




## 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: February 16, 2018

TO: John Puccinelli, Jim Sewell, Juan Aguilar, Joseph Buchanan, City of Sunnyside, BOCC, Public Services - Vern Redifer, Planning-Lynn Deitrick, Transportation - Gary Ekstedt, Water Resources - Chris Saunders, WSDOT SCR, Elections, Treasurer, Assessor, Sheriff's Office, Don Anderson, GIS, YVCOG, Fire District #5, Sunnyside School District, Yakima Health District, Department of Ecology CRO, Yakima Valley Libraries, Sunnyside Valley Irrigation District

FROM: Phil Hoge   
Chief Clerk - Boundary Review Board

SUBJ: File No.: **BRB2017-009, City of Sunnyside - Haley Annexation**

Enclosed is the Notice of Intention packet which proposes the annexation into the City of Sunnyside of approximately 4.31 acres having an assessed valuation of \$28,900. The annexation is known as the "**Haley Annexation**".

The 45-day time period for this proposed annexation expires April 2, 2018. Please keep this proposed annexation packet until that time.

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. Certain registered voters and property owners may compel review in accordance with RCW 36.93.100(3) and (4).

If you have any questions, please contact me.

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.*



## Planning & Community Development

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

Public Services ~~(P)~~

September 27, 2017

FEB 06 2018

To: Yakima County Planning  
128 N 2<sup>nd</sup> street  
Yakima, WA 98901

Vern\_\_\_Gary\_\_\_Don\_\_\_Lynn\_\_\_  
Harold\_\_\_Lisa\_\_\_Carmen\_\_\_

RE: Haley Annexation Early Transfer of Jurisdiction

The City of Sunnyside has consulted with the applicant on the Haley Annexation and jointly request that Yakima County authorize an early transfer of jurisdiction as provided for per the Master Interlocal Agreement. When the transfer is approved the City of Sunnyside will take the steps to complete the annexation of the property.

Thank you.

Respectfully,

Jamey Ayling  
Planning & Community Development Manager

WASHINGTON STATE BOUNDARY REVIEW BOARD FOR YAKIMA COUNTY

NOTICE OF INTENTION

For office use only:

BRB FILE # 2017-09

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 \_\_\_\_\_
3. This proposal shall be known as: Haley annexation
- Driving directions to location of proposed action: Take Exit #67 from I-82, go south on Midvale rd to 1210 Midvale rd.
- Briefly describe proposal: To bring approximately 4.31 acres into the City, which will then have access to all City services.
4. Method used to initiate the proposed action: ☒ Petition ☐ Election ☐ Resolution
5. State statute under which action is sought: RCW 35A-14-120 ct seq.

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	0	16,280	19,484
Residences	0	0	3,874	5,144
Businesses	1	1	1,251	1,300

2. What source is the basis for this projection information: City records, comprehensive plan
3. Acres within the proposed area: 4.31 Acres within existing entity: 3636
4. Assessed valuation of proposed area: \$28,900 of existing entity \$563,022,999
5. Existing land use of the proposed area: Industrial towing yard
6. Existing land use of the area surrounding the proposal: Commercial and industrial
7. Are all surrounding and 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? None proposed
9. If the proposal is approved, will there be land use changes within the next 18 months?  
Land Use: industrial  
Zoning industrial  
Comp Plan industrial
10. Has the proposed area been the subject of land use action by Yakima County?  
yes  
If so, please explain: Code Violation #COD2016-218 for unpermitted towing operation and use of storage building for office
11. a. Yakima County Comprehensive Plan designation for the proposed area: Sunnyside Urban Growth Area  
b. For surrounding areas: Same  
c. Yakima County zoning for the proposed area: M-1 light industrial  
d. For surrounding areas: Light Industrial
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: December 2006

