

RESOLUTION NO. 2021- 33

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF SUNNYSIDE, WASHINGTON, APPROVING PRELIMINARY PLAT OF
COUNTRY GAL'S ESTATES PHASES 1-3**

WHEREAS, Blacktop Materials LLC submitted a preliminary plat application to divide 28 acre into a total of 120 lots. The proposed development will be located the south side of Riverside Avenue, East side of Heffron Road, North of SW Crescent Avenue and Merrick Avenue in the Southwest Quarter of the Southeast Quarter of Section 26 and the Northwest Quarter of the Northeast Quarter of Section 35, all of Township 10, Range 22.

WHEREAS, the Preliminary Plat has been reviewed under the State Environmental Policy Act, which included the applicant's consultant conducting a traffic analysis, and the city issued a MDNS for the project.

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 November 9, 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.

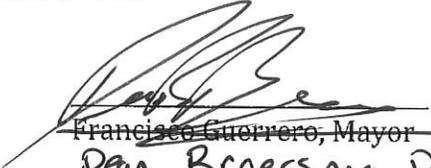
WHEREAS, the City Council finds and determines that this action is in the best interests of residents of the City of Sunnyside and will promote the general health, safety and welfare.

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 Country Gal's Estates Phases , 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 22th day of November, 2021.

ATTEST:


~~Francisco Guerrero, Mayor~~
Dean Broersma, Deputy Mayor

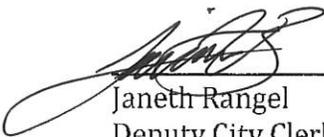
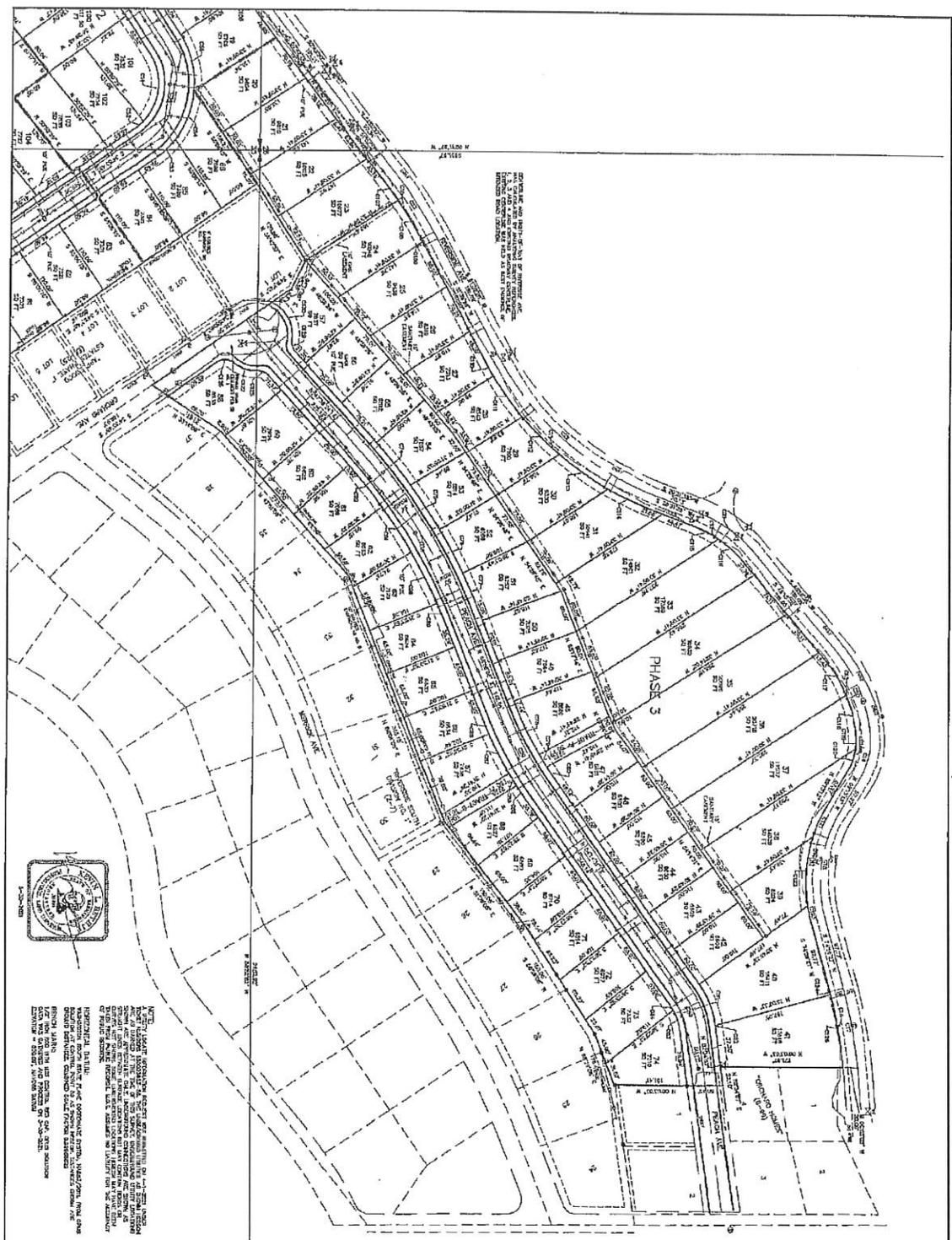

Janeth Rangel
Deputy City Clerk

EXHIBIT "A"

PRELIMINARY PLAT OF THE COUNTRY GAL'S ESTATES PHASES 1-3.



