

RESOLUTION 2025 - 71

**A RESOLUTION OF THE CITY COUNCIL OF SUNNYSIDE,
WASHINGTON, ADOPTING THE PLANNING COMMISSION'S
RECOMMENDATION AND APPROVING THE PRELIMINARY
PLAT OF FAIRVIEW HEIGHTS**

WHEREAS, on January 26, 2025, an application for the Preliminary Plat of Fairview Heights was submitted to the City of Sunnyside, proposing to subdivide parcel 221024-31406 into 17-lots in the R-2 zoning district (the "Project"); and

WHEREAS, on May 14, 2025, the City issued a Notice of Application and Environmental Review for the project; and

WHEREAS, the City of Sunnyside Planning Division conducted environmental review of the Project under the State Environmental Policy Act ("SEPA") and issued a Mitigated Determination of Nonsignificance ("MDNS") for the Project on June 25, 2025; and

WHEREAS, the City of Sunnyside Planning Commission held an open record public hearing on August 12, 2025, to hear testimony from the staff, the applicant, and the public, and provide a recommendation to the Sunnyside City Council; and

WHEREAS, the City Sunnyside Planning Commission recommended to approve the Preliminary Plat of Fairview Heights, with conditions, at the close of the public hearing; and

WHEREAS, the City Sunnyside Planning Commission's Findings and Recommendation were signed by the Chair on August 13, 2025, and mailed to the applicant and parties of record on August 15, 2025; and

WHEREAS, in accordance with SMC 16.28.120, upon receipt of the recommendation of the Planning Commission, the Council shall set the date for a

closed record public hearing to adopt or reject the recommendation of the Planning Commission;

WHEREAS, on September 22, 2025, after duly notice given according to the requirements of the Sunnyside Municipal Code, the City Council held a closed record public hearing and adopted the recommendation of the Planning Commission.

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

SECTION 1. Incorporation of recitals. The above recitals are hereby incorporated into this resolution.

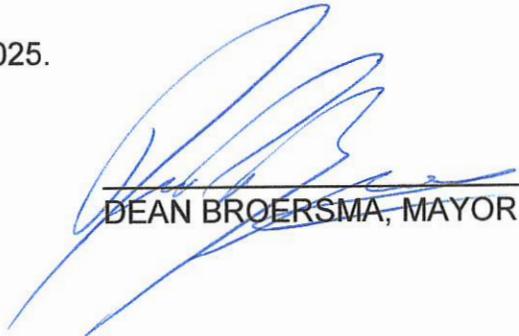
SECTION 2. Incorporation of the Planning Commission's Recommendation and Conditions of Approval. The Planning Commission's Recommendation is hereby adopted and ratified by the Sunnyside City Council as its conditional decision and approval of the Plat of Fairview Heights. A copy of the Recommendation is attached hereto as "Exhibit A" and fully incorporated herein by this reference.

SECTION 3. Findings. The Sunnyside City Council adopts the findings of the Planning Commission at its own findings herein, and further finds that the requirements of RCW § 58.17.110 have been met.

SECTION 4. Severability. If any section, subsection, paragraph, sentence, clause, or phrase of this resolution is declared invalid or unconstitutional for any reason, such decision shall not affect the validity of

SECTION 5. This resolution shall be effective upon passage, approval and signatures hereon in accordance with law.

PASSED this 22nd day of September 2025.



DEAN BROERSMA, MAYOR

ATTEST:



Jacqueline Renteria
JACQUELINE RENTERIA, CITY CLERK

APPROVED AS TO FORM:



Julie K. Norton
BY: JULIE K. NORTON, CITY ATTORNEY

**SUNNYSIDE PLANNING COMMISSION
RECOMMENDATION TO THE SUNNYSIDE CITY COUNCIL
PRELIMINARY PLAT OF FAIRVIEW HEIGHTS
PLP-25-1, SEPA-25-2**

WHEREAS, Under the provisions of SMC § 16.28.110, the Sunnyside Planning Commission (SPC) has the jurisdiction to hold an Open Record Public Hearing and issue a recommendation to City Council concerning the review of a Preliminary Plat application; and

WHEREAS, On January 26, 2025, an application the Preliminary Plat of Fairview Heights was submitted to the City of Sunnyside, proposing to subdivide parcel 221024-31406 into 17-lots in the R-2 zoning district; and

WHEREAS, All required public notices for this project were provided in accordance with the provisions of SMC Ch. 19.03, on May 15, 2025, June 25, 2025, and July 16, 2025; and

WHEREAS, SEPA Environmental Review for these updates was considered with a Mitigated Determination of Nonsignificance issued on June 25, 2025, which was not appealed; and

WHEREAS, The Sunnyside Planning Commission held an open record public hearing on August 12, 2025, to hear testimony from the staff, the applicant, and the public, and provide a recommendation to the Sunnyside City Council;

Now therefore, the Sunnyside Planning Commission presents the following findings and recommendation to the Sunnyside City Council:

Based upon a review of the information contained in the application, staff report, exhibits, testimony, and other evidence presented at an open record public hearing held on August 12, 2025, the Planning Commission makes the following:

FINDINGS OF FACT

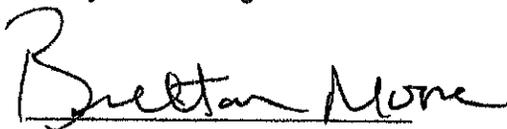
The Sunnyside Planning Commission adopts the staff recommendation, attached hereto and incorporated herein by reference as Exhibit A, as the Findings of Fact and recommendation of the Planning Commission.

