

# WASHINGTON STATE BOUNDARY REVIEW BOARD FOR YAKIMA COUNTY

## NOTICE OF INTENTION

for office use only:

BRB FILE # BRB 2017-03

1. Name of City, Town or special purpose district: Town of Naches
2. Action Sought:  Annexation  
 Formation of a Special Purpose District  
 Incorporation  
 Other Boundary Change  
 Merger/Consolidation of Special Purpose District  
 Dissolution of Special Purpose District  
 Water or Sewer Extension \_\_\_\_\_ Size of Water Line \_\_\_\_\_ Sewer Line \_\_\_\_\_
3. This proposal shall be known as: Spinner Wood Products, LLC/ Deaton Annexation Boundary.
4. Driving directions to location of proposed action: SR 12 to Naches Avenue, North on Naches Avenue to West 3<sup>rd</sup> Street, West on 3<sup>rd</sup> Street to Old Naches Road
5. Briefly describe proposal: Town of Naches proposed: Town of Naches proposes to annex 15.83 acres.
6. Method used to initiate the proposed action:  Petition  Election  Resolution
7. State statute under which action is sought: RCW 35A.01.040 and SSB 5409

## FACTORS THE BOARD MUST CONSIDER

### POPULATION AND LAND USE:

1. Provide the following information:

| POPULATION OF PROPOSED AREA |          | POPULATION OF EXISTING ENTITY |          |
|-----------------------------|----------|-------------------------------|----------|
|                             | EXISTING | 10-YEAR PROJECTION            | EXISTING |
| People                      | 2        | 0                             | 845      |
| Residences                  | 1        | 0                             | 373      |
| Businesses                  | 1        | 1                             | 64       |
|                             |          |                               | 951      |
|                             |          |                               | 418      |
|                             |          |                               | 72       |

2. What source is the basis for this projection information? OFM and Town of Naches Comprehensive Plan
3. Acres within the proposed area 15.83 Acres Acres within existing entity 522 Acres
4. Assessed valuation of proposed area \$ 388,200 of existing entity \$55,608,596
5. Existing land use of the proposed area Light Industrial and Residential
6. Existing land use of the area surrounding the proposal: North – Rural Residential, South – Residential, East- Agricultural, West – Agriculture

7. Are all surrounding & interior roads included in the annexation?  Yes  No  
If no, why not? \_\_\_\_\_

8. Is there new residential, commercial, or industrial development that is associated with this proposal? [No]  
If yes, describe any projects being considered or proposed: \_\_\_\_\_

9. If the proposal is approved, will there be land use changes within the next 18 months?

- o Land Use No
- o Zoning No
- o Comprehensive Plan No

10. Has the proposed area been the subject of land use action by Yakima County? No  
If so, please explain \_\_\_\_\_

11. a. Yakima County Comprehensive Plan designation for the proposed area: Urban and is consistent with The Town of Naches Comprehensive Plan  
b. For surrounding areas: South is Urban, East and West are Agricultural and North is Rural Self-Sufficient  
c. Yakima County Zoning for the proposed area: Light Industrial  
d. For surrounding areas: Residential Self Sufficient, Agriculture, Residential (R-1)

12. Is this proposal consistent with the coordinated water system plan, if any?  Yes  No

13. Does your jurisdiction have an adopted comprehensive plan? Yes Date Adopted: March 13, 2017

14. Describe how this proposal is consistent with the adopted comprehensive plan: The proposed area is within the Town's Urban Growth Area and the existing County Zoning of the area is consistent with the Town zoning.  
a. Proposed city zoning upon annexation: Light Industrial

15. Has any portion of this area been previously reviewed by the Boundary Review Board? No  
Explain \_\_\_\_\_

16. Describe the following as required by RCW 36.93.170 and the effects on land use, accessibility and potential development:  
a. Topography: Flat  
b. Natural Boundaries: No effect  
c. Drainage Basins: No effect