14. Describe how this proposal is consistent with the adopted comprehensive plan: Property is within Urban Growth Area and use is consistent with Comp Plan designation
- a. Proposed city zoning upon annexation: M-1, Light Industrial
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: none
- c. Drainage Basins: \_\_\_\_\_
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 NEW SERVICES	HOW FINANCED
Water	Well	City	Existing	Owner/Developer
Sewer	Septic	City & Port	Existing	Developer
Fire	County	City	Existing	City Gen. Fund
Stormwater	On-site	On-site		Developer
Roads	City	City		On-site
Parks	City	City	Existing	City Gen. Fund
Police	County	City		City Gen. Fund
School	S. S. D.	S. S. D.	Existing	No impact
Library	County	County	Existing	No impact

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: area annexed will

assume proportionate share of existing city indebtedness, city codes and ordinances will apply

4. Describe the probably future needs for services for additional regulatory controls in the area?  
City sewer and domestic water
5. Describe the probable effect of the proposal on the cost and adequacy of services and regulatory controls:
- a. In the proposed area: minimal
- b. In the adjacent area? minimal
6. Estimate the following to be incurred under the proposal:
- a. Proponent Expenditures to be incurred: \$none
- b. Proponent Revenues to be gained: \$358 and utility fees
- c. County Revenue Lost: \$358.00
- d. County Expenditure Reduction: \$none
- e. Fire District Revenue Lost: \$ 37.99
- f. Fire District Expenditure Reduction: \$ minimal
- g. Financial Impact to Special Districts: \$ none  
(library, parks, hospital)
7. What is the future impact of our proposal on the school district? Potential to add more tax revenue to the district. Other than that, there will be minimal impact to the district.

## 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:  
No increase in the existing traffic is expected on the roadway.

3. Expected impact of any proposed development on air quality: None
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

## 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: area is within Sunnyside Urban Growth Area and part of Sunnyside commercial community and already developed.
2. Use of physical boundaries, including but not limited to bodies of water, highways and land contours: Midvale Road borders to east and a SVID drain ditch to the west of the property.
3. Creation and preservation of logical service areas: extends City services within approved Urban Growth Area
4. Prevention of abnormally irregular boundaries: is a step toward completing the regular boundary of the Urban Growth Area.
5. Discouragement of multiple incorporations of small cities and encouragement of incorporation cities in excess of ten thousand (10,000) population in heavily populated urban areas: fulfill the goals of the city and county comprehensive plans.

Dissolution of inactive special purpose districts: n/a

Adjustment of impractical boundaries: extends city limits in conformity with Comp Plan

6. Incorporation as cities or towns or annexation to cities and towns of unincorporated areas which are urban in character: area is developed with urban use and inside Sunnyside Urban Growth Area.

7. 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: prevents vacant land from being developed

## 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 27 day of September, 2017.

\_\_\_\_\_  
Signature

Jamey Ayling  
Name of person completing this form

Planning Supervisor  
Title

Phone number: 509-837-7999

Fax number: 509-836-6383

Mailing address: 818 E. Edison Avenue

Sunnyside, WA 98944

Names and addresses of other person who should receive correspondence from the BRB in regard to this Notice:

Larry Helberg  
31791 Yakima Valley Hwy  
Sunnyside WA, 98944



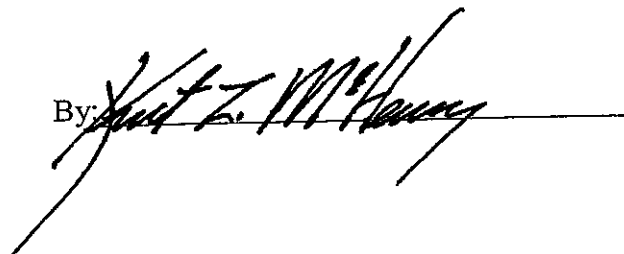
## Exhibit A

Beginning 340 feet north of the southeast corner of the southeast quarter of Section 2, Township 09 North, Range 22 E, W.M. thence South 340 feet, thence West 632 feet to the westernmost bank of a certain Drain thence northerly along said westernmost bank  $21^{\circ} 00''$  east to a point west of the point of beginning, thence east to the point of beginning.

