

RESOLUTION NO. 2021- 31

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF SUNNYSIDE, WASHINGTON, APPROVING PRELIMINARY PLAT OF
LUXE COMMERCIAL ESTATES**

WHEREAS, Esteban Ruiz has presented an application for the preliminary plat approval of a long plat subdivision to develop 15 lots upon a 3.63 acre parcel, located at the Northwest corner of the intersection of Homer Street and North First Street, on portion of Lots 9, 10, & 11 of Block 1 of the Harrison's Acre Tracts as recorded in Volume B of plats, Page 47 records of Yakima County, within the corporate limits of Sunnyside Washington, which such subdivision will be known as the "Luxe Commercial Estates."

WHEREAS, the Preliminary Plat has been submitted to the Sunnyside Planning Commission for consideration and recommendation; and,

WHEREAS, the Sunnyside Planning Commission conducted an open record public hearing on September 28, 2021 pursuant to Title 19 of the Sunnyside Municipal Code; and,

WHEREAS, the Sunnyside Planning Commission, after conducting said hearing, did consider both written and oral testimony presented, and based on such testimony voted to recommend approval of the preliminary plat based upon the following record and findings:

- a. The proposed Preliminary Plat is consistent with the provisions of the Growth Management Act (GMA) and other applicable state planning requirements.
- b. The proposed Preliminary Plat is consistent with and will help implement the goals, objectives and policies of the City's Comprehensive Plan.
- c. The proposed Preliminary Plat provides appropriate provisions for:
 - i. Public health, safety and welfare;
 - ii. Open spaces;
 - iii. Drainage systems;
 - iv. Streets, alleys and other public ways;
 - v. Water supplies;
 - vi. Sanitary waste disposal;
 - vii. Parks and playgrounds.
- d. The proposed Preliminary Plat is consistent with the provisions of Sunnyside Municipal Code, Titles 16, 17 and 19.

WHEREAS, the City Council finds and determines that this action 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 RESOLVED BY THE CITY COUNCIL OF THE CITY OF SUNNYSIDE, WASHINGTON, as follows:

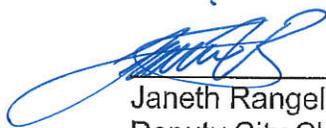
1. That the record and findings of the Sunnyside Planning Commission are hereby approved and adopted.
2. That the Preliminary Plat for Luxe Commercial Estates, a copy of which is attached hereto as Exhibit "A" and is incorporated herein by this reference, is hereby approved, subject to development, processing in accordance with the city codes pertaining to subdivisions and the conditions of approval attached hereto as Exhibit "B",.
3. This Resolution shall be effective upon passage, approval and signatures hereon in accordance with law.

PASSED this 25th day of October, 2021.



Francisco Guerrero, Mayor

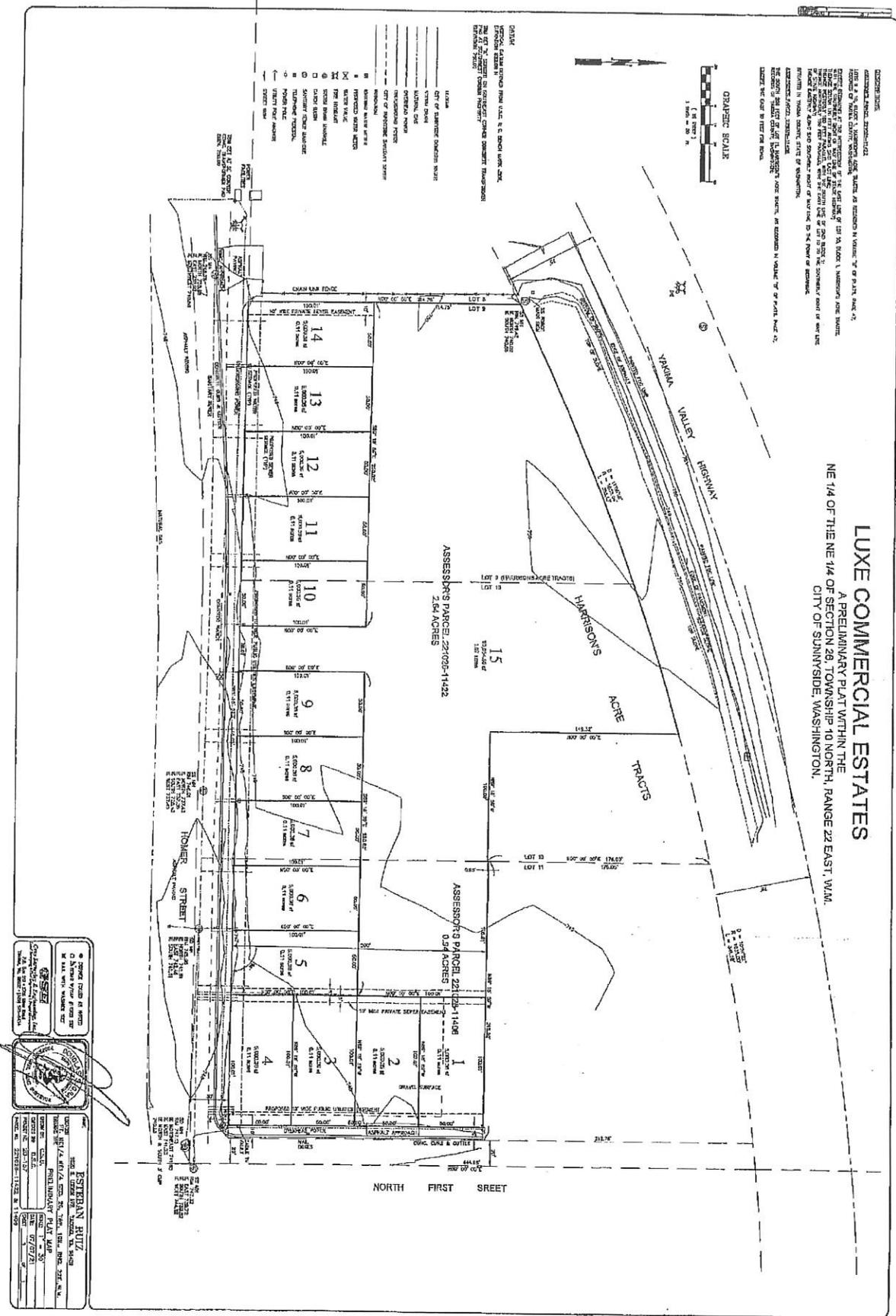
ATTEST:



