

ORDINANCE NO. 2016-10

 ORIGINAL

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUNNYSIDE, WASHINGTON, REZONING PROPERTY (APPROX 50 acres) FROM R-3 HIGH DENSITY RESIDENTIAL AND B-2 GENERAL COMMERCIAL TO PUD, PLANNED UNIT DEVELOPMENT FOR GLACIER CANYON LLC

WHEREAS, Glacier Canyon LLC., has submitted an application for change of zone classification for two parcels (Yakima County Assessor's Parcel Numbers 231031-44002 and 43007, which is 50 acres in size, situated within the corporate limits of the City of Sunnyside, generally located near the intersection of Alexander Rd and Hwy 241, legally described as:

The Southeast quarter of the Southeast quarter of Section 31, Township 10 North, Range 23 east W.M., records Yakima County, Washington; Also the East half of the Southwest quarter of the Southeast quarter t part of the Northwest quarter of the Northwest quarter of the Southeast quarter of Section 31, Township 10 North, Range 23 east W.M., records of Yakima County, Washington.

and as shown on the map attached hereto jointly as Exhibit "A" and incorporated herein by this reference; and

WHEREAS, the subject property is currently zoned R-3 High Density Residential and B-2 General Commercial pursuant to Title 17 of the Sunnyside Municipal Code; and

WHEREAS, the Applicant is requesting that the zone classification for the subject property be changed to PUD Planned Unit Development zoning, as set forth in Chapter 17.52 of the Sunnyside Municipal Code; and

WHEREAS, the Planning Commission conducted a public hearing on July 12, 2016, pursuant to notice duly published, to receive public testimony and

evidence concerning such requested rezone, and, having received and considered all testimony and evidence presented, and made recommendation for approval; and

WHEREAS, the City Council has received the recommendation of the Planning Commission, and has held an open record hearing on August 8, 2016 to consider legislative action to effect a zoning district amendment to change the zoning designation of the subject property pursuant to such recommendation and record herein; and

WHEREAS, the City Council has received and reviewed the record of the hearing before the Planning Commission and recommendation therein; and

WHEREAS, the City Council concurs with the findings, conclusions and recommendation of the Planning Commission herein, and;

WHEREAS, the City Council finds and determines that such requested rezone should be approved, and that such approval is in the best interests of residents of the City of Sunnyside and will promote the general health, safety and welfare.

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

Section 1. The zone classification of the subject property, consisting of 50 acres in a two parcels currently described as Yakima County Assessor's

Parcel Number 231031-44002 and 43007 located within and upon the property near the intersection of Alexander Rd and HWY 241, Sunnyside, Washington, all as shown on the map attached hereto as Exhibit "A" and incorporated herein, is hereby changed from R-3, High Density Residential and B-2, General Commercial, to PUD Planned Unit Development all subject to Chapter 17.52 of the Sunnyside Municipal Code.

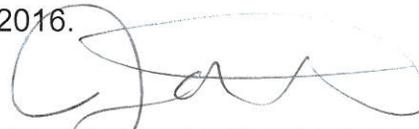
Section 2. The official zoning map of the City of Sunnyside is hereby amended in conformity with this Ordinance, and the Comprehensive Plan of the City of Sunnyside is hereby deemed amended as necessary or appropriate to accomplish the purposes of this Ordinance.

Section 3. Except as amended herein the zoning designations and Comprehensive Plan of the City of Sunnyside shall remain unchanged.

Section 4. Copies of this Ordinance will be provided to all appropriate state and county agencies as required by law.

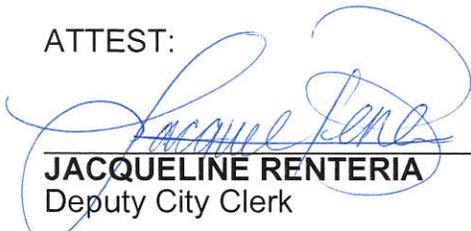
Section 5. This Ordinance shall be in full force and effect five (5) days after passage, approval and publication as required by law.

PASSED this 8th day of August, 2016.



