowed in Sunnyside. This property and the potential development of it should already be part of Sunnyside School Districts future planning.

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 at this time. Future development will be required to mitigate any traffic issues that are identified through the SEPA or Subdivision review process.
3. Expected impact of any proposed development on air quality: None. Future development on this property will be required to adhere to YRCAA standards, regardless of whether it is in City or County jurisdiction.
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 at this time. Potential impacts resulting from future development will be addressed at the time of application. RCW 43.21C.222 states "Annexation of territory by a city or town is exempted from compliance with this chapter."

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: This proposal will allow for continued development consistent with previous actions to the east along W. Edison Rd.
2. Use of physical boundaries, including but not limited to bodies of water, highways, and land contours: This proposal follows W. Edison Rd. / SVID / NW Crescent Ave. In addition, to the north of the annexation area is BNSF Railroad ROW.
3. Creation and preservation of logical service areas: This proposal continues the logical service area of the city limits to line to the east.
4. Prevention of abnormally irregular boundaries: N/A
5. Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities in excess of ten thousand (10,000) population in heavily populated urban areas: N/A
6. Dissolution of inactive special purpose districts: N/A
7. Adjustment of impractical boundaries: N/A
8. Incorporation as cities or towns or annexation to cities and towns of unincorporated areas which are urban in character: N/A
9. Protection of agricultural and rural lands which are designated for long term productive agricultural and resource use by a comprehensive plan adopted by the county legislative authority: N/A

EXHIBITS

See attached **Notice of Intention Filing 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 29th day of July, 2025.


Signature

Cory Taylor
Name of person completing this form

Building Official
Title

509-837-4229
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:

Robert McLeod, robert@knutzenengineering.com

Trey Tutt, trey@promadehomes.com

Joseph Calhoun, jcalhoun@hlacivil.com



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

July 28, 2025

City of Sunnyside
Attn: Cory Taylor
818 East Edison Avenue
Sunnyside, WA 98944

RE: Legal Description Certification – City of Sunnyside Annexation ANX-24.1

Mr. Taylor:

In response to your request to review and certify the legal descriptions for the revised boundary of the City of Sunnyside, the supplied documents have been reviewed and are hereby certified to be accurate for the City of Sunnyside Annexation known as ANX-24-1. The documents are attached.

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

Sincerely,

Brett H. Sheffield, P.E.
Assistant County Engineer

cc: Joseph Calhoon, HLA
Todd Mouritsen, Yakima County
Justin Hauver, Yakima County

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LEGAL DESCRIPTION
CITY ANNEXATION AREA

ALL THAT PORTION OF THE NORTHERN PACIFIC RAILROAD RIGHT OF WAY, AND ALL THAT PORTION OF THE SUNNYSIDE VALLEY IRRIGATION DISTRICT RIGHT OF WAY, AND ALL THAT PORTION OF THE WEST EDISON AVENUE RIGHT OF WAY, AND ALL THAT PORTION OF THE NORTHWEST CRESCENT AVENUE RIGHT OF WAY AND ALL THAT PORTION OF THE WEST 362.00 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 10 NORTH, RANGE 22 EAST, WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 26; THENCE NORTH $0^{\circ}08'07''$ WEST 1326.88 FEET ALONG THE WEST LINE OF SAID SECTION 26 TO THE NORTHERLY RIGHT OF WAY MARGIN OF SAID RAILROAD RIGHT OF WAY; THENCE NORTH $89^{\circ}06'53''$ EAST 1322.51 FEET ALONG SAID NORTHERLY RIGHT OF WAY MARGIN TO THE WEST LINE OF SAID WEST HALF AND THE **POINT OF BEGINNING** THENCE CONTINUING NORTH $89^{\circ}06'53''$ EAST 362.03 FEET ALONG SAID NORTHERLY RIGHT OF WAY MARGIN TO THE EAST LINE OF SAID WEST 362.00 FEET; THENCE SOUTH $0^{\circ}10'56''$ EAST 1247.75 FEET ALONG SAID EAST LINE TO THE SOUTHERLY RIGHT OF WAY MARGIN OF SAID NORTHWEST CRESCENT AVE, AS DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NUMBER 7389771, RECORDS OF YAKIMA COUNTY, WASHINGTON, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 408.42 FEET (THE LONG CHORD OF SAID CURVE BEARS SOUTH $58^{\circ}38'04''$ WEST 152.56 FEET); THENCE SOUTHWESTERLY 153.46 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY RIGHT OF WAY MARGIN THROUGH A CENTRAL ANGLE OF $21^{\circ}31'44''$; THENCE SOUTH $47^{\circ}52'12''$ WEST 49.20 FEET ALONG SAID SOUTHERLY RIGHT OF WAY MARGIN TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 286.02 FEET; THENCE SOUTHWESTERLY 80.61 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY RIGHT OF WAY MARGIN THROUGH A CENTRAL ANGLE OF $16^{\circ}08'53''$; THENCE NORTH $62^{\circ}48'07''$ WEST 21.39 FEET ALONG SAID SOUTHERLY RIGHT OF WAY MARGIN; THENCE SOUTH $54^{\circ}00'27''$ WEST 41.40 FEET ALONG THE SOUTHERLY RIGHT OF WAY MARGIN OF SAID NORTHWEST CRESCENT AVENUE, AS SHOWN ON THE PLAT OF SECOND GRANDVIEW ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 65 OF PLATS, PAGE 549, RECORDS OF YAKIMA COUNTY, WASHINGTON; THENCE NORTH $82^{\circ}23'25''$ WEST 76.36 FEET TO THE WEST LINE OF SAID WEST HALF; THENCE NORTH $0^{\circ}10'13''$ WEST 547.30 FEET ALONG SAID WEST LINE TO A POINT THEREIN, SAID POINT BEING MONUMENTED BY A 5/8" REBAR WITH CAP STAMPED "56907"; THENCE NORTH $0^{\circ}11'16''$ WEST 856.71 FEET ALONG SAID WEST LINE TO THE **POINT OF BEGINNING**.



6-6-2025

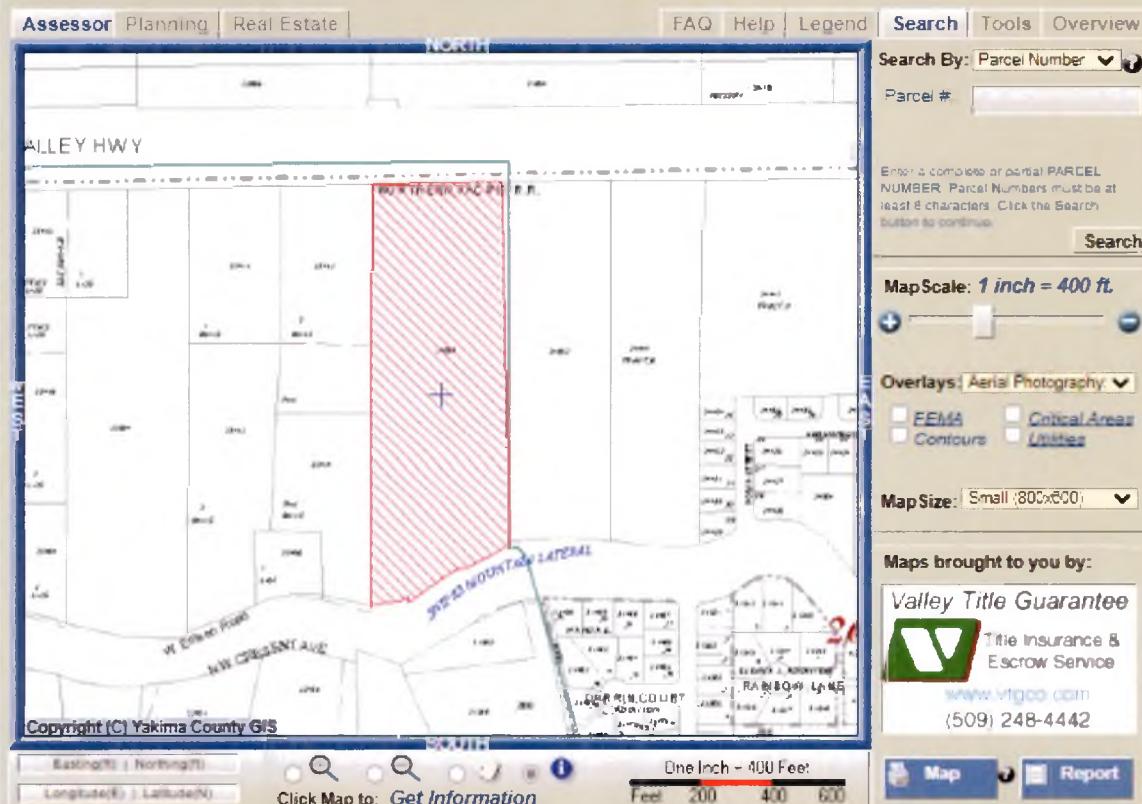
Exhibit B - Assessor's Map
Sunset Ridge Annexation

Yakima County GIS - Washington
Land Information Portal

Yakima County Assessor
Yakima County GIS
Yakima County



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



PROPERTY PHOTOS:			PROPERTY INFORMATION AS OF 6/18/2025 1:42:15 AM								PRINTING		
			Parcel Address:	920 W EDISON RD, Sunnyside, WA 98944							<input type="button" value="Printer-Friendly Page"/>		
			Parcel Owner(s):	PETER P STRIZHAK							<input type="button" value="Detailed Report"/>		
			Parcel Number:	22102624003	Parcel Size: 9.61 Acre(s)							<input type="button" value="Print Detailed MAP"/>	
			Property Use:	11 Single Unit							<input type="button" value="SECTION MAPS"/>		
			TAX AND ASSESSMENT INFORMATION								<input type="button" value="Section Map 1in=400ft"/>		
			Tax Code Area (TCA):	463	Tax Year:		2025						
			Improvement Value:	\$256400	Land Value:		\$168900						
			Current Use Value:	\$0	Current Use Improvement:		\$0						
			New Construction:	\$0	Total Assessed Value:		\$425300						
RESIDENTIAL INFORMATION													
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms	Garage (full:3/4,1/2)	Bsmt at (bbr)	Carport			
AVERAGE	1920	2.00	1381	450	0/660	3	1/1/0	0/0/0					
SALE INFORMATION													
Excluse	Sale Date		Sale Price		Gross				Portion				
E043542	5/8/2024		\$550000		RODRIGUEZ RAUL M & ESTELA V				N				
DISCLAIMER													
While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us.													

