

RESOLUTION NO. 2018 - 20

**A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF SUNNYSIDE, WASHINGTON,  
APPROVING PRELIMINARY PLAT OF SUBDIVISION (SWAN RIDGE)**

**WHEREAS**, Swan Ridge LLC has presented an application for preliminary plat approval of a long plat subdivision to develop thirty-six (36) single family residential lots upon approximately 8.78 acres located on the west side of Swan Road within the corporate limits of Sunnyside Washington which subdivision is known as "Swan Ridge Subdivision;" and

**WHEREAS**, the Preliminary Plat has been submitted to the Sunnyside Planning Commission for consideration and recommendation, which has held an open public hearing on August 14, 2018 pursuant to title 19 of the Sunnyside Municipal Code; and

**WHEREAS**, such proposed subdivision has received prior review pursuant to public hearing by the Sunnyside Planning Commission, which has recommended approval of the preliminary plat, and issued such recommendation based upon the following record and findings:

- a. The applicant has submitted a complete application for preliminary plat approval.
- b. The project is situated within and upon property zoned R-1 Low Density Residential, and the applicant has complied with applicable environmental reviews.
- c. The proposed subdivision consists of single family residential lots and complies with the zoning and density requirements of the R-1 zone, and is consistent with the city's Comprehensive Plan
- d. The Preliminary Plat is recommended to the city council for approval subject to subsequent development and consideration of final plat approval in

accordance with procedures and provisions of the Sunnyside Municipal Code; and

**WHEREAS**, City staff has reviewed the Preliminary Plat and recommends approval ;and

**WHEREAS**, the City Council of the City of Sunnyside finds and determines that such proposed Preliminary Plat conforms to the requirements of law and code; and

**WHEREAS**, the City Council finds and determines that approval of such Preliminary Plat is in the best interest of residents of the City of Sunnyside and will promote the general health, safety and welfare.

**NOW, THEREFORE**, THE CITY COUNCIL OF THE CITY OF SUNNYSIDE, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

1. That the record and findings of the Sunnyside Planning Commission are hereby approved and adopted.
2. The Swan Ridge LLC Preliminary Plat for Swan Ridge a copy of which is attached hereto as Exhibit "A" and incorporated herein by this reference, is hereby approved, subject to development and processing in accordance with city codes pertaining to subdivisions
3. This Resolution shall be effective upon passage, approval and signatures hereon as required by law.

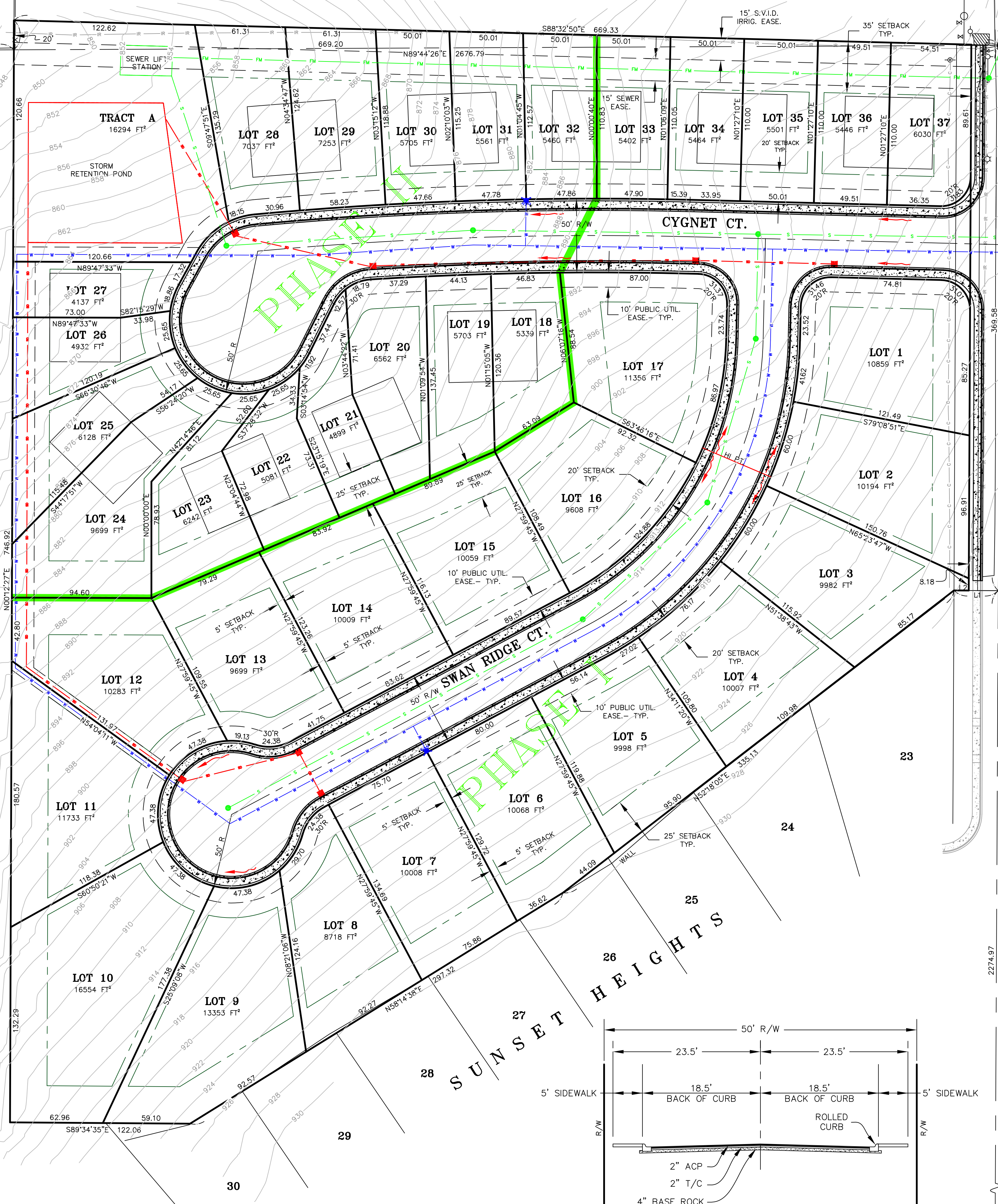
**PASSED** this 24<sup>th</sup> day of September, 2018.

