



## 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: March 12, 2021

TO: Boundary Review Board Members, Corporate Counsel, City of Sunnyside, Board of County Commissioners, Assessor, Treasurer, Elections Division, Sheriff's Office, Public Services (Director, Planning, Building & Fire Safety, Code Enforcement, Environmental Services, Water Resources, GIS), County Roads, Sunnyside School District, Fire District #5, Sunnyside Valley Irrigation District, Yakima Valley Libraries, Yakima Valley Conference of Governments, WSDOT South Central Region, South Yakima Conservation District, Bureau of Indian Affairs, Yakama Nation

FROM: Aman Walia  
Chief Clerk - Boundary Review Board

SUBJ: **File No.: BRB2020-00003, City of Sunnyside – Hector Salgado Annexation**

Enclosed is the Notice of Intention packet that proposes the annexation into the City of Sunnyside of approximately 7.82 acres (plus adjacent rights-of-way) having an assessed valuation of \$109,700. The annexation is known as the “**Hector Salgado Annexation**”.

The 45-day review period for this proposed annexation expires **April 26, 2021**.

Any governmental unit affected by this proposed annexation may compel the Board's review of this proposal by filing a request for review with the Chief Clerk by the expiration date in accordance with RCW 36.93.100(2). Certain registered voters and property owners may compel review in accordance with RCW 36.93.100(3) and (4).

Enclosure: Notice of Intention

*Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, national origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300.*

*If this letter pertains to a meeting and you need special accommodations, please call us at 509-574-2300 by 10:00 a.m. three days prior to the meeting. For TDD users, please use the State's toll free relay service 1-800-833-6388 and ask the operator to dial 509-574-2300.*

# WASHINGTON STATE BOUNDARY REVIEW BOARD FOR YAKIMA COUNTY

## NOTICE OF INTENTION FILING INSTRUCTIONS

Please submit this Notice of Intention form and the Exhibits listed below to the Boundary Review Board Office: 128 N. 2<sup>nd</sup> Street, 4<sup>th</sup> Floor, Yakima, WA 98901, for determination of sufficiency by the Chief Clerk of the Board. Please submit the original and the required \$50.00 filing fee. When deemed sufficient, the original and 25 copies of the Notice and exhibits shall be submitted.

The Notice of Intention is to be completed by an elected official or employee of the governmental jurisdiction that is seeking the proposed annexation or boundary change or the proponent in the case of incorporation or formation.

The following items must be submitted and labeled as follows:

- **EXHIBIT A** A copy of the legal description of the boundaries of the area involved in the proposed action certified by the Yakima County Public Services Division.
- **EXHIBIT B** A Yakima County Assessor's map on which the boundary of the area involved in the proposal and the size in acres must be clearly indicated. Include a list of all parcel numbers for lots in proposed area.
- **EXHIBIT C** A vicinity map or series of maps no larger than 11 x 17 and reproducible on a non-color photocopier displaying: **\*\*NOTE: Original should be in color.\*\*\***
  1. The boundary of the area involved in the proposal and the size in acres.
  2. The current corporate boundaries of the proposing entity.
  3. Existing water & sewer service area boundaries of the proposing entity.
  4. Major physical features such as streets and highways, railways public facilities, etc.
  5. The boundaries of cities or special purpose districts having jurisdiction in or near the proposed area.
  6. The location of the nearest service point(s) for the required utility services to the area. Show existing and proposed water/sewer lines and diameter.
  7. The Yakima County zoning, Comprehensive Plan designation, Urban Growth Area Boundary, and proposed city plan and zoning designations.
  8. Floodways or floodplains.
- **EXHIBIT D** Documentation of the process: certified copy of the petition; proof of assessed valuation; affidavit of publication of public hearing notice; copy of the minutes of public hearing; a signed and certified copy of the resolution accepting the proposal as officially passed.
- **EXHIBIT E** A copy of the Threshold Determination and completed SEPA checklist pertaining to the proposed BRB action with full explanations. Include the list of persons who were sent the checklist and all written comments from governmental agencies and the general public.  
**NOTE:** *This is NOT to be completed by municipalities for annexation purposes.*
- **EXHIBIT F** A copy of any Interlocal agreements entered into under RCW 39.34 (Interlocal Cooperation Act) and under RCW 36.115 (Service Agreements) establishing which jurisdictions should provide various local government services and facilities and how those services and facilities will be financed.

**MUNICIPAL INCORPORATIONS:** Exhibits A, B, C, a certified copy of assessed valuation and a certified copy of the petition calling for the incorporation as required.

# WASHINGTON STATE BOUNDARY REVIEW BOARD FOR YAKIMA COUNTY

## NOTICE OF INTENTION

for office use only:

**BRB FILE # BRB2020-00003**

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: Hector Salgado Annexation

4. Driving directions to location of proposed action: Take Exit #69 from I-82, turn North onto Waneta Road, take right on Yakima Valley Highway at the light, the property is located at 390 E Allen Road on the northeast corner near the intersection of Allen Road and Yakima Valley Highway

5. Briefly describe proposal: To annex approximately 7.82 acres plus Yakima Valley Highway Right of Way into the City

6. Method used to initiate the proposed action:  Petition  Election  Resolution

7. State statute under which action is sought: RCW 35A.14.120

### 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	
People	2	2	17,070
Residences	1	1	3,874
Businesses	1	1	5,144

2. What source is the basis for this projection information? City records and Comprehensive Plan

3. Acres within the proposed area 7.82 Acres within existing entity 4,855 Acres.

4. Assessed valuation of proposed area \$ 109,700 of existing entity \$ 561,660,199.

5. Existing land use of the proposed area Commercial

6. Existing land use of the area surrounding the proposal: Commercial, Residential, Church, and Agricultural

7. Are all surrounding & interior roads included in the annexation?  Yes  No

If no, why not? Already within the City of Sunnyside.

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: \_\_\_\_\_

9. If the proposal is approved, will there be land use changes within the next 18 months?

o Land Use No.

o Zoning No.

o Comprehensive Plan No.

10. Has the proposed area been the subject of land use action by Yakima County? Yes

If so, please explain Type 2 permit review for reception hall

11. a. Yakima County Comprehensive Plan designation for the proposed area: Urban Commercial

b. For surrounding areas: Urban Commercial

c. Yakima County Zoning for the proposed area: B-2

d. For surrounding areas: B-2

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: 2007 \_\_\_\_\_

14. Describe how this proposal is consistent with the adopted comprehensive plan: The area to be annexed is shown on the future land use map as commercial and is located within the Sunnyside Urban Growth Area.

a. Proposed city zoning upon annexation: B-2 General Commercial

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: Existing roads and property lines

c. Drainage Basins: None.

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	Well	City of Sunnyside	In Road adjacent to property	
Sewer	Septic	City of Sunnyside		Developer

Fire	County	City	Existing	City General Fund
Stormwater	On-site	On-site		Property owner
Roads	City/County	City	Existing/Upon Annexation	Existing
Parks	City	City	Existing	Existing
Police	County	City	Existing	City General Fund
School	Sunnyside School District	Sunnyside School District	Existing	
Library	Yakima Valley Rural Library District	Yakima Valley Rural Library District	Existing	

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 probable future needs for services and additional regulatory controls in the area? As the property develops in the future there will be need for additional service. Those need will be dependent on the type and scale of development.
5. Describe the probable effects of the proposal on the cost an 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:	\$ <u>None</u>
b. Proponent Revenues to be gained:	\$ <u>269.16</u>
c. County Revenue Lost:	\$ <u>175.38</u>
d. County Expenditure Reduction:	\$ <u>Unknown</u>
e. Fire District Revenue Lost:	\$ <u>129.15</u>
f. Fire District Expenditure Reduction:	\$ <u>Unknown</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? None.

## 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.
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.): None.

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: The annexation area is within the City of Sunnyside Urban Growth Area.
2. Use of physical boundaries, including but not limited to bodies of water, highways, and land contours: Yes, the annexation boundary on two sides are existing roads.
3. Creation and preservation of logical service areas: Extending City services within the approved Urban Growth Area.
4. Prevention of abnormally irregular boundaries: Completing the boundaries of the Urban Growth Area.
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: the location of the area in the annexation is adjacent to urban areas and will continue expansion in the Urban Growth Area.
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: Current properties are not used for agricultural production.

## 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 8<sup>th</sup> day of March, 2021.

Signature



Michael Shuttleworth  
Name of person completing this form

Planning & Community Development Supervisor  
Title

(509) 836-6393  
Phone Number

(509) 836-6383  
Fax Number

City of Sunnyside, 818 E. Edison Avenue, Sunnyside, WA 98944  
Mailing Address

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

Hector Salgado, 390 E. Allen Road, Sunnyside, WA 98944



## 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](http://www.co.yakima.wa.us)

December 18<sup>th</sup>, 2020

**City of Sunnyside**

**ATTN: Mike Shuttleworth, Planning and Community Development Supervisor  
818 East Edison Avenue  
Sunnyside, WA 98944**

**RE: Legal Description Certification for an Annexation Petition – Tax Parcels :231032-31409, 231032-31401, 231032-31007, 231032-31006 and the Rights-of-Way for Yakima Valley Highway.**

As requested in your letter dated December 15<sup>th</sup>, 2020, the legal description of the Annexation Petition and the accompanied map has been reviewed and certified to be true and accurate for the purpose of annexing tax parcels:231032-31409, 231032-31401, 231032-31007, 231032-31006 and the Rights-of-Way for Yakima Valley Highway. The documents reviewed have been attached for ease and clarity.

If you need any further assistance, please contact me at (509) 574-2300.

Sincerely,

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

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## Planning & Community Development

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

December 15, 2020

Yakima County Engineer  
128 North Second Street  
Yakima, WA 98901

RE: Legal Description for an Annexation Petition – Tax Parcels: 231032-31409, 231032-31401, 231032-31007, 231032-31006 and Yakima Valley Highway.

The City of Sunnyside is processing an annexation request for 4 parcels totaling approximately 7.82 acres found on the north side of Yakima Valley Hwy., east of the intersection of Yakima Valley Hwy and E. Allen Road. Enclosed herein please find map and legal description for the proposed annexation. Please determine if the legal description is correct and accurate.

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

Thank you in advance for your assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mike Shuttleworth".

