



Planning & Community Development
818 East Edison Avenue
Sunnyside, Washington 98944
(509) 837-7999 Office, (509) 836-6383 Fax

NOTICE OF APPLICATION AND PUBLIC HEARING
SMC Ch. 17.54 & 19.01

DATE: June 14, 2023
TO: Applicant, and Adjoining Property Owners
FROM: Trevor Martin, AICP, Community and Economic Development Director
APPLICANT: Sunnyside Development Group LLC.
FILE NUMBER: PD#2022-0027 & SEPA#2023-28
LOCATION: 780 Yakima Valley Highway, Sunnyside, WA 98944
TAX PARCEL NUMBER(S): 221026-12008
DATE OF APPLICATION: January 18, 2023
DATE OF COMPLETENESS: February 3, 2023

PROJECT DESCRIPTION: The City of Sunnyside received a Planned Development Application from Sunnyside Group LLC to construct a multifamily housing complex, consisting of up to approximately 394 units over three phases in the General Commercial (B-2) zoning district.

NOTICE OF ENVIRONMENTAL REVIEW: The proposed application has been through Environmental Review and a Determination of Nonsignificance (DNS) was issued on April 13, 2023, with no appeals filed. The SEPA file can be reviewed at - <https://apps.ecology.wa.gov/separ/Main/SEPA/Record.aspx?SEPANumber=202301767>

NOTICE OF PUBLIC HEARING: This request requires that the Hearing Examiner hold an open record public hearing, which is scheduled for **July 19, 2023, at 9:00 a.m.**, at the Law and Justice Center, 401 Homer St, Sunnyside, WA 98944. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony. Please reference file numbers (PD#2023-0027 & SEPA#2023-0028) and applicant's name (Sunnyside Development Group) in any correspondence you submit. Please submit comments to the City of Sunnyside by 5:00pm on July 11th if you would like them to be included in the staff report. You can mail your comments to:

Trevor Martin, AICP, Community and Economic Development Director
City of Sunnyside, Office of Community Development
818 E. Edison Ave., Sunnyside, WA 98944

NOTICE OF DECISION: Following the public hearing, the Hearing Examiner will issue a decision within ten (10) business days. When available, a copy of the recommendation will be mailed to parties of record and entities who were provided this notice.

The file containing the complete application is available for public review at the City of Sunnyside, City Hall – 818 E. Edison Ave., Sunnyside, WA 98944. If you have questions regarding this proposal, please call (509) 837-7999, or e-mail to tmartin@sunnyside-wa.gov



LAND USE APPLICATION

CITY OF SUNNYSIDE, OFFICE OF COMMUNITY DEVELOPMENT

818 E. EDISON AVE., SUNNYSIDE, WA 98944

PHONE: (509) 837-7999 EMAIL: tmartin@sunnyside-wa.gov

INSTRUCTIONS – PLEASE READ FIRST Please type or print your answers clearly.

Answer all questions completely. If you have any questions about this form or the application process, please ask a Planner. Remember to bring all necessary attachments and the required filing fee when the application is submitted. The City cannot accept an application unless it is complete and the filing fee paid. Filing fees are not refundable.

This application consists of four parts. PART I - GENERAL INFORMATION AND PART IV – CERTIFICATION are on this page. PART II and III contain additional information specific to your proposal and MUST be attached to this page to complete the application.

PART I – GENERAL INFORMATION

1. Applicant's Information:	Name:	Sunnyside Development Group, LLC						
	Mailing Address:	5804 Road 90 Suite A						
	City:	Pasco	St:	WA	Zip:	99301	Phone:	(509) 3915757
	E-Mail:	trini@elitecnd.com , david@elitecnd.com , jbecker@ahbl.com						
2. Applicant's Interest in Property:	Check One:	☒ Owner	☐ Agent	☐ Purchaser	☐ Other			
3. Property Owner's Information (If other than Applicant):	Name:							
	Mailing Address:							
	City:		St:		Zip:		Phone:	()
	E-Mail:							
4. Subject Property's Assessor's Parcel Number(s): 221026-12008								
5. Legal Description of Property. (if lengthy, please attach it on a separate document) A portion of NE ¼ of NW ¼ and a portion of NW ¼ of NE ¼ of S 26, T 10 N, R 22 E of Willamette Meridian, Yakima Co., WA								
6. Property Address: 780 W Yakima Valley Hwy Sunnyside, WA 98944								
7. Property's Existing Zoning: ☐ URA ☐ R-1 ☐ R-1M ☐ MH ☐ R-2 ☐ R-3 ☐ BN ☐ PB ☐ B1 ☒ B2 ☐ B3 ☐ M-1 ☐ M-2 ☐ AOZ ☐ PF								
8. Type Of Application: (Check All That Apply)								
☒ Planned Development		☒ Development Agreement		☐ Environmental Checklist		☐ Comprehensive Plan Map or Text Amendment		
☒ Site Plan Review		☐ Easement Release		☒ (SEPA Review)				
☐ Critical Areas Review		☐ Interpretation by Hearing Examiner		☐ Long Plat Alteration		☐ Final Long Plat		
☐ Final Short Plat		☒ Overlay District		☐ Preliminary Long Plat		☐ Preliminary Short Plat		
☐ Non-Conforming Use/Structure		☐ Right-of-Way Vacation		☐ Shoreline		☐ Short Plat Amendment		
☐ Rezone		☐ Transportation Concurrency		☐ Variance				
☐ Short Plat Exemption						☐ Other: _____		

PART II – SUPPLEMENTAL APPLICATION & PART III – REQUIRED ATTACHMENTS

SEE ATTACHED SHEETS

PART V – CERTIFICATION

I certify that the information on this application and the required attachments are true and correct to the best of my knowledge.

Property Owner's Signature

12.28.2022

Date

Applicant's Signature

12.28.2022

Date

FILE/APPLICATION(S)#

DATE FEE PAID:

RECEIVED BY:

AMOUNT PAID:

RECEIPT NO:



Supplemental Application For:
MASTER PLANNED DEVELOPMENT
SUNNYSIDE MUNICIPAL CODE CHAPTER 17.54

PART IV – NARRATIVE (The following information should be addressed in the land use application)

1. What land uses are proposed?
Multi-Family Residential, parking, landscaping and associated support facilities (Clubhouses, parking canopies etc.)
2. Will the land be subdivided? If so, what type of subdivision? (Long Plat, Short Plat, Binding Site Plan, etc)
The land will be sub-divided. The means will be via Short Plat.
3. How does the proposed Planned Development allow flexibility in development standards and permitted uses while ensuring compatibility with neighboring uses?
Setbacks, building heights and parking calculations will tend towards close comparative standards as existing regional structures. The flexibility featured in the MPDO process will largely be targeted towards additional density and conditional use approval.
4. Describe how the proposed Planned Development facilitates the efficient use of the land.
The Planned Development process will allow for higher density and a cozier building placement, facilitating more open spaces and better distribution of parking.
5. Describe how the proposed Planned Development increases economic feasibility. (i.e. fostering efficient arrangement of land use, buildings, transportation systems, open space, and utilities)
Via the utilization of the Planned Development process, the layout of building blocks, along with better application of construction phasing, the project will be better able to respond to market realities while promoting a finished product for the initial residents.
6. How does the proposed Planned Development preserve or enhance natural amenities, features, shorelines and critical areas in the development of the site?
A geotechnical study has been performed. A portion of the project is depicted on the National Wetland Inventory mapper, and site investigations via a biologist are ongoing. Any identified wetland will be defined and preserved via buffer, setback or other means. Wetland areas shall become a visual canvas, displaying the many types flora and fauna in our area.



Supplemental Application For:
MASTER PLANNED DEVELOPMENT
SUNNYSIDE MUNICIPAL CODE CHAPTER 17.54

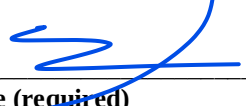
PART II - APPLICATION INFORMATION

1. PROPERTY OWNERS (attach if long): List all parties and financial institutions having an interest in the property.
2. SURVEYOR AND/OR CONTACT PERSON WITH THEIR CONTACT INFORMATION:
AHBL INC. 5804 Road 90 - Suite H Pasco, WA. 99301
Tyler Duncan 509 316-7138 - tduncan@ahbl.com
3. NAME OF PLANNED DEVELOPMENT: Sunset Meadows
4. SITE FEATURES:
A. General Description: ☒ Flat ☒ Gentle Slopes ☐ Steepened Slopes
B. Describe any indication of hazards associated with unstable soils in the area, i.e. slides or slipping:
None known
C. Is the property in a 100-Year Floodplain or other critical area as mapped by any local, state, or national maps or as defined by the Washington State Growth Management Act or the Sunnyside Municipal Code? Yes.
5. UTILITY AND SERVICES: (Check all that are available)
☒ Electricity ☒ Telephone ☐ Natural Gas ☒ Sewer ☒ Cable TV ☒ Water ☐ Irrigation
6. OTHER INFORMATION:
A. Distance to Closest Fire Hydrant:
B. Distance to Nearest School (and name of school):
C. Distance to Nearest Park (and name of park):
D. Method of Handling Stormwater Drainage:
E. Type of Planned Development: ☒ Residential ☐ Commercial ☐ Industrial ☐ Mixed Use

PART III - REQUIRED ATTACHMENTS

1. PRELIMINARY PLAT/SITE PLAN REQUIRED (please use the attached City of Sunnyside Plat/Site Plan Checklist)
2. TITLE REPORT (disclosing all lien holders and owners of record):
3. TRAFFIC IMPACT ANALYSIS
4. ENVIRONMENTAL CHECKLIST
5. NARRATIVE (attached)
6. DRAFT DEVELOPMENT AGREEMENT: (*which shall include: Narrative Description of Project and Objectives; Summary of Development Standards; Site Plan Elements; Development Phasing, including times of performance to preserve vesting; Public Meeting Summaries; Performance Standards and Conditions addressing the items above; Criteria for Determining Major vs. Minor Modifications and amendments; and, Signatures by each owner of property within the Master Development Plan area acknowledging that all owners will agree to be bound by conditions of approval, including use, design and layout, and development standards contained within the approved Plan and Development Agreement.*)

I hereby authorize the submittal of the planned development application to the City of Sunnyside for review. I understand that conditions of approval such as dedication of right-of-way, easements, restrictions on the type of buildings that may be constructed, and access restrictions from public roads may be imposed as a part of approval and that failure to meet these conditions may result in denial of the development.