17. Is the proposed area within the Urban Growth Area for your municipality? Yes

# MUNICIPAL SERVICES

1. What services will be provided in the proposed area?

|            | EXISTING PROVIDER                     | PROPOSED PROVIDER                     | TIME FRAME for SERVICES | HOW FINANCED    |
|------------|---------------------------------------|---------------------------------------|-------------------------|-----------------|
| Water      | Town of Naches                        | Town of Naches                        | Partially Served        | City/ Developer |
| Sewer      | Town of Naches                        | Town of Naches                        | Partially Served        | City/ Developer |
| Fire       | Fire Dist #3                          | Fire Dist #3                          | Existing                | Property Taxes  |
| Stormwater | Town of Naches                        | Town of Naches                        | As needed               | City/ Developer |
| Roads      | Town of Naches                        | Town of Naches                        | Existing                | City/ Developer |
| Parks      | Naches Park District                  | Naches Park District                  | As needed               | Property Taxes  |
| Police     | Yakima County                         | Yakima County                         | Existing                | Property Taxes  |
| School     | Naches Valley School District         | Naches Valley School District         | Existing                | Property Taxes  |
| Library    | Town of Naches-Yakima Valley Regional | Town of Naches-Yakima Valley Regional | Existing                | Property Taxes  |

2. Does your jurisdiction have a current Capital Facilities Plan? Yes  
Does it consider the proposed area? Yes

3. Describe the effect your jurisdiction's ordinances, governmental codes, regulations and resolutions will have on existing uses in the proposed area: The proposed area will be governed by Town of Naches Municipal Code. The existing land uses conform to the zoning.

4. Describe the probable future needs for services and additional regulatory controls in the area? As the property is developed the future needs for services will be met with available capacity for the Town's Capital Facilities. Existing regulatory codes are consistent with the Town's regulatory codes.

5. Describe the probable effects of the proposal on the cost an adequacy of services and regulatory controls:
 

- In the proposed area?  
The Town has available capacity of services and cost of services will actually be reduced because the parcels are currently served by the Town.
- In the adjacent area? No effect

6. Estimate the following to be incurred under the proposal:
 

- Proponent Expenditures to be incurred: \$ 0
- Proponent Revenues to be gained: \$ 951.00
- County Revenue Lost: \$ 711.90
- County Expenditure Reduction: \$ 0
- Fire District Revenue Lost: \$ 327.11 (back in contract \$388.26)
- Fire District Expenditure Reduction: \$ 0
- Financial Impact to Special Districts (library, parks, hospital): \$ 183.92 (back in contract \$97.86)

7. What is the future impact of your proposal on the school district? None, Residential Housing is not permitted in the Light Industrial Zoning District.

## ENVIRONMENTAL INFORMATION

1. Is there an existing environmental review pertinent or related to this proposal?  Yes  No  
If No, answer questions 2 through 5.
2. Expected impact of any proposed development to adjacent roads and highways: There are no identified development proposals at this time.
3. Expected impact of any proposed development on air quality: There are no proposed developments as part of this application.
4. Does the area under consideration contain "critical areas"? (floodplain, wetland, steep slope wildlife habitat area, etc.): No
5. Please describe any potential adverse impacts that could occur upon development: None known

## OBJECTIVES OF THE BOUNDARY REVIEW BOARD

Describe fully which objectives of RCW 36.93.180 this proposal meets and which objectives this proposal does not meet. Please give your reasons for each of the objectives chosen:

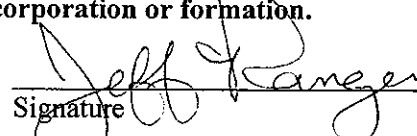
1. Preservation of natural neighborhoods and communities: The proposed area is designed as an Urban Growth Area and is zoned Light Industrial which is consistent with surrounding development.
2. Use of physical boundaries, including but not limited to bodies of water, highways, and land contours: The boundaries of the proposal follow the existing road system.
3. Creation and preservation of logical service areas: The proposal is within the Town of Naches service area and the parcels are already served with town utilities.
4. Prevention of abnormally irregular boundaries: The proposal follows existing roadways, the Urban Growth Boundary does not create abnormal or irregular boundaries.
5. Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities in excess of ten thousand (10,000) population in heavily populated urban areas: NA
6. Dissolution of inactive special purpose districts: NA
7. Adjustment of impractical boundaries: NA
8. Incorporation as cities or towns or annexation to cities and towns of unincorporated areas which are urban in character: The proposal is annexing urban/industrial designated property and does not include any property designated as agricultural resource lands.
9. Protection of agricultural and rural lands which are designated for long term productive agricultural and resource use by a comprehensive plan adopted by the county legislative authority: The proposal is annexing urban/industrial designated property and does not include any property designated as agricultural resource lands.

## EXHIBITS

See attached **Notice of Intention Filing Instructions** for explanation of Exhibits A, B, C, D, E, and F. Applicable Exhibits must accompany the Notice of Intention document.

**I certify that the above is true and accurate, and that I am an official or employee of the governmental jurisdiction seeking boundary change action or the proponent for the incorporation or formation.**

Dated this 20 day of September, 20 17.

  
Signature

Jeff Ranger  
Town Administrator

Title

Jeff Ranger

Name of person completing this form

509-653-2647

Phone Number

509-653-2732

Fax Number

P.O. Box 95, Naches, WA 98937

Mailing Address

Names and Addresses of other persons who should receive correspondence from the BRB in regard to this Notice:

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# Public Services

128 North Second Street • Fourth Floor Courthouse • Yakima, Washington 98901  
(509) 574-2300 • 1-800-572-7354 • FAX (509) 574-2301 • [www.co.yakima.wa.us](http://www.co.yakima.wa.us)

VERN M. REDIFER, P.E. - Director

August 25, 2017

Jeff Ranger  
Town of Naches  
29 E. Second Street  
P.O. Box 95  
Naches, Washington 98936

## RE: Proposed Deaton Annexation

Dear Jeff:

The legal description for the proposed Deaton annexation was prepared by a licensed surveyor and is approved.

If you have any questions or need additional information, please don't hesitate to contact me.

Sincerely,

Kent L. McHenry, P.E.  
Traffic Engineering Manager

*Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, national origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300.*

*If this letter pertains to a meeting and you need special accommodations, please call us at 509-574-2300 by 10:00 a.m. three days prior to the meeting. For TDD users, please use the State's toll free relay service 1-800-833-6388 and ask the operator to dial 509-574-2300.*

**Town of Naches**  
**Spinner - Deaton Annexation**  
**HLA Project# 17001G**  
**August 17, 2017**

That portion of Section 4, Township 14 North, Range 17 East, W.M. and Section 33, Township 15 North, Range 17 East, W.M., described as follows:

Commencing at the Northeast corner of said Section 4;  
Thence Westerly along the North line of said Section 4 a distance of 2187.60 feet to the West line of the East 222.6 feet of the West half of Government Lot 2 of said Section 4 and the Point of Beginning;  
Thence continuing Westerly along said North line to the East line of that property shown on that Record of Survey recorded in Book 61 of Surveys, Page 98;  
Thence North along said East line to the South line of the Wapatox Canal;  
Thence Westerly along said South line to the West line of that property shown on said Record of Survey;  
Thence Southerly along said West line to the Northerly right of way line of Old Naches Highway;  
Thence Easterly along said right of way line to the West line of the East 222.6 feet of the West half of Government Lot 2 of said Section 4;  
Thence Northerly along said West line to the Point of Beginning;

Situate in Yakima County, Washington.