Parcel 220902-44004

Description certified and approved by Yakima County Traffic Engineering Department for annexation purposes.

By:

A handwritten signature in black ink, appearing to read "Kurt L. McHenry", written over a horizontal line.

Date:

A handwritten date in black ink, "December 14, 2017", written over a horizontal line.

Exhibit B

 Urban Growth Bndry

 All Roads

 Tax Lots

Cities

Grandview

Granger

Harrah

Mabton

Moxee

Naches

Selah

Sunnyside

Tieton

Toppenish

Union Gap

Wapato

Yakima

Zillah

Parcel 220902-44004  
4.31 acres

Parcel Lot lines are for visual display only. Do not use for legal purposes.

0 200 400 600 Feet

1"= 400 feet

SUNNYSIDE

Exhibit C



Cities

Grandview  
Granger  
Harrah  
Mabton  
Moxee  
Naches  
Selah  
Sunnyside  
Tieton  
Toppenish  
Union Gap  
Wapato  
Yakima  
Zillah

Urban Growth Boundary

Subject property

4.31 acres

WATER

SEWER

Midvale

City and County Zoning and Comp Plan Designations = Industrial

Existing City Limits

Duffy

Parcel Lot lines are for visual display only. Do not use for legal purposes.





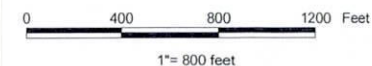
# YAKIMA COUNTY

GEOGRAPHIC INFORMATION SERVICES

-  All Roads
-  Tax Lots
- Cities**
  - Grandview
  - Granger
  - Harrah
  - Mabton
  - Moxee
  - Naches
  - Selah
  - Sunnyside
  - Tieton
  - Toppenish
  - Union Gap
  - Wapato
  - Yakima
  - Zillah
- County Zoning**
  -  Forest Watershed
  -  Agriculture
  -  Remote/Extremely Limited
  -  Mountain Rural
  -  Valley Rural
  -  Rural Transitional
  -  Rural Settlement
  -  Highway Commercial
  -  Mining
  -  Planned Development(Ord. 8-1974)
  -  Suburban Residential
  -  Single-Family Residential
  -  Two-Family Residential
  -  Multi-Family Residential
  -  Professional Business
  -  Local Business
  -  Historical Business
  -  Commercial
  -  Small Convenience Center
  -  Large Convenience Center
  -  Central Business District
  -  CBD Support
  -  Industrial
  -  Light Industrial
  -  Heavy Industrial
  -  Federal Land/Tribal Trust
  -  Yakama Nation Closed Area

County Zoning = Industrial

Parcel Lot lines are for visual display only. Do not use for legal purposes.





Mineral Resource Sites  
Note: Dots Indicate Remote Sites

All Roads

Tax Lots

Cities

Grandview  
Granger  
Harrah  
Mabton  
Moxee  
Naches  
Selah  
Sunnyside  
Tieton  
Toppenish  
Union Gap  
Wapato  
Yakima  
Zillah

Plan Designations

Rural Settlement  
Rural Self-Sufficient  
Rural Remote/Ltd. Dev.  
Rural Transitional  
Forest Resource  
Agricultural Resource  
Urban (City Limits)  
Urban (Urban Growth Area)  
Fed/Trust Lands/Closed Area

