Office of the City Clerk
818 East Edison Avenue
Sunnyside, Washington 98944
Office (509)836-6310, Fax (509)837-3294

I, **Delilah Saenz**, City Clerk for the City of Sunnyside, Washington, DO HEREBY CERTIFY, the attached to be a true and correct copy of the original:

**ORDINANCE 2012 - 03**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUNNYSIDE, WASHINGTON, ANNEXING CERTAIN PROPERTY TO THE CITY OF SUNNYSIDE, AMENDING COMPREHENSIVE PLAN AND ZONING SAID PROPERTY "West Sunnyside Business Park Annexation"**

The original document is on file in the office of the City Clerk, City of Sunnyside located at 818 E. Edison Avenue, Sunnyside, WA 98944.

DELILAH SAENZ, CITY CLERK

DATED: January 24, 2012

ORIGINAL

**ORDINANCE 2012 - 03**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUNNYSIDE, WASHINGTON, ANNEXING CERTAIN PROPERTY TO THE CITY OF SUNNYSIDE, AMENDING COMPREHENSIVE PLAN AND ZONING SAID PROPERTY "West Sunnyside Business Park Annexation"**

**WHEREAS,** the City of Sunnyside has received a Petition for Annexation of property into the City of Sunnyside, identified as the "West Sunnyside Business Park Annexation;" and

**WHEREAS,** the documentation filed is in proper form and a Notice of Intention has been submitted to and approved by the Washington State Boundary Review Board for Yakima County, which approval was granted by Order of the Board on December 1, 2011, and which approval included Yakima County Assessor's Parcel Numbers shown on Exhibit "A".

**WHEREAS,** the Planning Commission has held a public hearing pursuant to published notice on March 15, 2011 and has recommended approval of the annexation, and recommended that the zoning be B-2, General Commercial, URA - Urban Residential Agricultural, R-1, Low-Density Residential and M-1, Light Industrial, and that the City of Sunnyside Comprehensive Plan and Zoning Map be amended accordingly; and

**WHEREAS,** the City Council has held an open record hearing pursuant to Title 19 of the Sunnyside Municipal Code on January 23, 2012 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 is in the best interests of residents of the City of Sunnyside, and the proposed 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

**WHEREAS,** the City Council, having made the above findings, determines that such property should be annexed to the City of Sunnyside for Parcel Numbers shown on Exhibit "A" and the zoning should be B-2, General Commercial, URA - Urban Residential Agricultural, R-1, Low-Density Residential and M-1, Light Industrial and that the Comprehensive Plan and the Zoning Map of the City of Sunnyside should be amended accordingly and as necessary.

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

**Section 1.** That the property of the "West Sunnyside Business Park Annexation," consisting of twenty-six (26) parcels totaling 248.47 acres, commonly known as Yakima County Assessor's Parcel Numbers shown on Exhibit "A" and legally described in Exhibit "A" and shown on the map attached hereto as Exhibit "B," incorporated herein by this reference, is hereby annexed to the City of Sunnyside.

**Section 2.** That all of the property within the territory herein annexed shall be assessed and taxed at the same rate and on the same basis as other property within the City of Sunnyside for any outstanding indebtedness of the City of Sunnyside, including assessments and taxes in payment of any bonds issued or debts contracted prior to or existing on the date hereof.

**Section 3.** That the property subject to this annexation shall be, and the same hereby is, zoned B-2, General Commercial, URA - Urban Residential Agricultural, R-1, Low-Density Residential and M-1, Light Industrial, and that the Zoning Map of the City of Sunnyside shall be amended to reflect the same, together with appropriate designation and amendment of the City of Sunnyside Comprehensive Plan as necessary.

**Section 4.** That the City Manager or his designee is hereby authorized and directed to notify the Washington Utilities and Transportation Commission, together with utility providers, of this annexation, and to approve, on behalf of the City of Sunnyside, an appropriate transition franchise agreement with any existing utility provider for the property subject to this annexation.

**Section 5.** This Ordinance shall be effective January 30, 2012 or five days after passage, approval and publication as required by law, whichever later occurs, and a copy of this Ordinance shall be filed with the Yakima County Commissioners and with the Yakima County Auditor, and with other appropriate entities with jurisdiction.

