

## RESOLUTION 2024 - 71

### **AN ORDINANCE OF THE CITY COUNCIL OF SUNNYSIDE, WASHINGTON, ACCEPTING NOTICE OF INTENTION TO COMMENCE ANNEXATION, SETTING CONDITIONS, AUTHORIZING SUBMISSION OF PETITION AND REFERRING TO HEARING BODY (STRIZHAK ANNEXATION)**

**WHEREAS**, Robert Mcleod, on behalf of Peter Strizhak, owner of record of Yakima County Assessor's Parcel No. 221026-24003, consisting of 9.61 acres, submitted a Notice of Intention to Commence Annexation Proceedings; and

**WHEREAS**, the City Council, having conducted an Annexation Initiation Meeting on October 14, 2024, finds as follows:

- (a) The Notice of Intention to Commence Annexation Proceedings is hereby received.
- (b) The applicant is hereby authorized to prepare and submit a Petition for Annexation, which shall be referred for consideration and public hearing before the Planning Commission (hearing body).
- (c) The hearing body shall conduct a public hearing and assign recommended zoning of the property in substantial compliance with the Comprehensive Plan of the City of Sunnyside.
- (d) The City of Sunnyside will require assumption of all existing City indebtedness by the area to be annexed.

**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:

**SECTION 1.** That the Notice of Intention to Commence Annexation Proceedings, a copy of which is attached hereto as Exhibit "A" and incorporated herein by this reference, submitted by Robert Mcleod, on behalf of Peter Strizhak, for property described above and as further shown in Exhibit "B," is hereby received.

**SECTION 2.** That the findings and procedures stated in the recitals above are hereby adopted and incorporated within this action.

**SECTION 3.** The City Manager, or designee, is hereby authorized to submit this Resolution and the Petition for Annexation to the Sunnyside Planning Commission.

**SECTION 4.** This Resolution shall be effective upon passage, approval and signatures hereon in accordance with law.

**PASSED** this 14<sup>th</sup> day of October, 2024.

  
\_\_\_\_\_  
DEAN BROERSMA, MAYOR

**ATTEST:**

  
\_\_\_\_\_  
JACQUELINE RENTERIA, CITY CLERK

**APPROVED AS TO FORM:**  
SAXTON, RILEY & RILEY, LLPC

  
\_\_\_\_\_  
BENJAMIN J. RILEY  
Attorneys for the City of Sunnyside

# EXHIBIT A

## NOTICE OF INTENTION TO COMMENCE ANNEXATION PROCEEDINGS

To: The City of Sunnyside City Council  
818 E. Edison Avenue  
Sunnyside, WA 98944

City Council:

The undersigned, who are owners of not less than 10 percent (10%) of the acreage for which annexation is sought, hereby notify the City Council of the City of Sunnyside that it is the desire and intention of the undersigned to commence annexation proceedings pursuant to Chapter 35A.14 RCW.

The property subject to the proposed annexation is shown on Exhibit "A" attached hereto and incorporated herein by this reference.

It is requested that the City Council set a date not later than sixty (60) days after the filing of this Notice of Intention for a meeting with the undersigned initiating parties to determine:

- (1) Whether the City Council will accept, reject or geographically modify the proposed annexation; and
- (2) Whether the City Council will require the simultaneous adoption of a proposed zoning regulation for the subject property in substantial compliance with the Comprehensive Plan as adopted by the City of Sunnyside, or other zoning regulations adopted pursuant to RCW 35A.14.330 and 35A.14.430; and
- (3) Whether the City of Sunnyside shall require the assumption of all or any portion of existing City indebtedness by the area to be annexed.

This page is one of a group of pages containing identical text material, and is intended by the signers of this *Notice of Intention* to be presented and considered as one *Notice of Intention*, and may be filed with other pages containing additional signatures which cumulatively may be considered as a single *Notice of Intention*.

Principal contact person for this annexation is:

Name: Robert McLeod Phone 509-222-0959

Address: 5401 Ridgeline Dr, Ste 160 Kennwick, WA 99338

Why is annexation being requested? \_\_\_\_\_

To develop the property into a single-family residential subdivision per City Zoning Codes and utilize City utilities. \_\_\_\_\_

What is intended use?

Present: Single Family Residential by Yakima County.

Future: R-2, Medium Density Residential by the City of Sunnyside.

**EXHIBIT A**

**WARNING**

Every person who signs this Notice of Intention with any other than his or her true name, or who knowingly signs more than one of these petitions, or who signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

5. Peter Strizhak  
Print Name

920 west Edison ave sunny<sup>side</sup>  
Address of Property to be annexed

\_\_\_\_\_  
Address of owner

  
\_\_\_\_\_  
Signature

221026-24003  
Parcel Number(s)

9-10-24  
Date of Signature

6. \_\_\_\_\_  
Print Name

\_\_\_\_\_  
Address of Property to be annexed

\_\_\_\_\_  
Address of owner

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Parcel Number(s)

\_\_\_\_\_  
Date of Signature

7. \_\_\_\_\_  
Print Name

\_\_\_\_\_  
Address of Property to be annexed

\_\_\_\_\_  
Address of owner

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Parcel Number(s)