Janeth Rangel
Deputy City Clerk

EXHIBIT "A"

PRELIMINARY PLAT OF THE LUXE COMMERCIAL ESTATES.



DISCLAIMER:
 THE CITY OF SUNNYSIDE, WASHINGTON, HAS BEEN ADVISED BY THE PLATTEE THAT THE PLAT IS A PRELIMINARY PLAT AND THAT THE PLATTEE IS NOT GUARANTEEING THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY OF SUNNYSIDE, WASHINGTON, IS NOT PROVIDING ANY GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY OF SUNNYSIDE, WASHINGTON, IS NOT PROVIDING ANY GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY OF SUNNYSIDE, WASHINGTON, IS NOT PROVIDING ANY GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

LUXE COMMERCIAL ESTATES
 A PRELIMINARY PLAT WITHIN THE
 NE 1/4 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 22 EAST, W.M.
 CITY OF SUNNYSIDE, WASHINGTON.

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EXHIBIT "B"
CONDITIONS OF APPROVAL FOR THE LUXE COMMERCIAL ESTATES
PRELIMINARY PLAT.

1. The subdivider shall submit design and engineering plans to the City for all improvements required pursuant to the City standards and specifications. No construction of improvements shall begin until the City has approved the plans.
2. Sidewalk shall be constructed along Homer Street, South, First Street and Yakima Valley Highway. Sidewalks shall be constructed of concrete in conformance with the City standards and specifications. Curb and gutter and any required pavement to be designed and installed along Yakima Valley Highway
3. A sanitary sewer system shall be installed with a separate connection to the City sewer system for each lot and shall be constructed and installed in conformance with the City standards and specifications, and the City comprehensive water and sewer plans.
4. A complete domestic water distribution and fire protection system shall be installed and connected to the City water system. The water distribution system shall conform to the City standards and specifications, the City comprehensive water plan.
5. The subdivision shall provide a drainage system for the collection, control, and/or disposal of surface water runoff. Any storm water generated on site will be required to be retained on site and reviewed for compliance with the city's adopted Storm Water Management Program by the Public Works Department.
6. All new utilities shall be installed underground, except for the following:
 - a. Electric, pad-mounted transformers;
 - b. Electric transmission systems of a voltage of 15 KV or more;
 - c. Service meters at structures;
 - d. TV cable amplifiers, distribution taps;
 - e. Telephone pedestals and cross-connection terminals;
 - f. Temporary services necessary for construction.
7. The subdivider shall submit to the City reproducible "as-built" drawings detailing actual construction of alleys, streets, and underground utilities which are being dedicated to the City prior to final acceptance of the improvements and release of construction

bond. "As-built" drawings shall conform with the Sunnyside standards and specifications requirements.

8. A final plat of a proposed subdivision shall be submitted for approval by the City Council by filing the proposed final plat with the City Manager's office within five years from the date of City Council approval as set forth in SMC 16.28.130.
9. The final plat shall be completed in accordance with the SMC 16.28.