

ORDINANCE 2021 - 01

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUNNYSIDE, WASHINGTON, REZONING PROPERTY, 32.4 ACRE PARCEL THAT IS CURRENTLY ZONED LOW DENSITY RESIDENTIAL (R-1), GENERAL COMMERCIAL (B-2), AND LIGHT INDUSTRIAL (M-1) TO HIGH DENSITY RESIDENTIAL (R-3) AND GENERAL COMMERCIAL (B-2). FOR J & F LAND, INC**

**WHEREAS**, J & F Land, Inc, has submitted an application for change of zone classification for a parcel (Yakima County Assessor's Parcel Number 231031-12002, which is a 32.4 acre parcel located south of East Lincoln Avenue, approximately 2,000 feet east of the intersection of S. 16<sup>th</sup> Street and E. Lincoln Avenue, east of the Pioneer Elementary School; and,

**WHEREAS**, the subject property is currently zoned R-1, Low Density Residential, M-1, Light Industrial and B-2, General Commercial; and

**WHEREAS**, the Applicant is requesting that the zone classification for the subject property be changed to High Density Residential and B-2 General Commercial; and

**WHEREAS**, the Planning Commission conducted a public hearing on December 8, 2020, 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, adopted Findings and Analysis and made recommendation for approval; and

**WHEREAS**, the City Council has received the recommendation of the Planning Commission, and has held an closed record meeting on January 25, 2021, to consider legislative action to effect a zoning district 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 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 231031-12002, which is a 32.4 acre parcel located south of East Lincoln Avenue, approximately 2,000 feet east of the intersection of S. 16<sup>th</sup> Street and E. Lincoln Avenue, east of the Pioneer Elementary School, as shown on the map attached hereto as Exhibit "A" and incorporated herein, is hereby changed from R-1, Low Density Residential, M-1, Light Industrial and B-2, General Commercial to R-3, High Density Residential and B-2 General Commercial zoning.

**Section 2.** The official zoning map of the City of Sunnyside is hereby amended in conformity with this Ordinance,

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

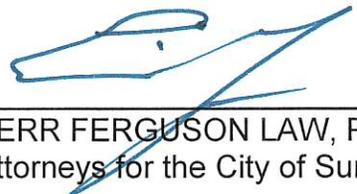
**Section 4.** This Ordinance shall be in full force and effect five (5) days after passage, approval and publication as required by law.

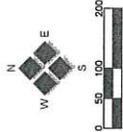
**PASSED** this 25<sup>th</sup> day of January, 2021.

  
FRANCISCO GUERRERO, MAYOR

**ATTEST:**  
  
JACQUELINE RENTERIA, CITY CLERK

**APPROVED AS TO FORM:**

  
KERR FERGUSON LAW, PLLC  
Attorneys for the City of Sunnyside



**DATUM ELEVATION**  
ELEVATIONS BASED ON  
WASHINGTON STATE  
VERTICAL DATUM WORK  
(NAD83) (NAVD83)

- LEGEND**
- 0/0 EXISTING MONUMENT 1/4"
  - 0/0 EXISTING BOLLARD
  - 1/1 EXISTING IRRIGATION VALVE
  - 1/1 EXISTING FIRE HYDRANT
  - 1/1 EXISTING WATER VALVE
  - 1/1 TOP OF VALVE NUT
  - 1/1 EXISTING WATER METER
  - 1/1 EXISTING SANITARY SEWER MANHOLE
  - 1/1 EXISTING STORM SEWER MANHOLE
  - 1/1 EXISTING CATCH BASIN
  - 1/1 EXISTING STORM SEWER MANHOLE
  - 1/1 EXISTING TELEPHONE MANHOLE
  - 1/1 EXISTING POWER MANHOLE
  - 1/1 EXISTING WATER MANHOLE
  - 1/1 EXISTING GAS METER
  - 1/1 EXISTING GAS VALVE
  - 1/1 EXISTING SIGN
  - 1/1 EXISTING JACKSON POLE
  - 1/1 EXISTING PAUL BOX
  - 1/1 EXISTING UTILITY POLE
  - 1/1 EXISTING LIGHT
  - 1/1 EXISTING HOSE BIB
  - 1/1 EXISTING FENCE
  - 1/1 EXISTING WYETH LINE
  - 1/1 EXISTING SEWER LINE
  - 1/1 EXISTING WATER MAIN
  - 1/1 EXISTING UNDERGROUND FIBER
  - 1/1 EXISTING STORM SEWER LINE
  - 1/1 EXISTING SANITARY SEWER
  - 1/1 EXISTING FIBER OPTIC
  - 1/1 EXISTING RIGHT-OF-WAY
- ASPHALT AREAS
- CONCRETTE AREAS



<p><b>SUNNYSIDE APARTMENTS</b> City of Sunnyside, Yakima County, WASHINGTON</p>		<p><b>PROPOSED ZONING</b></p>
<p>JOB NUMBER: 10-08-20 20113</p>	<p>DATE: 10-08-20</p>	<p>SHEET 3 OF 3</p>
<p>FILE NAME: 20113.dwg</p>	<p>DRAWING: 20113.dwg</p>	
<p>DESIGNED BY: MPH</p>	<p>ENTERED BY: MPH</p>	
<p>REVISION</p>	<p>DATE</p>	



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