ATTEST:  
  
\_\_\_\_\_  
**Jacqueline Renteria**  
City Clerk

  
\_\_\_\_\_  
**Julia Hart, MAYOR**

# SWAN RIDGE PLAT

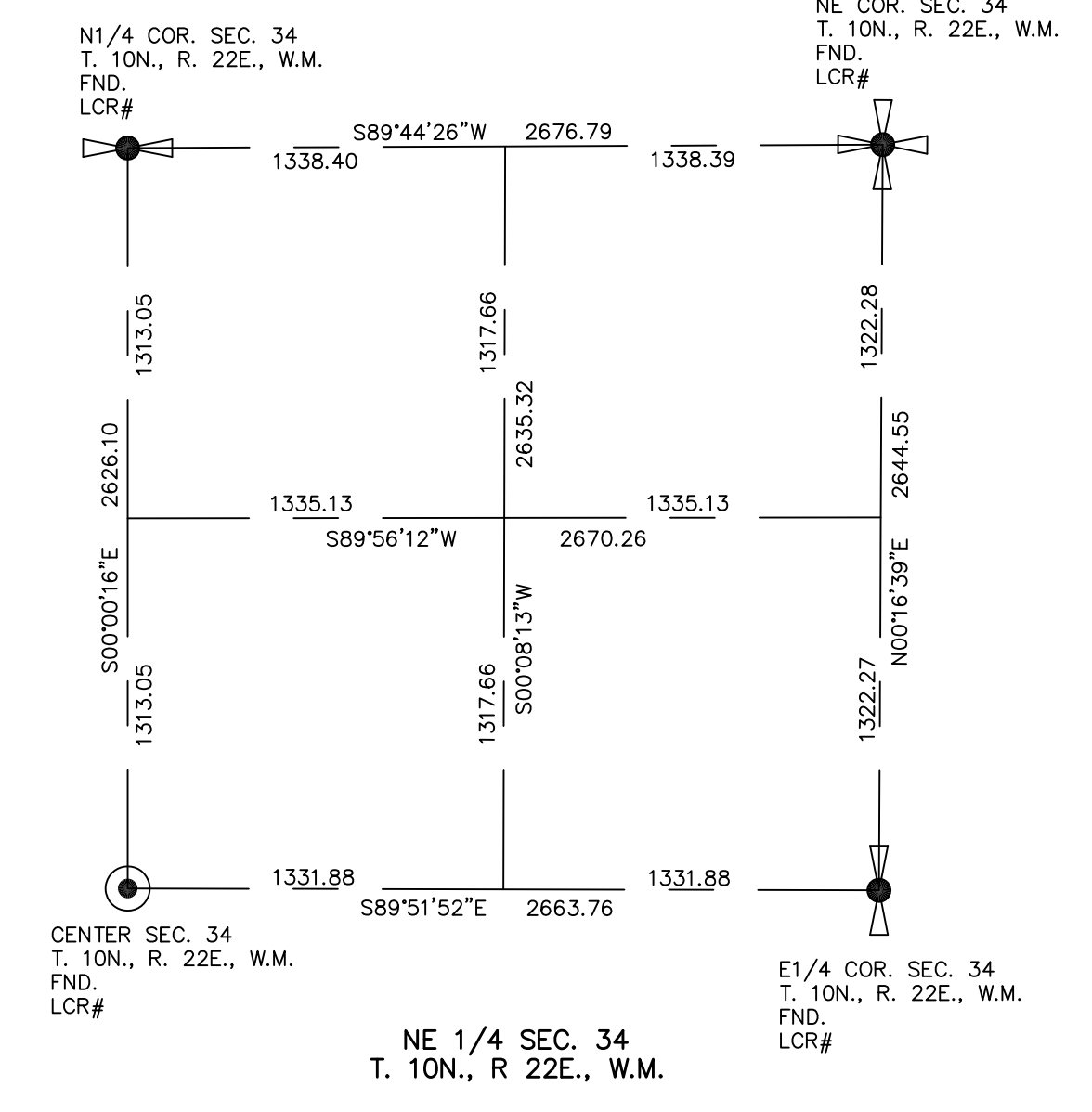
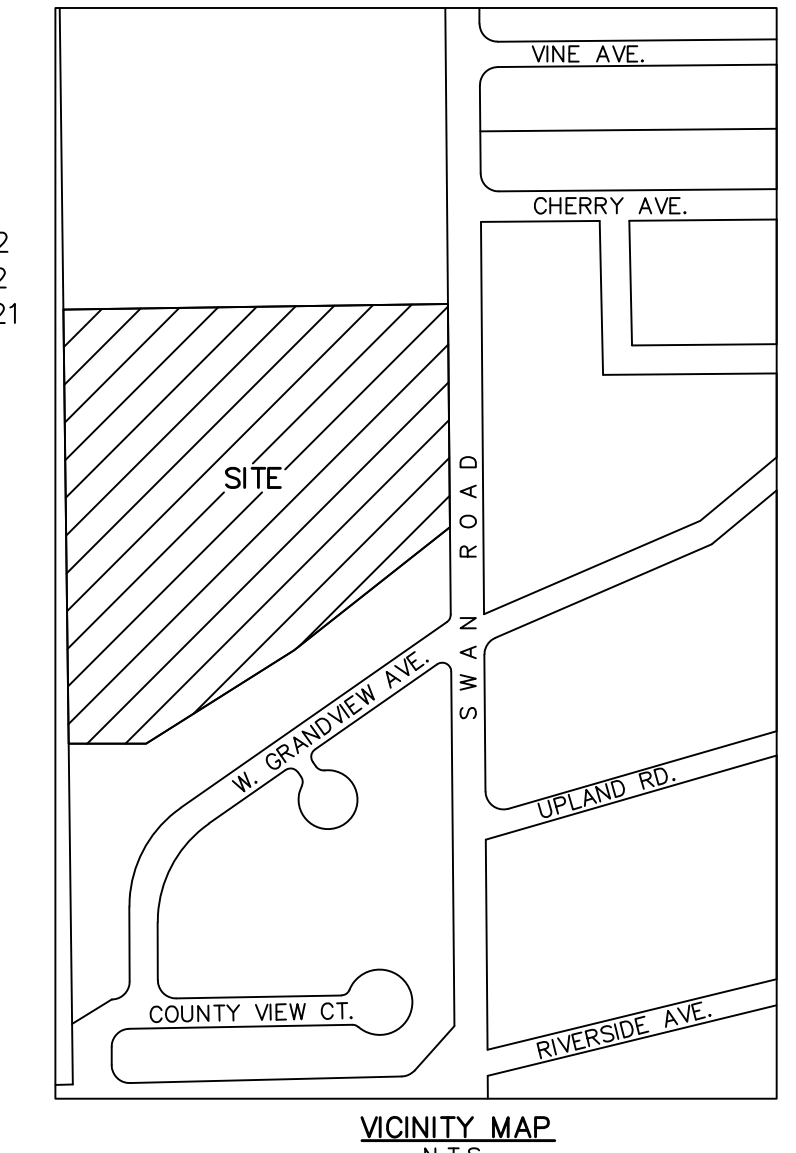
PT NE1/4 NE1/4 SEC. 34, T. 10N., R. 22E., W.M.



