

ORDINANCE 2025 - 11

**AN ORDINANCE OF THE CITY COUNCIL OF SUNNYSIDE,
WASHINGTON, ANNEXING CERTAIN PROPERTY TO THE CITY
OF SUNNYSIDE (SUNSET RIDGE ANNEXATION)**

WHEREAS, the City of Sunnyside Washington, received a Notice of Intent to Commence Annexation, completed by owners of no less than ten (10%) percent of certain real property on September 13, 2024, meeting the requirements of RCW 35A.14.120; and

WHEREAS, a public meeting was held on the proposed Notice of Intent to Commence Annexation on October 14, 2024, wherein City Council Passed Resolution 2024-71, accepting the intent to annex, determining the property will be required to assume all proportionate bonded indebtedness, determining that simultaneous zoning will be required, and determining the property to be annexed as set forth in Section 1 below (property); and,

WHEREAS, the City received a petition signed by not less than sixty (60) percent owners of the Property; and,

WHEREAS, the petition meets the requirements of RCW 35A.01.040 and has been determined to be sufficient by the Yakima County Assessor; and,

WHEREAS, notices of the Planning Commission public hearing on the proposed annexation were published and posted as required by law; and,

WHEREAS, the City of Sunnyside Planning Commission held a public hearing pursuant to Title 19 of the Sunnyside Municipal Code on June 10, 2025; and,

WHEREAS, The Planning Commission recommended that such property should be annexed to the City of Sunnyside with a zoning of Medium Density Residential, (R-2); and,

WHEREAS, A Notice of Intention was submitted to the Washington State Boundary Review Board for Yakima County on July 29, 2025; and,

WHEREAS, The Notice of Intention was sent for review on August 7, 2025, with the 45-day review period ending on September 22, 2025; and,

WHEREAS, The Washington State Boundary Review Board for Yakima County did notify the City of Sunnyside that no one jurisdiction, therefore the annexation was deemed approved by the Board by letter dated September 24, 2025; and,

WHEREAS, The City Council has been fully advised and finds that all statutory requirements have been satisfied in order to accomplish the proposed annexation, and that it is in the best interest of the City and its residents to annex said property;

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

SECTION 1: That the following described property, situated in Yakima County, Washington is hereby annexed into the City of Sunnyside: Consisting of Tax Parcel 221026-24003, including adjacent rights-of-way, as depicted in the map and legal description attached hereto as Exhibit 'A'.

SECTION 2: That all of the property within the territory hereby annexed shall be assessed and taxed at the same rate and on the same basis as other property within the City of Sunnyside for any outstanding indebtedness of the City of Sunnyside, including assessments on taxes in payment of any bonds issued or debts contracted prior to or existing on the date hereof.

SECTION 3: The property subject to this annexation shall be zoned R-2, Medium Density Residential, in accordance with the Planning Commission's Recommendation.

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

SECTION 5: This Ordinance shall be effective five days after passage, approval and publication as required by law

PASSED this 27th day of October, 2025.



DEAN BROERSMA, MAYOR

ATTEST:



JACQUELINE RENTERIA, CITY CLERK

APPROVED AS TO FORM:

