

RESOLUTION 2026 - 06

**A RESOLUTION OF THE CITY COUNCIL OF SUNNYSIDE,
WASHINGTON, ADOPTING THE PLANNING COMMISSION'S
RECOMMENDATION AND APPROVING THE PRELIMINARY
PLAT OF COLUMBIA HEIGHTS PHASES 2 AND 3**

WHEREAS, on July 9, 2025, an application for the Preliminary Plat of Columbia Heights phases 2 and 3 was submitted to the City of Sunnyside, proposing to subdivide parcels 221026-31608, 31535, 31536, and 31537 into 36-lots in the R-1 zoning district (the "Project"); and

WHEREAS, on September 24, 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 No significance ("MDNS") for the Project on November 19, 2025; and

WHEREAS, the City of Sunnyside Planning Commission held an open record public hearing on December 9, 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 of Sunnyside Planning Commission recommended to approve the Preliminary Plat of Columbia 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 December 27, 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 January 26, 2026, 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 as if set forth in full.

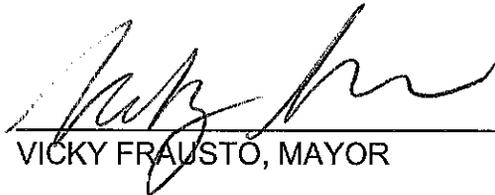
SECTION 2. Incorporation of the Planning Commission's Recommendation and Conditions of Approval. The Planning Commission's Recommendation is hereby adopted and ratified by the Sunnyside City Council as its conditional decision and approval of the Plat of Columbia Heights Phases 2 and 3. A copy of the 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 26th day of January 2026.



VICKY FRAUSTO, MAYOR

ATTEST:



JACQUELINE RENTERIA, CITY CLERK

APPROVED AS TO FORM:

/s/ Julie K. Norton

BY: JULIE K. NORTON, CITY ATTORNEY

Exhibit A

SUNNYSIDE PLANNING COMMISSION
RECOMMENDATION TO THE SUNNYSIDE CITY COUNCIL
PRELIMINARY PLAT OF
COLUMBIA HEIGHTS, PHASES 2 & 3
PLP-26-3, SEPA-26-3

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 July 9, 2025, an application for the Preliminary Plat of Columbia Heights Phases 2 and 3 was submitted to the City of Sunnyside, proposing to subdivide parcels 221026-31608, 31535, 31536, and 31537 into 36-lots in the R-1 zoning district; and

WHEREAS, All required public notices for this project were provided in accordance with the provisions of SMC Ch. 19.03, on September 24, 2025, and November 19, 2025; and

WHEREAS, SEPA Environmental Review for these updates was considered with a Mitigated Determination of Nonsignificance issued on November 19, 2025, which was not appealed; and

WHEREAS, The Sunnyside Planning Commission held an open record public hearing on December 9, 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 December 9, 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 recommends **APPROVAL** of the proposed Preliminary Plat of Columbia Heights, Phases 2 & 3 as presented and subject to conditions, including adoption of the staff recommendation as the Findings of the Planning Commission. The motion carried unanimously.

Dennis Blumer, Chair
Sunnyside Planning Commission

Date



12-22-25

Exhibit *A*
Staff Recommendation



Planning & Community Development
818 East Edison Avenue
Sunnyside, Washington 98944
(509) 837-4229 Office, (509) 836-6363 Fax

**CITY OF SUNNYSIDE
PRELIMINARY LONG PLAT RECOMMENDATION**

DATE:	December 9, 2025
APPLICANT:	Moon General Construction, LLC c/o Jorge Herrera
FILE NUMBER:	PLP-25-3, SEPA-25-3
LOCATION:	Vicinity of Columbia Ave. and Lander Ct.
TAX PARCEL NUMBER(S):	221026-31608, 31535, 31535, and 31537
APPLICATION DATE:	July 9, 2025
DATE OF COMPLETENESS:	September 17, 2025
RECOMMENDATION:	APPROVE WITH CONDITIONS

FACTS:

Processing:

- A. The application for a Preliminary Long Plat was initially submitted on July 9, 2025. The SEPA Checklist was submitted on August 14, 2025. Additional information, including a Preliminary Plat and narrative meeting the requirements of SMC 16.28.060 was submitted on July 31, 2025, August 4, 2025, September 11, 2025, and September 15, 2025.
- B. The application was deemed Complete for processing on September 17, 2025.
- C. A notice of application was sent to adjacent property owners on September 24, 2025 and the public comment period ended on October 8, 2025.
- D. The SEPA MDNS was issued on November 19, 2025.
- E. The Notice of Public Hearing was issued and published in the Sunnyside Sun on November 19, 2025.