SSMH  
RIM EL. = 908.64  
I.E. 8" CLAY (N) = 903.02  
I.E. 8" CLAY (S) = 903.22  
I.E. 8" CLAY (SE) = 903.21

EXIST. SSMH  
RIM EL. = 925.10  
I.E. 8" CLAY (N) = 919.28  
I.E. 8" CLAY (S) = 919.44  
I.E. 8" CLAY (SE) = 919.49

EXIST. SSMH  
RIM EL. = 938.72  
I.E. 8" CLAY (N) = 931.65  
I.E. 8" CLAY (S) = 932.42  
I.E. 8" CLAY (E) = 931.72



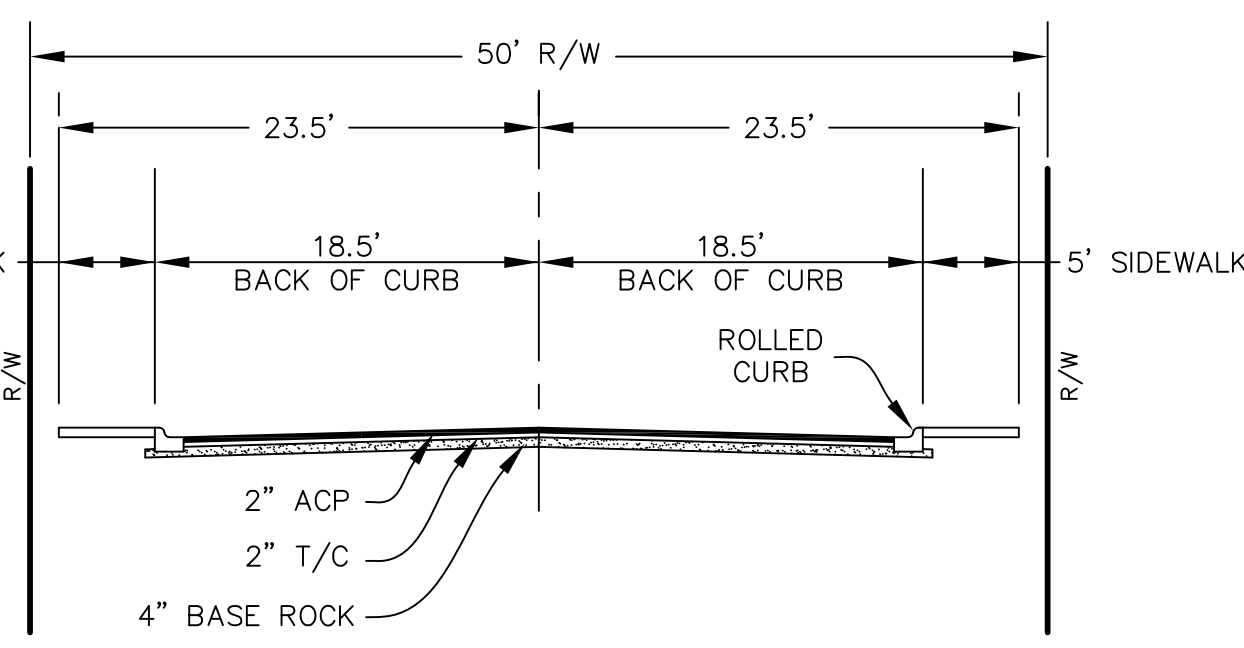
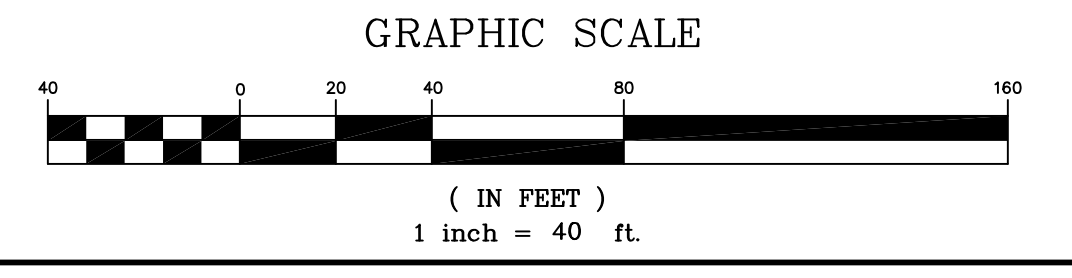
EXISTING SYMBOLS	
SYMBOL	DESCRIPTION
	VALVE
	FIRE HYDRANT
	WATER METER
	CATCH BASIN
	SANITARY SEWER M.H.
	SANITARY SEWER
	WATER LINE
	STORM DRAIN LINE
	IRRIGATION LINE
	CABLE T.V. LINE