Mike Shuttleworth  
Planning & Community Development Supervisor

Beginning at the point of intersection of the Northeast corner Lot 3 of Short Plat 96-013 in the Southwest Quarter of Section 32 Township 10 Range 23 and the Southerly right of way line of Burlington Northern Railroad, said point being on the City Limits of the City of Sunnyside, Washington as established by Ordinance 1972 recorded under Yakima County Auditor File Number 7105627;

Thence south and east along said Southerly right of way line of Burlington Northern Railroad to a point on the North line of the City of Sunnyside Annexation under Ordinance 2010-30, recorded under Auditor File Number 7726799, Washington State Boundary Review Board for Yakima County file number 10-010;

Thence Easterly along said north line of the City of Sunnyside Annexation under Ordinance 2010-30 to its intersection with the North right of way line for East Alexander Road;

Thence north and west along said north line of the right of way line for East Alexander Road to its intersection with the northerly right of way line of Yakima Valley Highway;

Thence north and west along said northerly right of way line of Yakima Valley Highway to the South line the City Limits of the City of Sunnyside, Washington as established by Ordinance 1972 recorded under Yakima County Auditor Fee Number 7105627;

Thence westerly along said south line to the point of beginning.

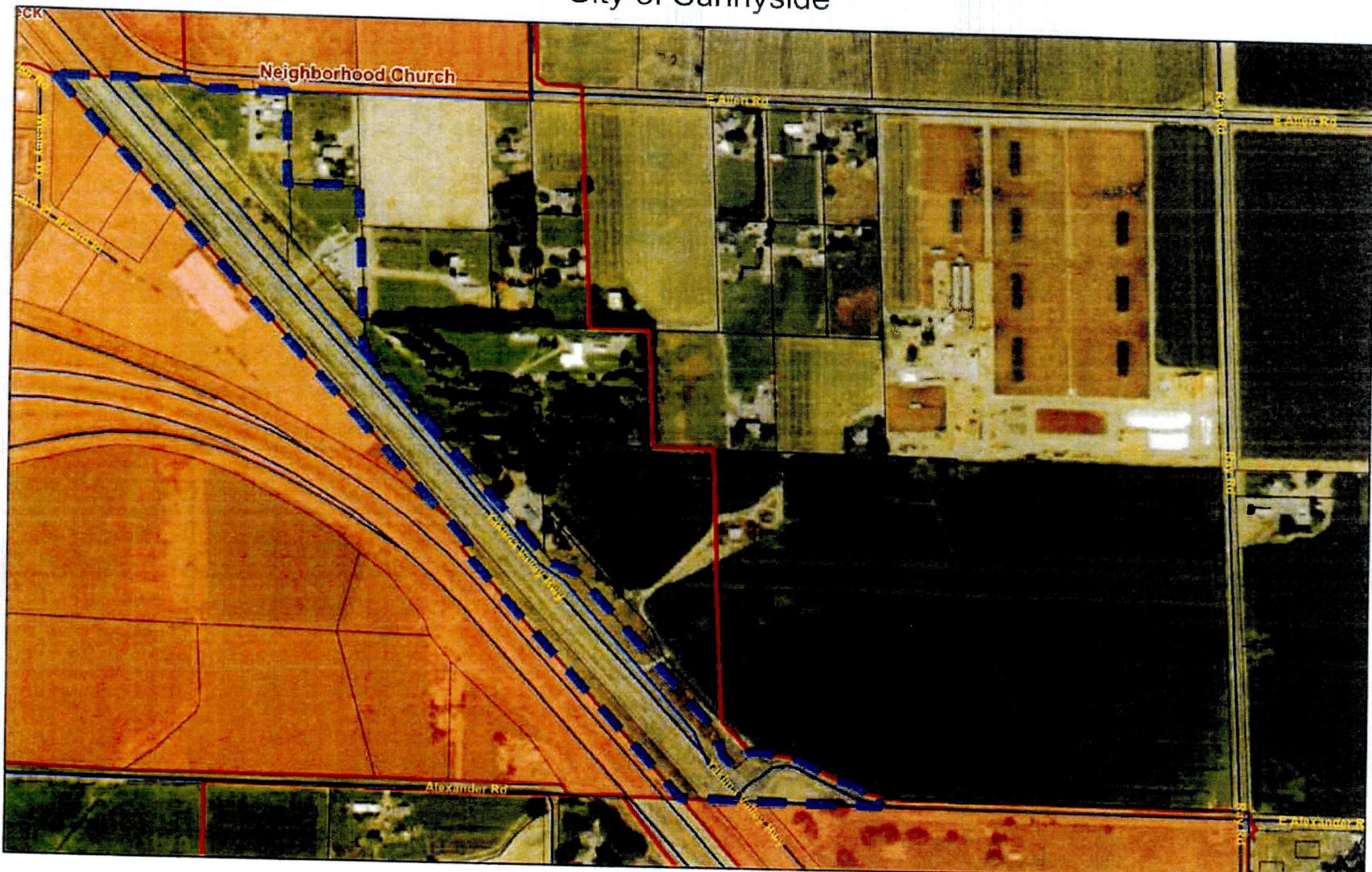
Together with Lot 3 of SP L-72;

Together with that portion of the vacated Road lying South of Lot 3 of Short Plat L-72;

Together with Parcel 1 of Book L-0072;

Together with that Portion of vacated County Road thru North 1/2 of the Southwest Quarter, lying southwesterly of a line 139 FT Northeasterly of the LE line of SR-12 Survey Sulphur Cr to Stover Road; 50 FT Northeasterly of LE Line; Westerly of a line 270 feet west of the East line the West 1/2 of the Northeast Quarter of the Southwest Quarter.

## City of Sunnyside



12/10/2020, 12:09:12 PM

1:19,028

World Imagery

High Resolution 30cm Imagery



Taxlots



Urban Growth Boundary



Street Names



Annexations



City Limits

Low Resolution 15m Imagery

Citations

High Resolution 60cm Imagery

2.4m Resolution Metadata

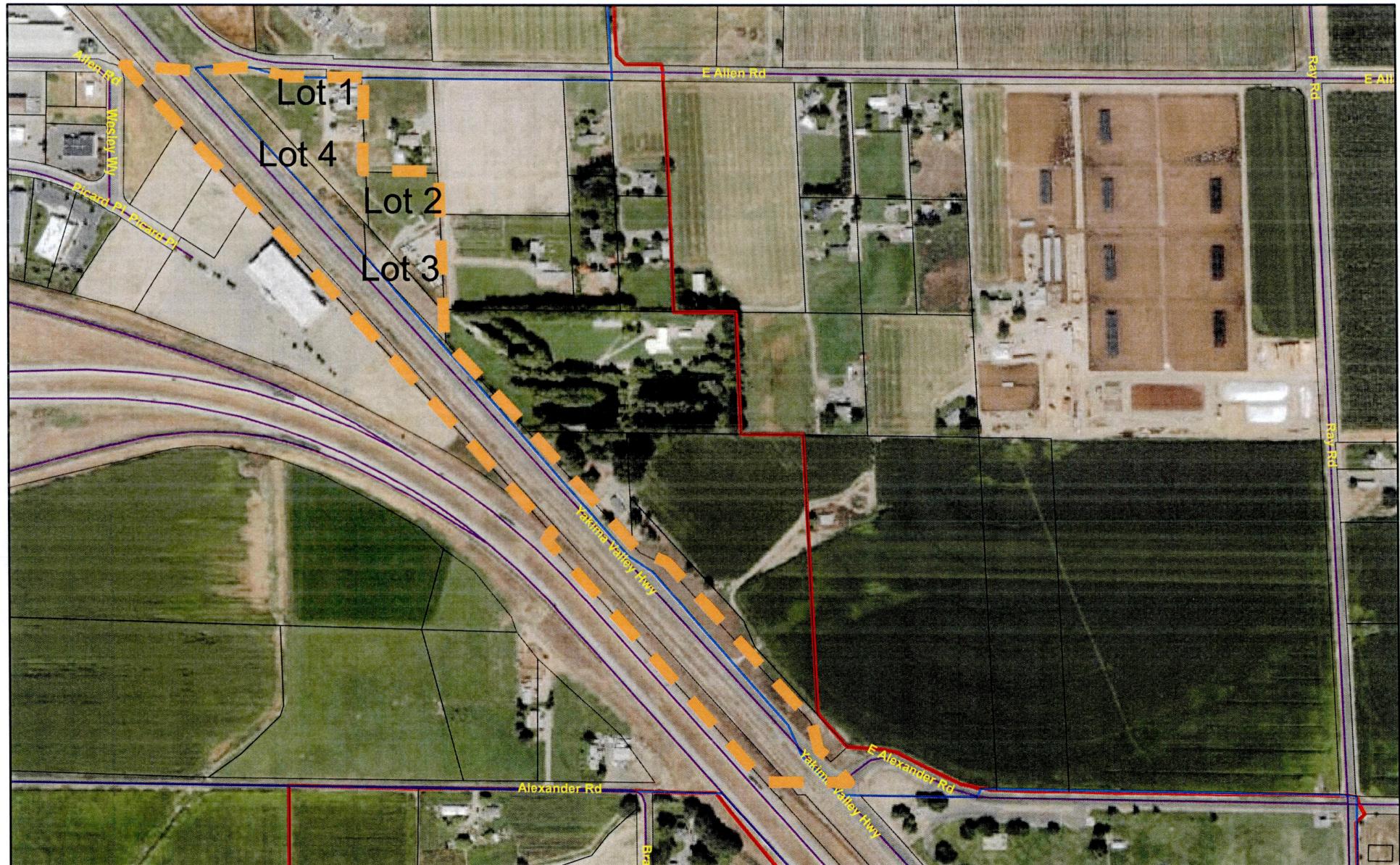
Esri Community Maps Contributors, City of Yakima, WA State Parks GIS,

Yakima County GIS

Esri Community Maps Contributors, City of Yakima, WA State Parks GIS, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA | Yakima county boundary is from the Washington

# City of Sunnyside

EXHIBIT B.