OVERLAY INFORMATION													
Zoning:	R-1		Jurisdiction:		County								
Urban Growth Area:	Sunnyside		Future Landuse Designation:		Urban Residential (Yakima County Plan 2015)								
FEMA 100 Year:	<input type="button" value="FEMA Map"/>		FIRM Panel Number:		53077C1900D <input type="button" value="Download Map"/>								
LOCATION INFORMATION													
+ Latitude: 46° 19' 33.023"			+ Longitude: -120° 2' 06.339"			Range: 22 Township: 10 Section: 26							
Narrative Description: Section 26 Township 10 Range 22 Quarter NW: W 362 FT OF W1/2 SE 1/4 NW 1/4 LY 5 OF N.P.R.Y. RW & N OF SNIPES MT. LAT. EX CO RD RW													
DISCLAIMER													
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED. THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION													

Exhibit C.1 - Boundary

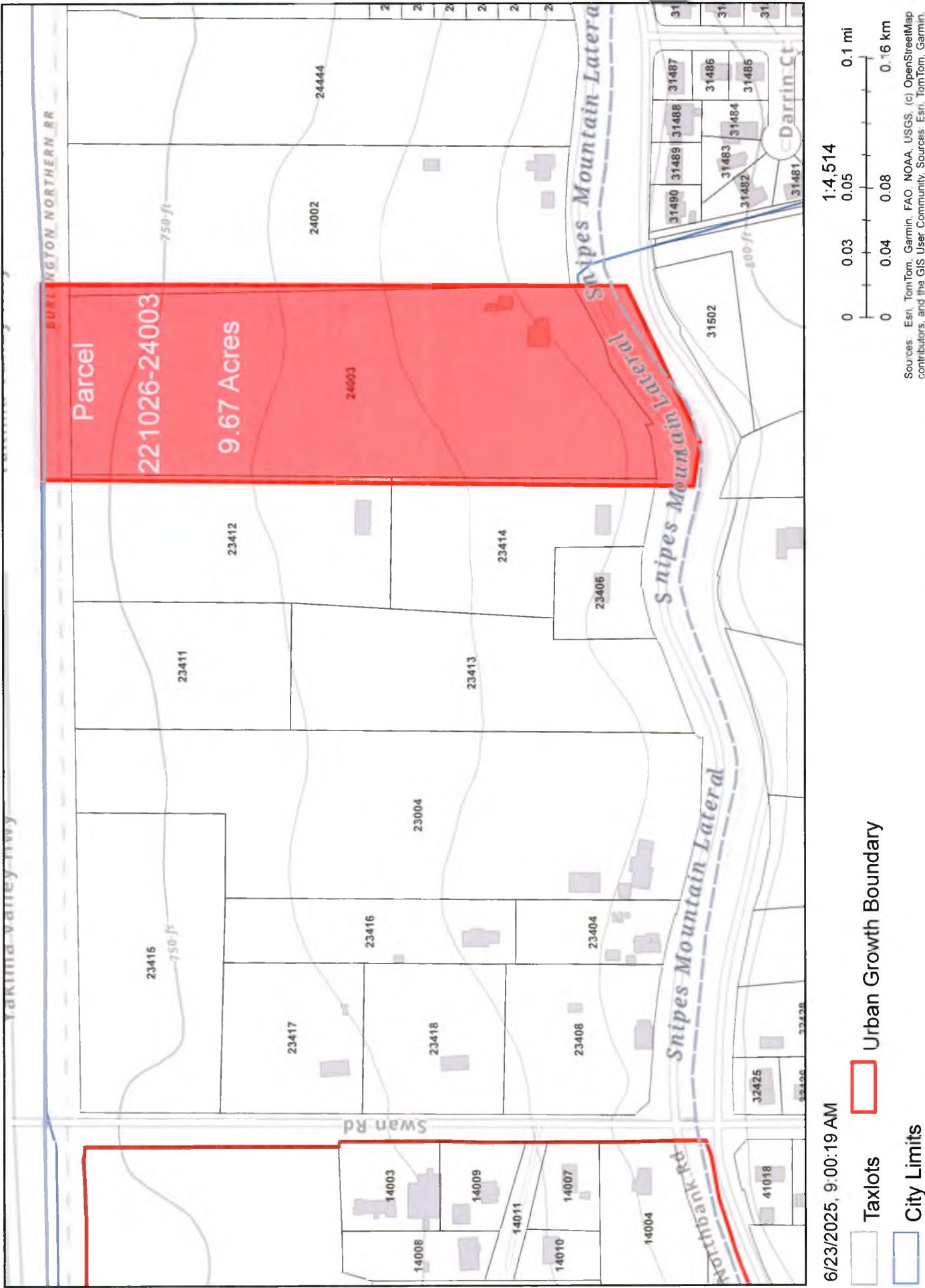
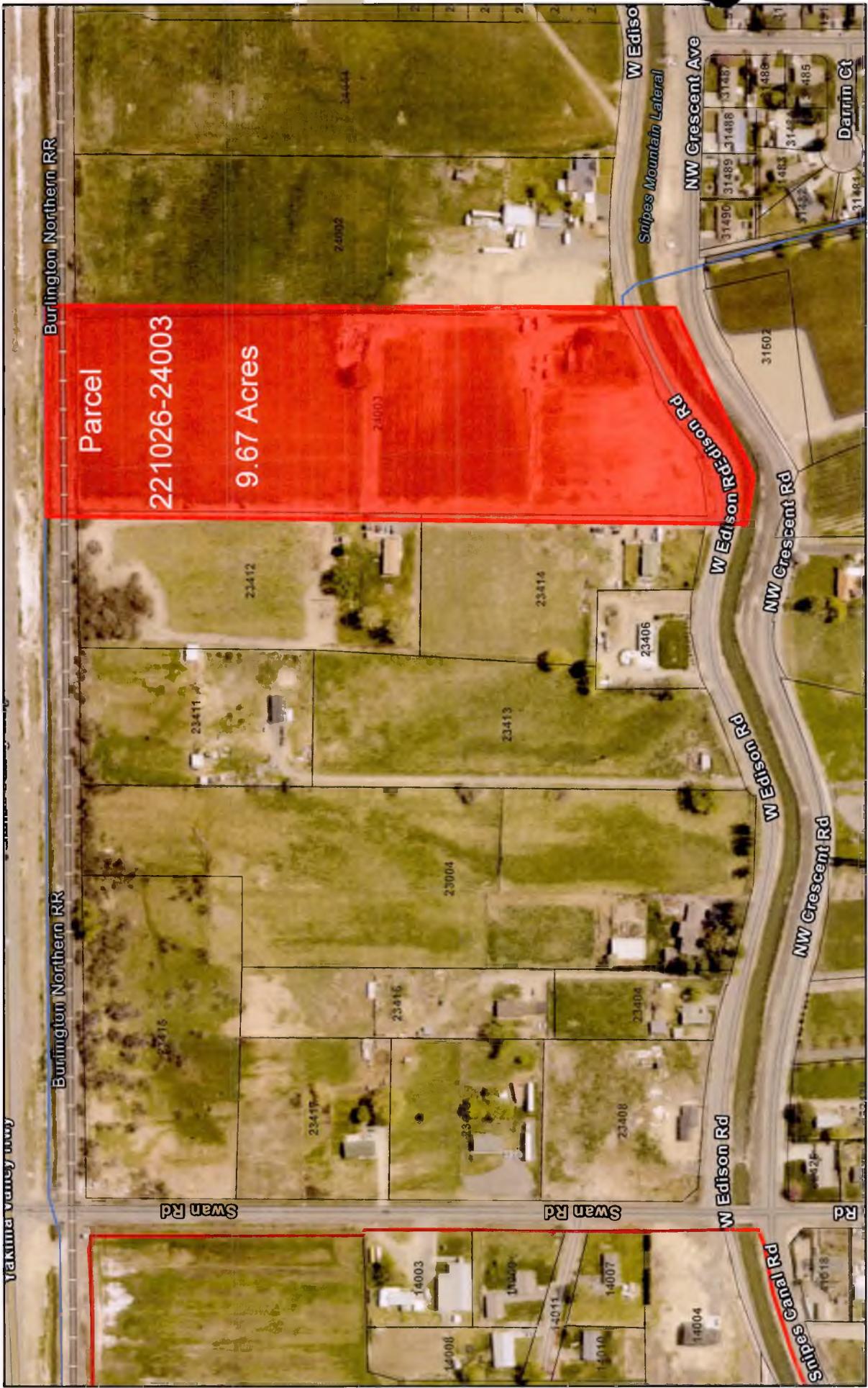


Exhibit C.4 - Physical Features



6/23/2025, 9:02:02 AM

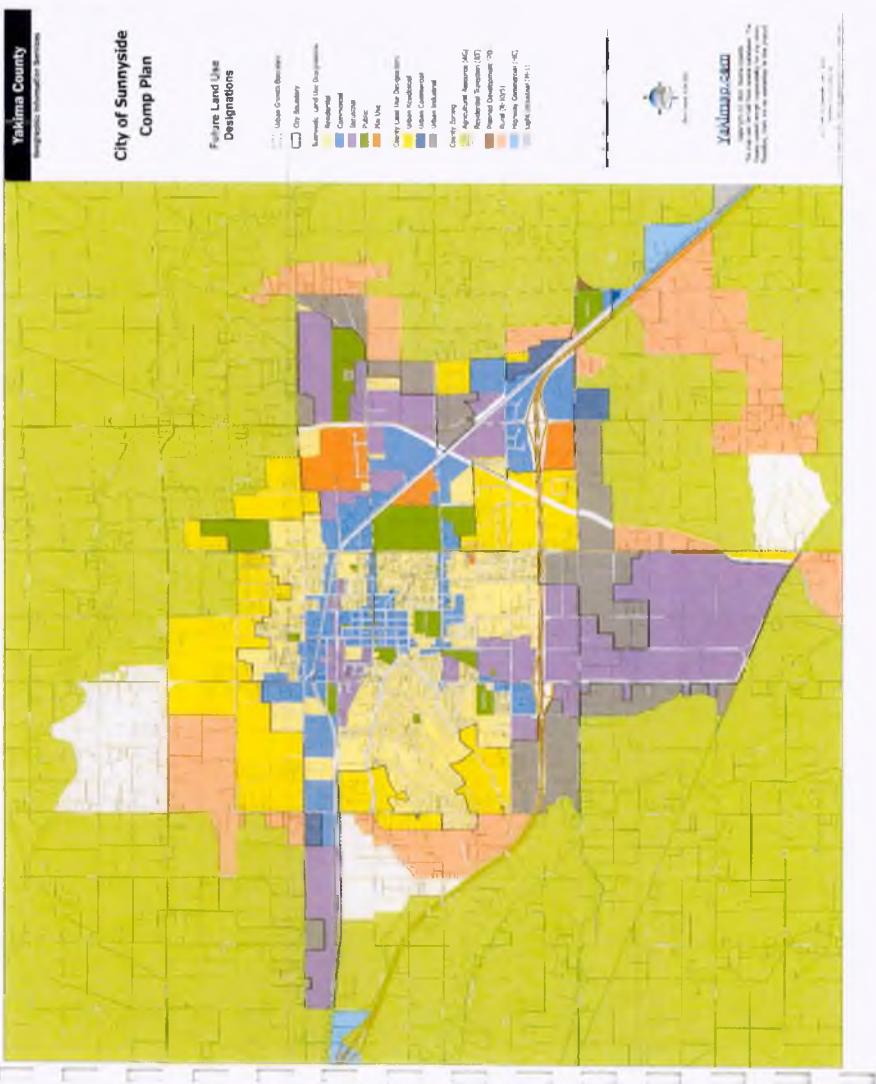
Taxlots

City Limits

Urban Growth Boundary

Yakima County GIS
MET/NASA IISGS

Yakima County, Maxar | Yakima County, Maxar | Esri Community Maps Contributors, WSU Facilities S



**CITY OF
SUNNYSIDE**

General Sewer Plan and Wastewater Facilities Plan Amendment

DRAINAGE BASIN GROWTH AREAS - EXISTING ALIGNMENT

LEGEND

EXISTING RETAIL SERVICE AREA
BOUNDARY (CITY LIMITS)

FUTURE RETAIL SERVICE AREA
BOUNDARY (UGA)

A horizontal bar chart with ten bars, each representing a basin. The bars are colored blue, orange, pink, yellow, dark blue, purple, light blue, green, grey, and red from left to right. Each bar is labeled 'BASIN' followed by a number from 1 to 10.