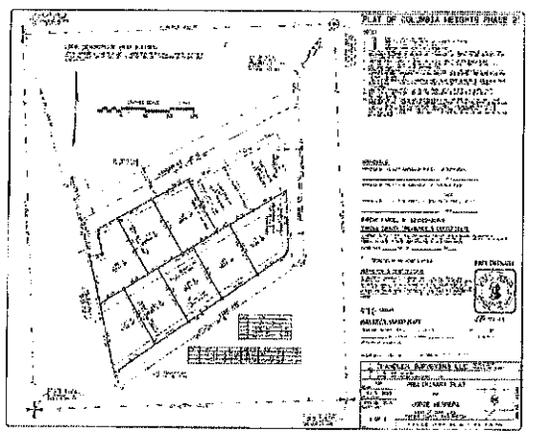
FINDINGS AND ANALYSIS:

1. **Project Description:** The applicant is proposing to divide the existing four parcels into 36-lots in the R-1 zoning district. The project will be completed in two phases. The Tabular Summary per phase is below:

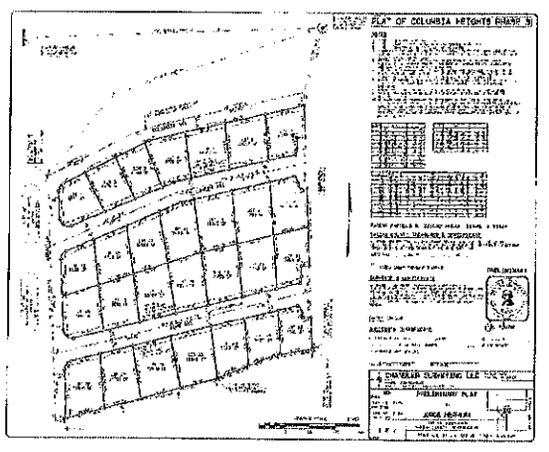
TABULAR SUMMARY

	PHASE 2	PHASE 3
1. Land Use Summary	Undeveloped Land	Undeveloped Land
2. Gross Acreage	1.46 ac	7.90 ac
3. Net Lot Acreage	1.24 ac	6.48 ac
4. Total # of Lots	9	20
5. Average Lot Size	6732 sf	10062 sf
6. Minimum Lot Size	6500 sf	7591 sf
7. Average Density	6.45 lots/ac	4.32 lots/ac
8. Present Zoning	R1	R1
9. Type of water service	Domestic (City of Sunnyside)	Domestic (City of Sunnyside)
10. Type of sewerage	Domestic (City of Sunnyside)	Domestic (City of Sunnyside)
11. Area of Public Roads	9600 sf	6400 sf

Columbia Heights Phase 2:



Columbia Heights Phase 3:



Columbia Heights, Phases 2 and 3: PLP-25-3, SEPA-25-3

PLP-25-3, SEPA-25-3

2. **Zoning/Land Use:** The proposal lies within the Low Density Residential (R-1) Zoning District. Adjacent properties have the following zoning and land uses:

Location	Zoning District	Use
North	R-1	Residential
South	R-1	Residential
East	R-1	Residential and vacant
West	R-1	Residential

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 November 19, 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:*
 - 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.

5. **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 or agency comments were received.

6. **Department Services Comments:**

A. Public Works/Engineering:

1. The proposed right-of-way of 50-feet for Lander Avenue, Coral Lane, and Vine Avenue may not be adequate for the roadway, curb and gutter, sidewalks, lighting, and stormwater system. A roadway cross section was not provided on the preliminary plat map for review.
2. Columbia Avenue across the property frontage shall be improvements to include half-street improvements including curb, gutter, sidewalk, storm drainage, and street lighting improvements.

