

ORDINANCE 2023 - 16

**AN ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF SUNNYSIDE, WASHINGTON,
REZONING PARCELS 22102614435, 22102614438, 22102614446, 22102614456,
22102614457, and 22102614458, FROM LIGHT INDUSTRIAL (M-1) TO HIGH
DENSITY RESIDENTIAL (R-3).**

WHEREAS, on December 3, 2021, Maryann Bliesner, submitted an application requesting the zoning classification of parcels 22102614435, 2102614438, 22102614446, 22102614456, 22102614457, and 22102614458, located in the vicinity of 220 W. Edison Ave., to be rezoned from Light Industrial (M-1) to High Density Residential (R-3) on the official zoning map (hereinafter "RZ# 001 - 22"); and,

WHEREAS, pursuant to SMC 18.04, the SEPA Administrative Official issued a Determination of Nonsignificance (DNS) on August 10, 2023, which was not appealed; and,

WHEREAS, the Future Land Use designation of the subject property is Residential, which is consistent with the proposed R-3 zoning district; and,

WHEREAS, the Planning Commission held an open record public hearing on September 12, 2023, and reviewed the Rezone application and considered any public comments; and,

WHEREAS, in accordance with SMC 19.01.030, the City Council held an open record public hearing on October 23, 2023 to hear testimony from the public, consider the Rezone, and render a decision; and,

WHEREAS, the City Council of the City of Sunnyside, having considered the record herein and the testimony received at the public hearing held October 23, 2023,

hereby finds and determines that approval of the requested Rezone is in the best interest of the residents of the City of Sunnyside and will promote the general health, safety and welfare; now, therefore,.

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

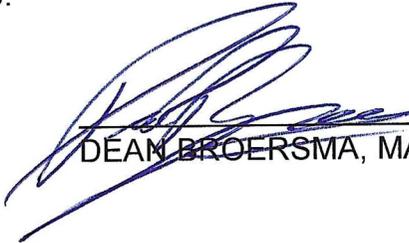
SECTION 1. Findings, Analysis and Conclusions. Subject to the specific terms of this ordinance, the Sunnyside City Council adopts the findings, conclusions, recommendations of the Planning Commission for RZ#2021.0657, A copy of the Planning Commission's Findings and Recommendations is attached hereto as Exhibit "A" and fully incorporated herein.

SECTION 2. Zoning Amendment. Any and all official Zoning or other similar maps shall be amended or modified to reclassify the subject real property set forth herein consistent with the above sections of this ordinance.

SECTION 3. Severability/Validity. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance is declared invalid or unconstitutional for any reason, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 4. Effective Date. This Ordinance shall be effective five days after passage, approval and publication as required by law.

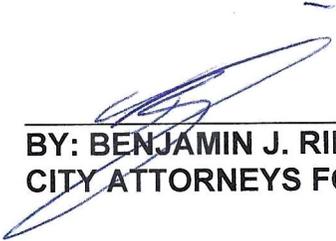
PASSED this 23rd day of OCTOBER 2023.


DEAN BROERSMA, MAYOR

ATTEST:


JACQUELINE RENTERIA, CITY CLERK

Approved as to form:
SAXTON RILEY & RILEY, PLLC:


BY: BENJAMIN J. RILEY
CITY ATTORNEYS FOR THE CITY OF SUNNYSIDE

Date of publication: November 1, 2023