Property Owner Signature (required)

12.28.22
Date

7. Identify environmental impacts and appropriate mitigation measures.

As mention in Item 6 above, a geotechnical study has been performed. A portion of the project is depicted on the National Wetland Inventory mapper, and site investigations via a biologist are ongoing. Any identified wetland will be defined and preserved via buffer, setback or other means.

8. How does the proposed Planned Development encourage environmentally sustainable development?

Implementation of the currently adopted version of the Washington State Energy Code (WSEC) - specifically Chapter 4 (Energy Efficiency Packages) will help to reduce carbon and save on the consumption of energy by promoting energy efficient means of construction, heating and cooling and well as reducing water usage.

9. What services and facilities are available to serve the subject property? Are those services adequate?

All major services are provided to the proposed development site including Sunnyside Water, Sunnyside Sanitary Sewer, Cascade Natural Gas, Data and Telephone. It is anticipated that the services identified will be adequate for the proposed development. It will be confirmed during preliminary design of the project.

10. Will the proposed development promote economic development, job creation, diversification, or affordable housing?

The proposed development will promote economic development by provided needed housing for existing and new arriving citizens alike, job creation during construction and after by providing maintenance, security and management during operation, diversification of housing options by offering a variety of unit type (including Type A and Type B ADA compliant units, and affordable housing (depending upon availability of HUD funding).

11. How does the proposed development create vibrant mixed-use neighborhoods, with a balance of housing, employment, commercial, and recreational opportunities?

Due to the fact that the proposed development has identified a currently commercially zoned property upon which to building the project, it will naturally be in a position to allow for a horizontal mixed-use offering with adjoining or nearby commercially developed parcels. Recreational opportunities will be provided on site with the development of Tot-Lots, Basketball courts, BBQ areas, Open Spaces and other outdoor gathering spaces. This is in addition to two, on-site, Clubhouses and an outdoor Swimming Pool.

12. How is the proposed development consistent with goals, policies, and objectives of the Yakima Urban Area Comprehensive Plan?

The proposed development is consistent with goals policies and objectives of the Yakima Urban Area Comprehensive Plan in the following ways:

Land Use: Providing a greater mix of housing, enhancing the design character of the city, mitigating land use incompatibilities, planning for underutilized commercial land.

Housing: By developing (Horizontal mixed-use with adjacent and nearby commercial developments) infill projects in commercial zones, facilitate clustering condominiums / Apartments and other potential options to increase the supply and diversity of housing that meets a variety of housing options.

13. How does the proposed Planned Development utilize unique and innovative facilities that encourage the efficient and economical use of the land?

By creating flexible, separation and placement options and taking advantage of existing topography in order to minimize necessary site-work. This along with building block orientation facilitating potential views and solar protection with architectural features to provide shading.

14. Does the proposed Planned Development promote a sound system for traffic and pedestrian circulation? Describe.

No sound system is currently being considered.

15. How does the proposed Planned Development promote open space and use of natural and/or developed amenities?

By careful building placement utilizing flexible building, road and property line setbacks to help create outdoor social spaces that are accessible to all residents.

16. Will the proposed Planned Development provide an architecturally attractive, durable, and energy efficient development?

Building architecture will carefully and simply provide a unique character capable of creating a sense of place by utilizing common elements throughout the proposed developed so that a common thread of identity is established. Energy efficiency will be developed and maintained through a careful application of the Washington State Energy Code (WSEC) and through the utilization of unique and forward thinking building systems and materials.

17. Please provide a summary of all previous known land use decisions affecting the applicant's property and all outstanding conditions of approval with respect to such prior land use decisions.

No previous development applications or uses are known or understood to have been considered on the proposed parcel.

18. Any other development standards proposed to be modified from the underlying zoning districts requirements.

The only development standards that are currently under consideration for potential modification include, building setbacks (building, road and property line), building heights. Building articulation and strategic and careful use of unique materials will not manifestly alter the underlying zoning district requirements, but rather enhance them.

19. What are the aesthetic considerations related to building bulk, architectural compatibility, light and glare, urban design, solar access and shadow impacts.

Building blocks that provide material and detail "common threads" as well as vary in articulation and cadence - both back and forth as well as up and down will be considered. These elements will help to create a development that appears to have been constructed over time - as opposed to over one construction phase. This proposed building articulation will serve to create a unique sense of place and identity, but also promote architectural compatibility as well as address the issues of light and glare, solar access and shadow impacts.

20. Please provide an inventory of any on-site cultural, historic, and/or archaeological resources.

No on-site cultural, historic and/or archaeological resources are known to exist on the proposed development property.

Note: if you have any questions about this process, please contact us City of Sunnyside, 818 E. Edison Ave., Sunnyside, WA or 509-837-7999

Sunset Meadows Multi-Family Development

Master Plan Development Overlay

Project Narrative

January 10, 2023 - Prepared by Terence L. Thornhill, Architect

Project Description:

The Sunset Meadows Multi-Family project is a proposed infill project seeking a Master Plan Development Overlay (MPDO) designation in order to be developed and constructed within a commercially zoned area along Yakima Valley Highway in Sunnyside, Washington. The project will feature a three-phase development comprising 643,908 sf (14.78 acres). Additionally, a 10'-0" right-of-way has been dedicated to the City of Sunnyside abutting the length of Outlook Road bounding the property comprising 4,515 sf.

While detail planning is ongoing, the project development is anticipated to consist of as many as 394 units spread out over 25 separate and individual building blocks. These building blocks will be augmented and supported by 2 separate and individual Clubhouse Buildings, an Outdoor Pool along with outdoor social gathering areas such as multiple Tot-Lots, Picnic areas, an Outdoor Basketball Court, Barbeque areas, quiet gathering spaces and some areas of covered parking.

Architecture

The architecture of the buildings shall be designed to create a unique sense of place by way of an integral utilization of materials and common detailing throughout the development. This "common-thread" is a way of helping to create a community by interlocking the buildings with each other in a simple but comprehensive manner. Buildings shall be designed with an articulation of movement, up and down as well as back and forth. This articulation will manifest itself as helping to create shade areas, spaces for family privacy as well as areas for protection from rain and snow. Building coloring is not anticipated to be consistent and uniform, but rather feature a combination of like colors that, when juxtaposed to one another help to tie the development together as if the disparate colors were another "common-thread".

Accessibility

Americans with Disabilities Act (ADA) accessible parking will be provided per Washington Administrative Act (WAC) 51-50 International Building Code requirements for Barrier Free Accessibility. It is anticipated that there will be as many as 28 spaces – which is in excess of the code minimums by 7 parking spaces.

Parking

Vehicular parking for the project is anticipated to be 542 spaces in number, thus creating 1.4 minimum spaces per residential unit. The parking areas will feature shade trees spaced at 1 shade tree per 12 contiguous parking spaces minimum, thereby providing natural shading in the hottest of summer days.

Site / Building Access

Site access will be primarily provided by an Avenue that enters the Development from the Yakima Valley Highway, bisecting the property not owned by the developer (to the South), and for which an easement has already been secured and recorded. This Avenue will start North from the Yakima Valley Highway and meander to the West so that it exits the property at the midpoint of the property onto Outlook Road. This Avenue is anticipated to be within a 60'-0" Right-Of-Way and will feature a 39'-0 wide, "back of curb to

Sunset Meadows Multi-Family Development

Master Plan Development Overlay

Project Narrative

January 10, 2023 - Prepared by Terence L. Thornhill, Architect

back of curb” avenue. The remaining area will support a Parkway/Landscape safety buffer and will feature Landscape Strips with separated concrete sidewalks, interrupted only by access-ways to individual building blocks. The Landscape Strips shall feature tree plantings anticipated to be 40’-0” on center along the entire Avenue.

Concrete sidewalks shall be installed extending from the linear Avenue separated sidewalks to the Building Blocks, creating a continuous route for residents, service and delivery persons to walk to and access all areas of the development.

Site / Landscaping

Much of the landscaping will be low maintenance drought resistant plantings placed in beds of regional sourced fractured basalt stone. Small areas of turf shall be installed in order to create play and activity spaces for the residents. Trash areas shall be screened from public view by the development of containment areas comprised of 3 sided walls matching the materials of the buildings with wide screened and offset gates accessible to the residents. The offset gates will allow the residents access to the trash bins without need to open a gate.

Security

Security and crime prevention for the proposed development is anticipated to be provided by an “eyes on the street” concept through the promotion of the placement of lighting and landscaping to dissuade the ability for wrong doers to promote their bad intentions. This, along with consistent cleaning and maintenance as well as 24-hour security surveillance will proactivity help to create and promote a safer and more secure development. Site screening shall be provided for overall security and privacy and to provide a sense of community by ample trees and other vegetation along with perimeter fencing and other landscaping provisions.

Municipal Services

Municipal services for the proposed development are already in existence nearby and are readily available to be extended to the project site for use.

Project Phasing:

Project phasing is proposed to take place in three (3) segments totaling 643,908 sf (14.78 acres), the order of which is still under consideration.

Parcel 3.52 (3.52 acres) (North Parcel) is anticipated to feature six (6) Apartment blocks and attendant parking and landscaping. A stormwater retainage pond is proposed for this Parcel. Additionally, large picnic barbeque areas as well as several Tot Lots will reside within Parcel 3.52.

Parcel 5.15 (5.15 acres) (Southwest Parcel) is anticipated to feature eight (8) Apartment blocks and attendant parking and landscaping. A stormwater retainage pond is proposed for this Parcel as well as

Sunset Meadows Multi-Family Development Master Plan Development Overlay Project Narrative

January 10, 2023 - Prepared by Terence L. Thornhill, Architect

21 covered parking spaces. Additionally, large picnic barbeque areas, a Clubhouse, Outdoor Pool along with an outdoor Basketball court as well as several Tot Lots will reside within Parcel 5.15.

Parcel 5.99 (5.99 acres) (Southeast Parcel) is anticipated to feature fourteen (14) Apartment blocks and attendant parking and landscaping. A stormwater retainage pond is proposed for this Parcel as well as 28 covered parking spaces. Additionally, large picnic barbeque areas, a Clubhouse as well as several Tot Lots will reside within Parcel 5.99.