MOTION AND RECOMMENDATION

Based on the testimony and evidence presented during the public hearing, it was moved and seconded that the City of Sunnyside Planning Commission recommend **APPROVAL** of the proposed Preliminary Plat of Fairview Heights as presented and subject to conditions, including adoption of the staff recommendation as the Findings of the Planning Commission. The motion carried unanimously.

Brittan Moore, Chair
Sunnyside Planning Commission

Date



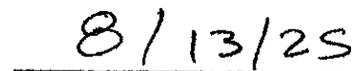


Exhibit A
Planning Commission Recommendation

Exhibit "A"
Staff Recommendation



Planning & Community Development
818 East Edison Avenue
Sunnyside, Washington 98944
(509) 837-4229 Office, (509) 836-6383 Fax

**CITY OF SUNNYSIDE
PRELIMINARY LONG PLAT RECOMMENDATION**

DATE: August 12, 2025
TO: Applicant, Adjoining Property Owners
FROM: City of Sunnyside
APPLICANT: Chinook Venture Rentals, LLC c/o Emmanuel Ramos
FILE NUMBER: PLP-25-1, SEPA-25-2
LOCATION: Vicinity of Fairview Ave and N 6th St
TAX PARCEL NUMBER(S): 221024-31406
APPLICATION DATE: January 26, 2025
DATE OF COMPLETENESS: May 8, 2025
RECOMMENDATION: APPROVE WITH CONDITIONS

FACTS:

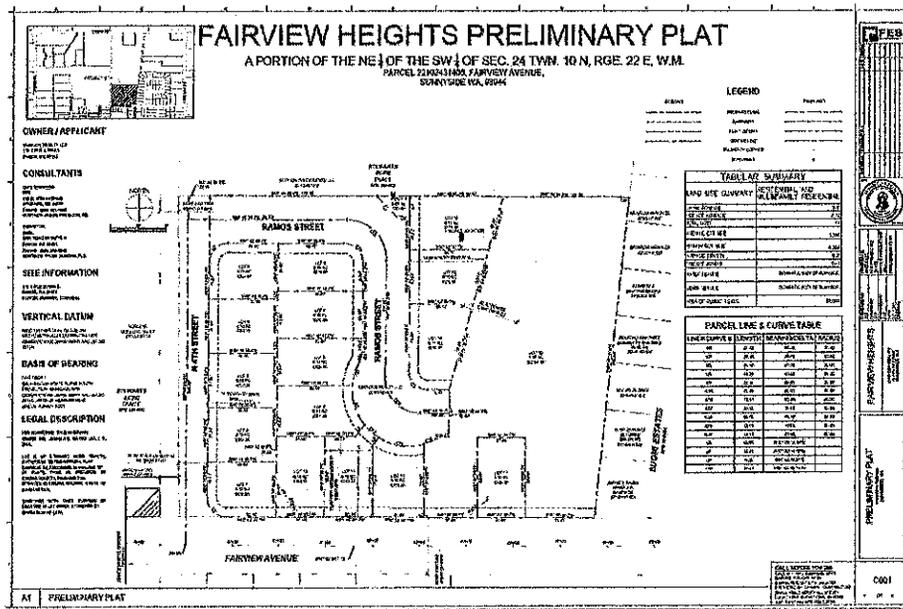
Processing:

- A. The application for a Preliminary Long Plat was initially submitted on January 26, 2025. The SEPA Checklist was submitted on April 10, 2025. Additional information, including a Preliminary Plat and narrative meeting the requirements of SMC 16.28.060 was submitted on May 3, 2025.
- B. The application was deemed Complete for processing on May 8, 2025.
- C. A notice of application was sent to adjacent property owners on May, 14 2025 and the public comment period ended on May 28, 2025.
- D. The SEPA MDNS was issued on June 25, 2025.
- E. The Notice of Public Hearing was issued and published in the Sunnyside Sun on June 25, 2025 and re-noticed on July 16, 2025.
 - a. The July 8, 2025 Planning Commission public hearing was cancelled due to lack of quorum.

FINDINGS AND ANALYSIS:

1. **Project Description:** The applicant is proposing to divide the existing 3.51-acre parcel into 17-lots in the R-2 zoning district. Lots range in size from 4,302 square-feet to 1.17 acres. The net lot acreage less area for public roads is 2.72 acres. Approximately 0.73 acres is proposed for public roadway. The proposed average density is 6.25 du/acre. The average lot size is 7,186 square-feet. Public water and sewer service will be provided by the extension of existing City of Sunnyside utilities.

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2. **Zoning/Land Use:** The proposal lies within the Medium Density Residential (R-2) Zoning District. Adjacent properties have the following zoning and land uses:

Location	Zoning District	Use
North	R-1 (County)	Vacant
South	R-2 and R-3	Residential
East	R-2	Residential
West	R-1	Vacant

3. **Jurisdiction and Process:** The proposal is being reviewed as a Preliminary Long Plat application, in accordance with SMC Ch. 16.28. In accordance with SMC 19.01.030, Preliminary Plats are a Type III Permit Application.