**PASSED** this 23rd day of January, 2012.

MIKE FARMER, MAYOR

**ATTEST:**

DELILAH SAENZ, CITY CLERK

**APPROVED AS TO FORM:**

MENKE JACKSON BEYER EHLIS & HARPER, LLP
Attorneys for the City of Sunnyside

Exhibit "A"

LIST OF PARCELS PROPOSED FOR ANNEXATION
CITY OF SUNNYSIDE / WEST SUNNYSIDE BUSINESS PARK ANNEXATION
BRB 2011-006

| PARCEL NO. | SIZE (IN ACRE) | ASSESSED VALUE | TAXABLE VALUE |
|---|---|---|---|
| 221026-12006 | 2.11 | $45,900 | $45,900 |
| 221026-12007 | 2.91 | $198,500 | $198,500 |
| 221026-12008 | 14.04 | $305,700 | $305,700 |
| 221026-12411 | 2.88 | $228,800 | $228,800 |
| 221026-21002 | 5.49 | $187,550 | $110,984 |
| 221026-21003 | 10.96 | $136,100 | $136,100 |
| 221026-21004 | 2.57 | $93,750 | $93,750 |
| 221026-21401 | 3.14 | $130,600 | $130,600 |
| 221026-21402 | 1.65 | $135,150 | $135,150 |
| 221026-22001 | 9.12 | $73,150 | $73,150 |
| 221026-22002 | 6.27 | $36,350 | $36,350 |
| 221026-22003 | 14.76 | $73,350 | $73,350 |
| 221026-22004 | 0.33 | $21,200 | $21,200 |
| 221026-22005 | 1.57 | $27,650 | $27,650 |
| 221026-22006 | 1.88 | $27,950 | $27,950 |
| 221026-24002 | 6.83 | $175,050 | $175,050 |
| 221027-11013 | 3.17 | $16,850 | $16,850 |
| 221027-11403 | 1.25 | $70,300 | $70,300 |
| 221027-11404 | 10.84 | $27,100 | $27,100 |
| 221027-12006 | 75.44 | $364,000 | $0 |
| 221027-21001 | 7.58 | $35,100 | $0 |
| 221028-11002 | 3.68 | $9,200 | $0 |
| 221028-11003 | 34.55 | $86,400 | $0 |
| 221028-12001 | 21.45 | $53,650 | $0 |
| 221028-12004 | 0.4 | $115,750 | $0 |
| 221028-12006 | 3.6 | $9,000 | $0 |
| TOTAL | 248.47 | $2,684,100 | $1,934,434 |

Exhibit "A"

GSE
Gray Surveying & Engineering, Inc.

- Land Surveying
- Civil Engineering
- Land Use Planning
- Geotechnical Engineering
- Project Management
- Construction Inspection
- Construction Staking
- Materials Testing

# CITY OF SUNNYSIDE
## ANNEXATION DESCRIPTION

Those portions of Sections 26, 27 and 28 of Township 10 North, Range 22 East, W.M., described as follows:

Beginning at the northwest corner of Lot 2 of short plat recorded under Auditor's File No. 7033100, which is on the southerly right of way line of the county road (Outlook Road);
Thence southerly along the west line of said Lot 2 to the northwest corner of Lot 1 of Short Plat 81-77;
Thence easterly along the north line of said Lot 1 to the northeast corner of said Lot 1;
Thence southerly along the east line of said Lot 1 to the southeast corner thereof'
Thence westerly along the south line of said Lot 1 to the southwest corner thereof;
Thence southerly along the west line of said Lot 1, extended southerly to the northerly right of way line of the county road (Yakima Valley Highway);
Thence westerly along said north right of way line to the east line of the Northwest Quarter of said Section 26;
Thence southerly along the east line of said northwest quarter to the southerly right of way line of the Northern Pacific Railroad;
Thence westerly along said railroad right of way line to the west line of the East Half of the Southeast Quarter of the Northwest Quarter of said Section 26;
Thence southerly along said west line to the north line of the Snipes Mountain Lateral;
Thence westerly along the north line of said Snipes Mountain Lateral to the east line of the West 362 feet of the West Half of the Southeast Quarter of the Northwest Quarter of said Section 26;
Thence northerly along the east line of the west 362 feet of said subdivision to the north right of way line of the county road (Yakima Valley Highway);
Thence westerly along said north right of way line to the east line of the Snipes Mountain Lateral;
Thence northerly along said east right of way line to the south right of way line of the county road (Outlook Road), said point being the northwest corner of Parcel "F", as shown and described on that certain Record of Survey filed under Auditor's File No. 7172765;
Thence easterly along and following the northern sides of said Parcel "F" to the west line of Parcel "D", as shown and described on that certain Record of Survey filed under Auditor's File No. 7454260;
Thence northerly along the west line of said parcel "D" to northwest corner of said Parcel "D" ;
Thence easterly along said north line and the south right of way line of the county road (Outlook Road) to the northwest corner of Parcel "A", as shown and described on that certain Record of Survey filed under Auditor's File No. 7454260;
Thence easterly along and following the northern sides of said Parcel "A" to the northeast corner of said Parcel "A", which is an intersection of the southerly right of way line of the county road (Outlook Road) and the west line of the Northeast Quarter of the Northeast Quarter of said Section 27;