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable: [Sunset Meadows](#)
2. Name of applicant: [Sunnyside Development Group, LLC](#)

3. Address and phone number of applicant and contact person:

Mr. Trini Garibay
5804 Road 90, Suite A
Pasco, WA 99301
509-545-3975

4. Date checklist prepared: December 15, 2022

5. Agency requesting checklist: City of Sunnyside, Planning Department

6. Proposed timing or schedule (including phasing, if applicable): 3 Phases:
Phase 1 construction 2023, Phase 2 construction 2024, Phase 3 construction 2025

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. A geotechnical study has been performed. A portion of the project is depicted on the National Wetland Inventory mapper, and site investigations via a biologist are ongoing.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. No.

10. List any government approvals or permits that will be needed for your proposal, if known.
Grading permit, building permit, Right-of-Way permit.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) We propose to develop 14.78 acres of pasture into 384 multifamily dwelling units over 28 apartment buildings, to be constructed in 3 phases.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. Proposal is located on the northern margin of the City of Sunnyside. Please see attached boundary and topographic survey for legal description and vicinity map. Also attached is proposal site plan.

B. Environmental Elements [\[HELP\]](#)

1. **Earth** [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other.

b. What is the steepest slope on the site (approximate percent slope)? No greater than 3%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. A geotechnical study and report have been prepared for the infrastructure design and building loads. Generally, soils are various types of sand (Zillah sandy loam and Outlook fine sandy loam) and need not be removed from the proposal.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. Construction and installation of utilities, roadway and building pads will necessitate excavation, filling and grading. Grading will ultimately affect entire proposal. Civil design has not yet occurred, so unable to approximate fill quantities at this time.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Yes, erosion could occur due to construction activities. Erosion would be from wind or rain on unprotected soils. Any proposed contractor would be required to maintain a water truck onsite at all times during construction.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Approximately 70% of the proposal will be impervious.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: Adhering to Best Management Practices (BMP) during construction to include a dust control plan, silt fencing downslope of of disturbed areas, storm water baffles or wattles, and stabilization of soils when proposal is complete.

2. Air [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. Dust and vehicle emissions from construction equipment during construction, and emissions from residences vehicles post-construction.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: Dust control measures during construction, such as regular watering with a water truck and potentially sprinklers.

3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [There are local agricultural ditches and drains within and around the project, to include a Sunnyside Valley Irrigation District drain bisecting the site north to south. No known streams or other surface water bodies.](#)
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [N/A.](#)
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [None.](#)
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [N/A.](#)
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [No.](#)
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [No.](#)

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [The project will utilize City of Sunnyside domestic water. Some domestic water will be used to irrigate green spaces, and will therefor discharge to groundwater. Quantity unknown at this time.](#)
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [None. The project will utilize City of Sunnyside Sanitary Sewer.](#)

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [Stormwater will be collected in stormwater ponds, and will exfiltrate back into the ground.](#)

2) Could waste materials enter ground or surface waters? If so, generally describe. [No](#).

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [No. The stormwater system and collection points will emulate current hydrology patterns in the area. The Sunnyside Valley Irrigation District drain pipe will be rerouted, but will ingress and egress at or near current ingress-egress locations.](#)

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [The stormwater system will be designed to meet or exceed the Dept. of Ecology Eastern Washington Stormwater Manual.](#)

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

- ☐ deciduous tree: alder, maple, aspen, other
- ☐ evergreen tree: fir, cedar, pine, other
- ☐ shrubs
- ☒ grass
- ☒ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☒ other types of vegetation [thistle](#)

b. What kind and amount of vegetation will be removed or altered? [The project will be cleared and grubbed for grading and construction activities.](#)

c. List threatened and endangered species known to be on or near the site. [None](#).

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [The project includes landscape buffers, street trees and landscaping to be vegetated with native Eastern Washington plantings, and other drought tolerant plantings suitable for project hardiness zone 7a.](#)

e. List all noxious weeds and invasive species known to be on or near the site. [Thistle](#).

5. **Animals** [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____
Hawks, songbirds, skunks, raccoons.

b. List any threatened and endangered species known to be on or near the site. *None.*

c. Is the site part of a migration route? If so, explain. *Yes. The Pacific Flyway for migrating birds.*

d. Proposed measures to preserve or enhance wildlife, if any: *Landscaping and trees within landscape buffers, street trees and open space shall enhance local bird habitat.*

e. List any invasive animal species known to be on or near the site. *None.*

6. Energy and Natural Resources [\[help\]](#)

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. *The project shall utilize electricity for heating and all other residences energy needs. Solar may be added to buildings or carports to offset some electricity costs.*

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. *No.*

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: *This proposal will follow Energy Code for new construction. Certain Build Green elements may be included as part of construction, if not cost prohibitive.*

7. Environmental Health [\[help\]](#)

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

1) Describe any known or possible contamination at the site from present or past uses.

None known.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. *None.*

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. *Construction equipment will use either gasoline or diesel fuel and oil during the construction process. Post-construction, groundskeepers and maintenance staff could potentially use herbicides or pesticides, but should follow manufacturer's application specifications to minimize overspray.*

- 4) Describe special emergency services that might be required. [Project will require ambulance, fire fighting and police, typical of any urban residential development.](#)
- 5) Proposed measures to reduce or control environmental health hazards, if any: [Landscaping and street trees to partially offset project carbon footprint.](#)

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [Street and traffic noise emanating from adjacent Outlook Road and nearby Yakima Valley Highway.](#)
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [Short-term noise would be construction related activities to include equipment, vibratory roller\(s\), truck traffic and other. Long-term would be traffic noise generated by residents, lawn mowing, weed trimming, and potentially car stereo's and car alarms.](#)
- 3) Proposed measures to reduce or control noise impacts, if any: [Governing laws for residences would include "quiet hours" reminders, and signage that would ask "respect your neighbors". Street trees and landscaping would mitigate some traffic noise.](#)

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [The project is currently short pasture grass, sometimes grazing cattle. Surrounding properties are also in pasture with cross fencing.](#)
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [No.](#)
 - 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [No. Prevailing upwind neighbors are predominately pasture lands and grazing livestock.](#)
- c. Describe any structures on the site. [None.](#)
- d. Will any structures be demolished? If so, what? [No.](#)
- e. What is the current zoning classification of the site? [B-2. General Commercial.](#)

- f. What is the current comprehensive plan designation of the site? [Commercial](#).
- g. If applicable, what is the current shoreline master program designation of the site? [N/A](#).
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [No](#).
- i. Approximately how many people would reside or work in the completed project? [The project could support 384 residents](#).
- j. Approximately how many people would the completed project displace? [None](#).
- k. Proposed measures to avoid or reduce displacement impacts, if any:
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [Adhere to approved plans and construction standards](#).
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [N/A](#)

9. **Housing** [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [Project will provide 384 dwelling units. Market rates will dictate rents and tenant demographics](#).
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [None](#).
- c. Proposed measures to reduce or control housing impacts, if any: [None. Project itself will improve housing](#).

10. **Aesthetics** [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [The tallest structure shall be no taller than 3 stories, or 30 feet. Principal exterior building materials will vary, but will be predominately wood, steel or Hardi-plank siding](#).
- b. What views in the immediate vicinity would be altered or obstructed? [None](#).
- c. Proposed measures to reduce or control aesthetic impacts, if any: [Exterior building colors shall be neutral or earth tone](#).

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [Street and parking lot lighting will be on during non-daylight hours. Units will have porch lighting, also on during non-daylight hours.](#)
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [No.](#)
- c. What existing off-site sources of light or glare may affect your proposal? [None.](#)
- d. Proposed measures to reduce or control light and glare impacts, if any: [A lighting study will be performed in conjunction with civil design to determine light pole spacing.](#)

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [The nearest park is Kiwanis Youth Park. There are several schools and parks in the vicinity.](#)
- b. Would the proposed project displace any existing recreational uses? If so, describe. [No.](#)
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [This project proposes to include several gathering spaces with BBQ's and picnic tables, clubhouse and associated recreational activities which may include sport courts.](#)

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe. [No.](#)
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [No. No professional archaeological studies have been performed.](#)
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [None.](#)
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [During construction, if any potential resource is discovered, Washington State Department of Archaeology and Historic Preservation \(DAHP\) shall be immediately notified.](#)

14. **Transportation** [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. See topographic survey attached to this application. Outlook Road and Yakima Valley Highway shall be the access points to the project. (see attached site plan). Access to these roads shall be via standard City of Sunnyside intersection, per City of Sunnyside standard local road section.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? No.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? The proposal would add 542 parking spaces, most standard or compact, and ADA compliant stalls per current City code.
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). This proposal would include public offsite curb, gutter, sidewalk half-street improvement along project frontage on south side of Outlook Road to the north.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No.
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Land Use Code 221 – Multi-family Housing (Mid-Rise)

Weekday: 5.44 trips/dwelling unit 50% (1,044 trips) entering, 50% exiting (1,044 trips)

AM Peak Hour of Generator: 0.32 trips/dwelling unit, 27% (33 trips) entering, 73% (89 trips) exiting

PM Peak Hour of Generator: 0.41 trips/dwelling unit, 60% (94 trips) entering, 40% (62 trips) exiting

10th Edition Trip Generation Manual.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. No.
- h. Proposed measures to reduce or control transportation impacts, if any: Project will have a dedicated school bus or ride share waiting and loading area either adjacent the clubhouse or along south side of Outlook Road.

15. **Public Services** [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. Yes. A multi-family project will necessitate Public Services to include fire, police, health care and schooling.