4. **Environmental Review:** This project underwent SEPA Environmental Review. A Mitigated Determination of Nonsignificance was issued on June 25, 2025, which included the following mitigation measures:

- a. *The applicant shall submit civil plans demonstrating compliance with SMC §§ 16.32.070, 16.32.080, 16.32.090, and SMC Title 12.*
- b. *The applicant shall submit civil plans demonstrating compliance with SMC § 16.32.030 and SMC Title 13.*
- c. *A stormwater management plan is required to be submitted for review and approval by City of Sunnyside public works department prior to construction. The plan must meet the following design standards:*

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- a) Stormwater retention or detention shall be provided. A professional engineer registered in the state of Washington shall design all drainage facilities and components. Drainage plans using best management practices and design requirements must be submitted to and approved by City of Sunnyside prior to grading or development.
- b) Post development stormwater flow rates and volumes shall not exceed predevelopment conditions. The standard of full detention of the 25-year storm event generally meets the goal.

The depth to groundwater should be determined prior to planning the layout of stormwater facilities. If a stormwater infiltration facility will be used for the disposal of runoff, a permeability test should be conducted initially at the site to determine existing infiltration rates prior to the design stage.

After issuance of the MDNS on June 23, 2025, James MacNaughton from the Washington State Department of Archaeology and Historic Preservation (DAHP) provided the following comment:

Thank you for contacting the DAHP about the PLP-25-1 SEPA-25-2 project. The project is in an area determined to be at Low- to Moderately Low- risk of containing archaeology according to the DAHP predictive model. There isn't a large body of data to determine any other risk of archaeological discovery in the Area of Impact. The DAHP does not recommend direct archaeological supervision of the project, but rather recommends that an Inadvertent Discovery Plan be followed. Please ensure in your requirements that this IDP is on-site at all times, and that all crew members are briefed in the processes outlined in the attached IDP which includes illustrations of what pre-contact artifacts and features might be encountered.

I have assigned these recommendations to DAHP Project 2025-07-04394. Please reference this number in any future communications about this project.

Staff Response: An IDP will be required to be developed and maintained on-site.

- 5. **Critical Areas Review:** The application includes a submitted Wetland and Stream Critical Areas Report prepared by GG Environmental, LLC. Both Yakima County and the federal National Wetlands Inventory (NWI) identify potential wetlands around an existing irrigation ditch that runs through the parcel. The report includes the following information on pages 16-17:

Given the findings of this report, it would be logical for the city to exempt wetlands associated with the swale from jurisdiction, by definition, as per CAO 16C.02.425: "Wetland" or "wetlands" means areas that are naturally inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, irrigation and drainage ditches, grass-

Parcel 221024-31406
City of Sunnyside
Wetland and Stream Critical Areas Report

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July 30, 2024



GG Environmental, LLC
WETLANDS • PERMITS • WILDLIFE

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lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway.

As such, it is recommended that the Client engage with the city to determine if it will assert jurisdiction over the delineated wetlands. If the city does assert jurisdiction, then wetland buffer offsets would likely apply as mapped in Figure 3.

Based on the definition of a Wetland in YCC 16C.02.425, the City of Sunnyside agrees with the Wetland and Stream Critical Areas Report and is not electing to assert jurisdiction over the delineated wetlands. This determination is only being made as it relates to jurisdiction and review under the Critical Areas Ordinance. Future development activities may still require modification to the site such as piping or other measures to allow the water to pass through the site.

6. **Public Comment:** In accordance with SMC 16.04.080, notice was provided to adjacent property owners within 300-feet of the subject property. No public comments were received. One agency comment was received from the Yakima Health District:

A. Yakima Health District:

I wanted to confirm that all lots will be connected to City of Sunnyside municipal water and sewer. I didn't see it stated in the documents. If all lots will be served by the Sunnyside municipal water and sewer then the Health District does not have any objection.

Staff Response -- City of Sunnyside municipal water and sewer will be extended to serve the plat.

7. **Department Services Comments:**

A. Public Works/Engineering:

1. The proposed right-of-way of 50-feet for N. 4th Street and Ramos Street may not be adequate for the roadway, curb and gutter, sidewalks, lighting, and stormwater system. A roadway cross section was not provided for review.
2. The connection to Ramos Street must meet International Fire Code turnaround requirements. The Preliminary Plat Map shall be revised to include a cul-de-sac consistent with the Design and Construction Standards and the International Fire Code, Appendix D, Section D103. Requirement is consistent with Sunnyside Municipal Code 16.32.070.6.
3. Applicant shall revise the Preliminary Plat Map as necessary to meet the International Fire Code Section D105. The City of Sunnyside utilizes Aerial Fire Apparatus and considering the new cul-de-sac's location will be within a power easement, Section D105, and Section D105.4 Obstructions will apply to this development.
4. Applicant is required to meet Section D107 of the International Fire Code. If duplex units are proposed on lots 1-17, or the total number of one -- or two-family dwelling units exceed 30 then two separate fire apparatus access routes shall be provided from Fairview Avenue. If multiple Fire Apparatus routes are required then they shall be connected.