AREA REMOVED FROM UGA

AREA ADDED TO UGA

Exhibit C.3 - Sewer Service Area
Sunset Ridge Annexation

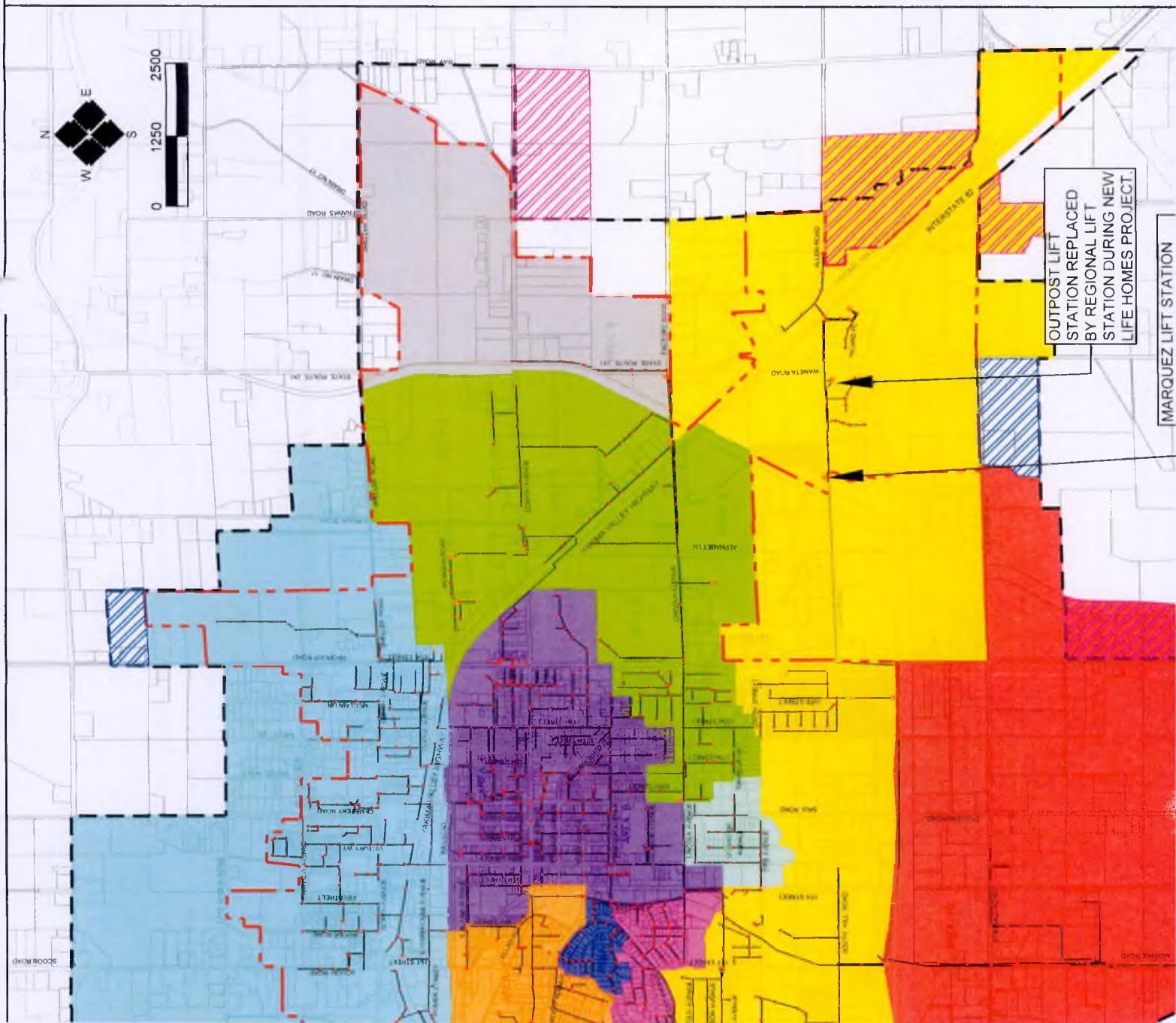
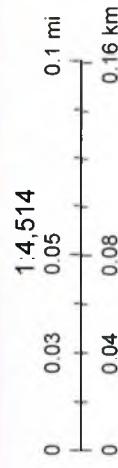
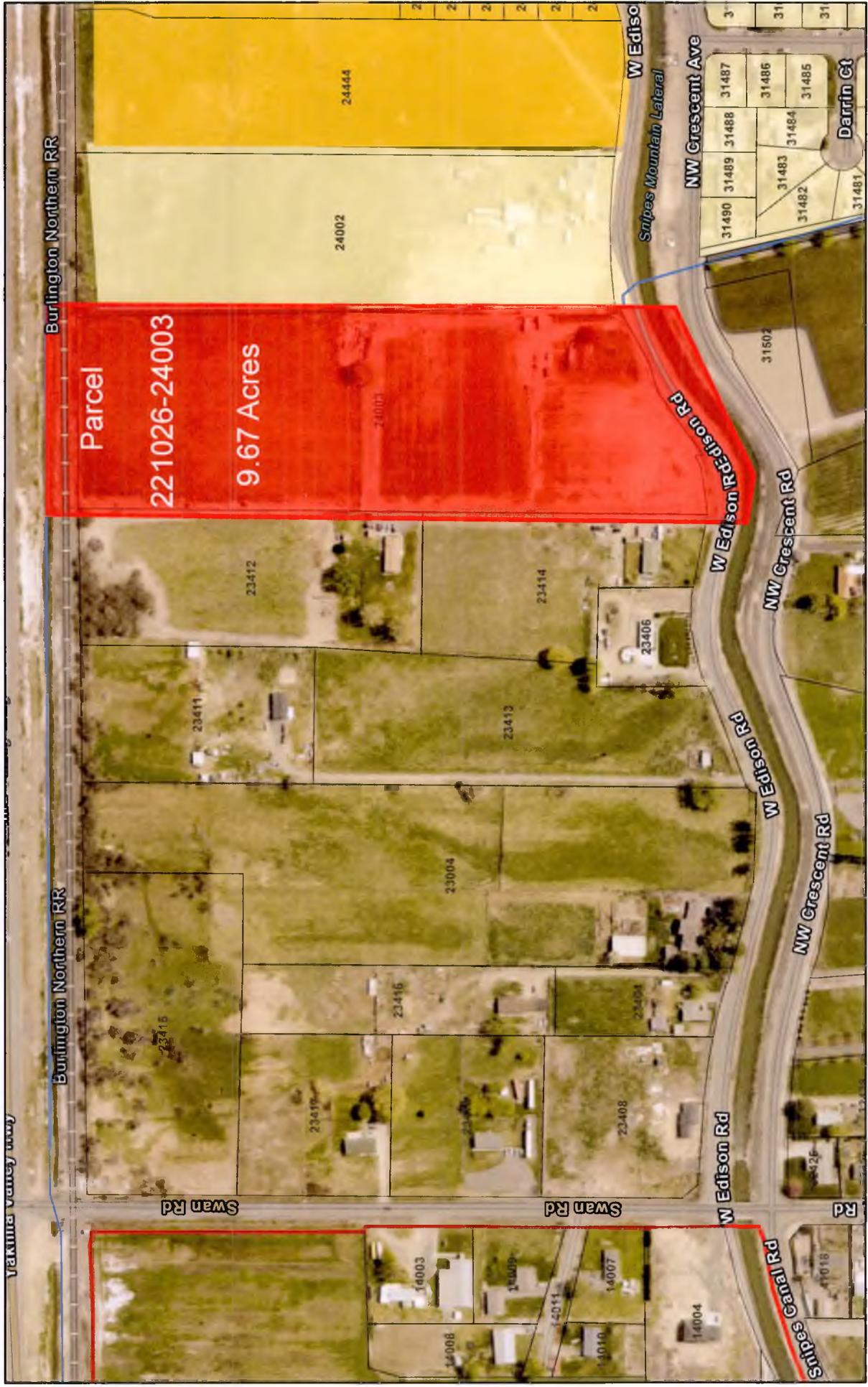


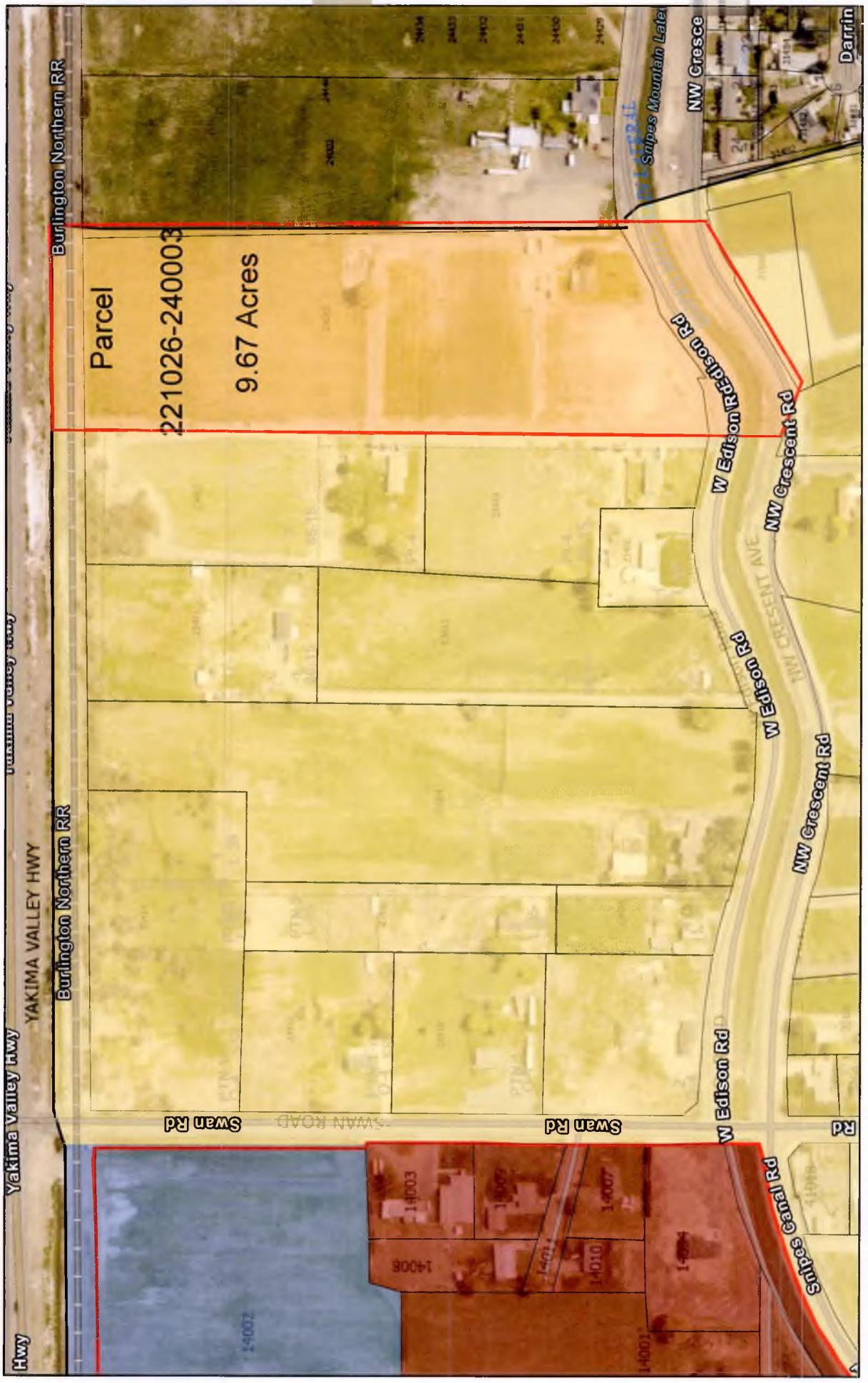
Exhibit C.7 - City Zoning



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community. Yakima County, Maxar | Esri Community Maps Contributors, WSU Facilities Services GIS, City of Yakima, WA State Parks GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METINASA, USGS, Yakima County GIS

Yakima County GIS

Exhibit C.7 - County Zoning



1:4,514
0 0.03 0.05 0.08 0.11
0 0.04 0.06 0.09 0.12
0 0.05 0.08 0.11 0.16
0.1 mi
0.16 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS (c) OpenStreetMap contributors, and the GIS User Community. Yakima County, Maxar Yakima County
Yakima county boundary is from the Washington State Department of Ecology, but the City limits is from Yakima County Records | Yakima County, Maxar | Esri Community Maps Contributors, WSU Facilities Services GIS, City of Yakima, WA State Parks GIS, ©



Planning & Community Development

818 East Edison Avenue
Sunnyside, Washington 98944
(509) 837-4229 Office, (509) 836-6383 Fax

NOTICE OF PUBLIC HEARING ANNEXATION SMC § 19.01.030

DATE: May 14, 2025
TO: Applicant, Adjoining Property Owners
FROM: City of Sunnyside
APPLICANT: Robert McLeod, on behalf of Peter Strizhak
FILE NUMBER: ANX-24-1
LOCATION: 920 W Edison Rd; Sunnyside, WA 98944
TAX PARCEL NUMBER(S): 221026-24003
APPLICATION DATE: September 13, 2024
DATE OF COMPLETENESS: October 14, 2024

PROJECT DESCRIPTION: The City of Sunnyside received an application from Robert McLeod, on behalf of Peter Strizhak, for an annexation of property located at 920 W Edison Road to be annexed within the Sunnyside City Limits with a zoning designation of R-2 – Medium Density Residential. This annexation is known as the Sunset Ridge Annexation.