3/8/2021, 7:59:46 AM

1:9,028

0 0.05 0.1 0.2 mi  
0 0.07 0.15 0.3 km

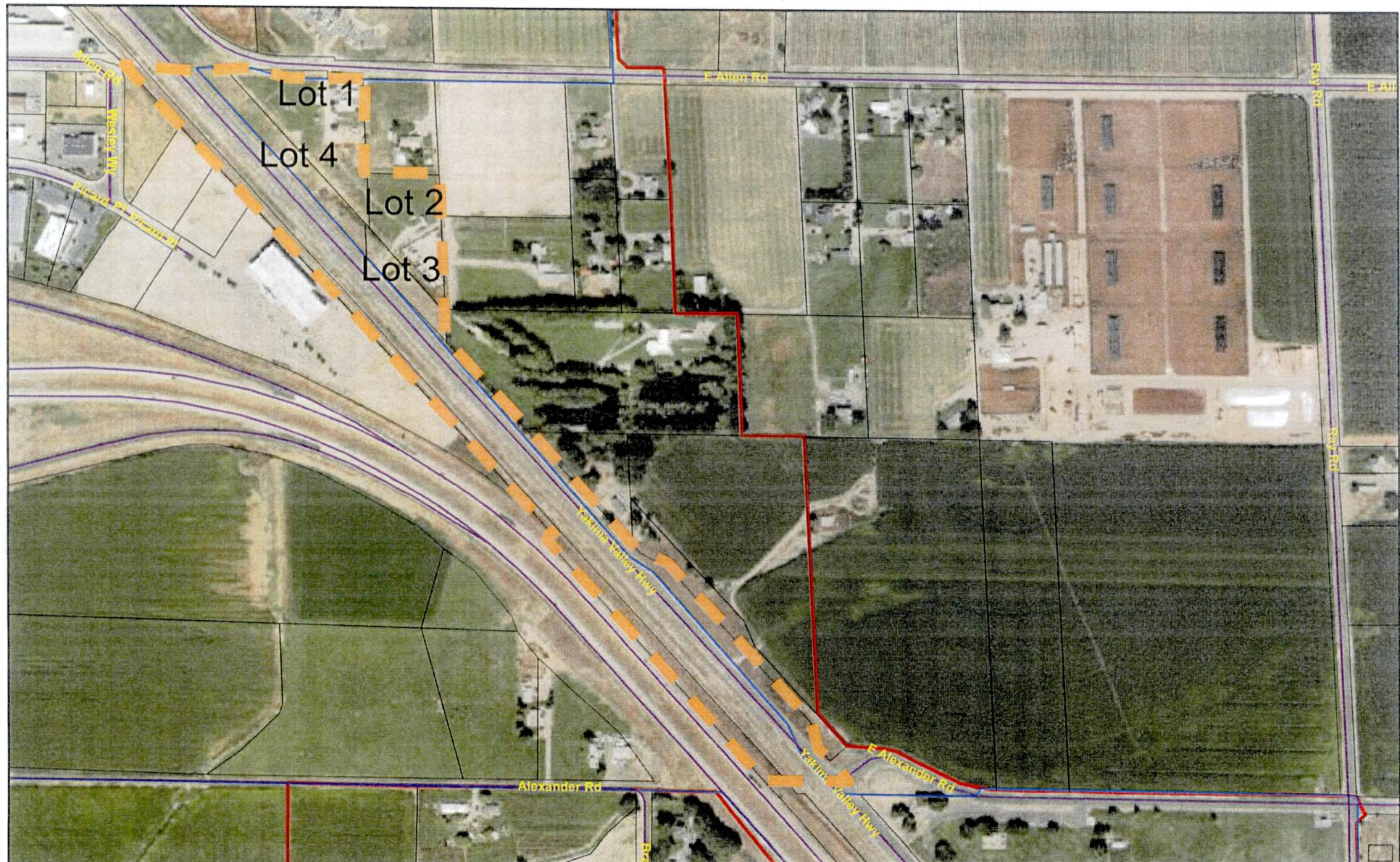
- Lot 1- 3.05 Acres - Parcel 23103231401
- Lot 2- 2.33 Acres - Parcel 23103231409
- Lot 3- 0.8 Acres - Parcel 23103231007
- Lot 4- 1.64 Acres - Parcel 23103231006

Esri Community Maps Contributors, City of Yakima, WA State Parks GIS,

Yakima County GIS

EPA, NPS, US Census Bureau, USDA | Yakima county boundary is from the Washington

## City of Sunnyside



3/8/2021, 7:59:46 AM

1:9,028

0 0.05 0.1 0.2 mi  
0 0.07 0.15 0.3 km

Lot 1- 3.05 Acres - Parcel 23103231401  
 Lot 2- 2.33 Acres - Parcel 23103231409  
 Lot 3- 0.8 Acres - Parcel 23103231007  
 Lot 4- 1.64 Acres - Parcel 23103231006



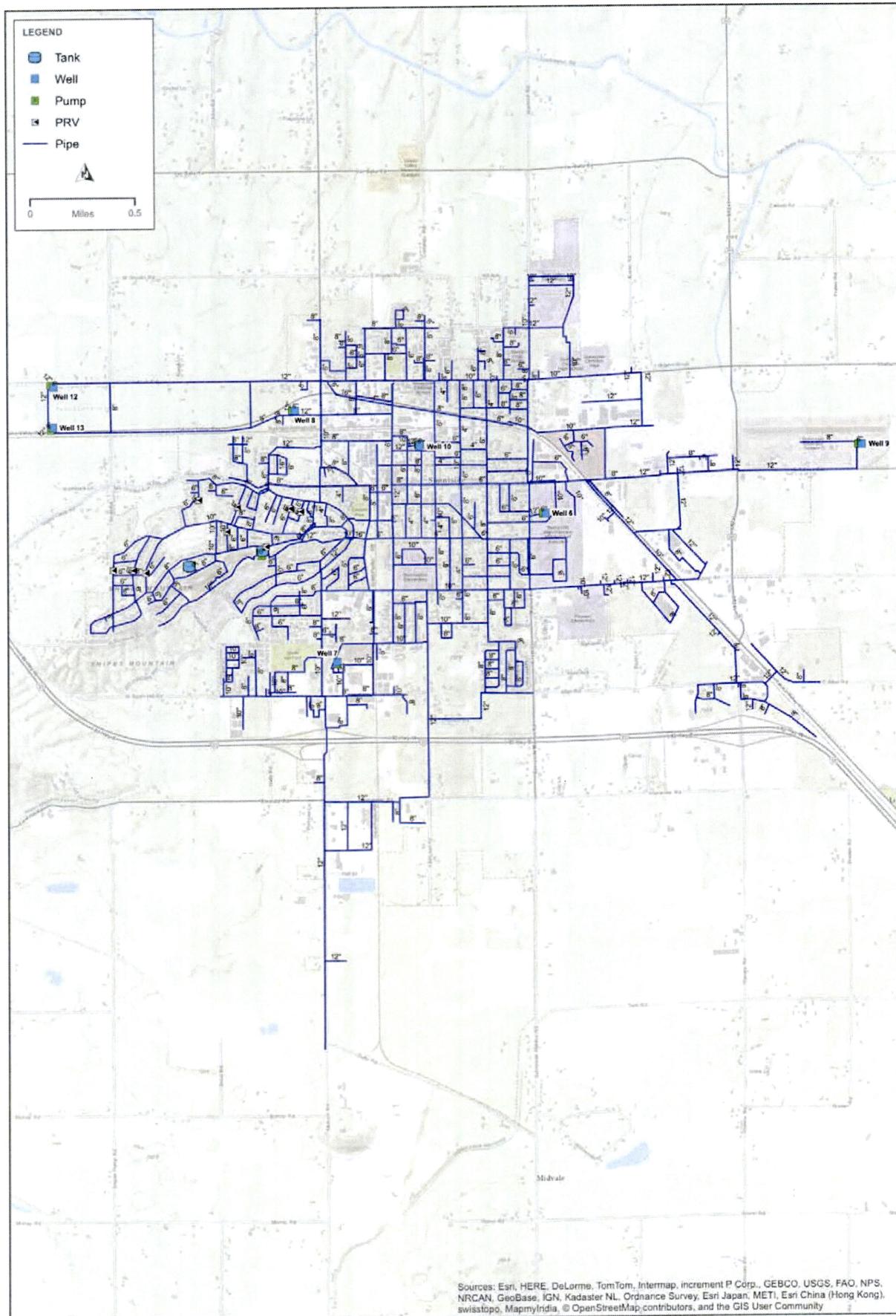
Annexation Area

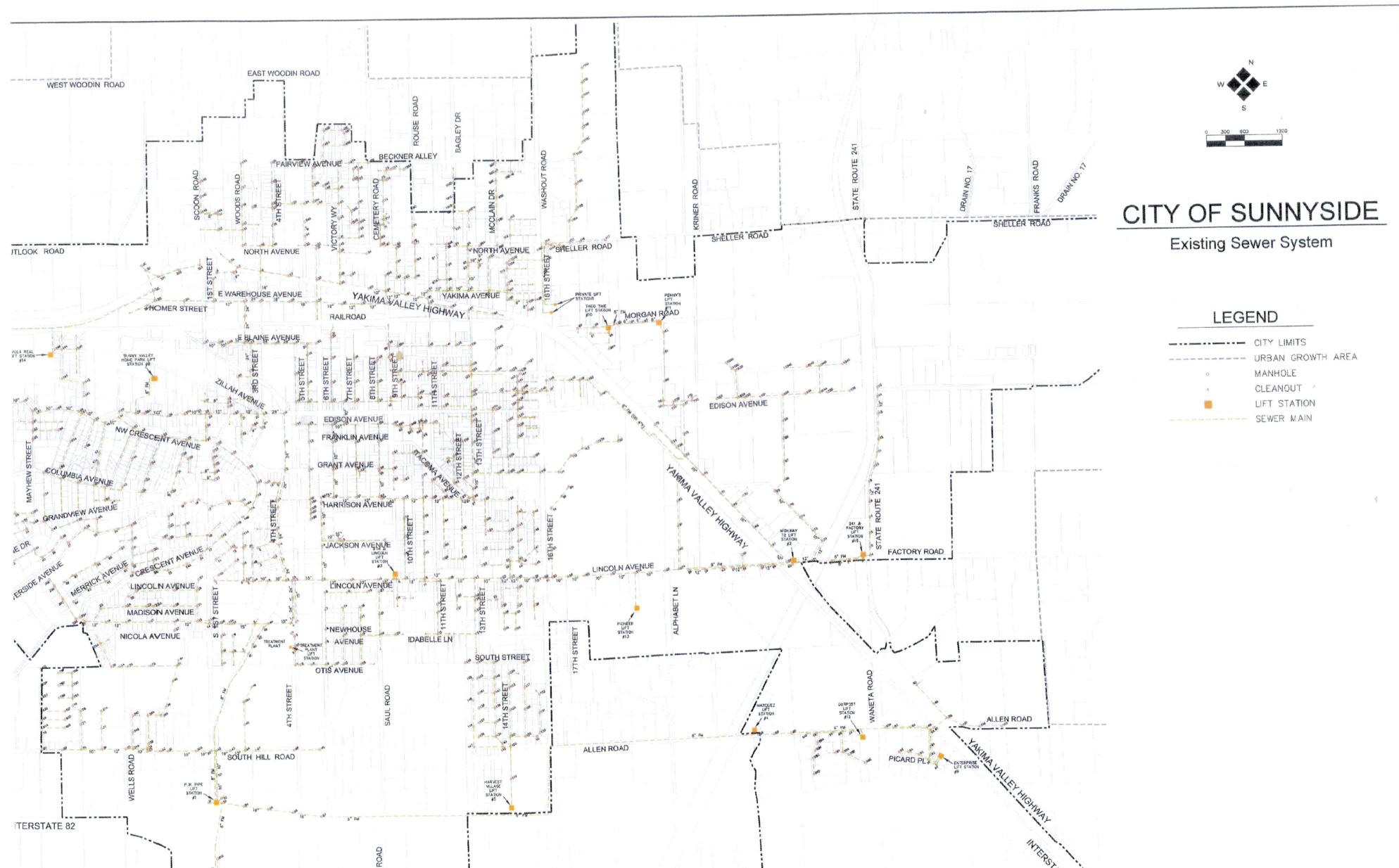
Esri Community Maps Contributors, City of Yakima, WA State Parks GIS,