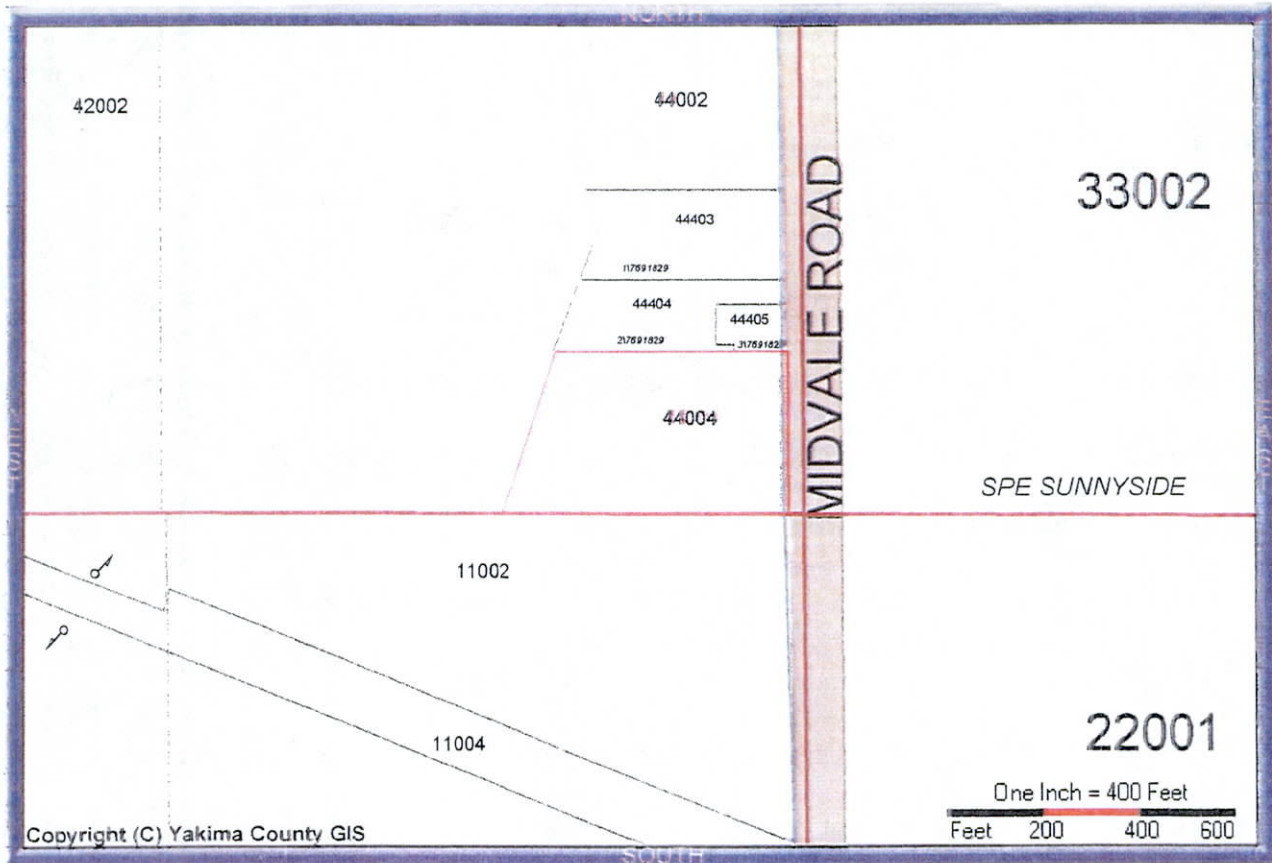
County Comp Plan Designation = Urban


Parcel Lot lines are for visual display only. Do not use for legal purposes.

0 400 800 1200 Feet  
1" = 800 feet







PROPERTY PHOTO		PROPERTY INFORMATION	
	Parcel Address: 1210 MIDVALE RD, WA		
	Parcel Owner(s): ALTA MAY SCHLOSSER REV LIVING TRUST		
	Parcel Number: 22090244004	Parcel Size: 4.31 Acre(s)	
	Property Use: 11 Single Unit		
TAX AND ASSESSMENT INFORMATION			
Tax Code Area (TCA): 463		Tax Year: 2018	
Improvement Value: \$0		Land Value: \$28900	
Current Use Value: \$0		Current Use Improvement: \$0	
New Construction: \$0		Total Assessed Value \$28900	
ZONING INFORMATION			
Zoning: M-1		Jurisdiction: County	
Urban Growth Area: Sunnyside		Future Landuse Designation: (Yakima County Plan 2015)	
FEMA: Not in floodplain (X)		FIRM Panel Number: 53077C1895D	
LOCATION INFORMATION			
Latitude: 46° 17' 16.709"		Longitude: -120° 1' 16.735"	
		Range: 22 Township: 09 Section: 02	
Narrative Description: BEG 340 FT N OF SE COR SE1/4, TH S 340 FT TH W 632 FT, TH N 21° E TO A PT W OF POB TH E TO POB EX E CO RD R/W			
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			