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5. There is no apparent use for the proposed 15-foot Fire & Access Utility Easement proposed to overlap Lot 11. This easement does not meet the requirements for fire access.
6. Identify use of Tract A. Provide information on the ownership and maintenance of Tract A on the Preliminary Plat Map.
7. Applicant shall identify a roadway section for the new roadways. If stormwater swales are intended to manage stormwater for Ramos Street and N 4th Street, then the swales must be located within the Public Right of Way. The minimum 50-foot right of way width may not be appropriate.
8. All lots shall access from either N. 4th Street or Ramos Street.
9. Access for Lot 17 shall be from Ramos Street. The Preliminary Plat Map shall be revised to show access for Lot 17 from Ramos Street.
10. The access for Lot 10 shall be clarified and revised on the Preliminary Plat Map. Lot 10 shall access from the new cul-de-sac on Ramos Street.
11. Lot 11 shall access from the new cul-de-sac on Ramos Street. Revise Preliminary Plat Map to clearly show access. If an access easement is required for Lot 10, identify easement location on the Preliminary Plat Map.
12. Frontage improvements are required along the property frontage of Fairview Avenue. The development shall construct curb, gutter, and sidewalk, and street lighting improvements from the termini of the sidewalk near the intersection of Chestnut Avenue and Fairview Avenue and continue west to the end of the property frontage.
13. A storm drainage system to manage stormwater in Fairview Avenue for the north section of the roadway is managed by unimproved roadside ditch caused by the grade of the developer's property. A permanent stormwater system to collect and manage stormwater on the north side of Fairview Avenue shall be installed by the developer. The developer has the option of rock-lined infiltration swales behind the new sidewalk or subsurface infiltration if Department of Ecology requirements can be met. The stormwater system may require additional right-of-way from the development. There is not enough information to make a determination on the amount of right-of-way required.
14. Applicant is advised if retaining walls are proposed to retain grade across the development frontage, then they will be considered by the City, but there is no guarantee a retaining wall will be approved to retain the development within the public right-of-way. Additional right-of-way may be required from the frontage of the development. There is not enough information to make a determination on the amount of right-of-way required.
15. The provided documentation does not include sanitary sewer, domestic water and fire, or storm drainage layouts necessary for review. Utility requirements and impacts to the existing City utility systems cannot be determined. A utility plan was prepared with the three page Preliminary Plat Map indicating approximate locations of sanitary sewer, domestic water, and storm drainage. The irrigation is subject to the approval of the Sunnyside Valley Irrigation District.
16. A 10-foot Utility Easement is shown between lots 16 and 15. Applicant to identify easement type. Minimum City utility easement width is 16-feet. If sewer and water shall be located within the same easement, the utilities must meet Department of Health separation standards and the utility must be centered within the easement. For joint sewer and domestic water easements the minimum easement width is larger and depends on the utility layout.

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17. A 10-foot Utility Easement is shown between lots 2 and 3. Applicant to identify easement type. Minimum City utility easement width is 16-feet. If sewer and water shall be located within the same easement, the utilities must meet Department of Health separation standards and the utility must be centered within the easement. For joint sewer and domestic water easements the minimum easement width is larger and depends on the utility layout.
18. It is anticipated the development will meet the threshold for seeking a construction stormwater permit under the National Pollutant Discharge Elimination System (NPDES) managed by the Department of Ecology. Evidence of permit coverage is required.
19. The Applicant's Engineer must provide civil engineering documents for the utility systems and certify that the City has adequate water and sewer capacity for this development. All design must meet the City's Design and Construction Standards and Sunnyside Municipal Code including all referenced documents included therein.
20. The Utility Plan provided is not drawn at the scale indicated on the plan sheet and consequently general conformity with the adopted standards cannot be determined. Revise and resubmit the utility plan for review.
21. A significant amount of information is missing from the Preliminary Plat Map and consequently all development requirements cannot be provided until additional information is provided by the Applicant.

Sanitary Sewer System

1. A utility layout shall be provided meeting the latest edition of Sunnyside Design and Construction Standards.
2. The development has the option to connect to three different existing sanitary sewer manholes. The closest existing manhole may not be conducive to the needs of the development. Extension of the public sanitary sewer system to the development may be required.

Domestic Water System

1. A layout shall be provided meeting the latest edition of Sunnyside Design and Construction Standards.
2. The development shall provide a looped water system. Dead-end watermains will not be approved. Easement may be required to comply with the requirement, and the location of the easements shall be shown on the Preliminary Plat Map.
3. The development shall replace approximately 150-feet of existing 6-inch watermain in Fairview Avenue to 8-inch watermain which is in the property frontage of the development.
4. Fire flow testing is required to ensure the development will have sufficient fire flow availability.

Storm Drainage System

1. A layout shall be provided meeting the latest edition of Sunnyside Design and Construction Standards.
2. All stormwater generated within the development must be collected and managed within the development consistent with the latest edition of the Department of Ecology Stormwater Management Manual for Eastern Washington.
3. Pass-through drainage water is evidenced through the development. The development shall make accommodations for the pass-through water. Under no circumstances shall the

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development create a flooding hazard for adjacent properties. Sunnyside Municipal Code Section 16.32.060.C.

Irrigation

1. Development will be subject to meeting all Sunnyside Valley Irrigation District (SVID) requirements. Easements and Tracts may be required by SVID and these shall be shown on the Preliminary Plat Map.
 - B. Fire Department – No Comments. The Opengov workflow step was completed by the Fire Chief on June 16, 2025.
8. **Long Subdivision – Design Requirements:** The following design requirements from SMC Ch. 16.32 shall apply to this proposal:
- A. SMC 16.32.010 – Conformity with provisions required. In the planning of each subdivision regulated by the provisions of this chapter, the subdivider shall prepare the subdivision in conformance with the provisions of this chapter and shall thereafter adhere to the requirements of this chapter in the actual physical development of each subdivision.
 - B. SMC 16.32.020 – Compliance with comprehensive plan required. Each new subdivision shall comply with the goals, policies and standards of the Sunnyside Area Comprehensive Plan.
 - C. SMC 16.32.030 – Each lot within a subdivision shall comply with the lot size and width requirement of the zoning ordinance.