Columbia Heights, Phases 2 and 3: PLP-25-3, SEPA-25-3

3. A new street light shall be installed at the intersection of Columbia Avenue and Coral Lane.
4. All new roadways shall meet City Standards and at minimum have curb, gutter, and sidewalk both sides of the roadways. Street lighting is required throughout the development.
5. ADA accessibility improvements shall be provided for all new improvements and when connecting to existing improvements. WSDOT approved ADA ramps, sidewalks, and other appurtenances to meet ADA accessibility requirements will be reviewed with the civil engineering plans. Meeting this standard may require the developer to relocate mailboxes and utility poles.
6. All dead end streets must meet the International Fire Code turnaround requirements, and be 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. If project is phased, temporary turnarounds are required to be installed until such time as the permanent improvement can be constructed.
7. Vine Avenue in Columbia Heights Phase 2 shall be improvements to half street improvements with an asphalt width required to meet the International Fire Code requirements.
8. Maximum road grade is 10-percent to meet the International Fire Code Appendix D103.2, or as approved by the fire code official. Approval has not been requested from the fire code official as of the date of this determination. Revisions may be required to the Plat Maps to meet this requirement.
9. All lots shall access from interior roadways of the least functional classification.
10. A storm drainage system to manage stormwater in Columbia Avenue for the south side 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 meeting Department of Ecology requirements will be required. 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.
11. 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.

Retaining walls if any will be located at back of right of way. No retaining walls shall be designed to cross a City easement or utility.

The provided documentation did include civil engineering plans and these will be reviewed during the public works permit review process. The submitted civil engineering plans are not approved and require separate review. To meet the City's Municipal Code and Design and Construction Standards the engineering plans will require revisions which may add easements and/or change lot lines. These changes shall be updated by the applicant and submitted with the Final Plat Map submittal.
12. The development is subject to approval by the Sunnyside Valley Irrigation District.

Columbia Heights, Phases 2 and 3: PLP-25-3, SEPA-25-3

PLP-25-3, SEPA-25-3

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13. 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.
14. 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.

Sanitary Sewer System

1. A utility layout shall be provided meeting the latest edition of Sunnyside Design and Construction Standards and Sunnyside Municipal Code.

Domestic Water System

1. A utility layout shall be provided meeting the latest edition of Sunnyside Design and Construction Standards and Sunnyside Municipal Code.
2. The development shall provide a looped water system. Dead-end water mains will not be approved. Easements 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 may be within multiple water pressure zones, consequently additional water system piping, looping, booster pumps, etc. may be required to serve the development.
4. Fire flow testing is required to ensure the development will have sufficient fire flow availability.

Storm Drainage System

1. A utility layout shall be provided meeting the latest edition of Sunnyside Design and Construction Standards and shall include drainage calculations stamped by a civil engineer licensed in the State of Washington.
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 and account for the volume in the storm drainage sizing. Under no circumstances shall the 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 October 15, 2025.
7. **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

Columbia Heights, Phases 2 and 3: PLP-25-3, SEPA-25-3

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-1 – Low Density Residential Zone Dimensional Standards: In accordance with SMC 17.12.030, the dimensional standards for the R-2 zone are:

- A. Minimum lot areas: 6,500 square feet.
- B. Minimum width: 60 feet at street frontage.
- C. Maximum building height: 35 feet, or two stories above the finished pad elevation.
- D. Maximum land coverage: 50 percent.

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:

Phase 2: All proposed lots in Phase 2 have direct access to and frontage upon a dedicated public street. Phase 2 proposes access to Lander Ct. for Lots 1-3, which was partially completed as part of Columbia Heights Phase 1. Lots 4-8 are proposed to be accessed from Vine Ave. which will be dedicated as part of Phase 2.

Phase 3: All proposed lots in Phase 3 have direct access to and frontage upon a dedicated public street. Seven of the 28 lots in Phase 3 are proposed to be double frontage. Lots 1-7 will have frontage on Columbia Ave and Lander Ave; however, access will only be permitted from Lander Ave. This layout is consistent with Columbia Heights Phase 1 which included 5-lots having frontage on both streets, with access only coming from Lander Ave. This configuration is necessary due to the proposed layout and topography of the site. Portions of the Columbia Ave frontage include a steep north-to-south grade which lends itself to the proposed east/west streets (Lander Ave and Vine Ave) as opposed to new streets running perpendicular to Columbia Ave.