## **CERTIFICATE OF MAILING**

I hereby certify, under penalty of perjury, that on the 27<sup>th</sup> day of October, 2016, I mailed a true and correct copy of a Public Hearing Notice for the Haley Annexation, to the persons and agencies on the attached Exhibit "A", by United States first-class mail, postage prepaid thereon.

Signed this 27<sup>th</sup> day of October, 2016 in Sunnyside, Washington.

A handwritten signature in black ink, appearing to read 'Jamey Ayling', is written over a horizontal line.

**JAMEY AYLING**  
Planning Supervisor

22090242002

JAMES CHADWICK CASTLE

2820 MIDVALE RD

MABTONWA98935

22090244403

MBM DEVELOPMENT LLC

571 N GALLOWAY DR

YAKIMAWA98908

22090244004

ALTA MAY SCHLOSSER REV LIVING TRUST

1521 ARROWSMITH RD

SUNNYSIDEWA98944

22090132001

SUNNYSIDE PORT DISTRICT

PO BOX 329

SUNNYSIDEWA98944

22090244404

MBM DEVELOPMENT LLC

571 N GALLOWAY DR

YAKIMAWA98908

22091111002

TARA SPENCER

7515 27TH AVE NE

MARYSVILLEWA98271

22090244002

JAMES CHADWICK CASTLE

2820 MIDVALE RD

MABTONWA98935

22090244405

MARIA CHAVEZ

1319 HARRISON AVE

SUNNYSIDEWA98944-2434





## Planning & Community Development

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

October 27, 2016

FROM: City of Sunnyside, Planning Commission.

RE: Public Hearing for Annexation Petition

Dear Neighbor,

Please accept this invitation to attend a Public Hearing before the City of Sunnyside Planning Commission to review the requested Annexation Petition for the property located at 1210 Midvale Road, Sunnyside, Washington. The Hearing will be held on Tuesday, November 8, 2016, at 6:30 p.m. at the Sunnyside Law and Justice Center, City Council Chambers, 401 Homer Street, Sunnyside.

We look forward to your thoughts and comments.

Sincerely,

**Jamey Ayling**  
Planning Supervisor

**CITY OF SUNNYSIDE  
NOTICE OF PUBLIC HEARING  
ANNEXATION**

To consider a petition for annexation submitted by Jay Haley to annex approximately 4.31 acres of property located at 1210 Midvale Road.

**Location:** 1210 Midvale Road  
**Assessor's Parcel No.:** 220902-44004  
**Applicant:** Jay Haley  
**Property Owner:** Jay Haley

Notice is hereby given that an application has been received by the City of Sunnyside requesting approval of the above item and that the Sunnyside Planning Commission will hold an Open Record Public Hearing on the application in a manner consistent with Chapter 19.05 of the Sunnyside Municipal Code.

**Tuesday, November 8, 2016, at 6:30 p.m. in the Sunnyside City Council Chambers in the Law & Justice Center, 401 Homer Street, Sunnyside Washington** is the date, time, and place set for this hearing.

Those persons wishing to comment on the application may do so at this hearing or may submit written comments prior to the hearing to the Planning Department at 818 E. Edison Avenue, Sunnyside, WA, 98944. Review of any appeal or litigation on the action taken may be limited to those issues raised at the public hearing or submitted in writing prior to the hearing.

Files on the above application are available for review by the public at the Planning Department counter Monday – Friday from 8:00 a.m. to 5:00 p.m.