Yakima County GIS

EPA, NPS, US Census Bureau, USDA | Yakima county boundary is from the Washington

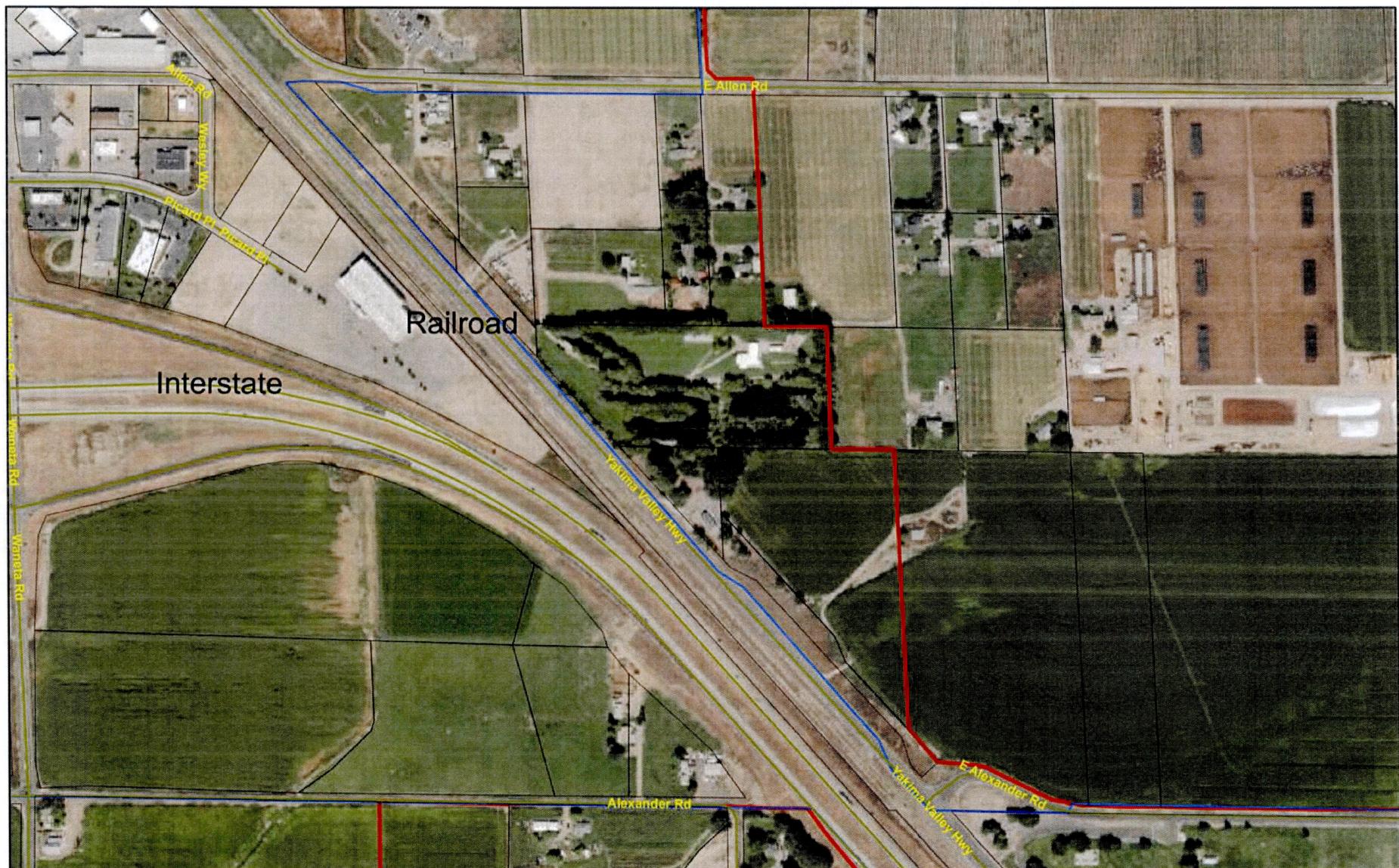
Figure 3-1 Existing System Map





# City of Sunnyside

EXHIBIT C-4.



