



Planning & Community Development
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NOTIFICATION OF PLANNING COMMISSION'S RECOMMENDATION TO THE SUNNYSIDE CITY COUNCIL & CLOSED RECORD PUBLIC HEARING

DATE: September 26, 2023
TO: Parties of Record
SUBJECT: Notice of the Sunnyside Planning Commission's Recommendation to Sunnyside City Council
FILE#(S): CPA-23-1
APPLICANT: City of Sunnyside
PROJECT LOCATION: 2920 Outlook Rd. Sunnyside, WA 9894
PARCEL#(S): 221028-12006, 221028-12001, 221028-11003, 221028-11002, 221027-12006, & 221027-21001

On September 12, 2023, the City of Sunnyside Planning Commission rendered their recommendation on **CPA-23-1**, a proposal for a Nonproject Action – The City of Sunnyside is requesting a combined Comprehensive Plan Amendment and rezone to 220 W Edison Ave, which is approximately 3.58 acres of land currently zoned Industrial (M-1), and is requesting to change the zoning designation to High Density Residential (R-3). The application was reviewed at an open record public hearing on September 12, 2023.

A copy of the Planning Commission's Findings and Recommendation is enclosed. The Planning Commission's Recommendation will be considered by the Sunnyside City Council in a public hearing to be scheduled.

NOTICE OF CLOSED RECORD PUBLIC HEARING: The Planning Commission's Recommendation will be considered by the Sunnyside City Council at a closed record public hearing scheduled for **October 23, 2023, at 6:30 p.m.**, at the Law and Justice Center, 401 Homer St, Sunnyside, WA 98944.

For further information or assistance you may contact Community and Economic Development Director Trevor Martin at (509) 836-6393 or email to: tmartin@sunnyside-wa.gov.

A handwritten signature in black ink, appearing to read "T. Martin".

Trevor Martin, AICP
Community and Economic Development Director

Date of Mailing: September 26, 2023
Enclosures: Planning Commission's Recommendation

**SUNNYSIDE PLANNING COMMISSION
RECOMMENDATION TO THE SUNNYSIDE CITY COUNCIL
FOR
COMPREHENSIVE PLAN AMENDMENT
CPA-23-1**

WHEREAS, The City of Sunnyside adopted their Comprehensive Plan on March 28, 2022; and

WHEREAS, The Washington Growth Management Act and local ordinances provide a process for the annual review of amendments to the Plan as requested by citizens, property owners and/ or local government; and

WHEREAS, Under the provisions of SMC Ch. 19.01 the Sunnyside Planning Commission (SPC) is responsible for the review of these applications and for recommending the approval, modification or denial of each request; and

WHEREAS, On April 28, 2023, applications for Comprehensive Plan Amendment and Rezone were submitted by the City of Sunnyside, to amend the Comprehensive Plan Future Land Use Map Designation from Industrial to Mixed Use, and concurrently Rezone from Light Industrial (M-1) to Planned Unit Development (PUD), Parcel Numbers 221028-12006, 221028-12001, 221028-11003, 221028-11002, 221027-12006, and 221027-21001, File Numbers: CPA-23-1; and

WHEREAS, the applications were considered complete for processing on May 26, 2023, and all required public notices for these amendments were provided, in accordance with the provisions of SMC Ch. 19.03, on July 12, 2023; and

WHEREAS, SEPA Environmental Review for these updates was considered with the Preliminary Determination of Nonsignificance issued on July 12, 2023 being retained on August 4, 2023; and

WHEREAS, The Sunnyside Planning Commission held an open record public hearing on September 12, 2023 to hear testimony from the public, consider the amendments, and provide a recommendation to the Sunnyside City Council;

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

APPLICATION# CPA-23-1
APPLICANT: City of Sunnyside
APPLICANT ADDRESS: 818 E. Edison Ave.
PROJECT LOCATION: 2920 Outlook Rd.
PARCEL(S): 221028-12006, 221028-12001, 221028-11003, 221028-11002,
221027-12006, & 221027-21001

FINDINGS OF FACT

1. The applicant requests to amend the Comprehensive Plan Future Land Use Map designation from Industrial to Mixed Commercial with a concurrent Rezone from Light Industrial Residential (M-1) to Planned Unit Development (PUD).
2. The subject parcel is approximately 147 acres in size and is surrounded by residential development, and vacant land,
3. The City of Yakima Planning Division provided a detailed staff report to the Planning Commission for review during their September 12, 2023 public hearing, with the recommendation of APPROVAL of the proposed amendment and rezone.
4. The proposed Comprehensive Plan Amendment is consistent with the applicable approval criteria in YMC § 18, 10, 040, as follows:
 - a. This change is being proposed to allow greater flexibility in the development of this vacant land. The site has topographical constraints, and this proposal will allow for the consideration of additional uses on the site, such as multifamily residential and commercial development.
 - b. The Mixed Residential designation implements several goals and policies of the comprehensive plan.
 - c. The amendment does not correct an obvious mapping error, does not address deficiency of the Comprehensive Plan, and is consistent with the Growth Management Act and County-wide Planning Policies.
 - d. The impact should be minimal because the property under consideration could still be used for residential and commercial uses, the site is also adjacent existing commercial property to the east. The total acreage of this proposal will remove approximately 147 acres of Light Industrial zoned land.
5. The proposed Rezone from Light Industrial (M-1) to Planned Unit Development (PUD) is consistent with the applicable approval criteria in SMC Ch.17.76, as follows:
 - a. A Testimony at the public hearing was considered;
 - b. The property is suitable for uses within the PUD zoning district. Mixed Use future development will allow for additional development considerations on a lot that has been unused and vacant for over 20 years.
 - c. The PUD zoning district is an implementing zone of the Mixed Use Future Land Use Designation.
 - d. The property is currently capable of being served by all necessary public utilities and can be accessed by public streets.
 - e. The proposed Rezone is considered compatible with the surrounding properties and no mitigation is proposed at this time, Mitigation measures will be considered during a project action on the site.
 - f. The public need for this Rezone is to create more land for potential multifamily development.

CONCLUSIONS

1. The zoning code does establish specific criteria for review and approval of a rezone application.
2. No adverse impacts have been identified.
3. The proposal underwent environmental review.
4. Comprehensive Plan Consistency: The proposed zoning is consistent with the future land use map in the City of Sunnyside comprehensive.
5. The proposed Comprehensive Plan Future Land Use Map Amendment from Industrial to Mixed Use with a concurrent Rezone from Light Industrial to Planned Unit Development (PUD) is consistent with the Sunnyside Zoning Ordinance and Comprehensive Plan.

MOTION

Based on the testimony and evidence presented during the public hearing, it was moved and seconded that the City of Sunnyside Planning Commission draft findings of fact and forward a recommendation of approval to the Sunnyside City Council, The motion carried 5-0.

RECOMMENDATION TO CITY COUNCIL

The Planning Commission of the City of Sunnyside, having received and considered all evidence and testimony presented at the public hearing, and having received and reviewed the record herein, hereby recommends that the City Council of the City of Sunnyside **APPROVE** the Comprehensive Plan Amendment from Industrial to Mixed Use and Rezone from Light Industrial (M-1) to Planned Unit Development (PUD) for file CPA-23-1.

Tom Dolan, Acting Chair
Sunnyside Planning Commission

Date