- b. Proposed measures to reduce or control direct impacts on public services, if any. *The project will increase City of Sunnyside tax base, which will ultimately fund city services.*

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____
- 6) Describe the utilities that are proposed for the project, the utility providing the service,
and the general construction activities on the site or in the immediate vicinity which
might
be needed. (1,044 units)

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee J. TRINIDAD GABIBAY

Position and Agency/Organization _____

Date Submitted: February 6, 2023

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

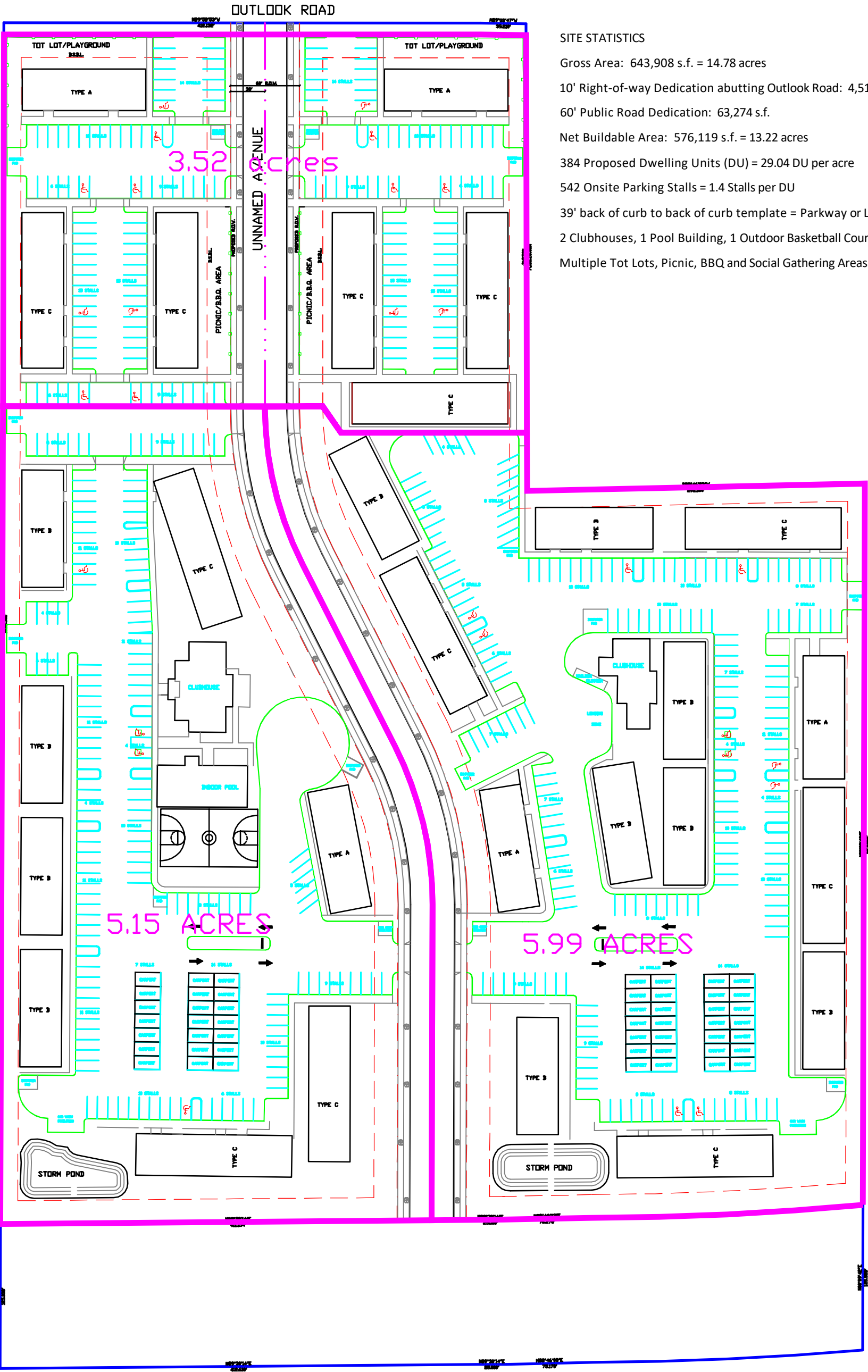
SITE PLAN CHECKLIST

The application shall include a concept site plan which includes the elements in this checklist. Please complete this checklist and include it with your site plan

Check all boxes as: (✓ or X) Included or (-) Not Applicable

☒	Project boundaries
☒	Primary uses and ancillary uses
☒	Existing and proposed structures
☒	Gross floor area of development
☒	Maximum building heights
☒	Minimum building setbacks
☒	Maximum lot coverage
☒	Any other development standards proposed to be modified from the underlying zoning district requirements
☒	The proposed circulation system of arterial and collector streets including, if known, the approximate general location of local streets, private streets, off-street parking, service and loading areas, and major points of access to public rights-of-way, with notations of proposed public or private ownership as appropriate
☐	The proposed location of new and/or expanded public and private utility infrastructure
☒	Sitescreening, landscaping and street trees
☐	A master planned development incorporating commercial or industrial facilities must provide a buffer or site design along the perimeter of the master planned development, which shall reasonably transition the master planned development to any adjacent properties zoned or used for residential purposes. If automobile parking, driveways, or machinery operation are to be provided within one hundred feet of a master planned development boundary, sitescreening shall be provided in accordance with the SMC
☒	Aesthetic considerations related to building bulk, architectural compatibility, light and glare, urban design, solar access and shadow impacts
☐	Site features as appropriate to mitigate traffic, environmental, geotechnical, and other impacts as identified in technical studies required by this chapter
☐	Shoreline and critical areas where applicable

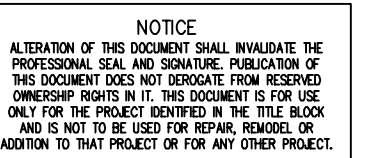
Note: The reviewing official may require additional information to clarify the proposal, assess its impacts, or determine compliance with the SMC and other laws and regulations.



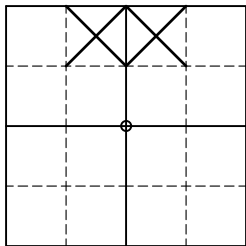
SITE STATISTICS

- Gross Area: 643,908 s.f. = 14.78 acres
- 10' Right-of-way Dedication abutting Outlook Road: 4,515 s.f.
- 60' Public Road Dedication: 63,274 s.f.
- Net Buildable Area: 576,119 s.f. = 13.22 acres
- 384 Proposed Dwelling Units (DU) = 29.04 DU per acre
- 542 Onsite Parking Stalls = 1.4 Stalls per DU
- 39' back of curb to back of curb template = Parkway or Landscape/Safety Buffer
- 2 Clubhouses, 1 Pool Building, 1 Outdoor Basketball Court
- Multiple Tot Lots, Picnic, BBQ and Social Gathering Areas

***A PORTION OF THE N 1/2 OF THE N 1/2 OF SEC. 26, TWN. 10 N., RGE. 22 E., W.M.,
CITY OF SUNNYSIDE, YAKIMA COUNTY, WASHINGTON.***



SECTION INDEX
S 26, T 10 N, R 22 E, WM
YAKIMA COUNTY, WA



SHORT PLAT

A PORTION OF THE NE 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE NE 1/4 OF SECTION 26, TOWNSHIP 10 NORTH, RANGE 22 EAST, W.M., YAKIMA COUNTY, WASHINGTON.

SHEET 1 OF 3

LEGAL DESCRIPTION

THE WEST HALF OF THE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 10 NORTH, RANGE 22 EAST, W.M., LYING NORTHERLY OF A LINE DRAWN PARALLEL WITH AND 175.00 FEET NORTHERLY, WHEN MEASURED AT RIGHT ANGLES AND/OR RADIALLY, OF THE LE LINE SURVEY OF STATE HIGHWAY ROUTE 12, GRANGER TO SUNNYSIDE.

EXCEPT THE WEST 248.4 FEET OF SAID EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER.

EXCEPT COUNTY ROAD ON THE NORTH.

ALSO EXCEPT THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 10 NORTH, RANGE 22 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 90°00' EAST ALONG THE NORTH LINE OF SAID SUBDIVISION 39.21 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 90°00' EAST 294.07 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE SOUTH 00°46'08" EAST ALONG THE EAST LINE OF SAID WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26, 392.75 FEET; THENCE SOUTH 87°50'13" WEST A DISTANCE OF 292.16 FEET; THENCE NORTH 01°02'51" WEST A DISTANCE OF 403.80 FEET TO THE TRUE POINT OF BEGINNING

DEDICATION AND WAIVER OF CLAIMS

KNOWN ALL MEN BY THESE PRESENT THAT SUNNYSIDE DEVELOPMENT GROUP, LLC, A WASHINGTON CORPORATION, AS OWNER AND ALL OTHER PARTIES HAVING ANY OWNERSHIP INTEREST IN THE LAND HEREON DESCRIBED; HAVE WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES CAUSED THE SAME TO BE SURVEYED AND SHORT PLATTED AS SHOWN HEREON; DO HEREBY DEDICATE THOSE ROADS AND/OR RIGHTS OF WAY AS SHOWN AS PUBLIC DEDICATION HEREON TO THE USE OF THE PUBLIC DO HEREBY WAIVE ON BEHALF OF THEMSELVES AND THEIR SUCCESSORS IN INTEREST ALL CLAIMS FOR DAMAGES AGAINST THE COUNTY OF YAKIMA AND ANY OTHER GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID DEDICATED ROADS AND/OR RIGHTS OF WAY; AND DO HEREBY GRANT AND RESERVE THE EASEMENTS SHOWN HEREON FOR THE USES INDICATED.

SUNNYSIDE DEVELOPMENT GROUP, LLC. MANAGING OFFICER

CORPORATE ACKNOWLEDGEMENT

BEFORE ME THIS ____ DAY OF ____, 20__, PERSONALLY APPEARED:

TO ME KNOWS TO BE MANAGING OFFICER FOR SUNNYSIDE DEVELOPMENT GROUP, LLC. THE WASHINGTON CORPORATION DESCRIBED IN AND WHO ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED ON BEHALF OF SAID CORPORATION AND FOR THE USES AND PURPOSES THEREIN MENTIONED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

____ RESIDING AT _____
NOTARY FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES _____

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF ____, 20__

AT ____ AM/PM, IN BOOK ____ OF SHORT PLAT, AND

UNDER AUDITOR'S FILE NUMBER _____, RECORDS
OF YAKIMA COUNTY, WASHINGTON AT THE REQUEST OF THE ADMINISTRATOR.

YAKIMA COUNTY AUDITOR BY DEPUTY

SUNNYSIDE VALLEY IRRIGATION DISTRICT APPROVAL

THE PROPERTY DESCRIBED HEREIN IS LOCATED WHOLLY OR IN PART WITHIN THE BOUNDARY OF THE SUNNYSIDE VALLEY IRRIGATION DISTRICT.

I CERTIFY THAT:

____ 1. THIS SHORT PLAT PROVIDES EASEMENTS FOR EXISTING SUNNYSIDE VALLEY IRRIGATION DISTRICT IRRIGATION AND DRAINAGE FACILITIES.

____ 2. AN EASEMENT AGREEMENT HAS BEEN FILED THIS RECORD OF SURVEY.

____ 3. THERE ARE NO EXISTING SUNNYSIDE VALLEY IRRIGATION DISTRICT IRRIGATION AND DRAINAGE FACILITIES WITHIN THIS SHORT PLAT.