R-2 – Medium Density Residential Zone Dimensional Standards: In accordance with SMC 17.16.030, the dimensional standards for the R-2 zone are:

- A. Minimum lot areas: 4,300 square feet,
- B. Minimum width: 50 feet,
- C. Maximum building height: two full stories, not to exceed 35 feet,
- D. Maximum land coverage: 55 percent, and
- E. Minimum floor area: 600 square feet each per dwelling unit in a duplex and 864 square feet per single-family dwelling unit.

Staff Findings: All proposed lots meet the required lot area and lot width minimums. Dimensional standards for building height, land coverage, and minimum floor area will be reviewed at the time of building permit submittal.

- D. SMC 16.32.040 – Lot design. Each lot within a subdivision shall comply with the following design standards and requirements:
 - a. Double frontage lots are only permitted where determined by Council... to be essential to provide separation of residential lots from principal and minor arterial streets, high intensity land uses, or to overcome specific disadvantages of topography or parcel configuration.
 - b. Each lot shall have direct access to and frontage upon a dedicated public street. Minimum street frontage shall comply with the lot size and width requirements of the zoning code, except for lots located within the arc of a curve or where unusual topography exists a minimum frontage of 40 feet is allowed.

Staff Findings: All proposed lots have direct access to and frontage upon a dedicated public street, with the exception of Lot 10 and Lot 17. Lot 10 is required to be accessed through the proposed cul-de-sac on Ramos Street through a minimum 20-foot access. The proposed 15-foot Fire Access and Utility Easement is not sufficient. Lot 17 shall not be allowed access to Fairview Avenue in accordance with Sunnyside's Design and Construction Standards, Chapter 7 – Street Improvements, adopted by SMC 16.24.350 Sunnyside Standard Specifications. "Driveways shall be located on the lowest classification of roadway abutting the development. Driveways

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accessing onto arterial streets are discouraged and shall be limited." While Fairview Avenue does not have a federal functional classification, it nevertheless will carry a higher AADT than North 4th Street and Ramos Street.

- E. SMC 16.32.050 – Block Design. Blocks should not be less than four lots in length nor more than 1,000 feet in length as measured along their greatest dimension.

Staff Findings: The SMC defines Block and Block Length as follows:

SMC 16.24.060 – "Block" means an area of land within a subdivision that is entirely bounded by right-of-way, public streets, streams, parks, physical barriers, and exterior boundaries of the subdivision, excepting alleys.

SMC 16.24.070 – "Block length" means the distance between intersections of through streets, such distance being measured along the longest street bounding the block and the right-of-way line of the two intersecting streets.

Based on these definitions, the proposed subdivision does not exceed the 1,000 foot block length. The measurement is based upon distances from through streets. The proposed layout of N. 4th Street and Ramos Street is not considered a through street. Therefore, the block length measurement starts at the intersection of N. 4th Street and Fairview Avenue and continues throughout the full subdivision. Based on the preliminary plat, the total block length from the intersection of N. 4th Street and Fairview Avenue and the end of Ramos Street is approximately 773-feet.

- F. SMC 16.32.060 – Utility easement design.
- a. Utility easements shall be continuous and aligned from block to block with a subdivision and with adjoining subdivision.
 - b. A 10-foot wide utility easement for underground power, telephone, and cable television shall be provided across the front and/or rear of each lot within a subdivision. Side lot line easements shall be required where deemed necessary by the administrator to adequately provide lots with utility services or to provide for continuous easements.
 - c. Drainage easements shall be provided where a subdivision is traversed by a watercourse, drainage way, or stream channel. Alignment and width of drainage easements shall be approved by the Director of Public Works.
 - d. Easements for unusual facilities such as high-voltage electric lines; irrigation canals, lines and facilities and high-capacity gas transmission lines shall be required as approved by the Director of Public Works.

Staff Findings: Utility easements shall be provided as required by SMC 16.32.060, including accommodations for the pass-through drainage water as evidenced through the development. The development shall make accommodations for the pass-through water. Under no circumstances shall the development create a flooding hazard for adjacent properties.

- G. SMC 16.32.065 – Solar easement provisions.
- a. All subdivisions shall include provisions for solar easements which are defined as a right expressed by an easement, restriction, covenant or condition contained in any deed, contract or other written instrument executed by or on behalf of any landowner for the purpose of assuring adequate access to direct sunlight for solar energy systems.
 - b. The solar easements shall be established as described in RCW 60.04.150 and 60.04.160, and interference with solar easements shall be penalized as provided in RCW 64.04.170.

Staff Findings: Adequate solar easement provisions shall be provided prior to final plat approval.

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H. SMC 16.32.070 -- Street design.

- a. Street width, exclusive of curb and gutter, shall be in conformance with Local Agency Guidelines published by the Washington State Department of Transportation, as such guidelines now exist or are hereafter amended or modified, or as otherwise recommended by the Director of Public Works and approved by the Planning Commission and City Council.

Staff Findings: The applicant shall provide full civil plans for street improvements.

b. Right-of-way.

1. Right-of-way shall be dedicated for new or existing streets to or within a subdivision to accommodate the following right-of-way widths:
 - a. Principal arterial – 100 feet;
 - b. Minor arterial – 80 feet;
 - c. Collector arterial – 60 feet;
 - d. Access street (or 50 feet with 10-foot easements on both sides of the 50 feet);
 - e. Access street (where sidewalks are not required by ordinance) – 50 feet.
2. Right-of-way for cul-de-sacs shall not be less than 80 feet in diameter.