Jamey Ayling  
Planning Supervisor

*\*\*Si desea mas informacion en espanol tocante el tema mencionado llame al numero (509) 837-4229.*



**SUNNYSIDE PLANNING COMMISSION**  
**Regular Meeting Minutes**  
November 8, 2016 - 6:30 P.M.

Law and Justice Center  
401 Homer Street, Sunnyside, Washington

Jamey Ayling called the meeting to order at 6:30 p.m.

Present:, Commissioner Moore, Commissioner Smith, Commissioner Werkhoven

Excused Absent: Chairperson Hochhalter, Commissioner Ebenal

Staff Present: Jamey Ayling

Selection of a new Vice Chair, Commissioner Moore asked if Commissioner Werkhoven was willing to be nominated for the vice chair person, commissioner Werkhoven politely declined the nomination as he was not taking on any chairman roles on any committees at this time. It was determined that the selection should be moved to the next meeting to allow for a full quorum to decide on a vice chair.

Approval of minutes; Commissioner Werkhoven made a motion to approve the minutes of the September 13, 2016 meeting, Commissioner Moore seconded the motion and the motion passed unanimously.

Public Hearing consideration of a rezone application submitted by Dennis Quisenberry to rezone approximately 13.41 acres. Jamey provided a report to the commission explain the request for the rezone and opened the public hearing. The Applicant was unable to make it to the meeting. Fred Muller a neighboring property owner spoke in opposition of the rezone request due to the use and planning of the area with the potential economic impact to the area. He is concerned with previous allowance of residential and how they have lowered the value of property adjacent to those uses and it also increases crime and theft when located next to residential uses. Fred would like to see this area developed as a light industrial area with prosperous businesses and residential uses will not accomplish this goal. Jay Hester spoke on behalf of the Port of Sunnyside in opposition to the proposed rezone. The port is not opposed to mobile home parks in general but does feel there are better locations for this. Jay sees this area as a high end development that has lots of potential for growth. Jay stated that Planning Commissioners must understand the legal and social implications of ordinances and realizing how those changes will impact the community. He stated that commissioners must

evaluate any proposed changes to ensure that they are consistent with the overall community's goals plans and policies. He wanted to remind everyone that this town is growing in a good direction and he would like to keep it that way. Jamey asked the commissioners if there are any questions or comments from commissioners. Commissioner Moore asked about what certain properties were on the map that Jamey provided as far as where existing residential uses are. Commissioner Moore asked if either of those who spoke had to install security cameras on their property. The response was inaudible. Commissioner Werkhoven felt that we had enough existing residential areas on the map and to allow more residential in this area would not be consistent in his opinion. Commissioner Moore stated as far as Senior living or adult courts there was one in town that has empty spaces and more to come but the senior living has changed and allowed people who are not seniors living in the park now. So they do have the potential to change over time. Commissioner Smith asked if the Port had considered purchasing this particular piece of property? Jamey was not sure and Jay Hester stated that Mr. Quisenberry had approached the port but the price was too high for the port to invest. Jamey Closed the Public Hearing at 6:56 and asked for any further discussion. Commissioner Werkhoven made a motion that the City council consider the rezone and recommended Denial of said rezone. Commissioner Moore seconded the motion the motion passed 3-0.

Public Hearing for consideration of a petition for annexation for property approximately 4.3 acres at 1210 Midvale Rd. Jamey provided a report to the Commission. Jamey opened the public hearing at 6:59 Jamey stated that staff recommended approval of the annexation. Jay Hester with the Port of Sunnyside spoke to the commission and reminded the commission about a previous annexation that was required to clean up prior to annexation and that cleanup was never done and never annexed because of that. Jay wanted the commission to remember that they should consider conditions and stick to the conditions when or if this property is brought in to the city. Jamey asked for comments from commissioners. Commissioner Werkhoven asked Jamey to identify the properties on either side of the property in question so he was sure he was thinking of the correct property. Jamey described those properties and their uses for commissioners. Commissioner Smith asked if this would create an Island Jamey assured them that it would not be an island but would look like a notch in a key but is in the UGA and can be considered for annexation. Commissioner Smith asked why and what benefits would there be to being in the city. Jamey mentioned that it is a benefit to the applicant as they could have lesser rates for water and sewer service and would have city police service rather than county sheriff. Commissioner Werkhoven brought up screening and asked Jamey to define screening. Jamey provided examples of acceptable screening. Jamey Closed the Public Hearing at 7:23 p.m. Commissioner Werkhoven made a motion that the