- 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.

Columbia Heights, Phases 2 and 3: PLP-25-3, SEPA-25-3

PLP-25-3, SEPA-25-3

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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. This is measured from the proposed intersections of Lander Ct. and Vine Ave. and Coral Ave (+/- 402-feet and 387-feet, respectively) in Phase 2 and from Lander Ave/Vine Ave and Coral Ave (+/- 646-feet and 632-feet, respectively) in Phase 3.

- 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 and shown on the face of the Final Plat as required by SMC 16.32.060, consistent with the Preliminary Plat drawings.

- 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 60.04.170.

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

- 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 all proposed streets, including the Columbia Ave. frontage, in accordance with the applicable Access Street requirements.

Columbia Heights, Phases 2 and 3: PLP-25-3, SEPA-25-3

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. Phase 3 does propose two dead-end streets in excess of 500-feet with Hammer Head turnarounds on Lander Ave and Vine Ave. The terminus of the dead-end streets is adjacent to a vacant parcel (221026-31460) and a potentially developable parcel (221026-31508). While no plans have been submitted to subdivide or otherwise develop either parcel, the street layout of Phase 3 could be utilized for further extension if those parcels are ever developed in the future.

The dead ended water mains as shown in the civil engineering plans are required to be looped, consequently additional easements will be required. The Hammer Head turnarounds will be further reviewed during engineering permitting and if found to be deficient and not in the best interest of the fire department, then they shall be replaced with cul-de-sacs turnarounds.

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 the Columbia Ave frontage and on both sides of all new internal streets. Half-street improvements including a an asphalt width to meet International Fire Code requirements shall be required for the Vine Ave extension in Phase 2.

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.

8. **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 Columbia Avenue adjacent to Phase 3. The applicant will be required to install full frontage improvements along Columbia Avenue. All new internal streets (Lander Ct., Lander Ave., Vine Ave., and Coral Ln.) are required to be built to full city standards.

Columbia Heights, Phases 2 and 3: PLP-25-3, SEPA-25-3

If the applicant should propose retaining walls, then these walls in excess of 4 feet or shorter if a surcharge is included, shall be designed by a structural engineer licensed in the State of Washington, and shall be submitted to the City as separate permits with structural calculations.

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 Columbia Avenue along the Phase 3 property frontage. Sanitary sewer is already extended in Coral Lane and the western extension of Lander Court to serve Phase 2. New sanitary sewer shall be extended throughout Phases 2 and 3 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 Columbia Avenue. New looped water lines shall be extended throughout Columbia Heights Phases 2 and 3 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.

- 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 on the Final Plat 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,

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prior to approval of the plat, with such easements and facilities being shown on the plat of the subdivision.

Staff Findings: 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.

9. **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 0.14-0.23 acres. All future development will be required to retain stormwater on-site. The proposed subdivision is adjacent to Columbia Avenue which has no existing frontage improvements on the south side of the road. The proposed subdivision includes new roadway extensions 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 Columbia Ave. and Coral Ln. adjacent to the proposed subdivision. Parks and Recreation facilities (Central Park) are located approximately 0.9 miles east of the proposed subdivision. School facilities (Lincoln Elementary School) are located approximately 1.4 miles southeast of the proposed subdivision.

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(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 of Columbia Heights Phases 2 and 3, 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 November 19, 2025, and was not appealed.
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 Columbia Heights Phases 2 and 3, subject to the conditions listed below.

CONDITIONS:

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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 all proposed internal streets and the entire Columbia Avenue frontage adjacent to the project site. Civil Plans shall meet City's Design and Construction Standards, and Sunnyside Municipal Code requirements.
2. All streets shall meet International Fire Code (IFC) and City of Sunnyside turnaround and access requirements – IFC Appendix D, Section D103, and SMC § 13.32.070(6).
3. All streets shall meet International Fire Code (IFC) grade requirements - IFC Appendix D, Section D103.
4. Access – All lots shall be accessed through internal streets. No direct access to Columbia Ave. shall be allowed for double frontage lots in Phase 3.
 - a. A Note shall be added to the face of the Phase 3 Final Plat: "No direct access shall be permitted to Columbia Ave."
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.

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