2/26/2021, 3:12:15 PM

1:9,028

0 0.05 0.1 0.2 mi  
0 0.07 0.15 0.3 km

World Imagery

High Resolution 30cm Imagery



Taxlots

Low Resolution 15m Imagery

Citations

Street Names

High Resolution 60cm Imagery

2.4m Resolution Metadata

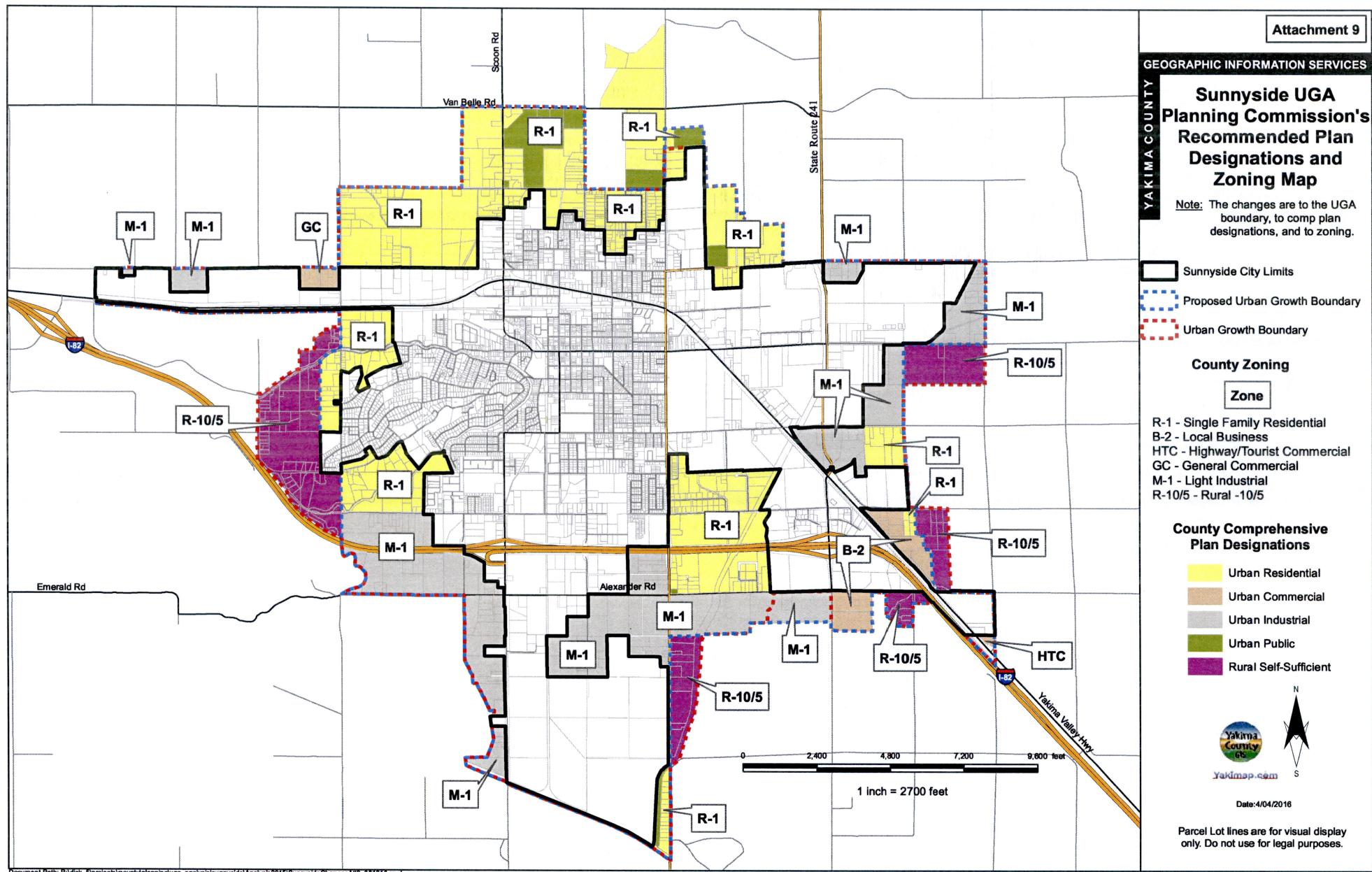
City Limits

Esri Community Maps Contributors, City of Yakima, WA State Parks GIS,

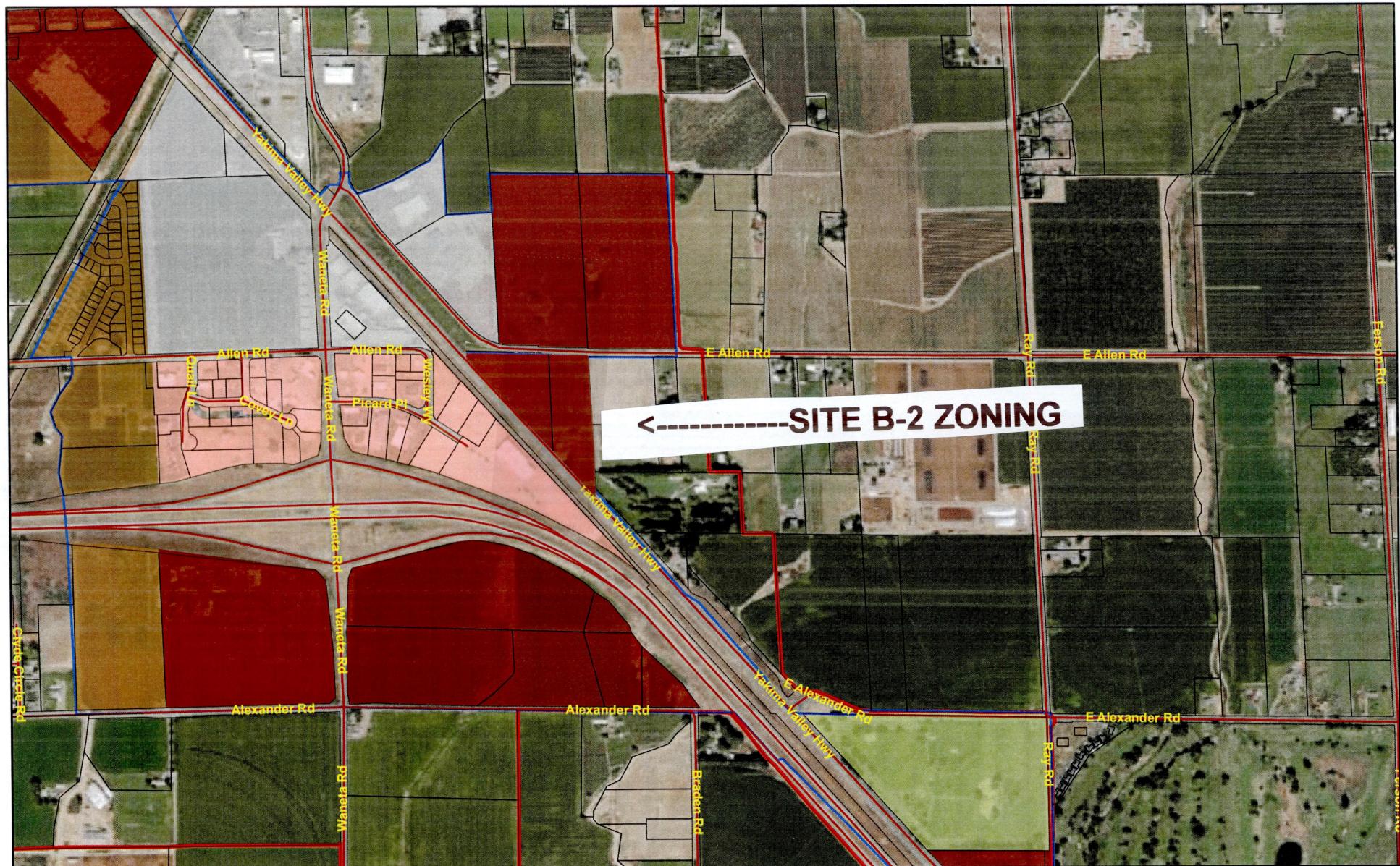
Yakima County GIS

Esri Community Maps Contributors, City of Yakima, WA State Parks GIS, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA | Yakima county boundary is from the Washington

## EXHIBIT C-7.



# City of Sunnyside



3/8/2021, 9:13:47 AM

1:18,056

0 0.1 0.2 0.4 mi

0 0.15 0.3 0.6 km

Esri Community Maps Contributors, City of Yakima, WA State Parks GIS,

Yakima County GIS

Esri Community Maps Contributors, City of Yakima, WA State Parks GIS, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA | Yakima county boundary is from the Washington

# City of Sunnyside Zoning

## City of Sunnyside Zoning

- Airport (AP)
- Freeway Commercial (B-1)
- General Commercial (B-2)
- Retail Core (B-3)
- Neighborhood Business (BN)
- Light Industrial (M-1)
- Heavy Industrial (M-2)
- Professional Business (PB0)
- Public Facilities (PF)
- Low Density Residential (R-1)
- Medium Density Residential (R-2)
- High Density Residential (R-3)
- Urban Residential Agriculture (URA)
- PUB
- PUD
- City Limits
- UGA
- Tax Lots
- All Streets
- BuildingOutlines
- Law Area Zones



Yakima County GIS  
 128 N 2nd St. Rm. 116  
 Yakima, WA 98901  
 (509) 574-2990  
 Printed: January 14, 2020

Copyright (C) 2020 Yakima County  
 This map was derived from several databases.  
 The County cannot accept responsibility for  
 errors. Therefore, there are no warranties for  
 this product.

0

0.13

0.25

0.5

0.75

1 inch = 750 Feet

CITY OF SUNNYSIDE, WASHINGTON

PETITION CERTIFICATION

I, Jacqueline Renteria, am appointed by the Mayor of Sunnyside as the City Clerk. I am the custodian of the City's records and I am authorized to make certified copies of official records. I do hereby certify under penalty of perjury that the attached Petition for Annexation submitted by Hector Salgado for Parcel Nos. 23103231409, 23103231401, 23103231007 and 23103231006 is a certified copy of an official record maintained by the City of Sunnyside and is an exact, complete, and unaltered photocopy of such official record.

Dated: February 11, 2021



A handwritten signature in blue ink, appearing to read "Jacqueline Renteria". The signature is fluid and cursive, with a large, stylized 'J' at the beginning.

Jacqueline Renteria  
City Clerk

**PETITION FOR ANNEXATION  
TO THE CITY OF SUNNYSIDE, WASHINGTON**

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

**City Council:**

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

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

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

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

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

**Conditions of Annexation:** The City Council of the City of Sunnyside on \_\_\_\_\_ found and ordered: (1) That the Petition for Annexation is approved for circulation and signature for the property described herein; (2) That the subject property will be subject to simultaneous adoption of a zoning regulation in substantial compliance with the Comprehensive Plan of the City of Sunnyside or other zoning regulation adopted pursuant to RCW 35A.14.330 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. Hector Salgado Hector Salgado  
Print Name Signature

Hector Salgado Hector Salgado  
Print Name Signature

390 E. Allen Rd Sunnyside, 231032-31006  
Address of property to be annexed  Parcel Number(s)

**Check all that apply:**

Property Owner  Reside on property & registered voter

SAME 10/4/17  
Residential address of signer Date of signature

2. Hector Salgado Hector Salgado  
Print Name Signature

390 E. Allen Rd. Sunnyside, 231032-31007  
Address of property to be annexed A Parcel Number(s)

**Check all that apply:**

Property Owner       Reside on property & registered voter

SAME 10/4/17  
Residential address of signer Date of signature

3. Hector Salgado .....  
Print Name Signature

290 E. Allen Rd. Sunnyside, WA  
Address of property to be annexed 231032-31401  
Parcel Number(s)

Check all that apply:

Property Owner       Reside on property & registered voter

SAME 10/4/17  
Residential address of signer Date of signature

**WARNING**

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

<p>4. <u>Hector Salgado</u> Print Name</p> <p><u>390 E. Alten Rd.</u> Address of property to be annexed</p> <p>Check all that apply:</p>	<p>_____ Signature</p> <p><u>831632-31409</u> Parcel Number(s)</p> <p><i>Snyside Wif</i></p>
--------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------

**Check all that apply:**

---

**Residential address of sign**

**Date of signature**

5.

---

**Print Name**

---

**Signature**

---

**Address of property to be annexed**

**Parcel Number(s)**

**Check all that apply:**

Property Owner  Reside on this property and registered voter

---

**Residential address of signer**

**Date of signature**

6.