commission receive a site plan showing the screening of the property prior to forwarding on to the boundary review board. Commissioner Smith seconded the motion and the motion passed 3-0.

Jamey mentioned where we were at with the Transportation Element of the Comprehensive Plan and that staff is working with HLA to develop the base language for transportation and then will bring to the commission for review when completed.

There were no members left in the audience therefore there were no public comments.


Jamey mentioned that the next regular meeting would be December 13, 2016.

Items from commissioners:

Commissioner Werkhoven mentioned that Loving Sunnyside painted 16 houses and is currently looking for its next community type project. Commissioner Werkhoven invited everyone to the ceremony at the veteran's memorial.

There being no further business, Jamey adjourned the meeting at 7:30 p.m.

RESPECTFULLY SUBMITTED

  
\_\_\_\_\_  
Jamey Ayling, Planning Supervisor

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: Jay HALEY Phone: 1-509-674-8845

Address: 100 KNOWLES RD OUTLOOK WA 98938

Why is annexation being requested? TO BECOME PART OF

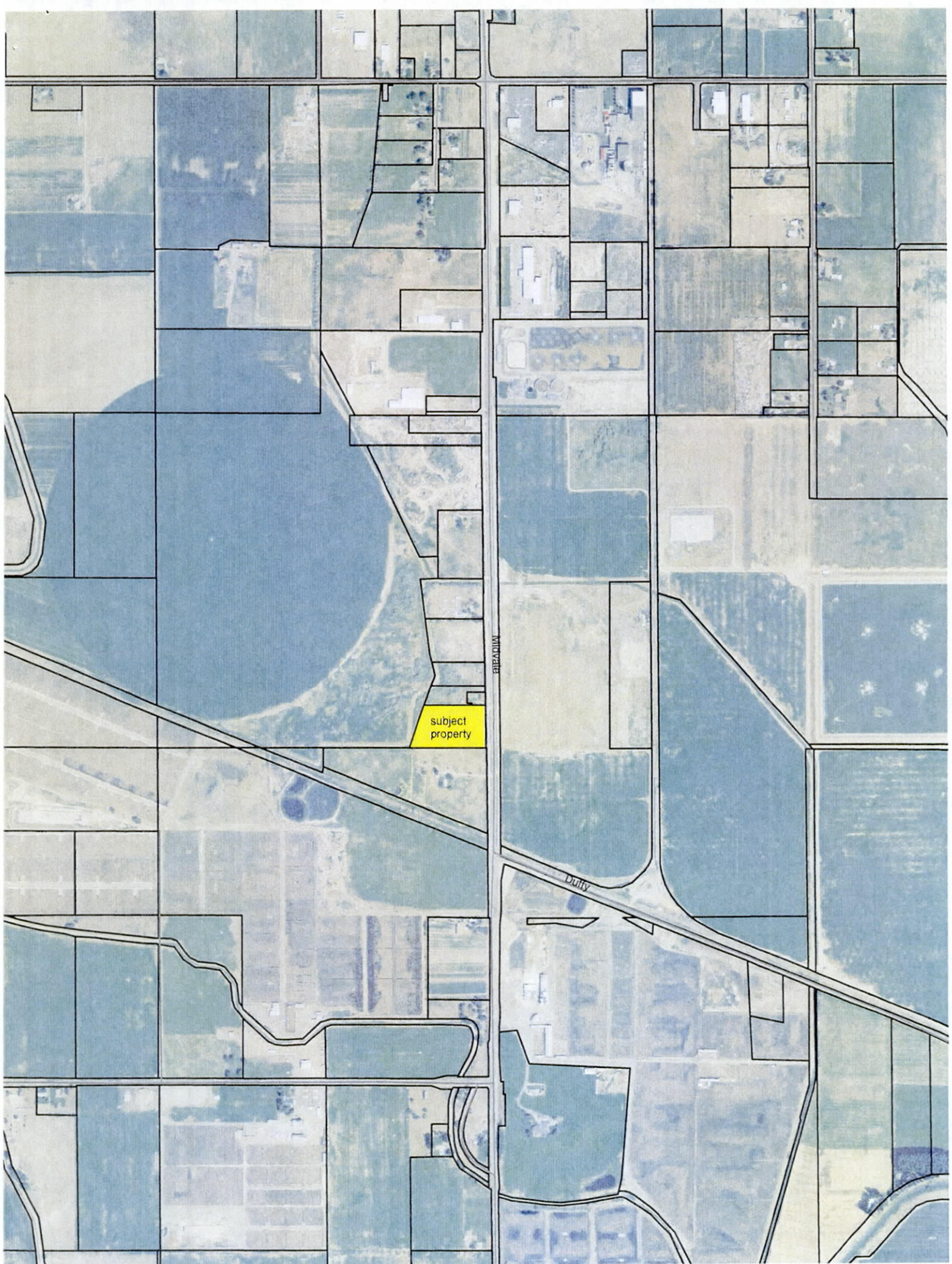
SUNNYSIDE.