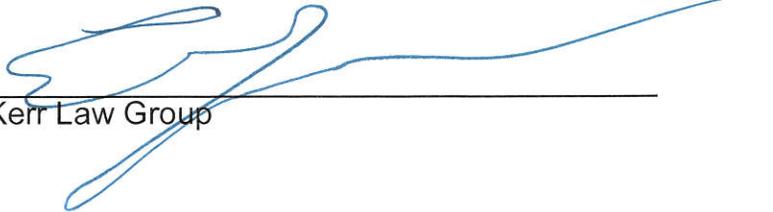
James A Restucci, MAYOR

ATTEST:



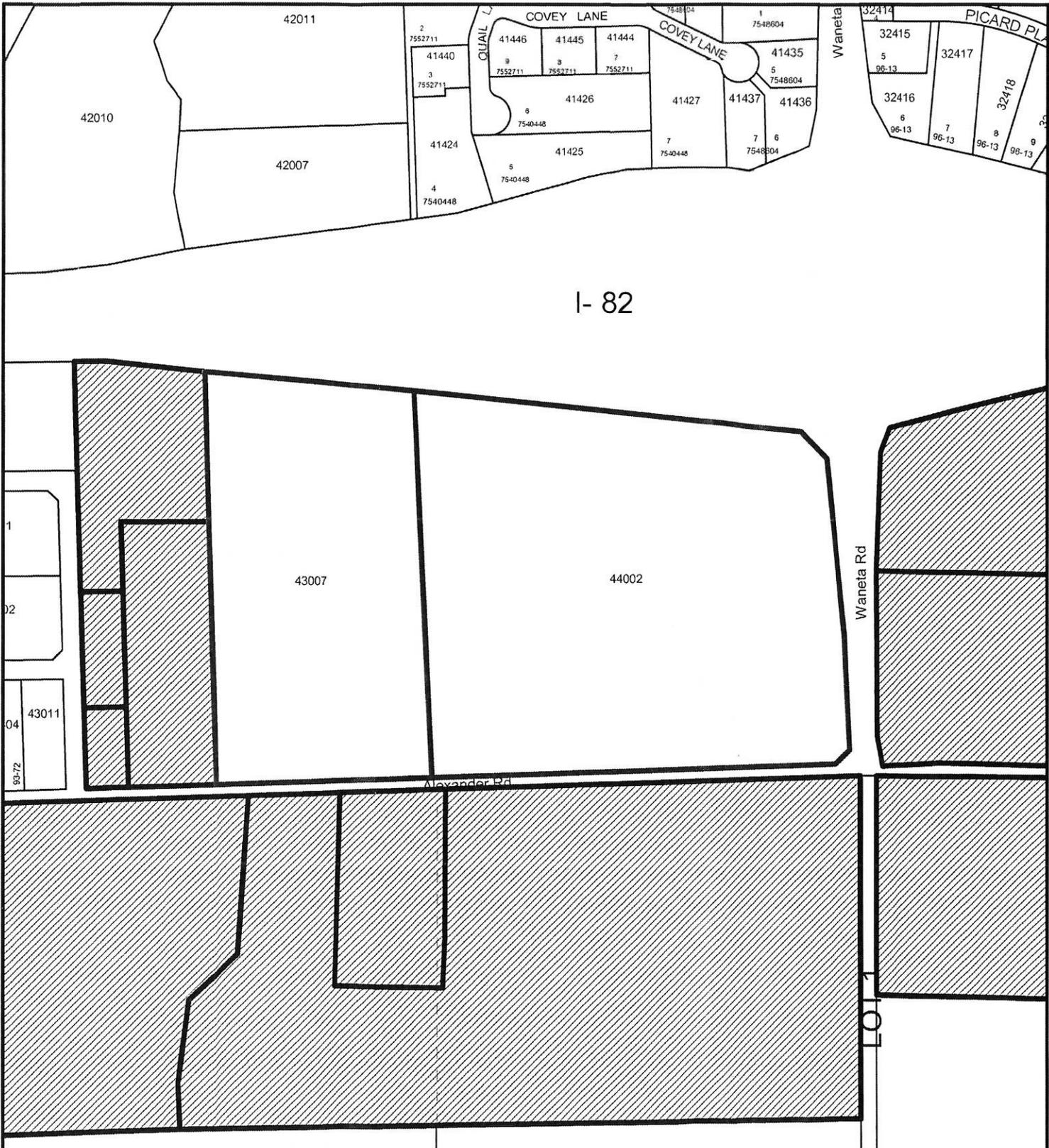
JACQUELINE RENTERIA
Deputy City Clerk

APPROVED AS TO FORM:



A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke extending to the right.

Kerr Law Group



FILE: ZC16-01
NAME: Hospital PUD

Parcels: 231031-43007, 231031-44002,



Subject Parcels



Notified Property Owners
 Within 300 Feet



EXHIBIT A

Mapscale: 1" = 200'
 July 1, 2016