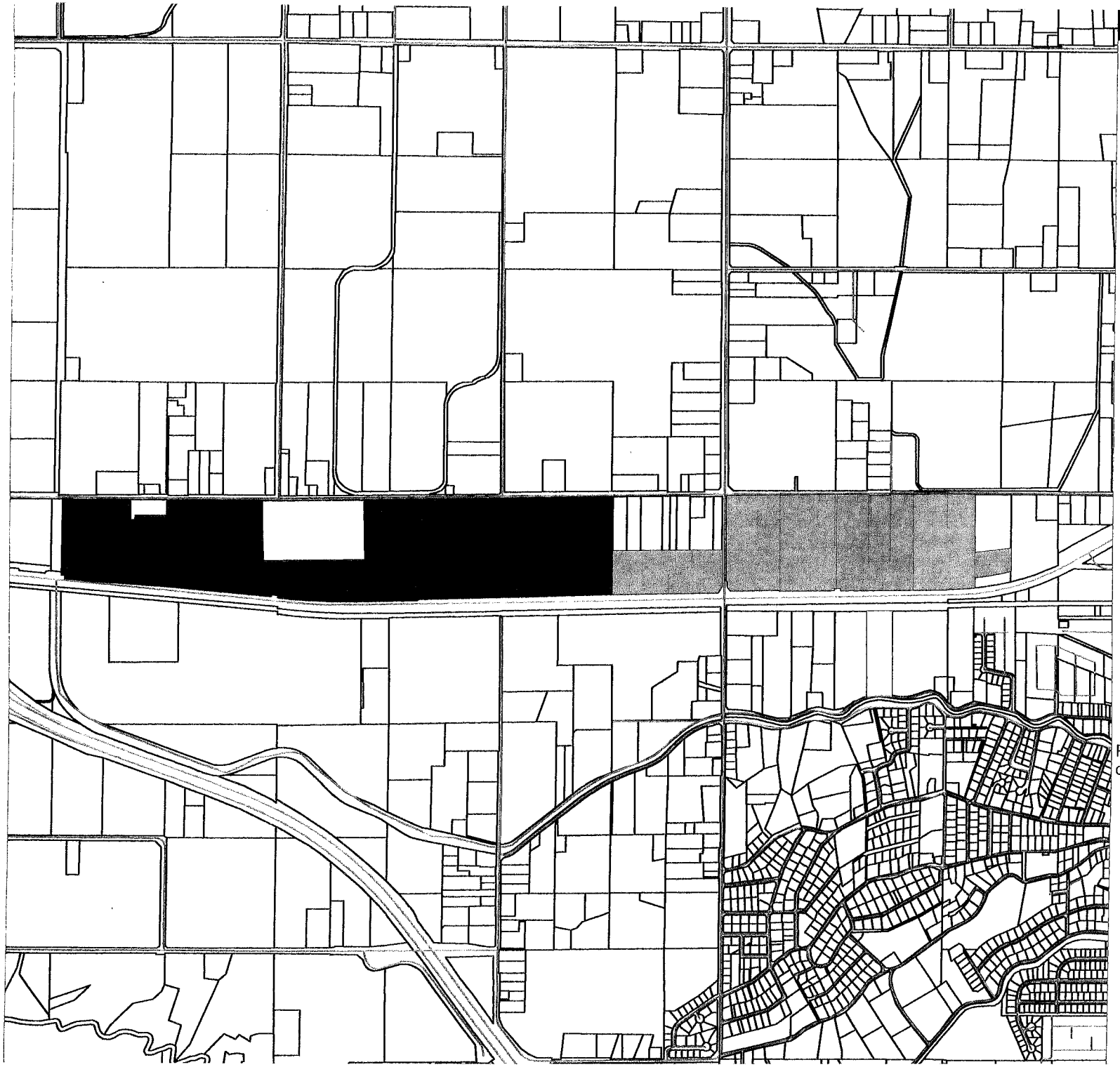
*2706 River Road P.O. Box 510*
*Yakima, Washington, USA 98907*
*Voice (509) 575-6434 Fax (509) 575-1294*
*www.grayse.gs*

Exhibit "A"

Thence southerly along the west line of said subdivision to the northwest corner of Lot 2 of Short Plat recorded under Auditor's File No. 7631334;
Thence easterly along the north line of said short plat to the southeast corner of Lot 2 of Short Plat 88-165;
Thence northerly along the east line of Lot 2 of said Short plat 88-165 to the south right of way line of the county road (Outlook Road);
Thence easterly along said right of way line to the northwest corner of Lot 2 of Short plat recorded under Auditor's File No. 7033100 and the point of beginning.

6-26-11

DOUGLAS S. GRAY
STATE OF WASHINGTON
16969
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 5-23-12



YAKIMA COUNTY

GEOGRAPHIC INFORMATION SERVICES

# Exhibit "B"

R-1 Zoning.shp
URA Zoning.shp
B-2 zoningshp
M-1 Zoning.shp
All Roads
Tax Lots

Cities

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

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

0 500 1000 1500 2000 Feet

1"= 1600 feet

SUNNYSIDE

Plot date: Jan 17, 2012;