SUNNYSIDE VALLEY IRRIGATION DISTRICT DATE

TREASURER'S CERTIFICATE

I CERTIFY THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREON ON DATE OF THIS CERTIFICATE HAVE BEEN PAID.

DATED THIS ____ DAY OF ____, 20__

YAKIMA COUNTY TREASURER'S OFFICE

APPROVALS

APPROVED BY THE CITY OF SUNNYSIDE SUBDIVISION ADMINISTRATOR

DATED THIS ____ DAY OF ____, 20__

SUBDIVISION ADMINISTRATOR

APPROVED BY THE CITY OF SUNNYSIDE PUBLIC WORKS DIRECTOR

DATED THIS ____ DAY OF ____, 20__

PUBLIC WORKS DIRECTOR

SURVEY FOR

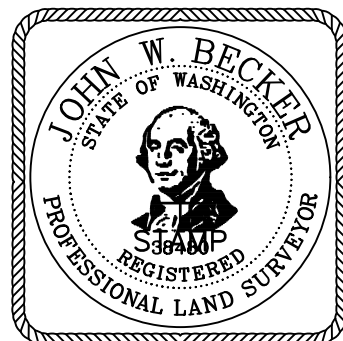
SUNNYSIDE DEVELOPMENT
GROUP, LLC
5804 ROAD 90 SUITE A
PASCO, WA 99301

SURVEYOR'S CERTIFICATE

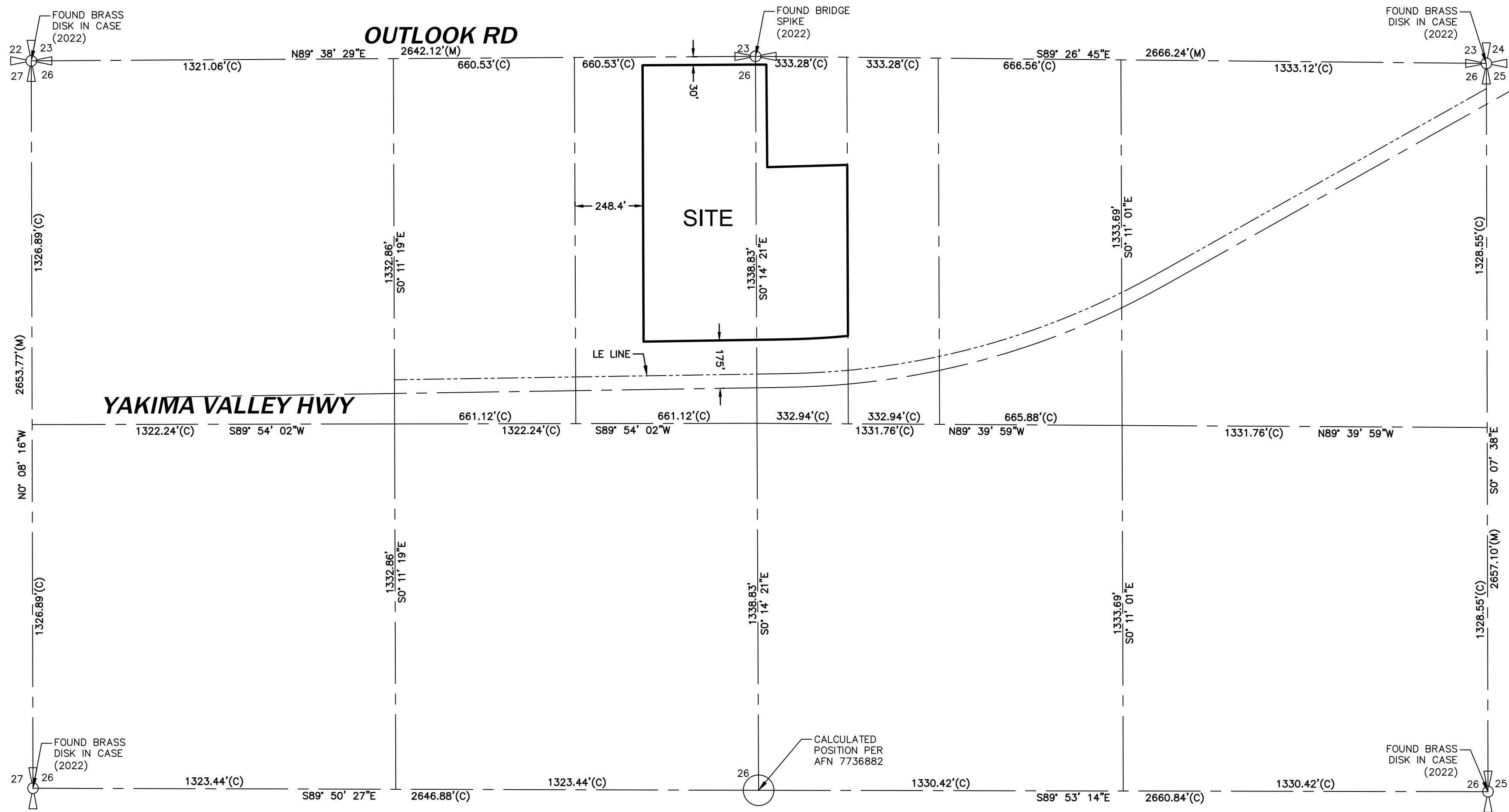
I, JOHN W. BECKER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN NOVEMBER, 2022, IN COMPLIANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, CHAPTER 58.09 R.C.W. AND 332-130 W.A.C., AT THE REQUEST OF SUNNYSIDE DEVELOPMENT GROUP, LLC.

JOHN W. BECKER, PLS 38480

DATE



SHORT PLAT
A PORTION OF THE NE 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE NE 1/4 OF SECTION
26, TOWNSHIP 10 NORTH, RANGE 22 EAST, W.M., YAKIMA COUNTY, WASHINGTON.



LEGEND

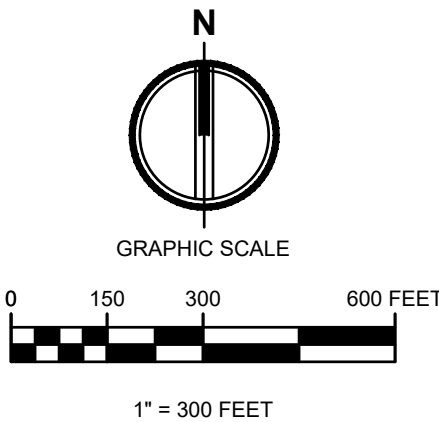
- SECTION CORNER
- QUARTER SECTION CORNER
- CENTER SECTION

EQUIPMENT USED

3" TOTAL STATION USING STANDARD FIELD
TRAVERSE METHODS FOR CONTROL AND STAKING.

BASIS OF BEARING

NAD 1983
WASHINGTON STATE PLANE SOUTH PROJECTION, BASED ON GPS
OBSERVATIONS USING WSRN AND GEOID 2012A. UNITS OF
MEASUREMENT ARE US SURVEY FEET.



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF _____, 20____
AT ____ AM/PM, IN BOOK _____ OF SHORT PLAT, AND
UNDER AUDITOR'S FILE NUMBER _____, RECORDS
OF YAKIMA COUNTY, WASHINGTON AT THE REQUEST OF THE ADMINISTRATOR.

YAKIMA COUNTY AUDITOR BY DEPUTY

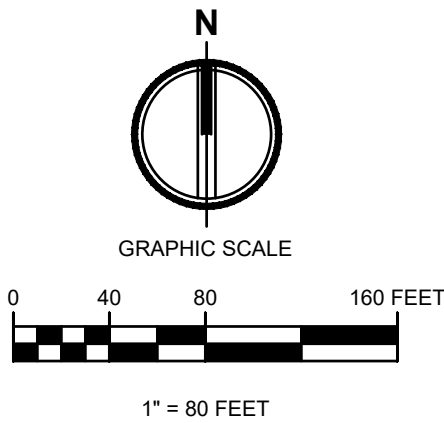
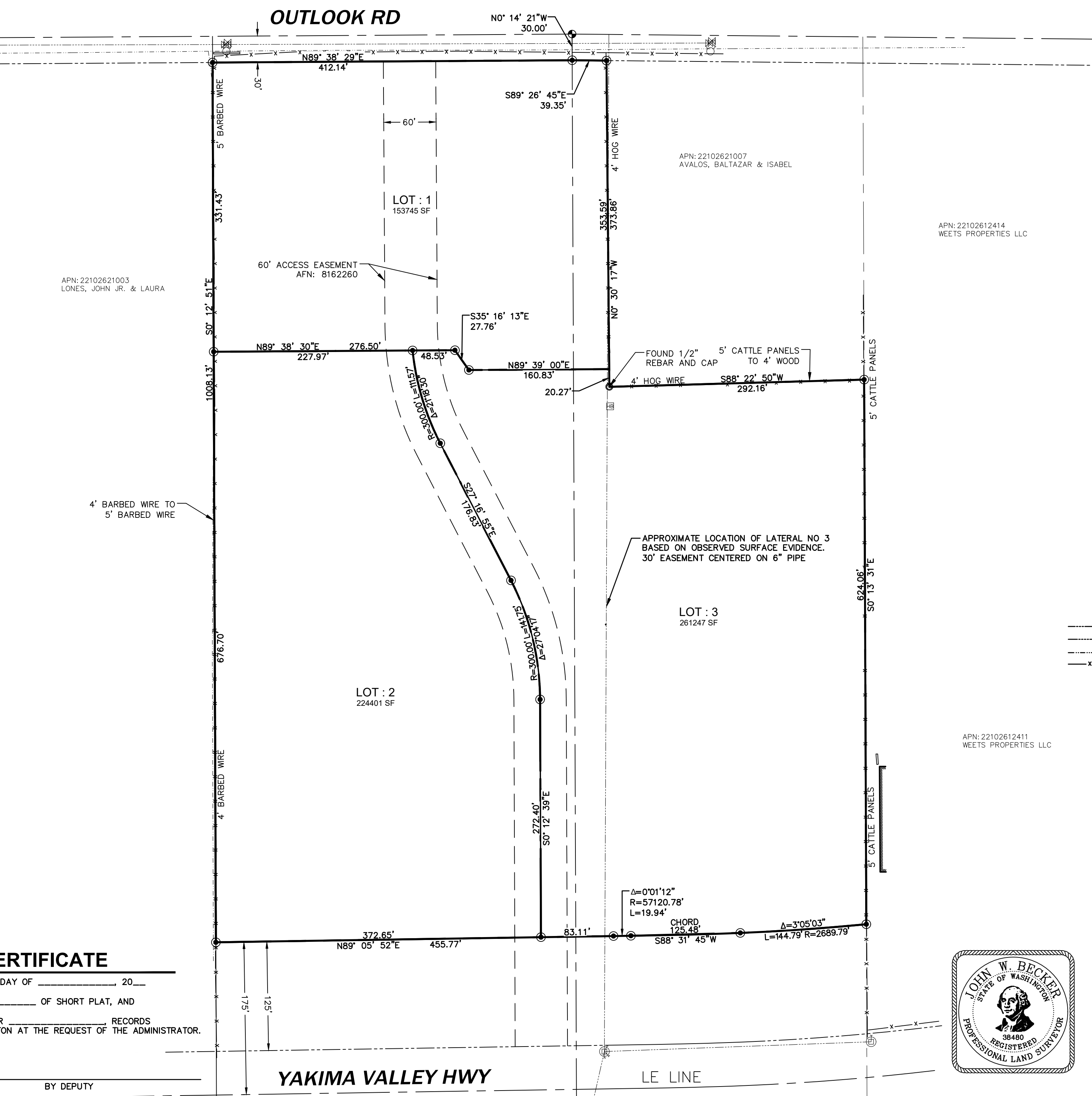