**Print Name**

---

**Signature**

**Address of property to be annexed**

---

**Parcel Number(s)**

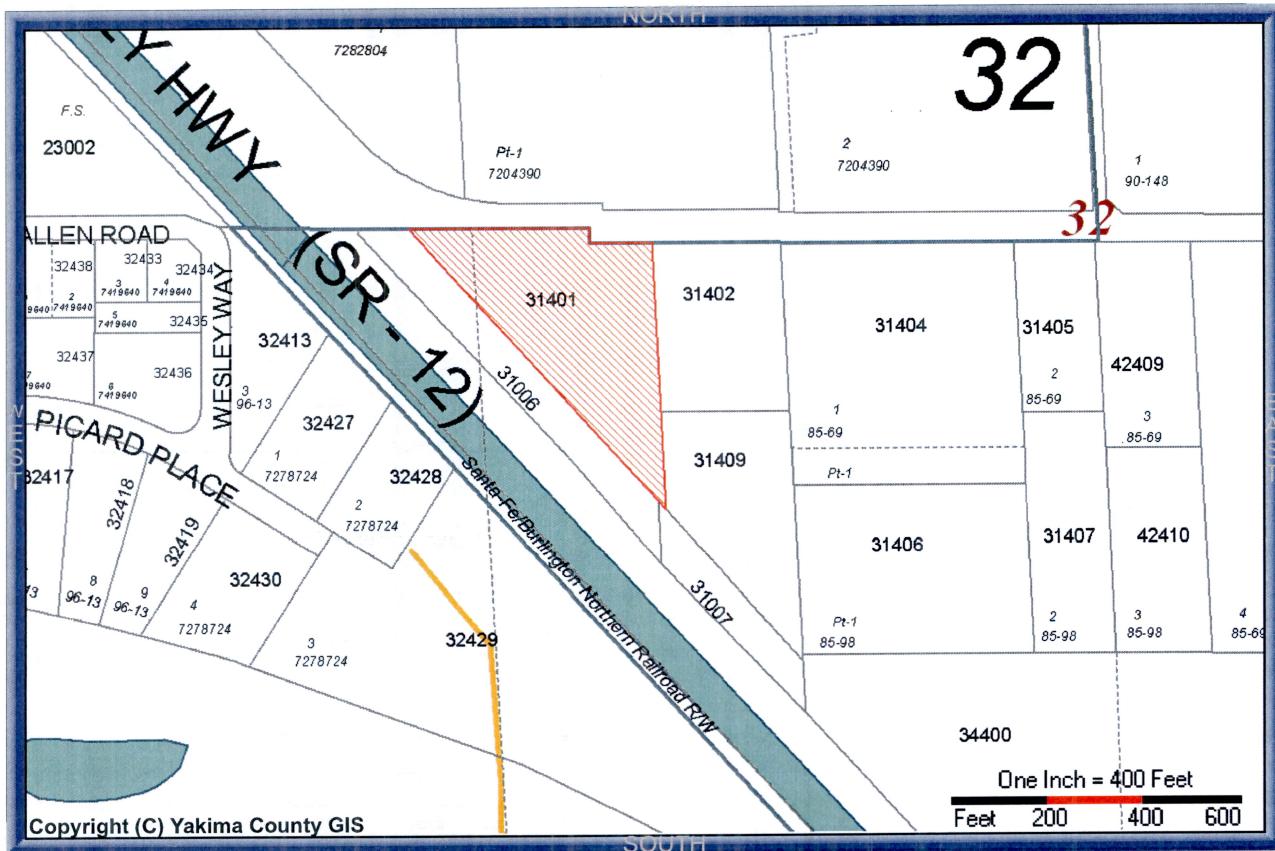
**Check all that apply:**

Property Owner  Reside on this property and registered voter

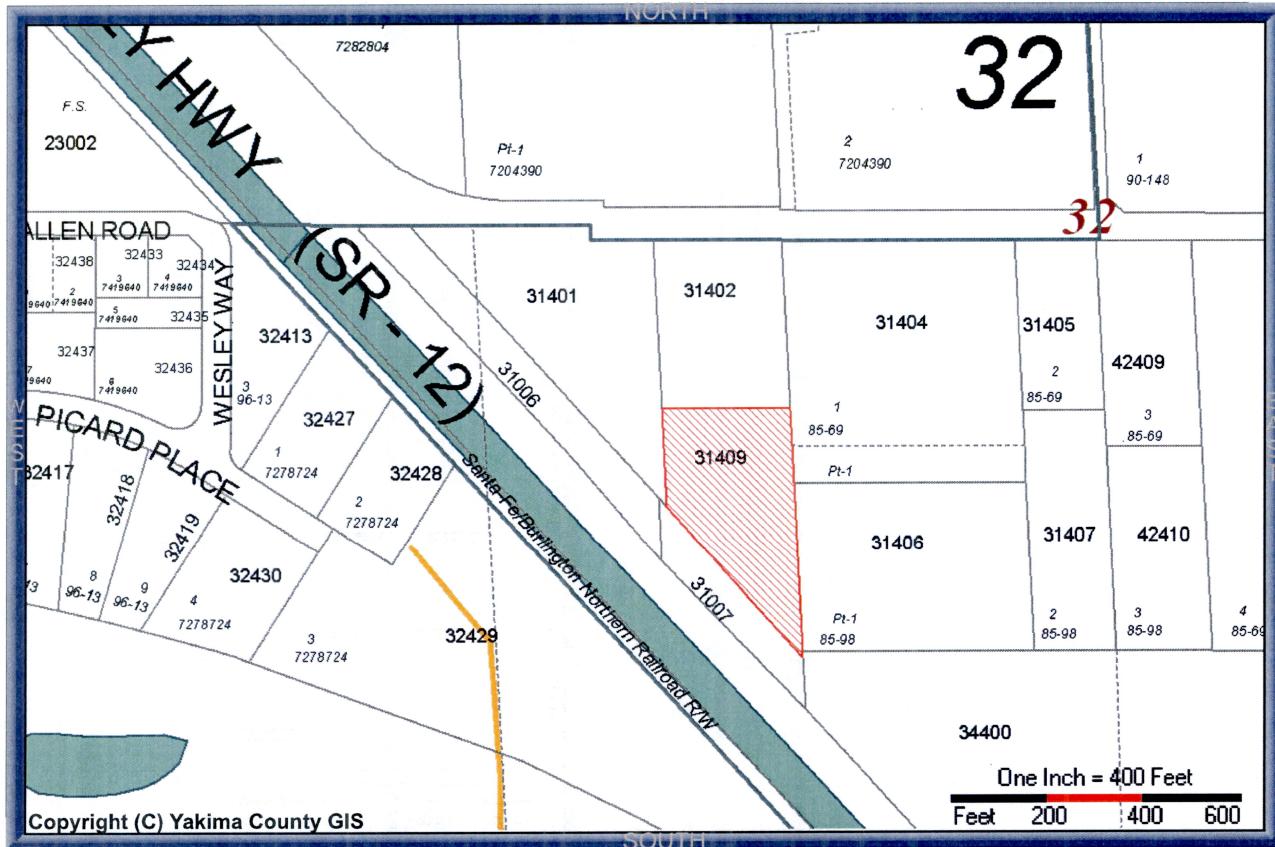
**Residential address of signer**

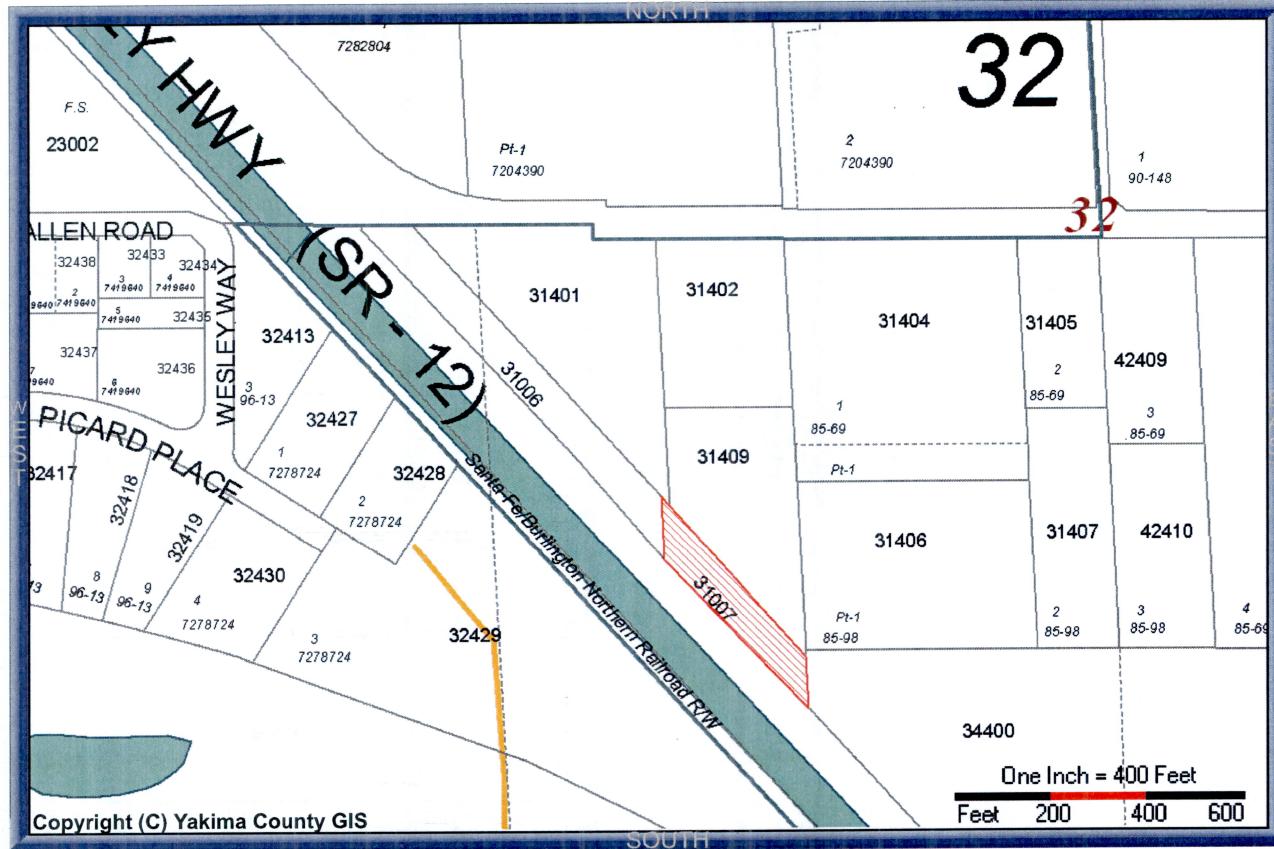
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**Date of signature**

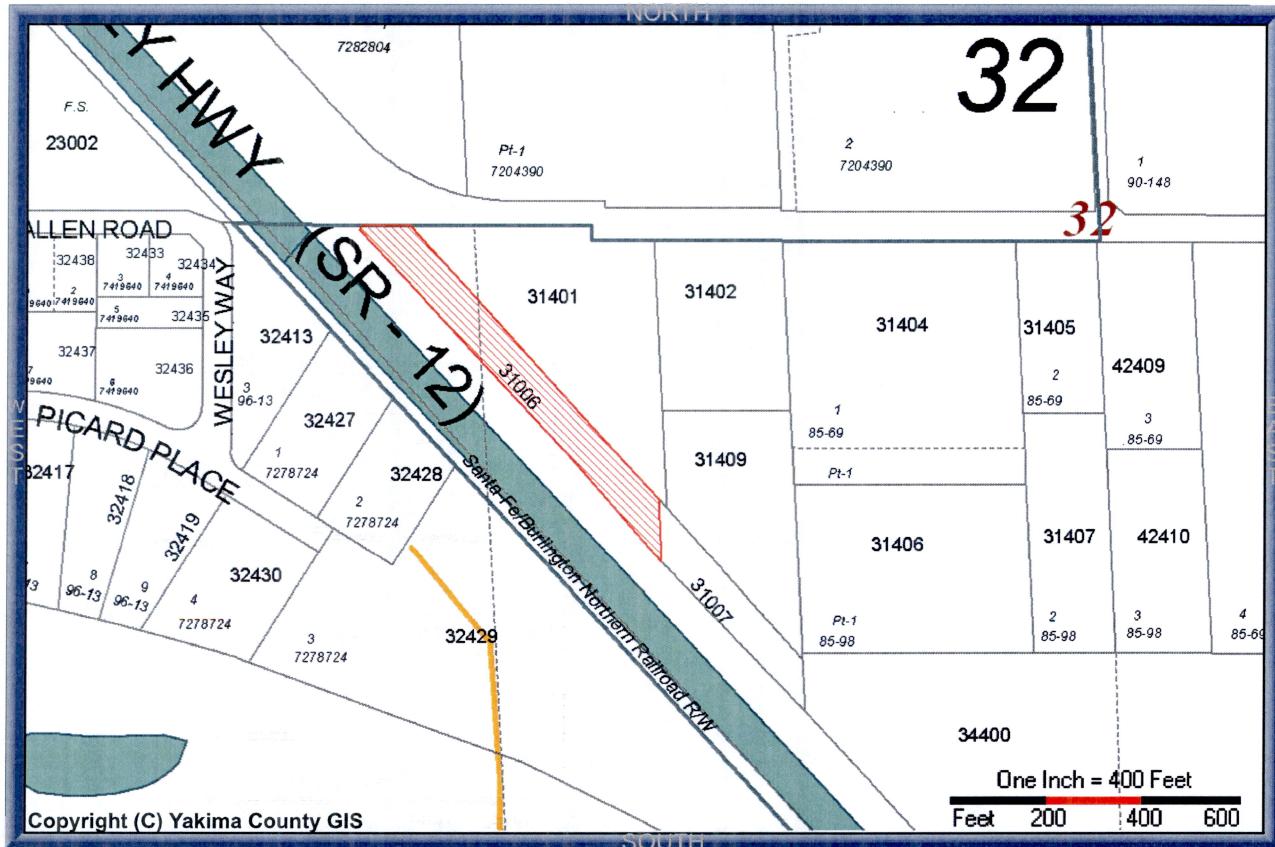


PROPERTY PHOTO		PROPERTY INFORMATION			
		Parcel Address: <b>390 E ALLEN RD, SUNNYSIDE, WA 98944</b> Parcel Owner(s): <b>SALGADOS PROPERTIES LLC</b> Parcel Number: <b>23103231401</b> Parcel Size: <b>3.05 Acre(s)</b> Property Use: <b>11 Single Unit</b>			
TAX AND ASSESSMENT INFORMATION					
Tax Code Area (TCA): <b>463</b>		Tax Year: <b>2021</b>			
Improvement Value: <b>\$50300</b>		Land Value: <b>\$33200</b>			
Current Use Value: <b>\$0</b>		Current Use Improvement: <b>\$0</b>			
New Construction: <b>\$0</b>		Total Assessed Value: <b>\$83500</b>			
OVERLAY INFORMATION					
Zoning: <b>B-2</b>	Jurisdiction: <b>County</b>				
Urban Growth Area: <b>Sunnyside</b>	Future Landuse Designation: <b>(Yakima County Plan 2015)</b>				
FEMA: <a href="#">FEMA Map</a>	FIRM Panel Number: <b>53077C1925D</b>				
LOCATION INFORMATION					
+ Latitude: <b>46° 18' 32.812"</b>	+ Longitude: <b>-119° 58' 21.174"</b>	Range: <b>23</b>	Township: <b>10</b> Section: <b>32</b>		
Narrative Description: <b>PARCEL 1 BOOK L-007278 BROOKWOOD 64X24 SERIAL #MB0869AB</b>					
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					