NOTICE OF PUBLIC HEARING: This request requires that the Planning Commission hold an open record public hearing, which is scheduled for June 10, 2025, 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 number (ANX-24-1) and the annexation name (Sunset Ridge Annexation) in any correspondence you submit. You can send your comments to:

Debbie Espinoza, Permit Coordinator
City of Sunnyside, Department of Community and Economic Development
818 E. Edison Ave
Sunnyside, WA 98944

Following the public hearing, annexation documents will be assembled for consideration by the Yakima County Boundary Review Board (BRB). After review by the BRB, the annexation ordinance will be presented to Council for final approval.

The file containing the complete application is available for public review at the City of Sunnyside, 818 East Edison Avenue, Sunnyside, WA 98944. If you have any questions on this proposal, please contact Debbie Espinoza at (509) 836-6352, or email to: despinoza@sunnyside-wa.gov

**NOTICE OF INTENTION TO COMMENCE
ANNEXATION PROCEEDINGS**

To: The City of Sunnyside City Council
818 E. Edlson 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: Robert McLeod Phone: 509-222-0959

Address: 5401 Ridgeline Dr. Ste 160 Kennewick, WA 99338

Why is annexation being requested?

To develop the property into a single-family residential subdivision per City Zoning Codes and utilize City utilities

What Is Intended use?

Present Single Family Residential by Yakima County.

Future: R-2, Medium Density Residential by the City of Sunnyside

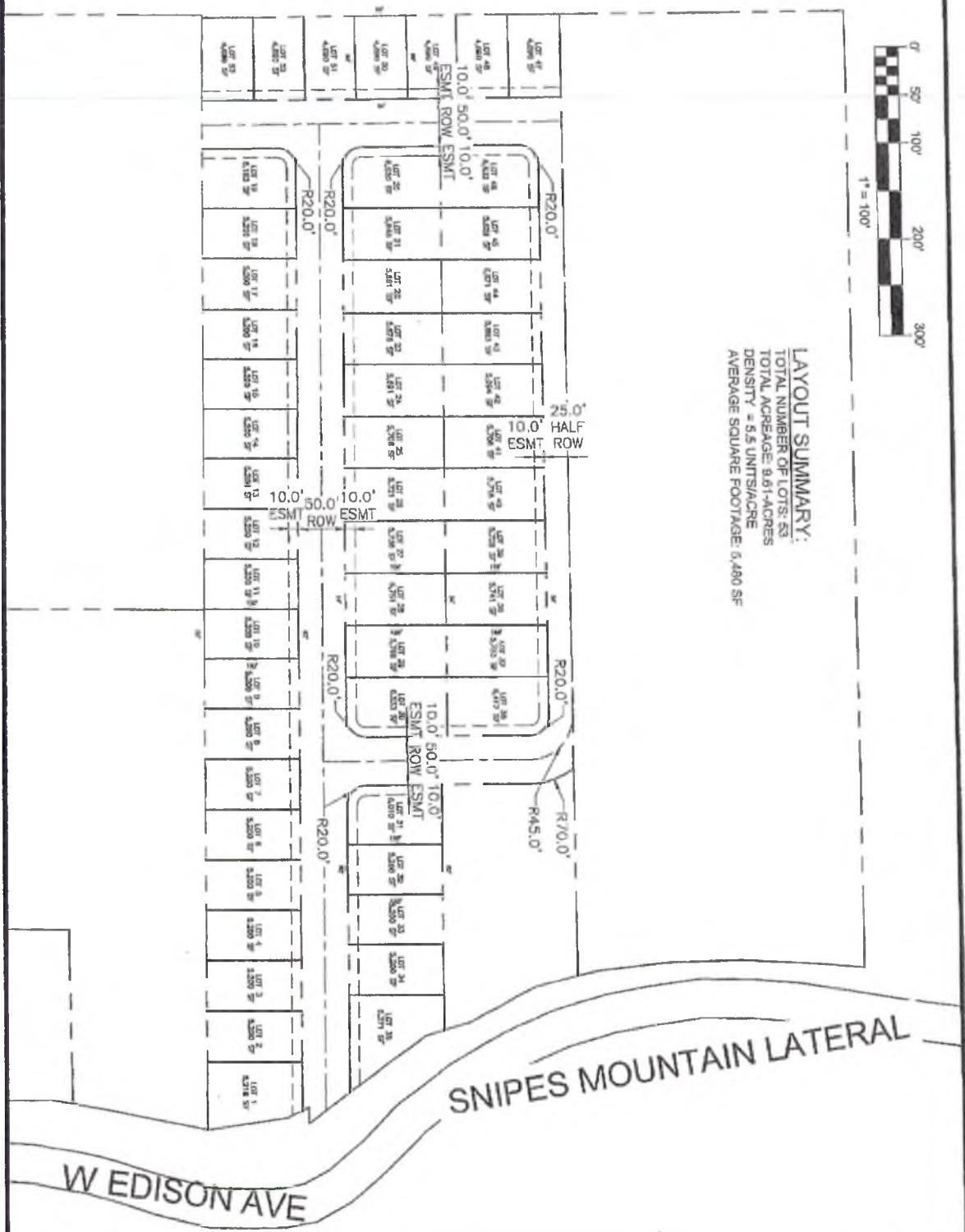
EXHIBIT B

YAKIMA VALLEY HIGHWAY



Layout Summary:

TOTAL NUMBER OF LOTS: 33
TOTAL ACREAGE: 9.61 ACRES
DENSITY = 5.5 UNITS/ACRE
AVERAGE SQUARE FOOTAGE: 6,480 SF



NOT FOR CONSTRUCTION



CADFILE: 24059XC01.2

PMH SUNSET RIDGE
PRELIMINARY LAYOUT
SUNNYSIDE, WA

DESIGN	NJB
APPO	RAM
DATE	07/30/24
NO.	SK02

NOTICE OF PUBLIC HEARING
ANNEXATION SMC § 19.01.030

FROM: City of Sunnyside; **APPLICANT:** Robert McLeod, on behalf of Peter Strizhak; **FILE NUMBER:** ANX-24-1; **LOCATION:** 920 W Edison Rd; Sunnyside, WA 98944; **TAX PARCEL NUMBER(S):** 221026-24003; **APPLICATION DATE:** September 13, 2024; **DATE OF COMPLETENESS:** October 14, 2024; **PROJECT DESCRIPTION:** The City of Sunnyside received an application from Robert McLeod, on behalf of Peter Strizhak, for an annexation of property located at 920 W Edison Road to be annexed within the Sunnyside City Limits with a zoning designation of R-2 – Medium Density Residential. This annexation is known as the Sunset Ridge Annexation. **NOTICE OF PUBLIC HEARING:** This request requires that the Planning Commission hold an open record public hearing, which is scheduled for June 10, 2025, 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 number (ANX-24-1) and the annexation name (Sunset Ridge Annexation) in any correspondence you submit. You can send your comments to: Debbie Espinoza, Permit Coordinator; City of Sunnyside, Department of Community and Economic Development; 818 E. Edison Ave; Sunnyside, WA 98944; Following the public hearing, annexation documents will assembled for consideration by the Yakima County Boundary Review Board (BRB). After review by the BRB, the annexation ordinance will be presented to Council for final approval. The file containing the complete application is available for public review at the City of Sunnyside, 818 East Edison Avenue, Sunnyside, WA 98944. If you have any questions on this proposal, please contact Debbie Espinoza at (509) 836-6352, or email to: despinoza@sunnyside-wa.gov



CERTIFICATE OF MAILING

I hereby certify, under penalty of perjury, that on the 14th day of May, 2025, I mailed a true and correct copy of the Notice of Public Hearing for a Annexation (McLeod), to the persons and agencies on the attached Exhibit "A", by United States first-class mail, postage prepaid thereon.

Signed this 14th day of May, 2025 in Sunnyside, Washington.

A handwritten signature in black ink that reads "Debra Espinoza". The signature is fluid and cursive, with "Debra" on the first line and "Espinoza" on the second line, which is slightly curved.

Debra Espinoza
Permit
Coordinator
City of Sunnyside

From: Sunnyside Sun Legal Notices <legals@sunnysidesun.com>
Sent: Monday, May 12, 2025 12:57 PM
To: Debra R. Espinoza
Subject: RE: put notice in paper on 05-14-2025

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments, and verify any instructions with the sender in person or over the phone.

Your notice is scheduled to run 5/14.

Legal Dept – Sunnyside Sun

Job Wise – General Manager
600 S. Sixth St. • Sunnyside, WA • 509-837-4500
Legals@sunnysideSun.com

From: Debra R. Espinoza <despinoza@sunnyside-wa.gov>
Sent: Friday, May 2, 2025 4:25 PM
To: Sunnyside Sun Legal Notices <legals@sunnysidesun.com>
Subject: put notice in paper on 05-14-2025

Good Afternoon,

Please put the attachment in the Daily paper for Wednesday May 14, 2025

Thank You,

Debbie Espinoza

Permit Coordinator



*City of Sunnyside
818 E. Edison Ave.
Sunnyside, WA 98944*

*Business: 509-836-6352
Fax: 509-836-6383*

RESOLUTION 2024 - 71

**AN ORDINANCE OF THE CITY COUNCIL OF SUNNYSIDE,
WASHINGTON, ACCEPTING NOTICE OF INTENTION TO
COMMENCE ANNEXATION, SETTING CONDITIONS,
AUTHORIZING SUBMISSION OF PETITION AND
REFERRING TO HEARING BODY (STRIZHAK
ANNEXATION)**

WHEREAS, Robert Mcleod, on behalf of Peter Strizhak, owner of record of Yakima County Assessor's Parcel No. 221026-24003, consisting of 9.61 acres, submitted a Notice of Intention to Commence Annexation Proceedings; and

WHEREAS, the City Council, having conducted an Annexation Initiation Meeting on October 14, 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 (hearing body).
- (c) The hearing body shall conduct a public hearing and assign recommended zoning of the property in substantial compliance with the Comprehensive Plan of the City of Sunnyside.
- (d) The City of Sunnyside will require assumption of all existing City indebtedness by the area to be annexed.

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

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

SECTION 1. That the Notice of Intention to Commence Annexation Proceedings, a copy of which is attached hereto as Exhibit "A" and incorporated herein by this reference, submitted by Robert Mcleod, on behalf of Peter Strizhak, for property described above and as further shown in Exhibit "B," is hereby received.

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

SECTION 3. The City Manager, or designee, is hereby authorized to submit this Resolution and the Petition for Annexation to the Sunnyside Planning Commission.

EXHIBIT A

NOTICE OF INTENTION TO COMMENCE ANNEXATION PROCEEDINGS

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

City Council:

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

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

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

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

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

Principal contact person for this annexation is:

Name: Robert McLeod Phone 509-222-0959

Address: 5401 Ridgeline Dr, Ste 160 Kennewick, WA 99338

Why is annexation being requested?

To develop the property into a single-family residential subdivision per City Zoning Codes and utilize City utilities.

What is intended use?

Present: Single Family Residential by Yakima County.

Future: R-2, Medium Density Residential by the City of Sunnyside.