2220714.50

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509.380.5883 TEL 253.383.2572 FAX www.ahbl.com WEB

SHORT PLAT
A PORTION OF THE NE 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE NE 1/4 OF SECTION
26, TOWNSHIP 10 NORTH, RANGE 22 EAST, W.M., YAKIMA COUNTY, WASHINGTON.



LEGEND

- FOUND MONUMENT AS NOTED
- SET REBAR AND CAP
- FOUND PROPERTY CORNER
- STORM MANHOLE
- FIRE HYDRANT
- HOSE BIB
- WATER VALVE
- STORM LINE
- WATER LINE
- OVERHEAD UTILITIES
- FENCE

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF _____, 20____
AT ____ AM/PM, IN BOOK _____ OF SHORT PLAT, AND
UNDER AUDITOR'S FILE NUMBER _____, RECORDS
OF YAKIMA COUNTY, WASHINGTON AT THE REQUEST OF THE ADMINISTRATOR.

YAKIMA COUNTY AUDITOR BY DEPUTY



2220714.50

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509.380.5883 TEL 253.383.2572 FAX www.ahbl.com WEB

**DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF SUNNYSIDE,
WASHINGTON AND SUNNYSIDE DEVELOPMENT GROUP, LLC, FOR THE
“SUNSET MEADOWS” DEVELOPMENT**

THIS DEVELOPMENT AGREEMENT is made and entered into this ____ day of MONTH, 2023, by and between the City of Sunnyside, Washington, a Washington municipal corporation, hereinafter the “City,” and Sunnyside Development Group, LLC, a limited liability company organized under the laws of the State of Washington, hereinafter the “Developer.”

RECITALS

WHEREAS, the Washington State Legislature has authorized the execution of a development agreement between a local government and a person having ownership or control of real property within its jurisdiction (RCW 36.70B.170(1)); and

WHEREAS, a development agreement must set forth the development standards and other provisions that shall apply to, govern and vest the development, use and mitigation of the development of the real property for the duration specified in the agreement (RCW 36.70B.170(1)); and

WHEREAS, for the purposes of this development agreement, “development standards” includes, but is not limited to, all of the standards listed in RCW 36.70B.170(3); and

WHEREAS, a development agreement must be consistent with the applicable development regulations adopted by a local government planning under chapter 36.70A RCW (RCW 36.70B.170(1)); and

WHEREAS, this Development Agreement by and between the City of Sunnyside and the Developer (hereinafter the “Development Agreement”), relates to the development known as “Sunset Meadows” which is a 14.78 acre parcel located at 780 West Yakima Valley Highway, Sunnyside, WA., assigned the Parcel Number 221062-12008, and legally described as a portion of the NE ¼ of the NW ¼ and a portion of the NW ¼ of the NE ¼ of Section 26, Township 10 North, Range 22 East of the Willamette Meridian, Yakima County, Washington, (hereinafter the “Property”); and

WHEREAS, the proposed project, consistent with this agreement, has been fully evaluated for SEPA compliance in accordance with RCW 43.21.C.031(1) and applicable SEPA implementing regulations, WAC 197-11. No further SEPA evaluation or mitigations are necessary; and

WHEREAS, the proposed project complies with the goals and policies of the City's Comprehensive Plan, including but not limited to accommodating future population growth through infill development, developing where City facilities and services are readily available, and diversifying the City's variety of housing densities and types; and

WHEREAS, the City and the Developer acknowledge the importance of diversifying the housing mix; and

WHEREAS, the City and the Developer agree that each has entered into this Development Agreement knowingly and voluntarily and agree to be bound by the terms and conditions of this Development Agreement; and

WHEREAS, the City Council held a public hearing on [DATE] to consider this Agreement, and subsequently voted to authorize the Mayor to sign this Development Agreement with the Developer.

Now, therefore, for mutual benefit and in consideration of the promises, covenants and provisions set for in this agreement, the parties hereto agree as follows:

Section 1. *The Project.* The Project is the development and use of the Property, consisting of 14.78 acres in the City of Sunnyside. The Project is a multi-family housing project with a variety of housing types which may include apartments, townhomes, duplexes and fourplexes, with up to 384 units over 29 buildings, not including club house(s), social gathering areas and associated parking.

Section 2. *The Subject Property.* The Project site is legally described as a portion of the NE ¼ of the NW ¼ and a portion of the NW ¼ of the NE ¼ of Section 26, Township 10 North, Range 22 East of the Willamette Meridian, Yakima County, Washington.

Section 3. *Definitions.* As used in this Development Agreement, the following terms, phrases and words shall have the meanings and be interpreted as set forth in this Section.

- a) "Adopting Ordinance" means the Ordinance which approves this Development Agreement, as required by RCW 36.70B.200.
- b) "Affordable housing" means housing involving regulatory incentives, financial subsidies, or other mechanisms to make provisions for the needs of lower income persons.
- c) "Certificate of occupancy" means either a certificate issued after inspections by the City authorizing a person(s) in possession of

property to dwell or otherwise use a specified building or dwelling unit, or the final inspection if a formal certificate is not issued.

- d) "Council" means the duly elected legislative body governing the City of Sunnyside.
- e) "Landowner" or is the party who has acquired any portion of the Subject Property from the Developer who, unless otherwise released as provided in this Agreement, shall be subject to the applicable provisions of this Agreement. The "Developer" is identified in Section 4 of this Agreement.
- f) "Project" means the anticipated development of the Subject Property, as specified in Section 1 and as provided for in all associated permits/approvals, and all incorporated exhibits.

Section 4. *Parties to Development Agreement.* The parties to this Agreement are:

- a) The "City" is the City of Sunnyside, 818 E. Edison Ave., Sunnyside, WA., 98944.
- b) The "Developer" or Owner is a private enterprise which owns the Subject Property in fee, and whose principal office is located at 5804 Road 90 Suite A, Pasco, WA., 99301.
- c) The "Landowner." From time to time, as provided in this Agreement, the Developer may sell or otherwise lawfully dispose of a portion of the Subject Property to a Landowner who, unless otherwise released, shall be subject to the applicable provisions of this Agreement related to such portion of the Subject Property.

Section 5. *Project is a Private Undertaking.* It is agreed among the parties that the Project is a private development, and that the City has no interest therein except as authorized in the exercise of its governmental functions.

Section 6. *Term of Agreement.* This Agreement shall commence upon the effective date of the Adopting Ordinance approving this Agreement. The provisions of this agreement are binding on the undersigned parties and their respective heirs, successors, and assigns and constitute covenants and benefits appurtenant to and running with the project site. The Agreement shall continue in force unless terminated as set forth in Section 16.

Section 7. *Vested Rights of Developer.* During the term of this Agreement, unless sooner terminated in accordance with the terms hereof, in developing the Subject Property consistent with the Project described herein, Developer is assured, and the City agrees, that the development rights, obligations, terms and conditions

specified in this Agreement, are fully vested in the Developer and may not be changed or modified by the City, except as may be expressly permitted by, and in accordance with, the terms and conditions of this Agreement, including the Exhibits hereto, or as expressly consented thereto by the Developer.

Section 8. *Permitted Uses and Development Standards.* The permitted uses, the density and intensity of use, development guidelines and standards for development of the Subject Property shall be those set forth in this Agreement, and the permits and approvals identified herein.

Section 9. *Development Standards.*

a) Design and Development.

The Developer has not yet finalized the preferred site plan and building plans for the project. Except as otherwise provided in the Agreement, the final design of the project (ex. location of utilities, location of building footprints, and / or aesthetics) will be reviewed and determined during the site plan and building permit review process. The City shall not impose any condition on the project that is inconsistent with any portion of this agreement unless required on account of a serious threat to public health and safety.

b) Density.

The property is zoned General Commercial District. As part of this agreement, the City modifies the zoning code to allow for multifamily development. Nothing shall prevent the applicant from reducing the number of units as defined under Section 1 of this agreement.

c) Crime Reduction.

The Developer shall design and construct the project to combat any real or perceived threats of crime through the following Crime Prevention Through Environmental Design (CPTED) and other measures:

- 1) Eyes on the street. To increase the natural influence of eyes on the street, the Developer shall construct lighting and landscaping to reduce crime opportunities and lower perceived threats. All entrances and the parking areas shall be provided with lighting. All lighting fixtures shall be downward directional and shall be directed away from adjacent properties. Lighting fixtures shall be no higher than 15 feet from grade.

- 2) Cleaning and Maintenance. The shared space, including the recreation and parking areas, shall be maintained, including landscaping and trash collection. Trash shall not be allowed to collect in shared spaces and trash receptacles must be emptied in a timely manner.
- 3) Security. The development will have 24-hour surveillance.
- d) Architectural enhancements.

The Developer shall design and construct the buildings with building articulation and modulation so as to reduce the mass of the structures. Building articulation will be achieved a minimum of every 40 feet, and can be achieved through a change of roofline, use of vertical design, change of materials, four foot or more projections such as a porch, or other methods / features that provide architectural variation and reduce the bulk and mass.

e) Social gathering space.

