



**Planning & Community Development**  
818 East Edison Avenue  
Sunnyside, Washington 98944  
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**NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW, AND PUBLIC HEARING**

**DATE:** February 6, 2023  
**TO:** SEPA Reviewing Agencies, 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:** This is to notify all the public and private agencies with jurisdiction and environmental expertise that the City of Sunnyside has been established as the lead agency, pursuant to the Washington State Environmental Policy Act (SEPA) for the above stated project. The City of Sunnyside is issuing a Preliminary Determination of Non- Significance (DNS) on this project. WAC 197-11-340 is being used. The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal: No impacts identified.

**NOTICE OF PUBLIC HEARING:** This request requires that the Planning Commission hold an open record public hearing, which is scheduled for March 14, 2023, at 5:30 p.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. 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 RECOMMENDATION:** Following the public hearing, the Planning Commission will issue a recommendation 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](mailto:tmartin@sunnyside-wa.gov)