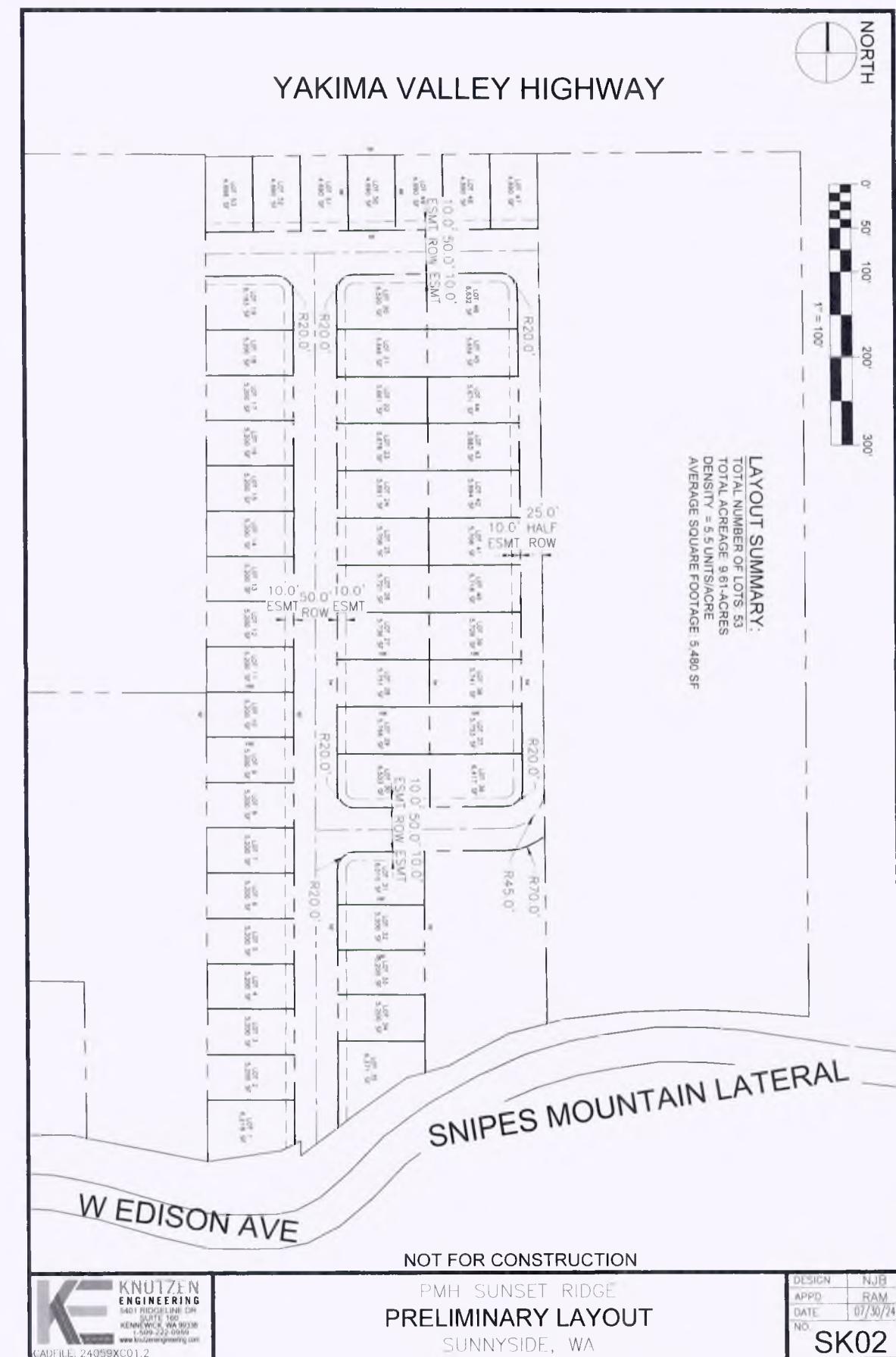
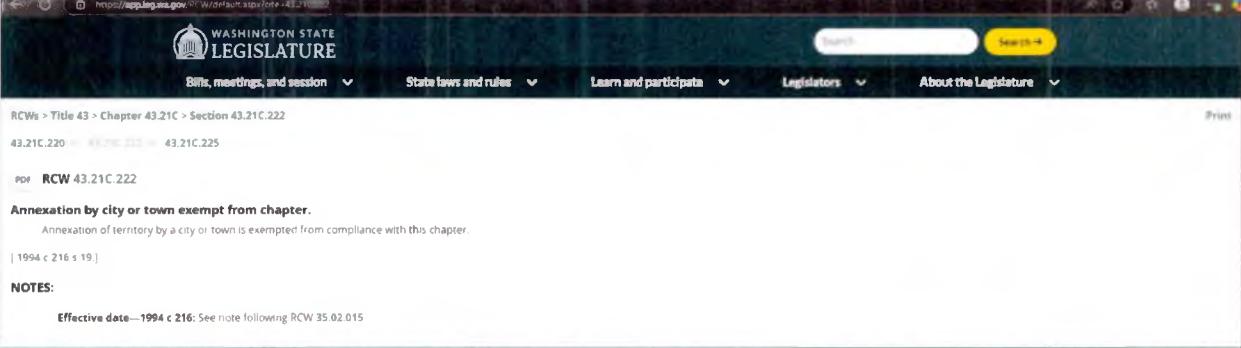


Exhibit E

In accordance with RCW 43.21C.222, Annexation of territory by a city or town is exempted from compliance with this chapter.

<https://app.leg.wa.gov/RCW/default.aspx?cite=43.21C.222>



The screenshot shows a computer browser displaying the Washington State Legislature website. The URL in the address bar is <https://app.leg.wa.gov/RCW/default.aspx?cite=43.21C.222>. The page content is as follows:

WASHINGTON STATE
LEGISLATURE

RCWs > Title 43 > Chapter 43.21C > Section 43.21C.222

43.21C.222 — [RCW 43.21C.222](#)

PDF [RCW 43.21C.222](#)

Annexation by city or town exempt from chapter.
Annexation of territory by a city or town is exempted from compliance with this chapter.

[1994 c 216 s 19.]

NOTES:
Effective date—1994 c 216: See note following RCW 35.02.015

MASTER INTERLOCAL AGREEMENT
FOR GROWTH MANAGEMENT ACT IMPLEMENTATION
IN YAKIMA COUNTY

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I. PREAMBLE

A. PURPOSE

The primary purpose of this Agreement is to provide a management structure for growth and development occurring in Urban Growth Areas (UGAs) to ensure that coordinated Growth Management Act (GMA) goals will be met. In areas that are outside of city limits but within the UGA, the County continues to have legal jurisdiction but both the County and respective City have interests. The purpose of UGA designation is to target these areas for urban growth and urban levels of services, and eventual annexation or incorporation. Consequently, the County and cities' must have coordinated visions for urban density land use in these areas with appropriate development standards to assure consistency with the GMA. This Agreement is intended to meet the objectives of the GMA, set out processes for coordination of planning, provide public improvements, and to clarify

administrative and development processes for citizens, the Cities and the County.

B. BACKGROUND

Outlined below are statute, regulation, and agreements that provide the framework for this Agreement.

1. Growth Management Act

The enactment of GMA by the Washington State Legislature in 1990 fundamentally changed the way comprehensive land use planning is carried out in the state. The GMA requires that counties and cities update their comprehensive land use plans consistent with statewide goals and to coordinate their planning efforts with each other.

2. County-wide Planning Policies (CWPPs)

To assure that this coordination is carried out, the 1991 Legislature passed companion legislation (RCW 36.70A.210) requiring counties and cities to coordinate the development of local comprehensive plans through a set of mutually developed CWPPs.

Following review and recommendation by the Cities, the CWPPs were adopted by the Board of Yakima County Commissioners in June 1993 and updated in 2003. This agreement implements the Yakima County-wide Planning Policies (CWPP) as adopted by Yakima County and its cities.

3. Urban Growth Areas

The GMA states that urban growth should first be located in areas already characterized by urban growth that have adequate existing public facility and service capacities to serve such development, second in areas already characterized by urban growth that will be served adequately by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources, and third in the remaining portions of the urban growth areas. [RCW 36.70A.110(3)]

Therefore, the CWPPs include specific policies to encourage growth in UGAs and discourage urban growth outside of these areas. Also, these policies strive for development within UGAs in a logical fashion outward from the edge of developed land in conjunction with the provision of infrastructure and urban services.

4. Provision of Services within UGAs

The GMA recognizes that, in general, the Cities are the units of government most appropriate to provide urban governmental services. RCW 36.70A.110(4). This preference does not preclude provision of services by other providers, but suggests if all factors were equal in an evaluation of potential service, the City is the preferred provider of urban governmental services.

II. AGREEMENT

A. PARTIES TO AGREEMENT

This Agreement is entered into individually between Yakima County (hereinafter referred to as the "County") and each of the following municipalities: the Cities of Grandview, Granger, Mabton, Moxee, Selah, Sunnyside, Tieton, Toppenish, Union Gap, Wapato, Yakima and Zillah, the Towns of Harrah and Naches (hereinafter referred to as the "City" or "Cities").

B. AUTHORITY

This Agreement constitutes an exercise of authority granted to the Cities and the County under Chapter 39.34 RCW, the Interlocal Cooperation Act, and Chapter 36.70A, the Growth Management Act. Copies of this Agreement and any sub-agreements shall be filed by Yakima County with the Yakima County Auditor and the Washington State Department of Commerce.

C. OBJECTIVES

The objectives of this Agreement are:

1. To implement the provisions of GMA and the CWPPs, including facilitation of urban growth within UGAs, while maintaining consistency with the County's and City's comprehensive plan.
2. To assure allowable growth and development within UGAs is clearly understood by the Cities, the County, other service providers and citizens in these areas.
3. To assure that the policies and procedures leading to such development are clearly defined.
4. To define responsibility for the provision of urban services and the level of service to be provided.
5. To assure communication among the Cities, the County and citizens as planning, growth, and development decisions are made.

6. To use decision-making processes that are consistent with the County's and City's responsibilities, and which consider the long term objectives, plans and development standards of the Cities.
7. To provide for common and joint processes of the Cities and the County to foster overall operational partnership, efficiency, and unified policy and direction.
8. To assure that public participation processes targeting property owners and residents of affected UGAs areas are undertaken as this Agreement is implemented.
9. To encourage economic development with a balanced application of the goals, policies, and strategies of the various comprehensive plans.
10. To establish the protocols and responsibilities for developing and maintaining the common system for data collection and analysis.

D. COOPERATIVE PLANNING SYSTEM

1. UGA Boundaries

The record of official UGA boundaries designated by the County pursuant to the Growth Management Act shall be maintained as a part of the future land use map in the County's adopted comprehensive plan. Copies of the official UGA boundary shall be provided to the City. Cities shall notify the County of any disparities.

The County adopts UGA boundaries consistent with the provisions of the Growth Management Act, CWPPs, YCC Title 16B.10 and this Agreement.

2. Urban Growth Area Future Land Use Designations

To ensure consistency between future land use designations and zoning for property within unincorporated urban growth areas not covered by adopted subarea plans, the County will adopt common future land use designations for those properties and zone them accordingly. The plan designations and zoning within these areas will be determined in a coordinated effort between the County and each city as part of the scheduled County-wide UGA updates process, set forth in YCC Title 16B.10 and this Agreement. The County will ensure that land use designations and zoning for property within unincorporated urban growth areas covered under an adopted subarea plan are consistent with the applicable subarea plan.

The Cities may provide the County with pre-zoning map(s) during the County-wide UGA update process depicting the City's preferred zoning for the unincorporated portions of their respective UGA. Said pre-zoning shall be consistent with comprehensive plan land use designations. When utilized, the pre-zoning map shall serve as an indication of the City's intentions with respect to land uses in the area upon annexation, and shall be considered by the County when making revisions.

E. PLANNING IMPLEMENTATION

Since UGAs are intended to accommodate urban growth and eventually be part of cities, a mechanism is needed to assure that planning and permitting decisions of the County are generally consistent with the planning objectives and development standards of the Cities.

1. Amending Urban Growth Boundaries

Urban Growth Areas are intended to implement the planning goals of the Growth Management Act (GMA), CWPPs and the planning and land use objectives of adopted comprehensive plans by encouraging development in urban areas where adequate public facilities and services exist or as documented in each jurisdictions capital facilities plan. To implement the goals of this Agreement, all jurisdictions shall adhere to the following requirements for the review of urban growth areas and amendments to the boundaries:

a. Urban Growth Boundary Amendment Cycle

Yakima County shall conduct a county-wide UGA review according to the schedules established in YCC Title 16B.10.040 (5), or at a minimum the timeframes established under RCW 36.70A.130.. Cities may request amendments to UGA boundaries outside of the county-wide UGA review schedules listed above under the emergency amendment process allowed under RCW 36.70A.130(2)(b).