PROPOSED SYMBOLS	
SYMBOL	DESCRIPTION
	SURVEY MONUMENT
	VALVE
	FIRE HYDRANT
	WATER METER
	CATCH BASIN
	SANITARY SEWER M.H.
	SANITARY SEWER
	WATER LINE
	STORM DRAIN LINE
	SETBACK
	STORM WATER FLOW

**OWNER:** SWAN RIDGE, LLC  
**DEVELOPER:** SWAN RIDGE, LLC  
**SURVEYOR:** GSE  
 2706 River Road  
 P.O. Box 510  
 Yakima, WA, 98907  
 (509) 575-6434  
**ENGINEER:** GSE  
 2706 River Road  
 P.O. Box 510  
 Yakima, WA, 98907  
 (509) 575-6434  
**TOTAL ACREAGE:** 8.99 Acres  
**NUMBER OF LOTS:** 32  
**EXISTING ZONING:** R-1  
**PROPOSED USE:** SINGLE FAMILY RESIDENTIAL  
**SEWER:** City of Sunnyside  
 818 E. Edison  
 Sunnyside, WA, 98948  
 (509) 837-4229  
**WATER:** City of Sunnyside  
 818 E. Edison  
 Sunnyside, WA, 98948  
 (509) 837-4229  
**POWER:** Pacific Power  
 P.O. Box 479  
 Sunnyside, WA, 98944  
 1-888-221-7070  
**TELEPHONE:** Centurylink  
 1-800-814-6381  
**CABLE TV:** Charter Communications  
 1-866-731-5420  
**FIRE DISTRICT:** City of Sunnyside Fire District  
 818 E. Edison  
 Sunnyside, WA, 98944  
 (509) 837-5851  
**SCHOOL DISTRICT:** Sunnyside School District #201  
 1110 S. 16th ST  
 Sunnyside, WA, 98944  
 (509) 837-5851

**LEGAL DESCRIPTION**  
**PARCEL A**  
 The East 1/2 of the Northeast 1/4 of the Northeast 1/4 Section 34, Township 10 North, Range 22E., W.M.;  
 EXCEPT the East 10 feet and the South 20 feet conveyed to Yakima County for road  
 AND EXCEPT the portion conveyed to Yakima County for road by instrument recorded February 20, 1928 under Auditor's File No. 446904  
 AND EXCEPT that portion lying Southerly of the following described line:  
 Beginning at the Northeast corner of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 34,  
 thence S00°09'42"E along the East line of said subdivision 369.58 feet to the true point of beginning;  
 thence S89°50'18"W 30.00 feet;  
 thence S51°51'13"W 328.54 feet;  
 thence S37°48'16"W 297.32 feet;  
 thence S89°59'03"W 122.06 feet to the West line of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 34, and the terminus of the herein described line  
**AND**  
**PARCEL B**  
 Beginning at the Southeast corner of Section 27, Township 10 North, Range 22E., W.M.,  
 thence West along the South line of said Section to the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4;  
 thence North along the West line of said subdivision 20 feet;  
 thence in a Southerly direction to the point of beginning  
 EXCEPT the East 25 feet of said subdivision for road

LINE TABLE		
LINE#	LENGTH	BEARING
L1	30.00	S89°43'20"E
L2	10.00	S89°43'20"E



ROAD WAY SECTION  
N.T.S.

<ul style="list-style-type: none"> <li>● CORNER FOUND AS NOTED</li> <li>○ 3/8" REBAR W/CAP #16909 SET</li> <li>⊗ NAIL WITH WASHER SET</li> </ul>		<b>NAME</b> SWAN RIDGE, LLC 2020 SCOON RD. SUNNYSIDE, WA 98944	
		<b>LOCATION</b> PT NE1/4 NE1/4 SEC. 34, T. 10N., R. 22E., W.M.	
		<b>DRAWING TYPE</b> PRELIMINARY PLAT	
		<b>DRAWN BY:</b> MM	<b>SCALE:</b> 1" = 40'
<b>CHECKED BY:</b> D.S.G.	<b>DATE:</b> 05/11/2018		
<b>PROJECT NO.</b> 15072	<b>SHEET</b> 1 OF 1		
<b>PARCEL NO.</b> 221034- 11001			