

ORDINANCE 2013 - 08



**AN ORDINANCE OF THE CITY OF SUNNYSIDE
AMENDING THE CITY'S COMPREHENSIVE PLAN;
AMENDING THE CITY'S DEVELOPMENT
REGULATIONS; UPDATING THE OFFICIAL CITY
ZONING MAP; AND READOPTING THE FUTURE LAND
USE MAP**

WHEREAS, the City of Sunnyside has abated a threat to the public health and safety of the community through the acquisition of a commercial feedlot located within the City limits; and

WHEREAS, the City subsequently received a grant from the Yakima County Development Association to conduct a feasibility study on the redevelopment of this site, commonly known as the West Sunnyside Business Park, for economic development purposes; and

WHEREAS, the City has extended municipal water and sewer service to the site; and

WHEREAS, the City has approved an application to annex property within its Urban Growth Area, which includes the West Sunnyside Business Park; and

WHEREAS, it is the intent of the City to actively market parcels within the West Sunnyside Business Park for redevelopment with uses that create jobs, add to the tax base of the community, and otherwise enhance the local economy; and

WHEREAS, the City Planning Commission has reviewed and recommended to the City Council amendments to the City's Comprehensive Plan and Development Regulations that would promote the preparation of a master plan to guide the redevelopment and reuse of the West Sunnyside Business Park; and

WHEREAS, the City conducted an integrated SEPA/GMA review of the proposed amendments to the Comprehensive Plan and Development Regulations that would promote the preparation of a master plan to guide the redevelopment and reuse of the West Sunnyside Business Park; and

WHEREAS, it is the intent of the City to adopt the proposed amendments to the Comprehensive Plan and Development Regulations to guide the redevelopment of the West Sunnyside Business Park; and

WHEREAS, the City desires to update its Official Zoning Map to reflect this most recent annexation; and

WHEREAS, in an effort to avoid any unnecessary confusion the City also desires to readopt its Future Land Use Map; and

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

Section 1. Comprehensive Plan Amended. The proposed new Economic Development Goals and Policies substantially in the form as the attached Exhibit "A" are hereby adopted and shall be integrated into the Sunnyside Comprehensive Plan.

Section 2. Revised Development Regulations Adopted. A new Chapter to the Sunnyside Municipal Code, SMC 17.54, substantially in the form as the attached Exhibit "B", is hereby adopted and shall be integrated into the Sunnyside Development Regulations.

Section 3. Zoning Maps Repealed. All versions of the Sunnyside Zoning Map dated prior to the effective date of this Ordinance are hereby repealed.

Section 4. Official Zoning Map Adopted. The Official Zoning Map dated July 15, 2013 and substantially in the form as the attached Exhibit "C" is hereby adopted as the Official Zoning Map of the City of Sunnyside.

Section 5. Future Land Use Map Repealed. All versions of the Sunnyside Future Land Use Map dated prior to the effective date of this Ordinance are hereby repealed.

Section 6. Revised Future Land Use Map Adopted. The map dated July 15, 2013 and substantially in the form as the attached Exhibit "D" is hereby adopted as the Official Future Land Use Map of the City of Sunnyside and shall be integrated into the City Comprehensive Plan.

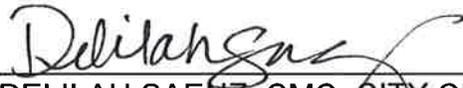
Section 7. Severability. If any provision of this Ordinance or its application to any person or circumstances is held to be invalid the remainder of this Ordinance or the application of the provisions to other persons or circumstances, shall not be affected.

Section 8. Effective Date. This ordinance shall become effective five days after its passage, approval and publication as required by law.

PASSED this 26th day of August, 2013.


DONAVON VLIEGER, DEPUTY MAYOR

ATTEST:



DELILAH SAENZ, CMC, CITY CLERK

APPROVED AS TO FORM:



KERR LAW GROUP, LLP
Attorneys for the City of Sunnyside