\_\_\_\_\_  
Date of Signature

8. \_\_\_\_\_  
Print Name

\_\_\_\_\_  
Address of Property to be annexed

\_\_\_\_\_  
Address of owner

\_\_\_\_\_  
Signature

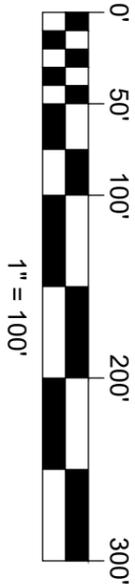
\_\_\_\_\_  
Parcel Number(s)

\_\_\_\_\_  
Date of Signature

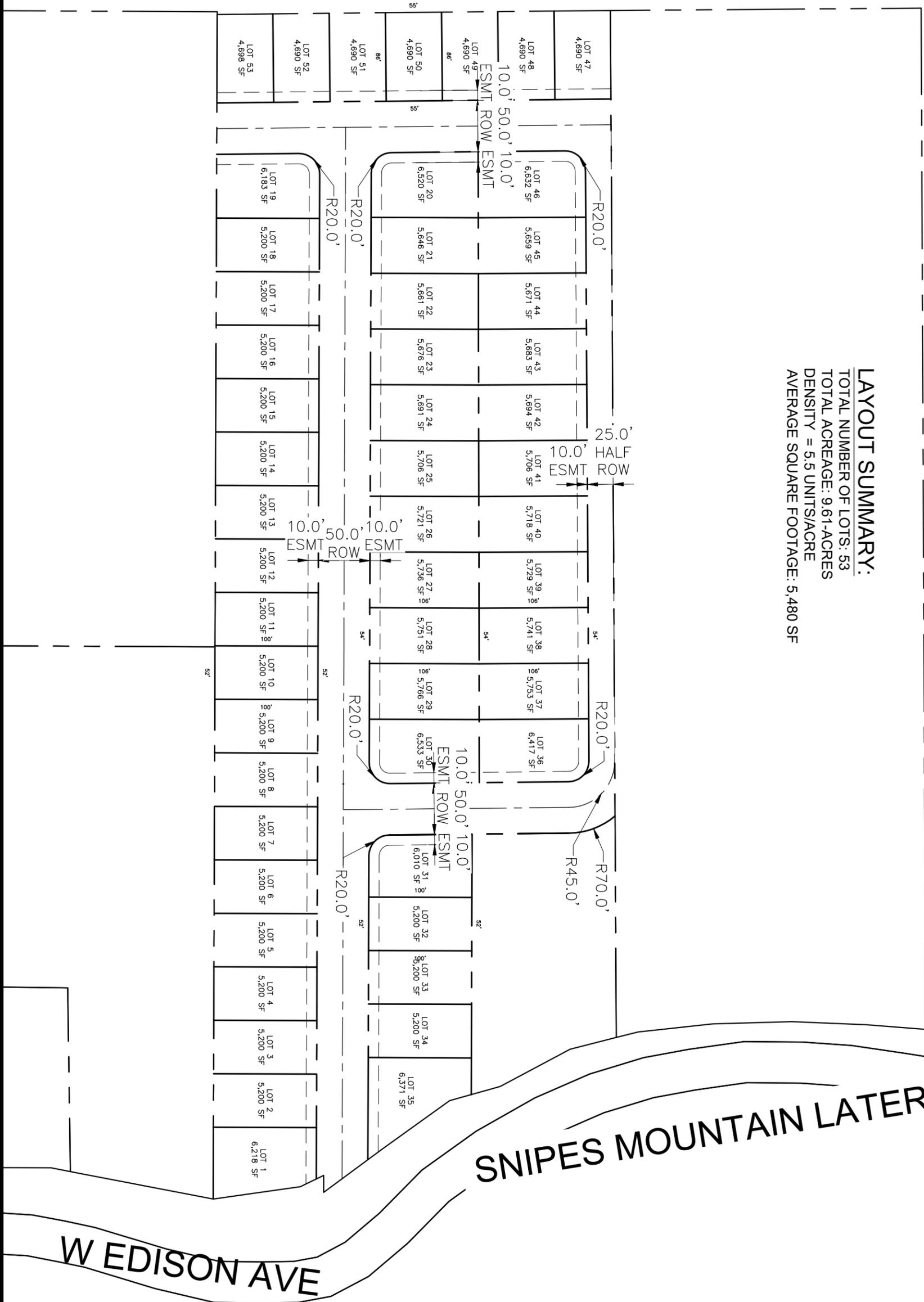


NORTH

# YAKIMA VALLEY HIGHWAY



**LAYOUT SUMMARY:**  
 TOTAL NUMBER OF LOTS: 53  
 TOTAL ACREAGE: 9.61-ACRES  
 DENSITY = 5.5 UNITS/ACRE  
 AVERAGE SQUARE FOOTAGE: 5,480 SF



NOT FOR CONSTRUCTION

PMH SUNSET RIDGE  
**PRELIMINARY LAYOUT**  
 SUNNYSIDE, WA

DESIGN	NJB
APPD	RAM
DATE	07/30/24

NO. **SK02**

**KNUTZEN ENGINEERING**  
 5401 RIDGELINE DR.  
 SUITE 160  
 KENNEWICK, WA 99338  
 1-509-222-0959  
 www.knutzenengineering.com