Staff Findings: The applicant shall design N. 4th Street and Ramos Street in accordance with the applicable Access Street requirements with sidewalks required on both sides of the street. The proposed turnaround does not meet cul-de-sac standards. A compliant cul-de-sac at the termination of Ramos Street shall be provided and shall be required to meet the stricter requirement identified in the City's Design and Construction Standards to accommodate the City's aerial platform apparatus.

c. Pattern.

1. Street pattern should provide for the continuation of appropriate projection of existing streets.
2. Local access streets shall be planned to discourage their use by nonlocal traffic.
3. Property lines at intersections shall be rounded with a radius of 20 feet for access streets, collector arterials, 30 feet for minor arterials, and 40 feet for principal arterials, or of a greater radius where the Director of Public Works may deem it necessary.
4. Streets may be designed so as to intersect as nearly as possible at right angles. Intersection of streets at angles of less than 80 degrees will be approved only where topography conditions require and where anticipated traffic volume will be low.
5. Street jobs with centerline offsets of less than 100 feet shall not be allowed.
6. Dead-end streets, designed to be so permanently, shall not be longer than 500 feet, unless otherwise approved and recommended by the Director of Public Works, and shall be provided at the closed end with a cul-de-sac.
7. Temporary dead-end streets shall be provided with a temporary vehicle turnaround at the closed end, and the design should additionally provide for continuation of the full right-of-way width to the property boundary. Any additional width as required temporarily, when the street is continued on at a later date, the additional width required temporarily will revert back to the property it is fronted upon.
8. Alleys, when required, in commercial and industrial zones, should be centered on the rear lot lines and shall not serve as the only or principal access to lots. Minimum alley width shall be 30 feet.
9. The Council may, upon recommendation from the Planning Commission, Director of Public Works, or administrator require such other design standards as deemed appropriate to ensure a safe and efficient street system.

Staff Findings: The applicant shall provide full civil plans for street improvements. The development creates a dead-end street in excess of 500-feet. The City's Design and Construction Standards identify the maximum length of a dead-end street as 600-feet. Staff's recommendation is the dead-end street shall be limited to 600-feet.

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- d. Names.
1. Streets which are aligned with existing streets that may be extended through so as to connect or are a continuation thereof shall bear the name of the existing street.
 2. Streets which are not aligned with existing streets or a continuation thereof shall not bear a name which will duplicate or be confused with the name of existing streets.
 3. All street names are subject to the approval of the City.

Staff Findings: There are no existing street alignments which would appear to impact the naming of the proposed streets. The proposed street names are subject to final approval by the City.

- I. SMC 16.32.080 – Sidewalk design.
Sidewalks shall be provided along all new and existing streets in conformance with the following minimum standards:
- a. Sidewalks shall be located on the right-of-way in accordance with the City standard specifications.
 - b. Sidewalks shall be placed along at least one side of all local access and collector arterial streets and shall have a minimum width of five feet.
 - c. Sidewalks shall be placed along both sides of all principal and minor arterial streets and certain other streets where deemed necessary by the City and shall have a minimum width of eight feet.
 - d. Sidewalks in the central business district shall be 12 feet wide and seven and one-half feet wide in all other commercial areas.
 - e. Where a proposed subdivision or short subdivision is located adjacent to an existing street, the subdivider is not required to provide a sidewalk on the opposite side of the street.

Staff Findings: Minimum 5-foot sidewalks shall be installed on Fairview Avenue, N. 4th Street, and Ramos Street in accordance with City Standards.

- J. SMC 16.32.090 – Street lighting.
The following procedure shall be followed for street lighting:
- a. Developer submits preliminary plat to the City for review and circulation to utilities and other agencies.
 - b. Pacific Power and Light (PPL) reviews and provides suggested street-lighting plan with estimated costs.
 - c. City staff reviews street-lighting plan and approves or changes and approves, the plan is returned to the developer with other comments and/or changes, if made.
 - d. The developer/engineer prepares revised plan for the Planning Commission hearing.
 - e. The plan is presented in public hearing and approved.
 - f. The final plat is prepared with a subdivision agreement in which the developer agrees to contract with Pacific Power and Light and agrees to pay the capital costs and installation costs of street lights, including poles, fixtures, wiring, etc. (Alternate for developer: The developer may elect to install or contract with someone outside of Pacific Power and Light for the street-lighting facilities. Such facilities must meet Pacific Power and Light standards and installation requirements. The installed facilities must have the written approval of Pacific Power and Light before the City will accept them.)
 - g. The pole types, either wooden, metal or concrete, etc., shall be approved in the subdivision agreement.
 - h. The City agrees to pay the operating and maintenance costs after acceptance.

Staff Findings: Prior to final plat approval, the applicant shall work with PPL to design and install a street lighting plan, consistent with City Standards.

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9. **Long Subdivision - Improvement Requirements:** The following improvement standards from SMC Ch. 16.36 apply to this proposal:

A. SMC 16.36.050 Street Improvements

Existing or proposed streets in or adjacent to a proposed subdivision shall be improved at the expense of the subdivider by the construction of curb, gutters and pavement surface in accordance with the City standard specifications. Street widths, exclusive of curb and gutter, shall be in conformance with the Local Agency Guidelines published by the Washington State Department of Transportation, as such guidelines now exist or are hereafter amended or modified, or as otherwise recommended and approved by the Director of Public Works or the Planning Commission and City Council, as applicable.