The Developer shall design and construct a social gathering space area to which all units shall have access. The area will have at least 5,000 square feet of recreation area. The area shall have a minimum 1,000 square feet of grass / lawn. The area will include a mixture of native and non-native water-wise landscaping. The area will be furnished with elements that enhance the usability and livability of the space for residents and may include outdoor seating and/or picnic tables, playsets, BBQ's, shade elements, landscaping, and outdoor trash can(s).

f) Private outdoor space.

The developer shall design and construct the project so that each unit shall be provided with usable covered balcony and / or porch space. Each balcony / porch shall be a minimum of 40 square feet and a minimum of six feet in length.

g) Trash collection area screening.

In addition to the requirements for screening of outdoor trash collection, the project will include a 6' in height sight-obscuring wall or fence to enclose the trash collection area(s) on 3 sides, with the open side oriented away from City streets and adjoining properties. The trash collection area(s) will be maintained and be accessible at all times by the City's trash collection contractor.

h) Landscaping – Parking areas.

In addition to the landscaping in accordance with SMC 17.65.040 required for interior parking areas with 1 shade tree for every 12 consecutive spaces, the developer will provide and maintain the following specifications. The landscaping shall be enhanced with additional non-required plants with a preference for native and low-water shrubs and flowers. The landscaped beds will be provided with a permanent irrigation system and root barriers. The landscaped areas will be protected behind permanent curbing, no less than 6" in height.

i) Landscaping – Street frontage.

Along the frontage on the proposed road dividing the project, the developer shall plant trees on both sides of the road, evenly spaced between the northern boundary of the property and the southern boundary. The frontage landscape area shall be covered with any mixture of rock, native and/or low water plants, and turf. The landscaped bed will be provided with a permanent irrigation system and root barriers.

j) Signage.

The developer shall construct an architecturally aesthetic monument sign. The sign will be constructed of durable materials and be lighted. The sign area will be landscaped. The sign height shall not exceed six feet.

k) Sidewalks.

The developer will contribute to the safety, accessibility and livability of the site with an enhanced sidewalk width of seven feet, separated from the road section by a safety/landscape strip.

Section 10. *Market Rate Housing.* The project is intended to offer housing at fair market rate. There are no requirements for the provision of "affordable housing" for low to moderate income households.

Section 11. *Further Discretionary Actions.* Developer acknowledges that the Existing Land Use Regulations contemplate the exercise of further discretionary powers by the City. These powers include, but are not limited to, review of additional permit applications under SEPA. Nothing in this Agreement shall be construed to limit the authority or the obligation of the City to hold legally required public hearings, or to limit the discretion of the City and any of its officers or officials in complying with or applying Existing Land Use Regulations.

Section 12. *Existing Land Use Fees and Impact Fees.* Land use fees if adopted by the City by ordinance as of the Effective Date of this Agreement may be increased by the City from time to time, and applicable to permits and approvals for the Subject Property, as long as such fees apply to similar applications and projects in the City. All impact fees if adopted by the City shall be paid as set forth in the approved permit or approval.

Section 13. *Default.*

A. Subject to extensions of time by mutual consent in writing, failure or delay by either party or Landowner not released from this Agreement, to perform any term or provision of this Agreement shall constitute a default. In the event of alleged default or breach of any terms or conditions of this Agreement, the party alleging such default or breach shall give the other party or Landowner not less than thirty (30) days' notice in writing, specifying the nature of the alleged default and the manner in which said default may be cured. During this thirty (30) day period, the party or Landowner charged shall not be considered in default for purposes of termination or institution of legal proceedings.

B. After notice and expiration of the thirty (30) day period, if such default has not been cured or is not being diligently cured in the manner set forth in the notice, the other party or Landowner to this Agreement may, at its option, institute legal proceedings pursuant to this Agreement. In addition, the City may decide to file an action to enforce the City's Codes, and to obtain penalties and costs as provided in the City of Sunnyside Municipal Code for violations of this Development Agreement and the Code.

Section 14. *Termination.* This Agreement shall expire and/or terminate as provided below:

A. This Agreement shall expire and be of no further force and effect if the development contemplated in this Agreement and all of the permits and/or approvals issued by the City for such development are not substantially underway prior to expiration of such permits and/or approvals. Nothing in this Agreement shall extend the expiration date of any permit or approval issued by the City for any development.

B. This Agreement shall expire and be of no further force and effect if the Developer does not construct the Project as contemplated by the permits and approvals identified in this Agreement and submits applications for development of the Property that are inconsistent with such permits and approvals.

C. This Agreement may be terminated by the City if the Developer fails to submit to the City within seven (7) years, or 84 months, of City Council approval of this Agreement. Prior to such termination, the City shall first provide the Developer with sixty (60) days written notice. Upon termination of this Agreement, the City shall record a notice of such termination in a form satisfactory to the City that the Agreement has been terminated.

D. This Agreement shall terminate when the Subject Property has been fully developed and all of the Developer's obligations in connection therewith are satisfied as determined by the City. Upon termination of this Agreement, the City shall record a notice of such termination in a form satisfactory to the City Attorney that the Agreement has been terminated.

Section 15. *Effect upon Termination on Developer Obligations.* Termination of this Agreement as to the Developer of the Subject Property or any portion thereof shall not affect any of the Developer's obligations to comply with the City Comprehensive Plan and the terms and conditions or any applicable zoning code(s) or subdivision map or other land use entitlements approved with respect to the Subject Property, any other conditions of any other development specified in the Agreement to continue after the termination of this Agreement or obligations to pay assessments, liens, fees or taxes.

Section 16. *Effects upon Termination on City.* Upon any termination of this Agreement as to the Developer of the Subject Property, or any portion thereof, the entitlements, conditions of development, limitations on fees and all other terms and conditions of this Agreement shall no longer be vested hereby with respect to the property affected by such termination (provided that vesting of such entitlements, conditions or fees may then be established for such property pursuant to then existing planning and zoning laws).

Section 17. *Assignment and Assumption.* The Developer shall have the right to sell, assign or transfer this Agreement with all their rights, title and interests therein to any person, firm or corporation at any time during the term of this Agreement. Developer shall provide the City with written notice of any intent to sell, assign, or transfer all or a portion of the Subject Property, at least 30 days in advance of such action.

Section 18. *Covenants Running with the Land.* The conditions and covenants set forth in this Agreement shall run with the land and the benefits and burdens shall bind and inure to the benefit of the parties. The Developer, Landowner and every purchaser, assignee or transferee of an interest in the Subject Property, or any portion thereof, shall be obligated and bound by the terms and conditions of this

Agreement, and shall be the beneficiary thereof and a party thereto, but only with respect to the Subject Property, or such portion thereof, sold, assigned or transferred to it. Any such purchaser, assignee or transferee shall observe and fully perform all of the duties and obligations of a Developer contained in this Agreement, as such duties and obligations pertain to the portion of the Subject Property sold, assigned or transferred to it.

Section 19. *Amendment to Agreement; Effect of Agreement on Future Actions.*

This Agreement may be amended by mutual consent of all of the parties, provided that any such amendment shall follow the process established by law for the adoption of a development agreement (see, RCW 36.70B.200). However, nothing in this Agreement shall prevent the City Council from making any amendment to its Comprehensive Plan, Zoning Code, Official Zoning Map or development regulations affecting the Subject Property during the next five years, as the City Council may deem necessary to the extent required by a serious threat to public health and safety. Nothing in this Development Agreement shall prevent the City Council from making any amendments of any type to the Comprehensive Plan, Zoning Code, Official Zoning Map or development regulations relating to the Subject Property five years from the anniversary date of the Effective Date of this Agreement.

Section 20. *Releases.* Developer, and any subsequent Landowner, may free itself from further obligations relating to the sold, assigned, or transferred property, provided that the buyer, assignee or transferee expressly assumes the obligations under this Agreement as provided herein.

Section 21. *Notices.* Notices, demands, correspondence to the City and Developer shall be sufficiently given if dispatched by pre-paid first-class mail to the addresses of the parties as designated in Section 4. Notice to the City shall be to the attention of both the City Administrator and the City Attorney. Notices to subsequent Landowners shall be required to be given by the City only for those Landowners who have given the City written notice of their address for such notice. The parties hereto may, from time to time, advise the other of new addresses for such notices, demands or correspondence.

Section 22. *Applicable Law and Attorneys' Fees.* This Agreement shall be construed and enforced in accordance with the laws of the State of Washington. If litigation is initiated to enforce the terms of this Agreement, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs from the non-prevailing party. Venue for any action shall lie in Yakima County Superior Court or the U.S. District Court for Eastern Washington.

Section 23. *Specific Performance.* The parties specifically agree that damages are not an adequate remedy for breach of this Agreement, and that the parties are entitled to compel specific performance of all material terms of this Development Agreement by any party in default hereof.

Section 24. *Severability.* If any phrase, provision or section of this Agreement is determined by a court of competent jurisdiction to be invalid or unenforceable, or if any provision of this Agreement is rendered invalid or unenforceable according to the terms of any statute of the State of Washington which became effective after the effective date of the ordinance adopting this Development Agreement, and either party in good faith determines that such provision or provisions are material to its entering into this Agreement, that party may elect to terminate this Agreement as to all of its obligations remaining unperformed.

IN WITNESS WHEREOF, the parties hereto have caused this Development Agreement to be executed by their respective officers, thereto duly authorized, as of the dates set forth below:

**DEVELOPER – Sunnyside
Development Group, LLC**

By:_____

Its:_____

Date:_____

CITY OF SUNNYSIDE

Dean Broersma, Mayor

Date:_____

ATTEST:

Jacqueline Renteria, City Clerk

APPROVED AS TO FORM:

Saxton Riley & Riley, PLLC, City Attorney

STATE OF WASHINGTON)
) ss.
COUNTY OF YAKIMA)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that

_____, _____ of **Sunnyside Development Group, LLC**, known to me to be the same person whose name is subscribed to the foregoing **Development Agreement**, appeared before me this day in person and acknowledged that, pursuant to his/ her authority, he/she signed the said agreement as his/ her free and voluntary act on behalf of Sunnyside Development Group, LLC for the uses and purposes therein stated.

Given under my hand and seal this _____ day of _____, 2022.