What is intended use?

Present: LIGHT INDUSTRIAL

Future: LIGHT INDUSTRIAL





subject  
property

Midvale

Duffy



**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:

- X   (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.14.330 and 35A.14.340; and (3) That the property subject to this Petition for Annexation shall be subject to all prior existing city indebtedness.

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

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


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

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

#### **WARNING**

Every person who signs this Notice of Intention with any other than his or her true name, or who knowingly signs more than one of these petitions, or who signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

PETITION FOR ANNEXATION  
SIGNATURE SHEET

1. JAY HALEY   
Print Name Signature  
1210 MIDVALE RD 220922-44004  
Address of property to be annexed Parcel Number(s)

Check all that apply:

☒ Property Owner ☐ Reside on property & registered voter

100 KNOWLES RD 6-21-2015  
Residential address of signer Date of signature

2. \_\_\_\_\_  
Print Name Signature  
\_\_\_\_\_  
Address of property to be annexed Parcel Number(s)

Check all that apply:

☐ Property Owner ☐ Reside on property & registered voter

\_\_\_\_\_  
Residential address of signer Date of signature

3. \_\_\_\_\_  
Print Name Signature  
\_\_\_\_\_  
Address of property to be annexed Parcel Number(s)

Check all that apply:

☐ Property Owner ☐ Reside on property & registered voter

\_\_\_\_\_  
Residential address of signer Date of signature

# Exhibit A

Beginning 340 feet north of the southeast corner of the southeast quarter of Section 2, Township 09 North, Range 22 E, W.M. thence South 340 feet, thence West 632 feet to the westernmost bank of a certain Drain thence northerly along said westernmost bank 21° 00" east to a point west of the point of beginning, thence east to the point of beginning.

Parcel 220902-44004

Description certified and approved by Yakima County Traffic Engineering Department for annexation purposes.

By: \_\_\_\_\_

Date: \_\_\_\_\_

## Exhibit B



Grandview  
Granger  
Harrah  
Mabton  
Moxee  
Naches  
Selah  
Sunnyside  
Tieton  
Toppenish  
Union Gap  
Wapato  
Yakima  
Zillah

Parcel 220902-44004  
4.31 acres

Parcel Lot lines are for visual display  
only. Do not use for legal purposes.