Emergency amendment requests must be made in writing to the Board of Yakima County Commissioners and if accepted, the proposed amendment will be evaluated based on the criteria and requirements under YCC 16B.10, this Agreement and the most recent LCA information and population allocations used by the County during the most recent UGA review process.

b. Population Allocations

The baseline for the twenty-year County-wide population forecasts shall be based on the State of Washington's Office of Financial Management (OFM) 20-year GMA population projections. The population forecasts will be allocated to the Cities and the unincorporated urban areas by Yakima County, as set forth in YCC 16B.10.040 and the GMA.

c. Buildable Lands Model (BLM)

The BLM allows local jurisdictions to compare anticipated growth against actual development over time to determine if there is enough suitable land inside the UGA to accommodate the growth anticipated during the remaining portion of the 20-year planning period and if jurisdictions are achieving their adopted urban densities inside urban growth areas. This process may be used by Yakima County if determined necessary.

d. Land Capacity Analysis (LCA)

The LCA is to establish an objective approach by which to determine the current supply of land and how much population and development each jurisdiction can expect to accommodate under current zoning and development regulations in the existing incorporated and unincorporated UGAs. Yakima County shall conduct the LCA, using the LCA methodology outlined in the Yakima County Comprehensive Plan Land Use Element, YCC 16B.10.095 (2), the CWPPs and this Agreement.

e. Capital Facilities Planning

Cities must submit an adopted Capital Facilities Plan that includes any capital assets that are needed to accommodate future growth within the proposed or existing urban growth area as part of any UGA update process. To determine what is needed, the levels of service (LOS) standards for transportation facilities must be identified. LOS standards on other capital facilities are strongly encouraged. This should be consistent with the 20-year planning horizon and the densities and distribution of growth identified during the UGA update process. This forecast must include those capital facilities required by RCW 36.70A that are planned to be provided within the planning period, including the general locations and anticipated capacity needed. The lack of an adopted Capital Facilities Plan

for any proposed expansion area or areas currently within an urban growth area indicates that the area is not ready for urban growth and that the proposal will be denied or the area will be removed from the UGA.

2. Amending Urban Growth Area Future Land Use Designations and Zoning Districts

a. Future Land Use Designation Amendments

Amendment requests to change future land use designations for properties located within unincorporated urban growth areas will be accepted by the County during the scheduled biennial amendment cycle, set forth in YCC 16B.10. Amendment requests by property owners and/or jurisdictions will be evaluated based on the criteria and requirements under YCC 16B.10 and this Agreement.

Future land use designations and zoning for properties located within unincorporated urban growth areas were developed as part of a coordinated effort between Yakima County and the cities during the county-wide UGA review process. Therefore, if a property owner requests a future land use designation amendment outside of the scheduled five year UGA review process Yakima County will notify the applicable city of the proposed amendment request for their recommendation. The city's recommendation will be forwarded to the Yakima County Planning Commission and to the Board of Yakima County Commissioners for consideration as part of the legislative amendment review process. Amendment requests by property owners and/or jurisdictions outside of a scheduled county-wide UGA review process will be evaluated based on the criteria and requirements under YCC 16B.10, this Agreement and the most recent LCA information and population allocations used by the County during the most recent UGA review process.

Amendments to future land use designation for property located within the unincorporated urban growth area, must refer to the applicable County Future Land Use/Zoning Consistency Table to determine whether the desired plan designation is consistent with the plan designation as shown in the County Future Land Use Consistency Table.

b. Zoning District Amendments

Property owners wishing to rezone land within the unincorporated urban growth area to a different zoning district must show that the

rezone is consistent with the applicable County Future Land Use/Zoning Consistency Table. Rezones that are contingent upon legislative approval of a comprehensive plan map amendment, as indicated in Table 19.36-1 shall be considered a major rezone and subject to the procedures and requirements set forth in subsection a. above, YCC 16B.10 and YCC 19.36.

F. INFRASTRUCTURE SERVICES AND LEVEL OF SERVICE

General Provisions for Capital Facilities Planning and Mapping - Consistency with GMA

In accordance with RCW 36.70A.070(3) and WAC 365-196-415, the Cities and the County will develop Capital Facilities Plans that cover the entire UGA. Cities shall provide the County with a copy of their most current adopted Capital Facilities Plan at least six months prior to any scheduled UGA update process. Maps of City and County utilities and transportation infrastructure not contingent to a Capital Facilities Plan amendment will be provided to the County's GIS's Department when updated, which will maintain the regional GIS database, so as to be accessible to all parties.

Opportunities for focused and targeted public investment, which directs capital improvement expenditures into specific geographic areas to produce "fully-serviced land" for development, will be encouraged. This strategy is intended to maximize the use of limited public funds by coordinating government expenditures and focusing development first in some areas, then in others. Selection of targeted investment corridors will consider and be consistent with regional priorities. Separate sub-agreements or interlocal agreements may be entered into by the affected parties to provide the details for the concepts of particular focused targeted public investment corridors.

The following provisions apply to the review and permitting process for proposed developments in unincorporated portions of Urban Growth Areas:

1. Streets

a. Responsibility

Yakima County and cities will be responsible for assuring that all streets within the UGA are constructed concurrently with development and that the impacts generated by the development on the transportation facilities within both the unincorporated and incorporated UGA are properly considered and the appropriate mitigation is required.

b. Design Standards

Yakima County will utilize the provisions of Yakima County Code Title 19 as design standards for urban development of streets, and associated structures, unless otherwise specified in a sub-agreement. It is intended that County design standards will be generally consistent with standards adopted by the City; therefore the County may modify its required design standards when a City identifies the specific standards that may apply and demonstrates that applying the City's development standards are consistent with RCW 36.70A.110(3) and the applicable Capital Facilities Plan.

c. Level of Service (LOS)

Transportation Policy – LOS

The establishment of level of service policies for streets within the urban growth area will be done cooperatively to assure that service level thresholds are agreed upon for all transportation facilities. This effort will be coordinated with the Metropolitan Planning Organization (MPO) and the Regional Transportation Planning Organization (RTPO) pursuant to RCW 47.80.023.

Performance Evaluation – LOS

The Cities and the County will monitor and review transportation LOS policies and their effect in the urban growth area and make adjustments as mutually agreed upon.

2. Water

a. Responsibility

The Cities are the preferred provider of services within the Urban Growth Areas. Responsibility for the provision of water service by a water purveyor approved by Washington State Department of Health (DOH) will be depicted on a service area map. The service area map will be maintained by the County in the regional GIS database.

Consistent with DOH regulations, the designated water purveyor shall be responsible for planning and development of water service within the 20-year planning horizon to meet the level of service standards for the land uses and populations indicated in the most recent comprehensive plan.

b. Financial and Service Policies

- (1) Water Service – It is the intent of all parties to this Agreement to require adequate water service to potential customers within the UGA consistent with the capital facilities plans.
- (2) Costs - The costs of system extension will be as enumerated in the capital facilities plan. This does not preclude programmed extensions undertaken at the initiative of the developer.
- (3) Rates - Water rates are the responsibility of the purveyor.

c. Standards

Design and construction of water systems shall, at a minimum meet DOH regulations and guidelines and the purveyor's standards. The Cities shall submit to the County any specific standards which are to be applied within their respective UGA.

3. Sewer

a. Responsibility

Sewer service is expected to be provided by cities or sewer service providers approved by the Washington State Department of Ecology (DOE) or the United States Department of Environmental Protection Agency (EPA) within boundaries of the Yakama Nation.,

Responsibility for the provision of sewer service will be depicted on a service area map in the regional GIS database maintained by the County in cooperation with the Cities and sewer service providers. Consistent with DOE, DOH and EPA regulations, the designated sewer purveyor shall be responsible for planning and development of sewer service to meet the level of service standards for the land uses and populations indicated in the most recent comprehensive plan within the 20-year planning horizon.

b. Financial and Service Policies

- (1) Sewer Service – It is the intent of all parties to this Agreement to require adequate sewer service to potential

customers within the UGA consistent with the capital facilities plans.

- (2) Costs - The costs of system extension will be as enumerated in the capital facilities plan. This does not preclude programmed extensions undertaken at the initiative of the provider.
- (3) Rates - Sewer rates are the responsibility of the provider.

c. Standards

The minimum design standards for design and construction of sewer facilities shall be those contained in the applicable city, DOE, DOH or EPA statutes and regulations or guidance documents.

4. Stormwater

a. Responsibility

The County will have responsibility for assuring that stormwater generated from development outside City limits will be handled in a manner consistent with standards outlined below.

b. Financial and Service Policies

Design and construction of stormwater collection, retention, conveyance, treatment and disposal systems will be the responsibility of the developer.

It is current County policy to require on-site retention, treatment, and disposal of stormwater. Exceptions to this policy will only be allowed if off-site collection, treatment, and disposal services are available from a municipality, or other entity properly authorized to collect and dispose of such flows.

c. Standards

All stormwater shall be retained and disposed on-site according to processes and design(s) approved by the County unless an agreement with a public entity is in place for conveyance, treatment, and disposal of such flows.

G. ANNEXATION

It is the intent of the parties to promote orderly and contiguous development of the City through annexation

- 1. Development Contiguous to City Boundaries – Annexation to be Promoted**

The County agrees that it will not provide utility services to properties within a city's UGA without the specific approval of the respective City, unless the property is in an existing utility service area of the County. It is the City's responsibility to provide utility service to properties within their respective UGA's within the 20-year planning horizon.

- 2. Development Review Within Pending Annexation Areas**

- a. Early Transfer of Authority**

It is the intent of the parties to facilitate timely processing of development applications for properties which are included within areas subject to active annexation proceedings. When a Notice of Intent to Commence Annexation has been approved by the City and submitted to the Boundary Review Board, the city may in writing, request from the County transfer of authority to accept and review project permits prior to the effective date of annexation.

- b. County Review of Submitted Project Permits**

Complete project permit applications submitted to the County prior to the effective date of annexation will be processed and reviewed by the County to the review stage covered by the project permit application fee.

“Review stage” is defined for subdivisions and short subdivisions to include preliminary plat approval, plat construction plan approval, inspection, or final plat processing. “Review stage” for all other land use permit applications includes preliminary approval, construction plan approval, construction inspections and final sign-off, but does not include related building permit applications unless a complete building permit application is submitted to the County prior to the effective date of the annexation.

(1) Vesting

Any complete project permit application submitted to the County that has vested under statutory or common law shall be subject to the Yakima County laws and regulations in effect at the time the County deemed the project permit application complete.

(2) Land Use Dedications, Deeds, or Conveyances

Final plats or other dedications of public property will be transmitted to the City for City Council acceptance of dedication of right-of-way or public easements, if dedication occurs after the effective date of annexation. Dedications, deeds, or conveyances will be in the name of the City after the effective date of the annexation and will be forwarded to the City Council for acceptance by the City even if the County is continuing to process the permit application.

(3) Appeals of Land use Permits

The County agrees to be responsible for defending, all permits decisions issued by the county for complete project permit applications submitted prior to annexation.

(4) Permit Renewal or Extension

After the effective date of annexation, any request to renew a building permit or to renew or extend a land use permit issued by the County in the annexation area is to be made to and administered by the City.

(5) Land use Code Enforcement Cases

Any pending land use code enforcement cases in the annexation area will be transferred to the City on the effective date of the annexation. Any further action in those cases will be the responsibility of the City at the City's discretion.

(6) Enforcement of County Conditions

Following the effective date of the annexation, the City agrees to enforce any conditions imposed by the county

relating to the issuance of a building or land use permit in an area that has been annexed; to the same extent it enforces its own conditions.

(7) Financial Considerations/Revenue Adjustments and Transfers

If the County intends to upgrade or replace infrastructure in a UGA, and such an investment would result in significant expense or indebtedness, then the County may seek a specific agreement with the other City to address the financial impacts of future annexation. Negotiations will provide for coordinated infrastructure development, appropriate allocation of costs and/or revenue sharing arrangements, and optimal leveraging of local funds to obtain available grants and loans.

(8) Administration of Bonds

Any performance, maintenance or other bond issued by the County to guarantee performance, maintenance or completion of work associated with the issuance of a permit will be administered by the County to completion. Any additional bonding required after annexation occurs will be determined, accepted and administered by the City along with responsibility for enforcement of conditions tied to said bonds. It shall be the City's responsibility to notify the County of the acceptance of said bonds in order for the County to release interest in any bonds the County may still hold.

(9) Records Transfer

The City may copy and/or transfer necessary County records, as appropriate, prior to and following annexation. The City may arrange for off-site duplication of records under appropriate safeguards for the protection of records as approved by the County.

H. SUB-AGREEMENTS

Sub-agreements that provide additional detail for implementing various aspects of this Agreement are anticipated, provided that the sub-agreements

do not conflict with the provisions of this Agreement. Copies of sub-agreements shall be distributed to all parties to this Agreement.