Notary Public
Residing at: _____
My commission expires

STATE OF WASHINGTON)
) ss.
COUNTY OF YAKIMA)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Dean Broersma, Sunnyside Mayor**, known to me to be the same person whose name is subscribed to the foregoing **Development Agreement**, appeared before me this day in person and acknowledged that, pursuant to his/ her authority, she signed the said agreement as her free and

voluntary act on behalf of **Sunnyside Development Group, LLC** for the uses and purposes therein stated.

Given under my hand and seal this ____ day of _____, 2022.

Notary Public

Residing at: _____

My commission expires



Planning & Community Development
818 East Edison Avenue
Sunnyside, Washington 98944
(509) 837-7999 Office, (509) 836-6383 Fax

**WASHINGTON STATE ENVIRONMENTAL POLICY ACT
DETERMINATION OF NONSIGNIFICANCE
CITY OF SUNNYSIDE, WASHINGTON
April 13, 2023**

PROJECT DESCRIPTION: The City of Sunnyside received a Planned Development Application from Sunnyside Group LLC to construct a multifamily housing complex, consisting of up to approximately 394 units over three phases in the General Commercial (B-2) zoning district.

LOCATION: 780 Yakima Valley Highway, Sunnyside, WA 98944.

PARCEL NUMBER: 221026-12008

PROPONENT: Sunnyside Development Group LLC.

PROPERTY OWNER: Sunnyside Development Group LLC.

LEAD AGENCY: City of Sunnyside

FILE NUMBER: PD#2022-0027 & SEPA#2023-28

DETERMINATION: The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

☒ This DNS is issued after using the optional DNS process in WAC 197-11-355.
There is no further comment period on the DNS.

Responsible Official: Trevor Martin
Position/Title: SEPA Responsible Official
Phone: (509) 837-7999
Address: 818 E. Edison Ave., Sunnyside, WA 98944

Date: April 13, 2023 **Signature** _____

☒ You may appeal this determination to: Trevor Martin, AICP, Community & Economic Development Director, at 818 E. Edison Ave. Sunnyside, WA 98944.

No later than: **April 27, 2023**

By method: Complete appeal application form and payment of \$346.50 appeal fee.

You should be prepared to make specific factual objections. Contact the City of Sunnyside Planning Division to read or ask about the procedures for SEPA appeals.

Node 12442									
Control Type					Serialized				
Method					HCM 7th Edition				
Average Delay					36.27				
Average LOS					D				
V/C					0.49				
Loss Time					0				

Volume and Adjustments by Movement									
Approach	N			E			S		
Movement	L1	T	R1	L1	T	R1	L1	T	R1
Base Volume	53	99	113	52	478	104	76	52	63
PHF, Peak-hour factor	0.950	0.950	0.950	0.950	0.950	0.950	0.950	0.950	0.950
Peak 15 Volume	14	16	30	14	126	27	20	24	17
Adjusted Volume	56	62	119	55	503	109	81	97	66

Volume and Adjustments by Lane Group									
Approach	N			E			S		
Lane Group	C	R	L	C	R	L	C	R	L
ID	10796	10797	10793	10794	10795	10791	10792	10798	10799
Lanes	LT	R	L	L	T	R	LT	R	RT
Control Type	Prot	No Left	Prot	No Left	No Left	Prot	No Left	Prot	No Left
V, Volume	119	119	55	503	109	177	66	100	243
PLT, Proportion Left Turns	0.47	0.00	1.00	0.00	0.00	0.45	0.00	1.00	0.00
PRT, Proportion Right Turns	0.00	1.00	0.00	0.00	1.00	0.00	1.00	0.00	0.14

Saturation Flow Rate									
Approach	N			E			S		
Lane Group	Prot	No Left	Prot	No Left	No Left	Prot	No Left	Prot	No Left
Proportion of CAVs	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
so, Base Saturation Flow Rate	1900	1900	1900	1900	1900	1900	1900	1900	1900
N, Number of Lanes	1	1	1	1	1	1	1	1	1
fw, Lane Width Adjustment	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Phv, % Heavy Vehicles	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
PHV, HV and Grade Adjustment	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
fb, Parking Adjustment	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
fb, Base Blocking Adjustment	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
fb, Area Type Adjustment	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
ltu, Lane Utilization Adjustment	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
LT, Left Turn Adjustment	0.977	1.000	0.962	1.000	1.000	0.978	1.000	0.962	1.000
RT, Right Turn Adjustment	1.000	0.850	1.000	1.000	0.850	1.000	0.850	1.000	0.976
ltub, Left Turn Ped. Adjustment	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
rtub, Right Turn Ped. Adjustment	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
fwz, Work Zone Adjustment	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
fms, Downstream Lane Blockage Adjustment	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
fss, Sustained Stalled Back Adjustment	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Has Short Lane									
s, Saturation Flow Rate	1856	1615	1810	1900	1615	1858	1615	1810	1855

Capacity, Control Delay, and Level of Service Determination									
Approach	N			E			S		
Lane Group	10796	10797	10793	10794	10796	10791	10792	10798	10799
Control Type	Prot	No Left	Prot	No Left	No Left	Prot	No Left	Prot	No Left
V, Volume	117.85	119.04	55.22	503.26	109.11	177.26	66.37	108.87	243.48
s, Saturation Flow Rate	1856	1615	1810	1900	1615	1858	1615	1810	1855
c, Capacity	261	227	214	880	746	330	267	214	859
g/C, Green / Cycle	0.14	0.14	0.12	0.46	0.46	0.18	0.18	0.12	0.46
X, Volume / Capacity	0.45	0.52	0.26	0.57	0.15	0.54	0.23	0.51	0.28
d1, Uniform Delay	47.29	47.81	48.11	23.51	18.53	44.87	42.33	49.63	18.89
k, Delay Calibration	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
d2, Incremental Delay	5.62	6.60	2.91	2.72	0.41	6.30	1.89	8.61	0.83
d3, Initial Queue Delay	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PF, Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
P, Proportion Arriving on Green	0.14	0.14	0.12	0.46	0.46	0.18	0.18	0.12	0.46
PF, Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d, Delay	52.91	56.42	51.02	26.23	18.94	51.17	44.22	58.24	20.72
LOS	D	E	D	C	B	D	C	D	C
dA, Approach Delay	54.67			27.09			49.28		32.31
Approach LOS	D			C			D		C
dI, Intersection Delay						36.27			
Intersection LOS						D			

Back of Queue									
Approach	N			E			S		
Arrival Type	3			3			3		
Lane Group	10796	10797	10793	10794	10795	10791	10792	10798	10799
g/C, Green / Cycle	0.14	0.14	0.12	0.46	0.46	0.18	0.18	0.12	0.46
PF2, Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Q1, First-term Queue	3.27	3.34	1.50	10.12	1.73	4.85	1.71	3.04	4.14
Q2, Second-term Queue	0.41	0.54	0.17	0.66	0.09	0.58	0.15	0.51	0.20
XU, Upstream V/C	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
U, Upstream Adj. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
UB, Early Arrival Adj. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Q, Average Back of Queue	3.68	3.88	1.67	10.78	1.81	5.43	1.86	3.56	4.34
RT, % Factor	1.67	1.65	1.80	1.39	1.80	1.55	1.80	1.68	1.61
Q%, Back of Queue Percentile	90	90	90	90	90	90	90	90	90
% Back of Queue	6.13	6.40	3.01	14.99	3.27	8.41	3.36	5.97	7.01

Signal Timing Information									
Approach	N			E			S		
Lane Group	10796	10797	10793	10794	10795	10791	10792	10798	10799
Control Type	Prot	No Left	Prot	No Left	No Left	Prot	No Left	Prot	No Left
Signal Type	P	P	P	P	P	P	P	P	P
C, Cycle Length	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00
Gp, Minimum Pedestrian Timing	0	0	0	0	0	0	0	0	0
L, Total Loss Time per Cycle	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
I1, Start Up Loss Time	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
I2, Permitted Start Up Loss Time	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
I2, Clearance Loss Time	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
Green Time Start	5	5	83.5	24.9	24.9	100.7	100.7	83.5	24.9
Green Time End	19.9	19.9	96.7	78.5	78.5	120	120	96.7	78.5
G, Actual Green Time	14.9	14.9	12.2	53.6	53.6	19.3	19.3	12.2	53.6
o1, Effective Green Time	16.9	16.9	14.2	55.6	55.6	21.3	21.3	14.2	55.6
g/C, Green / Cycle	0.14	0.14	0.12	0.46	0.46	0.18	0.18	0.12	0.46
(v/s), Volume / Saturation Flow Rate	0.06	0.07	0.03	0.26	0.07	0.10	0.04	0.06	0.13
Critical Lane Group	Y			Y		Y		Y	

Left Turn Adjustment Factors for Permitted Phasing									
Approach	N			E			S		
Lane Group	10796	10797	10793	10794	10795	10791	10792	10798	10799
Control Type	Prot	No Left	Prot	No Left	No Left	Prot	No Left	Prot	No Left
Subject is Single(S) or Multi(M)									
Opposed by Single(S) or Multi(M)									
C, Cycle Length									
G(s), Actual GT									
(s)(s), Eff. perm. GT									
(s)(s), Opposing Eff. GT									
No, Number Lanes in Opposino									
V/L, Adj. LT Flow Rate									
PLT, Proportion LT in Lane Group									
PLTo, Proportion LT in Opposino									
LT, Volume per Cycle									
Vo, Opposing Flow									
Vo(s), Adjusted Opposing Flow									
FLUo, Opposino Lane Utilization									
Rpo, Opposing Platoon Ratio									
pf									
qro, Opposing Queue Ratio									
qro, Opposino Queue Clearing Time									
qr									
PL									
de facto caused by PL >= 1.0									
EL1									
EL2									
pdff									
fIn									
CAVs adjustment for Permitted Left Turns									
CAVs adjustment for Protected Left Turns									
LT, Left Turn Adjustment	0.98	1.00	0.95	1.00	1.00	0.98	1.00	0.95	1.00

Pedestrian and Bicycle Adjustment Factors									
Approach	N			E			S		
Movement	L1	T	R1	L1	T	R1	L1	T	R1
ap, Pedestrian Green	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
OCpeds, Average Pedestrian Occupancy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
OCcr, Relevant Conflict Zone Occupancy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ApbT, Adjustment Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Rpb, Right Turn Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Rlb, Left Turn Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Actuated Phase Properties									
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Actuated Lane Group Properties									
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Pedest