PROPERTY PHOTO		PROPERTY INFORMATION			
		Parcel Address: HWY 12/ALLEN RD, WA			
Parcel Owner(s): SALGADOS PROPERTIES LLC					
Parcel Number: <a href="#">23103231007</a>		Parcel Size: 0.8 Acre(s)			
Property Use: 99 Other Undeveloped Land					
TAX AND ASSESSMENT INFORMATION					
Tax Code Area (TCA): <a href="#">463</a>		Tax Year: 2021			
Improvement Value: \$0		Land Value: \$1900			
Current Use Value: \$0		Current Use Improvement: \$0			
New Construction: \$0		Total Assessed Value: \$1900			
OVERLAY INFORMATION					
Zoning: B-2	Jurisdiction: County				
Urban Growth Area: Sunnyside	Future Landuse Designation: (Yakima County Plan 2015)				
FEMA: <a href="#">FEMA Map</a>	FIRM Panel Number: 53077C1925D				
LOCATION INFORMATION					
+ Latitude: 46° 18' 26.911"	+ Longitude: -119° 58' 16.587"	Range: 23 Township: 10 Section: 32			
Narrative Description: TH PT OF VAC RD LY S OF LOT 3 OF SPL-72					
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					



PROPERTY PHOTO		PROPERTY INFORMATION			
		Parcel Address: <b>YAKIMA VALLEY HWY, WA</b> Parcel Owner(s): <b>SALGADOS PROPERTIES LLC</b> Parcel Number: <b>23103231006</b>   Parcel Size: <b>1.64 Acre(s)</b> Property Use: <b>99 Other Undeveloped Land</b>			
<b>TAX AND ASSESSMENT INFORMATION</b>					
Tax Code Area (TCA): <b>463</b>		Tax Year: <b>2021</b>			
Improvement Value: <b>\$0</b>		Land Value: <b>\$5900</b>			
CurrentUse Value: <b>\$0</b>		CurrentUse Improvement: <b>\$0</b>			
New Construction: <b>\$0</b>		Total Assessed Value: <b>\$5900</b>			
<b>OVERLAY INFORMATION</b>					
Zoning: <b>B-2</b>	Jurisdiction: <b>County</b>				
Urban Growth Area: <b>Sunnyside</b>	Future Landuse Designation: <b>(Yakima County Plan 2015)</b>				
FEMA: <a href="#">FEMA Map</a>	FIRM Panel Number: <b>53077C1925D</b>				
<b>LOCATION INFORMATION</b>					
+ Latitude: <b>46° 18' 31.682"</b>	+ Longitude: <b>-119° 58' 22.829"</b>	Range: <b>23</b> Township: <b>10</b> Section: <b>32</b>			
Narrative Description: <b>TH PT OF VAC CO RD THRU N1/2 SW1/4 LYSW'LY OF A LN 139 FT NE'LY OF LE LN OF SR-12 SURVEY SULPHUR CR TO STOVER RD &amp; 50 FT NE'LY OF LE LN &amp; W'LY OF A LN &gt;270 FT W OF E LN OF W1/2 NE1/4 SW1/4</b>					
<b>DISCLAIMER</b>					
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 D.**

Sunnyside Sun 2021, Yakima County Legal Newspaper

## Affidavit of Publication

**NOTICE OF PUBLIC  
HEARING  
SUNNYSIDE CITY COUNCIL  
MONDAY, JANUARY 25,  
2021  
6:30 PM**

**NOTICE IS HEREBY GIVEN**  
that two public hearings before the  
Sunnyside City Council will be held  
virtually at the above date and time  
to receive comments and recom-  
mendations concerning the accep-  
tance of the annexation of certain  
properties described below, contig-  
uous to the boundaries of Sunny-  
side by the means of petition:

1. Approximately 7.82 acres located in the vicinity of 390 Allen Road described as Lot 3 of SP L-72; together with that portion of the vacated Road lying South of Lot 3 of Short Plat L-72; Together with Parcel 1 of Book L-0072; Together with that Portion of vacated County Road thru North 1/2 of the Southwest Quarter, lying southwesterly of a line 139 FT Northeasterly of the LE line of SR-12 Survey Sulphur Cr to Stover Road; 50 FT Northeasterly of LE Line; Westerly of a line 270 feet west of the East line the West 1/2 of the Northeast Quarter of the Southwest Quarter and that portion of Yakima Valley Hwy located between E. Allen Road and E. Alexander Road. Tax Parcels: 231032-31409, 231032-31401, 231032-31007, 231032-31006 and Yakima Valley Highway. Applicant: Hector Salgado

STATE OF WASHINGTON

ss.

## County of Yakima

Debbie Guerrero, being first duly sworn on oath deposes and says that she is the Office Manager of the SUNNYSIDE SUN, a weekly newspaper.

That said newspaper is a legal newspaper, published in the English language continually as a weekly newspaper in the city of Sunnyside, YAKIMA County, Washington, and it is now and during all of said time printed in an office maintained at the aforesaid place of publication of said newspaper, and that the said Sunnyside Sun was on the 4th Day of April, 1969 approved as a legal newspaper by the Superior Court of said Yakima County.

That the annexed is a true copy of a LEGAL PUBLICATION –  
City of Sunnyside  
Public Hearing, 1/25

published in regular issues (and not in supplemental forms) of said newspaper once each week for a period of 1 consecutive issue(s) commencing 01/13/21 and ending on 01/13/21, both dates inclusive, and that such newspaper was regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the sum of \$76.13, amount has been paid in full, at the rate of \$7.25 per column inch per insertion.

Debbie Ceccarelli

Subscribed and sworn to before me 11/14/2021

Subscribed and sworn to before me John Doe

Notary Public in and for the State of Washington

01/14/21 08:07

## AFFIDAVIT CONT.

2. Approximately 12.46 acres located on the south side of the Emerald Road, 1,000 feet west of Midvale Road described as that Portion of Northeast Quarter of the Northeast Quarter of Section 2, Township 9, Range 22, Lying West of the Waste Drain. Tax Parcel: 22090211010. Applicant: Bruce and Sharon Paul

These requests requires that the City Council hold open record public hearings, that will be held virtually, and are scheduled for **January 25, 2021 at 6:30 p.m.**, Those persons wishing to comment on these actions may participate via Zoom, submit written comments via email to comments@sunnyside-wa.gov or mail to the City Clerk at 818 E. Edison Avenue, Sunnyside, WA, 98944, which must be received

by 4 PM on **January 25, 2021 at 6:30 p.m.** The file on the above application is available for review by the public online.

Certified for publication by:  
Mike Shuttleworth, Planning & Community Development Supervisor

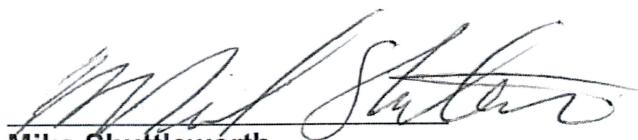
PUBLISH: SUNNYSIDE SUN  
January 13, 2021



## AFFIDAVIT OF LAND USE NOTICE POSTING

I hereby certify, under penalty of perjury, that on the 13<sup>th</sup> day of January, 2021, I observed that the subject properties were posted with three land use signs describing the notice of a the City Council hearing to consider annexation for the Hextor Salgado annexation found on approximately 7.82 acres located in the vicinity of 390 Allen Road described as Lot 3 of SP L-72; together with that portion of the vacated Road lying South of Lot 3 of Short Plat L-72; Together with Parcel 1 of Book L-0072; Together with that Portion of vacated County Road thru North 1/2 of the Southwest Quarter, lying southwesterly of a line 139 FT Northeasterly of the LE line of SR-12 Survey Sulphur Cr to Stover Road; 50 FT Northeasterly of LE Line; Westerly of a line 270 feet west of the East line the West 1/2 of the Northeast Quarter of the Southwest Quarter and that portion of Yakima Valley Hwy located between E. Allen Road and E. Alexander Road. Tax Parcels: 231032-31409, 231032-31401, 231032-31007, 231032-31006 and Yakima Valley Highway

Signed this 13<sup>th</sup> day of January, 2021 in Sunnyside, Washington.



Mike Shuttleworth  
Community Development Supervisor

**SUNNYSIDE CITY COUNCIL REGULAR MEETING**  
**Meeting Minutes**  
**January 25, 2021**

**This meeting was held via an online conference application per Governors Proclamation 20-28.**

**CALL TO ORDER – ROLL CALL**

COUNCIL	PRESENT	ABSENT	STAFF	PRESENT	ABSENT
Mayor Guerrero	X		City Manager Casey	X	
Deputy Mayor Stremler	X		City Clerk Renteria	X	
Councilor Farmer	X		Finance Director Alba	X	
Councilor Henry	X		Fire Chief Anderson	X	
Councilor Restucci	X		Police Chief Escalera	X	
Councilor Hicks	X		Public Works Dir. Fisher	X	
Councilor Broersma	X				

**AMERICAN HEART MONTH PROCLAMATION**

**1. SCHEDULED PUBLIC COMMENTS**

**2. CONSENT AGENDA:**

- A. Approve Payroll Voucher numbers 118860 through 118868 and wire transfer(s) as listed for \$436,549.94 for the period ending on January 10, 2021.
- B. Claim Vouchers:
  - 1) Approve Claim Voucher numbers 100530 through 100581 and wire transfer(s) as listed for \$104,376.42 for the period ending on January 13, 2021.
  - 2) Approve Claim Voucher numbers 100582 through 100597 and wire transfer(s) as listed for \$61,281.77 for the period ending on January 13, 2021.
  - 3) Approve Claim Voucher numbers 100598 through 100631 wire transfer(s) as listed for \$407,045.25 for the period ending on January 20, 2021.
  - 4) Approve Claim Voucher numbers 100632 through 100646 wire transfer(s) as listed for \$546,286.31 for the period ending on January 20, 2021.

**MOTION by Councilor Restucci, seconded by Councilor Broersma to approve the consent agenda as presented.**

**MOTION CARRIED with 7 YES votes and 0 NO votes.**

**3. ACTIVE AGENDA:**

**A. Hector Salgado Annexation Clarification Public Hearing**

*(Notice published – January 13, 2021)*

Receive public comment on the Hector Salgado Annexation Clarification.

**6:43 PM** Mayor Guerrero read the appearance of fairness into the record, hearing no objection the public hearing was opened.

No public comments received.

No Council comments received.