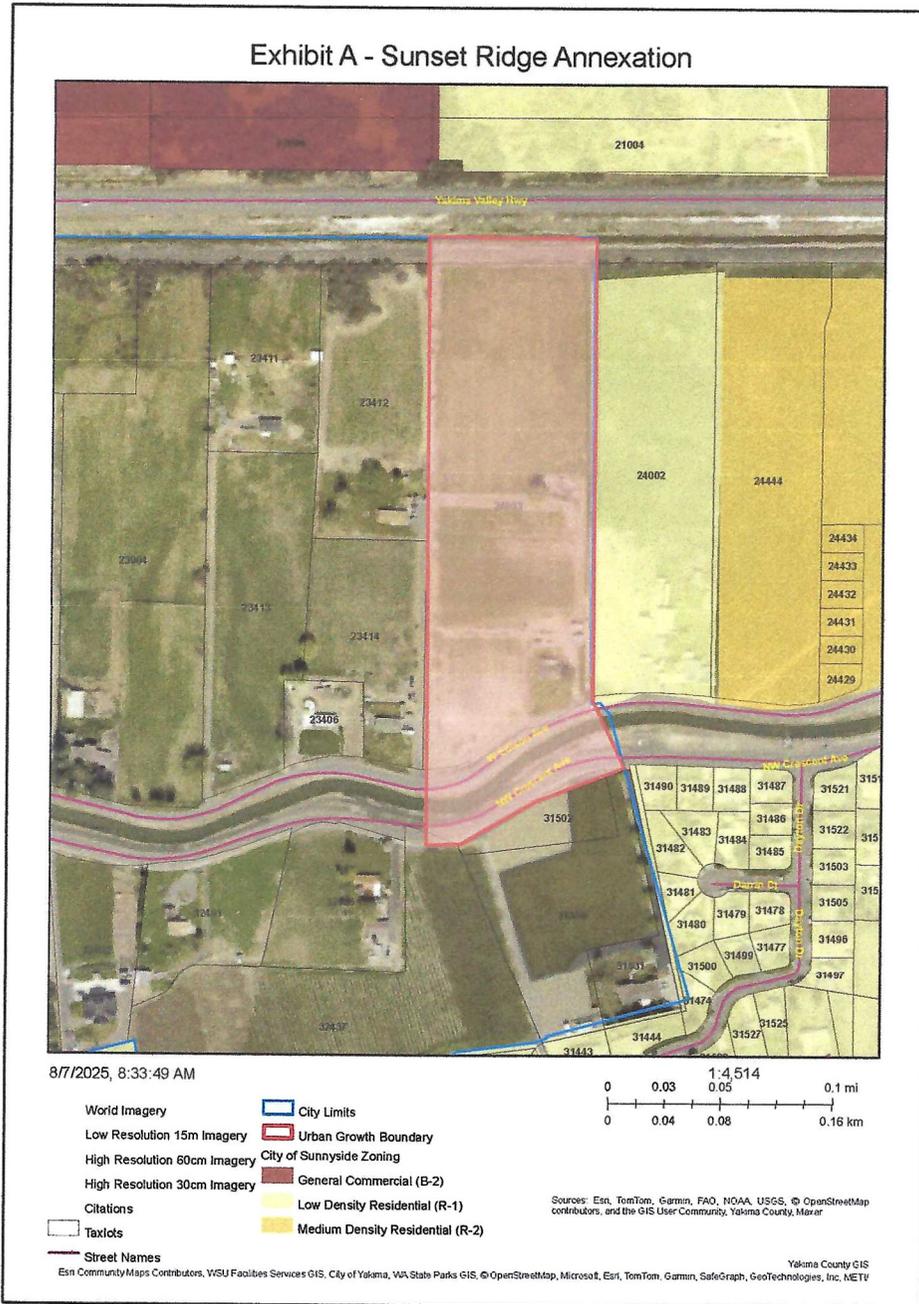


BY: JULIE K. NORTON, CITY ATTORNEY

Date of Publication: ~~November 5, 2025~~
December 10, 2025

“Exhibit A”

Sunset Ridge Map and Legal Description



**LEGAL DESCRIPTION
CITY ANNEXATION AREA**

ALL THAT PORTION OF THE NORTHERN PACIFIC RAILROAD RIGHT OF WAY, AND ALL THAT PORTION OF THE SUNNYSIDE VALLEY IRRIGATION DISTRICT RIGHT OF WAY, AND ALL THAT PORTION OF THE WEST EDISON AVENUE RIGHT OF WAY, AND ALL THAT PORTION OF THE NORTHWEST CRESCENT AVENUE RIGHT OF WAY AND ALL THAT PORTION OF THE WEST 362.00 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 10 NORTH, RANGE 22 EAST, WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 26; THENCE NORTH $0^{\circ}08'07''$ WEST 1326.88 FEET ALONG THE WEST LINE OF SAID SECTION 26 TO THE NORTHERLY RIGHT OF WAY MARGIN OF SAID RAILROAD RIGHT OF WAY; THENCE NORTH $89^{\circ}06'53''$ EAST 1322.51 FEET ALONG SAID NORTHERLY RIGHT OF WAY MARGIN TO THE WEST LINE OF SAID WEST HALF AND THE POINT OF BEGINNING THENCE CONTINUING NORTH $89^{\circ}06'53''$ EAST 362.03 FEET ALONG SAID NORTHERLY RIGHT OF WAY MARGIN TO THE EAST LINE OF SAID WEST 362.00 FEET; THENCE SOUTH $0^{\circ}10'56''$ EAST 1247.75 FEET ALONG SAID EAST LINE TO THE SOUTHERLY RIGHT OF WAY MARGIN OF SAID NORTHWEST CRESCENT AVE, AS DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NUMBER 7389771, RECORDS OF YAKIMA COUNTY, WASHINGTON, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 408.42 FEET (THE LONG CHORD OF SAID CURVE BEARS SOUTH $58^{\circ}38'04''$ WEST 152.56 FEET); THENCE SOUTHWESTERLY 153.46 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY RIGHT OF WAY MARGIN THROUGH A CENTRAL ANGLE OF $21^{\circ}31'44''$; THENCE SOUTH $47^{\circ}52'12''$ WEST 49.20 FEET ALONG SAID SOUTHERLY RIGHT OF WAY MARGIN TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 286.02 FEET; THENCE SOUTHWESTERLY 80.61 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY RIGHT OF WAY MARGIN THROUGH A CENTRAL ANGLE OF $16^{\circ}08'53''$; THENCE NORTH $62^{\circ}48'07''$ WEST 21.39 FEET ALONG SAID SOUTHERLY RIGHT OF WAY MARGIN; THENCE SOUTH $54^{\circ}00'27''$ WEST 41.40 FEET ALONG THE SOUTHERLY RIGHT OF WAY MARGIN OF SAID NORTHWEST CRESCENT AVENUE, AS SHOWN ON THE PLAT OF SECOND GRANDVIEW ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 65 OF PLATS, PAGE 549, RECORDS OF YAKIMA COUNTY, WASHINGTON; THENCE NORTH $82^{\circ}23'25''$ WEST 76.36 FEET TO THE WEST LINE OF SAID WEST HALF; THENCE NORTH $0^{\circ}10'13''$ WEST 547.30 FEET ALONG SAID WEST LINE TO A POINT THEREIN, SAID POINT BEING MONUMENTED BY A $5/8''$ REBAR WITH CAP STAMPED "56907"; THENCE NORTH $0^{\circ}11'16''$ WEST 856.71 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.



6-6-2025