Staff Findings: There are currently no frontage improvements along Fairview Avenue adjacent to the parcel. The applicant will be required to install full frontage improvements along Fairview Avenue. All new internal streets (N. 4th Street and Ramos Street) are required to be built to full city standards.

B. SMC 16.36.060 Utilities

a. A sanitary sewer system shall be installed with 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.

Staff Findings: There is an existing city sanitary sewer line in Fairview Avenue along the property frontage. New sanitary sewer shall be extended throughout the Plat to serve the new lots. The applicant shall submit civil plans meeting applicable City of Sunnyside standards for all proposed sanitary sewer lines.

b. 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 and be approved by the Department of Social and Health Services.

Staff Findings: There is an existing city waterline in Fairview Avenue that is available to serve this property. New looped water lines shall be extended throughout the Plat to serve the new lots. Each dwelling unit shall have its own water service and meter. The applicant shall submit civil plans meeting applicable City of Sunnyside standards for all proposed waterlines.

c. Each subdivision shall provide a drainage system for the collection, control, and/or disposal of surface water runoff.

Staff Findings: All stormwater shall be retained on-site. The applicant shall submit civil plans for all roadway and frontage requirements which shall include stormwater drainage facilities meeting the requirements of the latest edition of the Department of Ecology's Stormwater Management Manual for Eastern Washington.

d. All new utilities shall be installed underground, except for the following:

1. Electric, pad-mounted transformers;
2. Electric transmission systems of a voltage of 15 KV or more;
3. Service meters at structures;
4. TV cable amplifiers, distribution taps;
5. Telephone pedestals and cross-connection terminals;
6. Temporary services necessary for construction.

Staff Findings: All required utility extensions to serve the new lots shall be installed underground, except as allowed for as indicated above.

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- e. All franchised utilities, including City utilities, shall have access to and use of all utility easements except special purpose easements such as those for high-voltage electrical lines.

Staff Findings: *Utility easements shall be provided as indicated on the Preliminary Plat.*

- f. Easements for unusual facilities, such as high-voltage electric lines; irrigation canals, lines and facilities; and high-capacity gas transmission lines shall be approved by the Director of Public Works. In subdivisions located in whole or in part within an irrigation district organized pursuant to Chapter 87.03 RCW, and where the lands of that subdivision have been classified as irrigatable, easements for water rights-of-way and irrigation facilities to each parcel of land in said subdivision may be required by the irrigation district and by the City, prior to approval of the plat, with such easements and facilities being shown on the plat of the subdivision.

Staff Findings: *The Preliminary Plat includes an existing 60-foot easement for Pacific Power. The property is located within the Sunnyside Valley Irrigation District (SVID). The Final Plat shall include signature and approval by SVID, including any easements required therein.*

- g. No buildings or structures, except fences, shall be permitted to be constructed on any utility easements or over any utility facilities. Masonry fences will be considered as structures, rather than fences.

Staff Findings: *Future development of the platted lots shall adhere to all requirements related to what can and cannot be construction on any utility easement or over any utility facilities.*

- C. SMC 16.36.070 Street lights.

The subdivider shall install at his expense street lights in accordance with the standard specifications of the City.

Staff Findings: *Street lights shall be installed in accordance with the standard specifications of the City, including the process outlined in SMC 16.32.090 identified above.*

- D. SMC 16.36.080 Sidewalks.

Sidewalks shall be constructed of concrete in conformance with the City standards and specifications.

Staff Findings: *Sidewalks shall be installed in accordance with the standard specifications of the City, including the process outlined in SMC 16.32.080 identified above.*

10. **Review by Planning Commission – Recommendation required.** SMC 16.28.110 (A) provides the following:

"The Planning Commission shall review the proposed subdivision during a public hearing and shall inquire into the public use and interest proposed to be served by the establishment of the subdivision and dedication. It shall determine: (1) if appropriate provisions are made for, but not limited to, the public health, safety, and general welfare, for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and schoolgrounds, and shall consider all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; (2) whether the public interest will be served by the subdivision and dedication; (3) conformance with the provisions of the City zoning ordinance; (4) conformance with the Sunnyside Area Comprehensive Plan; and (5) conformance with the provisions of Chapters 16.20 through 16.36 SMC."

Staff Findings: *(1) The proposed subdivision makes adequate provisions for the public health, safety and general welfare. Open spaces are provided by lots ranging from 0.10-1.17 acres. All future*

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development will be required to retain stormwater on-site. The proposed subdivision is adjacent to Fairview Avenue which has no existing frontage improvements on the north side of the road. The proposed subdivision includes new roadway to serve the proposed lots, which shall be built to city standards. There are no transit lines in the vicinity of the proposed subdivision. Potable water and sanitary sewer are located in Fairview Avenue adjacent to the proposed subdivision. Parks and Recreation facilities (Kiwans Park) are located approximately 0.14 miles south of the proposed subdivision. School facilities are located approximately 0.67 miles east of the proposed subdivision – as previously mentioned, the applicant shall provide sidewalks along its Fairview Avenue frontage.

(2) The public interest will be served by the platting of this preliminary subdivision and street dedication. Residentially zoned land will be made available for housing with access to streets and utilities meeting city requirements.

(3) The proposed subdivision, as conditioned and as outlined in this report, conforms with the City Zoning Ordinance.