**6:45 PM** There being no further comments, the public hearing was adjourned.

**B. Hector Salgado Annexation Clarification**

Consider approving a Resolution authorizing the annexation of the subject property known as the Salgado Annexation and proposed B-2 General Commercial Zoning and directing staff to submit the annexation to the Yakima County Boundary Review Board.

**MOTION by Councilor Henry, seconded by Councilor Broersma to approve a Resolution authorizing the annexation of the subject property known as the Salgado Annexation and proposed B-2 General Commercial Zoning and directing staff to submit the annexation to the Yakima County Boundary Review Board.**

**MOTION CARRIED with 7 YES votes and 0 NO votes.**

**C. Bruce and Sharon Paul Annexation Clarification Public Hearing**

*(Notice published – January 13, 2021)*

Receive public comment on the Bruce and Sharon Paul Annexation Clarification.

**6:49 PM** Mayor Guerrero read the appearance of fairness into the record, hearing no objection the public hearing was opened.

No public comments received.

No Council comments received.

**6:50 PM** There being no further comments, the public hearing was adjourned.

**D. Bruce and Sharon Paul Annexation Clarification**

Consider approving a Resolution authorizing the annexation of the subject property known as the Paul Annexation and proposed M-1, Industrial Zoning, and directing staff to submit the annexation to the Yakima County Boundary Review Board.

**MOTION by Councilor Hicks, seconded by Councilor Henry to approve a Resolution authorizing the annexation of the subject property known as the Paul Annexation and proposed M-1, Industrial Zoning, and directing staff to submit the annexation to the Yakima County Boundary Review Board.**

**MOTION CARRIED with 7 YES votes and 0 NO votes.**

**E. Lincoln Avenue Rezone Application**

Consider adopting an Ordinance to rezone Parcel 231031-12002 to R-3, High-Density Residential and B-2, General Commercial.

**MOTION by Councilor Henry, seconded by Councilor Restucci to adopt an Ordinance to rezone Parcel 231031-12002 to R-3, High-Density Residential and B-2, General Commercial.**

**MOTION CARRIED with 7 YES votes and 0 NO votes.**

**4. ITEMS FROM COUNCIL MEMBERS:**

**A. Mayor's Appointment(s) for Boards and Commissions**

**B. Council Request Status Report**

**C. Other reports, announcements, and/or questions by Council**

- Deputy Mayor Stremler asked about having in person meetings. Mayor Guerrero reminded him of the directives from Governor Inslee's office and guidance from MRSC.
- Councilor Farmer shared that a Yakima County official advised that although it's technically not allowed the Council still could vote to meet in person. Requested an update on the nuisance house on the corner of 11<sup>th</sup> and Harrison. Reported that he received email from business owner next to the City parking lot having issues with homeless campers. City Manager Casey provided an update.
- Councilor Broersma agreed with the value of meeting in person safely and asked to be excused for the February meetings in case he is unable to attend while traveling due to poor internet connection.
- Mayor Guerrero provided an update of his weekly meetings.

**WITHOUT OBJECTION Councilor Broersma was excused from the February meetings.**

D. Upcoming Council Meetings:

- 1) Tuesday, January 26, 2021 Special Meeting
- 2) Monday, February 1, 2021 Workshop
- 3) Monday, February 8, 2021 Regular Meeting

**5. ITEMS FROM CITY MANAGER AND DEPARTMENT HEADS**

**CITY MANAGER – MARTIN CASEY**

- Provided an update on COVID-19, CARES Act, AWC City Action Days.

**WITHOUT OBJECTION** Mayor Guerrero and City Manager Casey will attend the virtual AWC City Action Days.

**PUBLIC WORKS DEPARTMENT – SHANE FISHER**

- Provided an update on downtown tree removal.

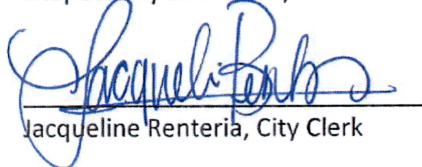
**FINANCE DEPARTMENT – ELIZABETH ALBA**

- Provided an update on her absence, wrapping up 2020 items, and budget amendment #1 is being worked on by Delilah Saenz.

**6. ADJOURN**

There being no further business to come before Council and without objection, Mayor Guerrero adjourned the meeting at 7:32 PM.

Respectfully submitted,

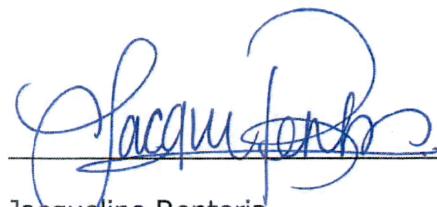


Jacqueline Renteria, City Clerk

CITY OF SUNNYSIDE, WASHINGTON  
RESOLUTION CERTIFICATION

I, Jacqueline Renteria, am appointed by the Mayor of Sunnyside as the City Clerk. I am the custodian of the City's records and I am authorized to make certified copies of official records. I do hereby certify under penalty of perjury that the attached Resolution 2021-02 authorizing the Petition for Annexation submitted Hector Salgado for Parcel Nos. 23103231409, 23103231401, 23103231007 and 23103231006 that are contiguous to the City of Sunnyside and providing for the transmittal of said petition to the Yakima County Boundary Review Board for a 45-day review prior to taking final action, is a certified copy of an official record maintained by the City of Sunnyside and is an exact, complete, and unaltered photocopy of such official record.

Dated: February 11, 2021



\_\_\_\_\_  
Jacqueline Renteria  
City Clerk

**RESOLUTION 2021 - 02**

**A RESOLUTION OF THE CITY OF SUNNYSIDE, WASHINGTON,  
AUTHORIZING THE PETITION TO ANNEX PROPERTIES KNOWN AS THE  
HECTOR SALGADO ANNEXATION THAT IS CONTIGUOUS TO THE CITY OF  
SUNNYSIDE AND PROVIDING FOR TRANSMITTAL OF SAID PETITION TO  
THE YAKIMA COUNTY BOUNDARY REVIEW BOARD FOR A 45-DAY REVIEW  
PRIOR TO TAKING FINAL ACTION**

**WHEREAS**, the City of Sunnyside, Washington received a petition for annexation of certain real property, Yakima County Assessor's Parcel Nos. 231032-31409, 231032-31401, 231032-31007 and 231032-31006, commonly known as the Hector Salgado Annexation, pursuant to RCW 35A.14.120, a legal description of which is attached hereto as Exhibit "A"; and

**WHEREAS**, prior to filing of said petition, the City Council had indicated a tentative approval of said annexation; and

**WHEREAS**, the Planning Commission has held a public hearing pursuant to published notice and has recommended approval of the annexation, and recommended that the property be zoned B-2, General Commercial; and

**WHEREAS**, the owners of the subject area proposed for annexation have requested a zoning designation of B-2, General Commercial, with proposed development pursuant to B-2, General Commercial standards; and

**WHEREAS**, the City Council has held an open record public hearing on January 25, 2021 considering the record herein and the recommendations of the Sunnyside Planning Commission concerning the proposed annexation; and

**WHEREAS**, the City Council finds and determines as follows:

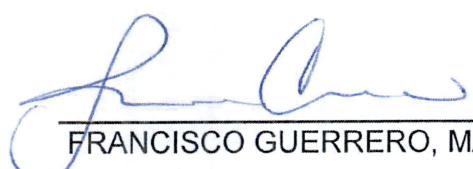
- (a) The City Council has jurisdiction to determine all matters and issues herein.
- (b) All procedures and requirements of law and the Sunnyside Municipal Code have been performed and satisfied regarding such proposed annexation.
- (c) The annexation of the proposed property into the City of Sunnyside of Sunnyside is in the best interest of residents of the City of Sunnyside, and the proposed B-2, General Commercial zoning is consistent with the Comprehensive Plan of the City of Sunnyside.
- (d) Approval of such annexation will promote the general health, safety and welfare and will preserve the existing neighborhood and promote quality of life and quiet enjoyment of the residents in the subject area;

**WHEREAS**, The City Council, having made the above findings, determines that such property should be annexed to the City of Sunnyside with a zoning of B-2, General Commercial, and that the Comprehensive Plan and Zoning map of the City of Sunnyside should be amended accordingly and as necessary.

**WHEREAS**, Prior to the City Council taking final action on this annexation, the "Notice of Intention" is to be completed by an elected official or employee of the governmental jurisdiction that is seeking the boundary change action or the proponent in the case of incorporation or formation and submitted to the Yakima Boundary Review Board for a 45-day review period.

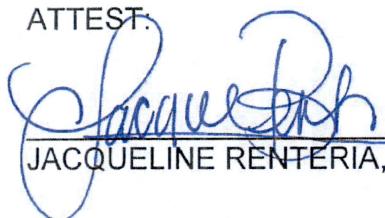
**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SUNNYSIDE, WASHINGTON**, that the Notice of Intention to annex property be completed by the Planning and Community Development Supervisor of the City of Sunnyside and thereafter forwarded to the Yakima Boundary Review Board for a 45-day review period:

PASSED this 25th day of January, 2021.



FRANCISCO GUERRERO, MAYOR

ATTEST:



JACQUELINE RENTERIA, CITY CLERK

## EXHIBIT A

Beginning at the point of intersection of the Northeast corner Lot 3 of Short Plat 96-013 in the Southwest Quarter of Section 32 Township 10 Range 23 and the Southerly right of way line of Burlington Northern Railroad, said point being on the City Limits of the City of Sunnyside, Washington as established by Ordinance 1972 recorded under Yakima County Auditor Fee Number 7105627;

Thence south and east along said Southerly right of way line of Burlington Northern Railroad to a point on the that is the Northwest corner of the City of Sunnyside Annexation under Ordinance 2010-30, recorded under Auditor Fee Number 7726799, Washington State Boundary Review Board for Yakima County file number 10-010;

Thence Easterly along said north line of the City of Sunnyside Annexation under Ordinance 2010-30 to its intersection with the North right of way line for East Alexander Road;

Thence north and west along said north line of the right of way line for East Alexander Road to its intersection with the northerly right of way line of Yakima Valley Highway;

Thence north and west along said northerly right of way line of Yakima Valley Highway to the South line the City Limits of the City of Sunnyside, Washington as established by Ordinance 1972 recorded under Yakima County Auditor Fee Number 7105627;

Thence westerly along said south line to the point of beginning.

Together with Lot 3 of SP L-72;

Together with that portion of the vacated Road lying South of Lot 3 of Short Plat L-72;

Together with Parcel 1 of Book L-0072;

Together with that Portion of vacated County Road thru North 1/2 of the Southwest Quarter, lying southwesterly of a line 139 FT Northeasterly of the LE line of SR-12 Survey Sulphur Cr to Stover Road; 50 FT Northeasterly of LE Line; Westerly of a line 270 feet west of the East line the West 1/2 of the Northeast Quarter of the Southwest Quarter.