**COUNTRY GAI'S
ESTATES PHASES 1-3**
A PRELIMINARY SUBDIVISION OF A
PORTION OF THE SE AND SW 1/4
OF SECTION 20, AND THE NW AND
NE 1/4 OF SECTION 35
WILLAMETTE T. 36N
YAKIMA COUNTY, WASHINGTON
JOB NO. 5-1-106
DRAWN DATE: 5-20-2009
SHEET 3 OF 3

NOTICE: THESE INSTRUMENTS, RECORDS AND PLANS, INCLUDING THE SURVEY DATA AND ALL INFORMATION THEREON, ARE THE PROPERTY OF PAVSON, INC. AND WILL BE KEPT ON FILE AT THE OFFICE OF THE COUNTY CLERK, YAKIMA COUNTY, WASHINGTON. THESE INSTRUMENTS, RECORDS AND PLANS ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF PAVSON, INC. ANY REPRODUCTION OR COPIING OF THESE INSTRUMENTS, RECORDS AND PLANS WITHOUT THE WRITTEN PERMISSION OF PAVSON, INC. IS STRICTLY PROHIBITED. THESE INSTRUMENTS, RECORDS AND PLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSE THAN THAT FOR WHICH THEY WERE PREPARED. THESE INSTRUMENTS, RECORDS AND PLANS ARE NOT TO BE USED AS EVIDENCE IN ANY COURT OF LAW. THESE INSTRUMENTS, RECORDS AND PLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSE THAN THAT FOR WHICH THEY WERE PREPARED. THESE INSTRUMENTS, RECORDS AND PLANS ARE NOT TO BE USED AS EVIDENCE IN ANY COURT OF LAW.

GENERAL NOTES:
1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES OR STEEL PIPES.
3. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR ALONG THE CENTERLINE OF THE PROPERTY LINE.
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PAVSON, INC.
1000 W. BROADWAY, SUITE 100
YAKIMA, WA 98901
509-425-7222

EXHIBIT "B"
CONDITIONS OF APPROVAL FOR THE COUNTRY GAL'S ESTATES PHASES 1-3
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. Streets within the proposed development shall be constructed in conformance with the City standards and specifications.
3. Curbs, gutters, sidewalks and any pavement improvements to provide such improvements shall be provided along existing SW Crescent adjacent to the proposed development.
4. Curbs, gutters, sidewalks and any pavement improvements to provide such improvements shall be provided along the existing Heffron Road adjacent to the proposed development. On the West side of proposed Lots 12 and 13 right-of-way dedication to transition the 10 foot offset existing at the Southwest corner of proposed lot 12.
5. Curbs, gutters, sidewalks and any pavement improvements to provide such improvements shall be provided along the existing Riverside Avenue adjacent to the proposed development. An additional 10 feet of right-of-way will be provided for Riverside Avenue adjacent to the proposed development.
6. Sidewalks and any pavement improvements to provide such improvements shall be provided along the existing Orchard Avenue adjacent to the proposed lots 58, 59 and 75.
7. 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 sewer plan. The sanitary sewer design shall be in compliance with City Standards and the Department of Ecology Orange Book.
8. 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, and the City comprehensive water plan.
9. Utility easements shall be established per City Codes, City Standards, and the Public Works Director.

10. Fire access and hydrant spacing shall be determined by the latest edition of the International Fire Code and the Fire Chief. Fire hydrant placement shall be proposed by the developer and approved by the developer and approved by the Fire Chief and Public Works Director.
11. 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.
12. The Developer shall comply with the Construction Stormwater General Permit issued by the Department of Ecology. The developer shall seek coverage under the permit by preparing a Notice of Intent and a SWPPP meeting and meet Ecology requirements. Both documents shall be prepared prior to construction and be available for City review at all times during construction
13. 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.
14. A grading plan for grading the lots within the proposed development shall be prepared by a licensed Washington State Professional Engineer and be approved by the City prior to commencing grading. Once the grading and compaction testing is complete, results of such testing will be submitted to the City of Sunnyside.
15. The final plat shall shows the legal description of all 7 parcel numbers.
16. The final plat must include Tracts A and B in the dedication and provide what they will be used for and who will maintain them. Tracts A and B will not be considered buildable lots.
17. A sight distance study required as part of the development of the plat to assure ingress/egress access to Riverside Avenue from the lots within the development will be in a safe manner. Such results of the study may require notation be added to the final plat.

18. The applicant will be required to install temporary cul-de-sac at the end of the dead end streets created as part of the phasing plan.
19. A Dust Control Plan shall be filed with Yakima Regional Clean Air Authority prior to construction.
20. 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 City of Sunnyside standards and specifications requirements.
21. A final plat of each phase portion of 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.
22. The final plat shall be completed in accordance with the SMC 16.28.