I. GENERAL PROVISIONS

1. Relationship to Existing Laws and Statutes

Except as specifically provided herein, the Cities and the County do not abrogate the decision-making authority vested in them by law. This Agreement in no way modifies or supersedes existing state laws and statutes.

2. Oversight

The County-wide Planning Policy Committee, or its successor, shall be designated as responsible for overseeing implementation of this Agreement.

3. ILA Noncompliance

The Cities and the County believe this ILA is in the best interests of the public and therefore will fully adhere to this ILA. In the event any party identifies an issue they believe is not consistent with this ILA the following process may be undertaken:

- a.** The party shall give written notification within 30 days to the other parties of concern. In addition, the party shall give notice to all non-affected parties of this agreement. The affected parties shall document the nature of the dispute and their respective options for resolution, if the parties are not able to resolve the matter within 10 business days they shall seek mediation through the Dispute Resolution Center.
- b.** If the disputing parties are still at an impasse, following mediation they shall seek resolution through the Yakima County Superior Court.
- c.** If final resolution results in the need for amendments to the ILA, said amendments shall be processed in accordance with subsection (4) of this Agreement.

The dispute resolution process identified above does not preclude any party with standing from filing an appeal with the Washington State Growth Management Hearing Board or LUPA court if applicable.

4. Amendments to the ILA

The Cities and the County recognize that amendments to this Agreement may be necessary to clarify the requirements of particular sections or to update the Agreement. Amendments not involving all parties shall be handled as sub-agreements as provided for in Section H, above.

5. Amendments to the CWPP

The CWPPs have set a framework for comprehensive planning under GMA, but lack a process for amending the CWPPs and integrating the amendments into the comprehensive planning and implementation process. Since joint and cooperative planning will be accomplished through the provisions of the CWPPs it is important to provide for policy adjustments from time to time. The parties agree to the following process:

- a. Policy amendments shall be consistent with the framework and purpose of the CWPPs.
- b. Amendments require approval by 60% of the jurisdictions representing at least 51% of the County population prior to adoption by the Board of County Commissioners.
- c. The County-wide Planning Policy Committee will consider amendments to the CWPPs annually. The Committee should schedule review of these amendments six months in advance of the process for consideration of annual comprehensive plan changes.
- d. Proposed amendments will be provided to all Committee members at least four weeks prior to consideration by the Committee.
- e. Committee members are not expected to be able to commit their respective jurisdictions, but they are expected to fully represent the balance of concerns and views which may affect their jurisdiction's ability to approve the proposed amendments.
- f. Within 30 days of a decision by the Policy Committee, jurisdictions will be asked to indicate approval by signing the revised document.

6. The County-wide Planning Policy Committee

The CWPPC shall hold a meeting each year to report on the progress of implementing the CWPPs and this Agreement. This meeting will provide an opportunity for jurisdictions to discuss planning and development related issues and suggest changes to this Agreement as necessary. Each City and the County will be responsible for maintaining its designated member.

7. Effective Date and Term of the ILA Agreement

This Agreement shall be effective upon passage by the County and all of the Cities. The term of this Agreement shall be for five years from the effective date hereof and shall automatically be renewed for subsequent five year terms. No later than 180 days before the automatic renewal date, any party may notify the other parties in writing of a desire to revise the Agreement.

8. Severability

If any provision of this Agreement or its application to any person or circumstance is held invalid, the remainder of the provisions and/or the application of the provisions to other persons or circumstances shall not be affected.

If any section, subsection, paragraph, sentence, clause or phrase of this Agreement is adjudicated to be invalid, such action shall not affect the validity of the remaining portions of the Agreement.

III. SIGNATURES

IN WITNESS WHEREOF, this agreement has been executed by each party to this Agreement as evidenced by signature pages affixed to this agreement.

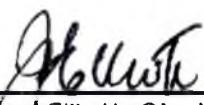
MASTER INTERLOCAL AGREEMENT
FOR GROWTH MANAGEMENT ACT IMPLEMENTATION
IN YAKIMA COUNTY

SIGNATURE PAGE

The legislative body of the undersigned jurisdiction has authorized execution of the Master Interlocal Agreement for Growth Management Act Implementation in Yakima County.

IN WITNESS WHEREOF

This agreement has been executed by Yakima County
(Name of City/Town/County)



J. Rand Elliott, Chairman

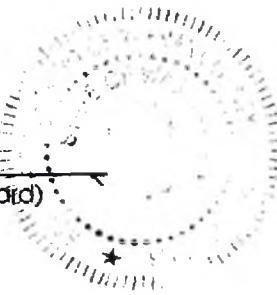
Board of Yakima County Commissioners

Date: December 29, 2015

Attest:

By: 

(City Clerk/Town Clerk/Clerk of the Board)



Approved as to Form:

By: 

(City Attorney/Corporate Counsel)

SEAL:

MASTER INTERLOCAL AGREEMENT
FOR GROWTH MANAGEMENT ACT IMPLEMENTATION
IN YAKIMA COUNTY

SIGNATURE PAGE

The legislative body of the undersigned jurisdiction has authorized execution of the Master Interlocal Agreement for Growth Management Act Implementation in Yakima County.

IN WITNESS WHEREOF

This agreement has been executed by CITY OF GRANDVIEW
(Name of City/Town/County)

By: 

Title: MAYOR NORM CHILDRESS

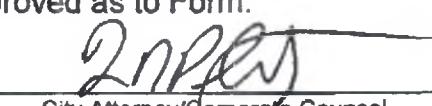
Date: 10/13/15

Attest:

By: 

City Clerk/Town Clerk/Clerk of the Board
ANITA PALACIOS, CITY CLERK

Approved as to Form:

By: 

City Attorney/Corporate Counsel

SEAL:

MASTER INTERLOCAL AGREEMENT
FOR GROWTH MANAGEMENT ACT IMPLEMENTATION
IN YAKIMA COUNTY

SIGNATURE PAGE

The legislative body of the undersigned jurisdiction has authorized execution of the Master Interlocal Agreement for Growth Management Act Implementation in Yakima County.

IN WITNESS WHEREOF

This agreement has been executed by City of Granger
(Name of City/Town/County)

By: Long Ashton

Title: Mayor

Date: Nov. 10, 2015

Attest:

By: Alieet Keener
City Clerk/Town Clerk/Clerk of the Board

Approved as to Form:

By: _____
City Attorney/Corporate Counsel

SEAL:

**MASTER INTERLOCAL AGREEMENT
FOR GROWTH MANAGEMENT ACT IMPLEMENTATION
IN YAKIMA COUNTY**

SIGNATURE PAGE

The legislative body of the undersigned jurisdiction has authorized execution of the Master Interlocal Agreement for Growth Management Act Implementation in Yakima County.

IN WITNESS WHEREOF

This agreement has been executed by Town of Harrah
(Name of City/Town/County)

By: Barbara Harrer
Title: Mayor

Date: October 27, 2015

Attest:

By: Sarah Hovis
City Clerk/Town Clerk/Clerk of the Board

Approved as to Form:

By: John Maxwell
City Attorney/Corporate Counsel

SEAL:

MASTER INTERLOCAL AGREEMENT
FOR GROWTH MANAGEMENT ACT IMPLEMENTATION
IN YAKIMA COUNTY

SIGNATURE PAGE

The legislative body of the undersigned jurisdiction has authorized execution of the Master Interlocal Agreement for Growth Management Act Implementation in Yakima County.

IN WITNESS WHEREOF

This agreement has been executed by City of Moxee
(Name of City/Town/County)

By: Sayla Bunn
Title: Mayor

Date: 10/12/15

Attest:

By: Kristi S Heilman
City Clerk/Town Clerk/Clerk of the Board

Approved as to Form:

By: _____
City Attorney/Corporate Counsel

SEAL:





**MASTER INTERLOCAL AGREEMENT
FOR GROWTH MANAGEMENT ACT IMPLEMENTATION
IN YAKIMA COUNTY**

SIGNATURE PAGE

The legislative body of the undersigned jurisdiction has authorized execution of the Master Interlocal Agreement for Growth Management Act Implementation in Yakima County.

IN WITNESS WHEREOF

This agreement has been executed by Town of Naches
(Name of City/Town/County)

By: Pat D. Will
Title: Mayor

Date: October 12, 2015

Attest:

By: Elvin Bivens Jr.
City Clerk/Town Clerk/Clerk of the Board

Approved as to Form:

By: Steve K.
City Attorney/Corporate Counsel

SEAL:

**MASTER INTERLOCAL AGREEMENT
FOR GROWTH MANAGEMENT ACT IMPLEMENTATION
IN YAKIMA COUNTY**

SIGNATURE PAGE

The legislative body of the undersigned jurisdiction has authorized execution of the Master Interlocal Agreement for Growth Management Act Implementation in Yakima County.

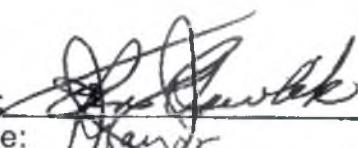
IN WITNESS WHEREOF

This agreement has been executed by The City of Selah, WA
(Name of City/Town/County)

By:

Title:

Date:


Dec. 8, 2015

Attest:

By:

City Clerk/Town Clerk/Clerk of the Board

Approved as to Form:

By:

City Attorney/Corporate Counsel


Robert F. Nog

SEAL:

MASTER INTERLOCAL AGREEMENT
FOR GROWTH MANAGEMENT ACT IMPLEMENTATION
IN YAKIMA COUNTY

SIGNATURE PAGE

The legislative body of the undersigned jurisdiction has authorized execution of the Master Interlocal Agreement for Growth Management Act Implementation in Yakima County.

IN WITNESS WHEREOF

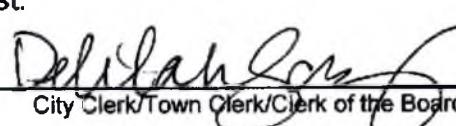
This agreement has been executed by City of Sunnyside
(Name of City/Town/County)

By: 

Title: City Manager

Date: 10.27.15

Attest:

By: 
City Clerk/Town Clerk/Clerk of the Board

CITY CONTRACT NO: A-2015-72
RESOLUTION NO: N/A
COUNCIL MTG: 10.26.2015

Approved as to Form:

By: 
City Attorney/Corporate Counsel

SEAL:

**MASTER INTERLOCAL AGREEMENT
FOR GROWTH MANAGEMENT ACT IMPLEMENTATION
IN YAKIMA COUNTY**

RECEIVED
Yakima County Commissioners

OCT 18 2015

SIGNATURE PAGE

1st 2nd 3rd

The legislative body of the undersigned jurisdiction has authorized execution
of the Master Interlocal Agreement for Growth Management Act Implementation in
Yakima County.

IN WITNESS WHEREOF

This agreement has been executed by City of Tieton
(Name of City/Town/County)

By: Stanley R. Hall
Title: Mayor

Date: Oct. 13, 2015

Attest:

By: RD CZ
City Clerk/Town Clerk/Clerk of the Board

Approved as to Form:

By: Sal Valdr
City Attorney/Corporate Counsel

SEAL:

MASTER INTERLOCAL AGREEMENT
FOR GROWTH MANAGEMENT ACT IMPLEMENTATION
IN YAKIMA COUNTY

SIGNATURE PAGE

The legislative body of the undersigned jurisdiction has authorized execution of the Master Interlocal Agreement for Growth Management Act Implementation in Yakima County.

IN WITNESS WHEREOF

This agreement has been executed by CITY OF TOPPENISH
(Name of City/Town/County)

By: Laurie Host
Title: City Manager
Date: 11/9/2015

Attest:

By: Rita B. Neal
City Clerk/Town Clerk/Clerk of the Board

Approved as to Form:

By: Dan Cline
City Attorney/Corporate Counsel

SEAL:

**MASTER INTERLOCAL AGREEMENT
FOR GROWTH MANAGEMENT ACT IMPLEMENTATION
IN YAKIMA COUNTY**

SIGNATURE PAGE

The legislative body of the undersigned jurisdiction has authorized execution of the Master Interlocal Agreement for Growth Management Act Implementation in Yakima County.