(4) The proposed subdivision conforms with the following goals and policies of the City of Sunnyside Comprehensive Plan:

Goal 1: To create a balanced community by controlling and directing growth in a manner that enhances, rather than detracts from, community quality and values.

Policy 1.3: Encourage urban infill where possible to avoid sprawl and the inefficient leapfrog pattern of development.

Policy 1.4: Accommodate future population growth primarily through infilling and utilization of undeveloped lots. Conversion of agricultural land to residential, commercial, or industrial use will be encouraged to occur.

Goal 2: Coordinate land uses to minimize the loss of natural resources due to urbanization, and reduce uncertainty and unpredictable development which sacrifices conservation and sound land management.

Policy 2.4: Adequate on-site disposal of surface water shall be provided by all types of development.

Goal 4: To pursue well-managed, orderly expansion of the urban area in a manner that is within the sustainable limits of the land.

Policy 4.3: Ensure that new residential development makes efficient use of the existing transportation network and provides adequate access to all lots.

Goal 7: To preserve the character, agricultural heritage, and quality of life in Sunnyside and the surrounding rural areas that are part of the community.

Policy 7.4: Ensure that new development in Sunnyside enhances the "quality of life" within the community, and that any environmental problems that arise from such development are corrected by the developer through enforcement of subdivision control, regulations, and fees.

(5) The proposed subdivision, as conditioned and as outlined in this report, complies with SMC Chapters 16.20-16.36.

CONCLUSIONS:

1. The Planning Commission has the jurisdiction to make a recommendation to Council regarding this Preliminary Plat (SMC § 16.28.110).
2. This staff recommendation is based upon project documents received from the applicant dated January 26, 2025, April 10, 2025, and May 3, 2025.
3. The Preliminary Plat, as conditioned, complies with the Long Subdivision Design Requirements (SMC Ch. 16.32) and the Long Subdivision Improvement Requirements (SMC Ch. 16.36).
4. A Mitigated Determination of Nonsignificance (MDNS) was issued on June 25, 2025, and was not appealed.

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5. The proposed Preliminary Plat serves the public use and interest and provides for the possibility of creating new housing in the City of Sunnyside.

RECOMMENDATION:

Based upon the above findings, the planning consultant recommends **APPROVAL** of the requested Preliminary Subdivision of Fairview Heights, subject to the conditions listed below.

CONDITIONS:

Prior to the finalization of the subdivision, the following conditions must be completed within five-years of the Council Decision.

The applicant shall comply with the following conditions of approval:

1. The applicant shall submit civil plans for roadway, curb and gutter, sidewalks, lighting, and stormwater for Ramos Street, N. 4th Street and the entire Fairview Avenue frontage adjacent to the project site. Civil Plans shall meet City's Design and Construction Standards, and Sunnyside Municipal Code requirements.
2. The connection to Ramos Street shall meet International Fire Code (IFC) and City of Sunnyside turnaround requirements – IFC Appendix D, Section D103, and SMC § 13.32.070(6).
3. Access – All lots shall be accessed via a minimum 20-foot frontage or access easement from Ramos Street or N. 4th Street. Lot 17 shall not be accessed from Fairview Avenue.
4. If the development will include more than 30 single-family or duplex units, then two separate fire apparatus access routes shall be provided from Fairview Avenue.
5. The proposed 15-foot Fire and Access Utility Easement serving Lots 10 and 11 does not meet the minimum IFC standard (20-feet).
6. All stormwater shall be retained on-site. The applicant shall submit plans for city approval, consistent with the Department of Ecology Stormwater Management Manual for Eastern WA.
7. The applicant shall make accommodations for pass through water on the site. Complete plans shall be submitted for review and approval by the City Engineer. Under no circumstances shall the development create a flooding hazard for adjacent properties.
8. Utility easements shall be a minimum of 16-feet wide. If water and sewer are proposed within the same easement, Department of Health separation standards shall be met.
9. All lots shall be served by City of Sunnyside Sanitary Sewer and Domestic Water. A utility layout meeting the City's Design and Construction Standards, and Sunnyside Municipal Code requirements, including certification of water and sewer capacity, shall be submitted.
10. The Preliminary Plat shall be subject to all Sunnyside Valley Irrigation District (SVID) requirements, including a signature block on the face of the Final Plat. Easements and Tracts may be required by SVID.
11. The Preliminary Plat Map shall be revised to show the following:
 - a. A note describing the use and purpose of Tract A – including ownership and/or maintenance responsibilities.
 - b. Compliance with IFC Section D105 and Section D105.4.
 - c. All lots accessed from Ramos Street of N. 4th St.
 - d. Access Easements shall be a minimum of 20-feet wide.

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- e. Utility easements shall be a minimum of 16-feet wide when traversing through lots. The proposed 10-foot easements on the lot frontages are sufficient.
 - f. SVID easements and/or tracts, as applicable.
12. In accordance with SMC § 16.28.140, all required infrastructure improvements including as-built drawings and data of all utilities necessary to serve the plat must be constructed and accepted by the City Public Works Director. In lieu of actually completing all improvements, the developer may provide the City with a bond or irrevocable line of credit in an amount equal to 125% of the engineer's estimate of the cost to complete all the required public and private infrastructure.
13. The applicant shall develop an Inadvertent Discovery Plan (IDP) which shall be on-site at all times during project construction.
14. The Final Plat shall be submitted for approval within 5-years of the Council Decision, and shall include all required information, notes, and signature blocks as outlined in SMC 16.28.170 -- Final Plat -- Requirements.