IN WITNESS WHEREOF

This agreement has been executed by City of Union Gap
(Name of City/Town/County)

By: Bob Oh
Title: City Manager
Date: 11-23-15

Attest:

By: Karen Clinton
City Clerk/Town Clerk/Clerk of the Board

Approved as to Form:

By: Bru
City Attorney/Corporate Counsel

SEAL:

MASTER INTERLOCAL AGREEMENT
FOR GROWTH MANAGEMENT ACT IMPLEMENTATION
IN YAKIMA COUNTY

SIGNATURE PAGE

The legislative body of the undersigned jurisdiction has authorized execution of the Master Interlocal Agreement for Growth Management Act Implementation in Yakima County.

IN WITNESS WHEREOF

This agreement has been executed by La Center
(Name of City/Town/County)

By: S. J. Danner
Title: Mayor
Date: 12-2-15

Attest:

By: Sharon West
City Clerk/Town Clerk/Clerk of the Board

Approved as to Form:

By: David R. Swart
City Attorney/Corporate Counsel

SEAL:

**MASTER INTERLOCAL AGREEMENT
FOR GROWTH MANAGEMENT ACT IMPLEMENTATION
IN YAKIMA COUNTY**

SIGNATURE PAGE

The legislative body of the undersigned jurisdiction has authorized execution of the Master Interlocal Agreement for Growth Management Act Implementation in Yakima County.

IN WITNESS WHEREOF

This agreement has been executed by City of Yakima
(Name of City/Town/County)

By:

Title: City Manager

Date: 11/14/15

Attest:

By:

Jodi Stephan
City Clerk/Town Clerk/Clerk of the Board

CITY CONTRACT NO: 2015-242
RESOLUTION NO: A-2815-439

Approved as to Form:

By:

Jeff Coker
City Attorney/Corporate Counsel

SEAL:

**MASTER INTERLOCAL AGREEMENT
FOR GROWTH MANAGEMENT ACT IMPLEMENTATION
IN YAKIMA COUNTY**

SIGNATURE PAGE

The legislative body of the undersigned jurisdiction has authorized execution of the Master Interlocal Agreement for Growth Management Act Implementation in Yakima County.

IN WITNESS WHEREOF

This agreement has been executed by City of Zillah
(Name of City/Town/County)

By: Mary V. Clark
Title: Mayor
Date: 11-16-15

Attest:

By: Charen Bounds
City Clerk/Town Clerk/Clerk of the Board

Approved as to Form:

By: John Clark
City Attorney/Corporate Counsel

SEAL:

MASTER INTERLOCAL AGREEMENT
FOR GROWTH MANAGEMENT ACT IMPLEMENTATION
IN YAKIMA COUNTY

SIGNATURE PAGE

The legislative body of the undersigned jurisdiction has authorized execution of the Master Interlocal Agreement for Growth Management Act Implementation in Yakima County.

IN WITNESS WHEREOF

This agreement has been executed by City of Mabton
(Name of City/Town/County)

By: Walt Math

Title: Mayor

Date: 12-22-2015

Attest:

By: Walt Math
(City Clerk/Town Clerk/Clerk of the Board)

Approved as to Form:

By: Jerry Cole
(City Attorney/Corporate Counsel)

SEAL:

BOARD OF YAKIMA COUNTY COMMISSIONERS

IN THE MATTER OF ADOPTING)
AMENDMENTS TO THE MASTER)
INTERLOCAL AGREEMENT FOR)
GROWTH MANAGEMENT ACT)
IMPLEMENTATION IN YAKIMA COUNTY)

RESOLUTION 462-2015

WHEREAS, growth planning in Yakima County requires the concerted and coordinated efforts of all governmental entities; and,

WHEREAS, the Washington State Growth Management Act (RCW 36.70A) requires Yakima County to adopt a county-wide planning policy in cooperation with the cities and towns; and,

WHEREAS, in June 1993, and subsequently amended in October 2003, the Board of Yakima County Commissioners adopted the County-wide Planning Policies; and,

WHEREAS, in 1999 the Board of Yakima County Commissioners and the legislative authority from each of the fourteen cities and towns adopted the *Master Interlocal Agreement for Growth Management Act Implementation in Yakima County* (ILA); and,

WHEREAS, the primary purpose of the ILA is to provide a management structure for growth and development occurring in Urban Growth Areas (UGA) to ensure that coordinated Growth Management Act (GMA) goals will be met; and,

WHEREAS, in 2012, the Board of Yakima County Commissioners initiated amendments to the ILA and presented them to the County-wide Planning Policy Committee for review; and,

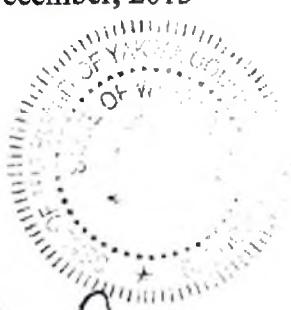
WHEREAS, the amendments to the ILA were necessary to ensure proper urban growth area development and coordination between Yakima County and each of the fourteen cities and towns; and,

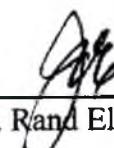
WHEREAS, after careful and deliberate review, Yakima County and each of the fourteen cities and towns have concluded their review of the proposed changes to the ILA; and,

BE IT HEREBY RESOLVED by the Board of Yakima County Commissioners that the amendments, set forth in the attached *Master Interlocal Agreement for Growth Management Act Implementation*, and by this reference incorporated herein, is approved; and,

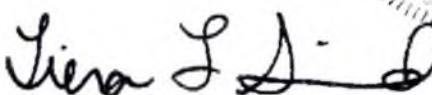
BE IT FURTHER RESOLVED that the Chairman is hereby authorized and directed to execute said ILA.

DONE this 29th day of December, 2015




J. Rand Elliott, Chairman


Michael D. Leita, Commissioner


Attest: Tiera L. Girard

Clerk of the Board


Kevin J. Bouchey, Commissioner
constituting the Board of County Commissioners
for Yakima County, Washington

John Puccinelli
johnpuccinelli@yakima@yahoo.com

Joseph Buchanan
jrbinev@gmail.com

Corp. Counsel – Brian Russell
Brian.russell@co.yakima.wa.us

BOCC

Assessor's Office

Treasurer's Office

Elections

Yakima County
Sheriff's Office

Planning

Thomas.Carroll@co.yakima.wa.us

Building & Fire Safety
Marivel Garica
Marivel.Garcia@co.yakima.wa.us

Code Enforcement
Tua Vang
Tua.vang@co.yakima.wa.us

Environmental Services &
Public Services Interim Director
David Haws
David.haws@co.yakima.wa.us

Water Resources
Troy Havens
Troy.havens@co.yakima.wa.us

GIS
Michael Martian
Michael.martian@co.yakima.wa.us

County Roads
Matt Pietrusiewicz
Matt.pietrusiewicz@co.yakima.wa.us

Parks & Trails
Jason Alvord
Jason.alvord@co.yakima.wa.us

Yakima Valley Regional Library
102 N. 3rd St.
Yakima, WA 98901

Yakima Valley Conference of
Government
311 N. 4th St.
Yakima, WA 98901

South Yakima Conservation District
1606 Perry Street #C
Yakima, WA 98902

Robert McLeod
Robert@knuzenengineering.com

Trey Tutt
trey@promadehome.com

Joseph Calhoun
jcalhou@hlacivil.com

Sunnyside School District
Attn: Kevin McKay
1110 S. 6th Street
Sunnyside, WA 98944

Fire Chief
Fire District #5
P.O. Box 447
Zillah, WA 98953

S.V.I.D.
P.O. Box 239
Sunnyside, WA 98944

Paul Gonseth
gonsetp@wsdot.wa.gov

Jacob Prilucik
prilucj@wsdot.wa.gov

Dept. of Natural Resources
SEPA Center - David F. Dietzman
P.O. Box 47015
Olympia, WA 98504-7015

Superintendent
Bureau of Indian Affairs
P.O. Box 632
Toppenish, WA 98948

Yakama Nation
Cultural Resources
jessica@Yakama.com
corrine.camuso@Yakama.com
THPO@Yakama.com

Karri Espinoza

From: Karri Espinoza
Sent: Thursday, August 7, 2025 7:36 AM
To: 'johnpuccinelli@yakima.com'; 'jrbiney@gmail.com'; Brian Russell; Nichole.pebeahsy@bia.gov; Marivel Garcia; Thomas Carroll; Tua Vang; David Haws; Troy Havens; Michael Martian; Matt Pietrusiewicz; Jason Alvord; ~~'Robert@knuzenengineering.com'~~; 'trey@promadehome.com'; jcalhoun@hlacivil.com; Paul Gonseth; prilucj@wsdot.wa.gov; 'jessica@yakama.com'; corrine_camuso@yakama.com; thpo@yakama.com
Subject: BRB2025-00004 Notice of Intention
Attachments: BRB2025-00004 Notice of Intention.pdf

Karri Espinoza

Office Supervisor
128 N 2nd St, 4th Floor
Yakima, WA 98901
(509)574-2300
Karri.espinoza@co.yakima.wa.us

This email and replies to it are subject to public disclosure under Washington state statute (RCW 42.56 - Public Records Act).

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Karri Espinoza

From: Karri Espinoza
Sent: Thursday, August 7, 2025 7:45 AM
To: robert@knutzenengineering.com
Subject: FW: BRB2025-00004 Notice of Intention
Attachments: BRB2025-00004 Notice of Intention.pdf

From: Karri Espinoza
Sent: Thursday, August 7, 2025 7:36 AM
To: 'johnpuccinelli@yakima.com' <johnpuccinelli@yakima.com>; 'jrbiney@gmail.com' <jrbiney@gmail.com>; Brian Russell <Brian.Russell@co.yakima.wa.us>; Nichole.pebeahsy@bia.gov; Marivel Garcia <Marivel.Garcia@co.yakima.wa.us>; Thomas Carroll <thomas.carroll@co.yakima.wa.us>; Tua Vang <tua.vang@co.yakima.wa.us>; David Haws <David.Haws@co.yakima.wa.us>; Troy Havens <Troy.Havens@co.yakima.wa.us>; Michael Martian <michael.martian@co.yakima.wa.us>; Matt Pietrusiewicz <matt.pietrusiewicz@co.yakima.wa.us>; Jason Alvord <Jason.Alvord@co.yakima.wa.us>; 'Robert@knuzenengineering.com' <Robert@knuzenengineering.com>; 'trey@promadehome.com' <trey@promadehome.com>; jcalhoun@hlacivil.com; Paul Gonseth <gonsetp@wsdot.wa.gov>; prilucj@wsdot.wa.gov; 'jessica@yakama.com' <jessica@yakama.com>; corrine_camuso@yakama.com <ccamuso@yakama.com>; thpo@yakama.com
Subject: BRB2025-00004 Notice of Intention

Karri Espinoza

Office Supervisor
128 N 2nd St, 4th Floor
Yakima, WA 98901
(509)574-2300
Karri.espinoza@co.yakima.wa.us

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Karri Espinoza

From: Karri Espinoza
Sent: Thursday, August 7, 2025 7:47 AM
To: trey@promadehomes.com
Subject: BRB2025-00004 Notice of Intention
Attachments: BRB2025-00004 Notice of Intention.pdf

Karri Espinoza

Office Supervisor
128 N 2nd St, 4th Floor
Yakima, WA 98901
(509)574-2300
Karri.espinoza@co.yakima.wa.us

This email and replies to it are subject to public disclosure under Washington state statute (RCW 42.56 - Public Records Act).

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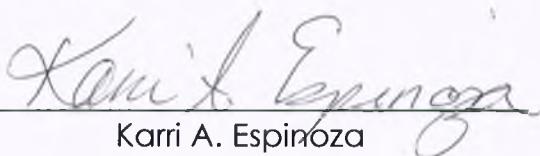
FILE NO. BRB2025-00004
City of Sunnyside – Sunset Ridge Annexation
NOTICE OF INTENTION

AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
: ss.
COUNTY OF YAKIMA)

I, Eva Rivera, 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, an, NOTICE OF INTENTION a true and correct copy of which is enclosed here-with; that NOTICE OF INTENTION was addressed to the interested parties and agencies, that said parties are individually listed on the Mailing List retained by the Planning Division and that said letter was mailed by me on the 7th day of August 2025.

That I mailed said letter in the manner herein set forth and that all of the statements made herein are just and true. Dated this 7th day of August 2025.



Karri A. Espinoza
Office Coordinator