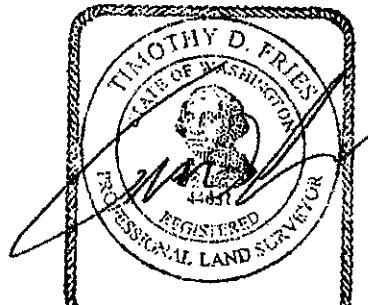
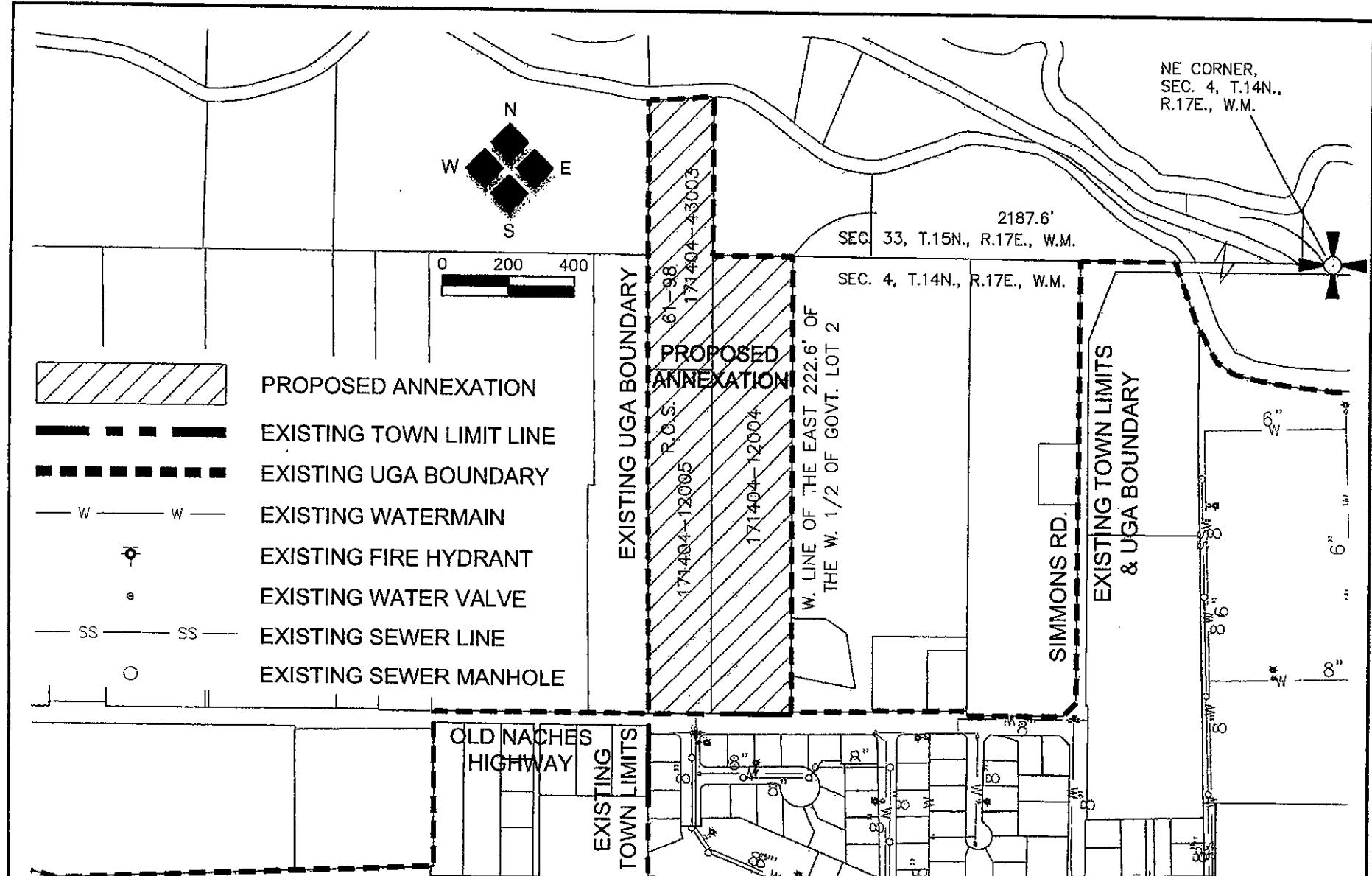
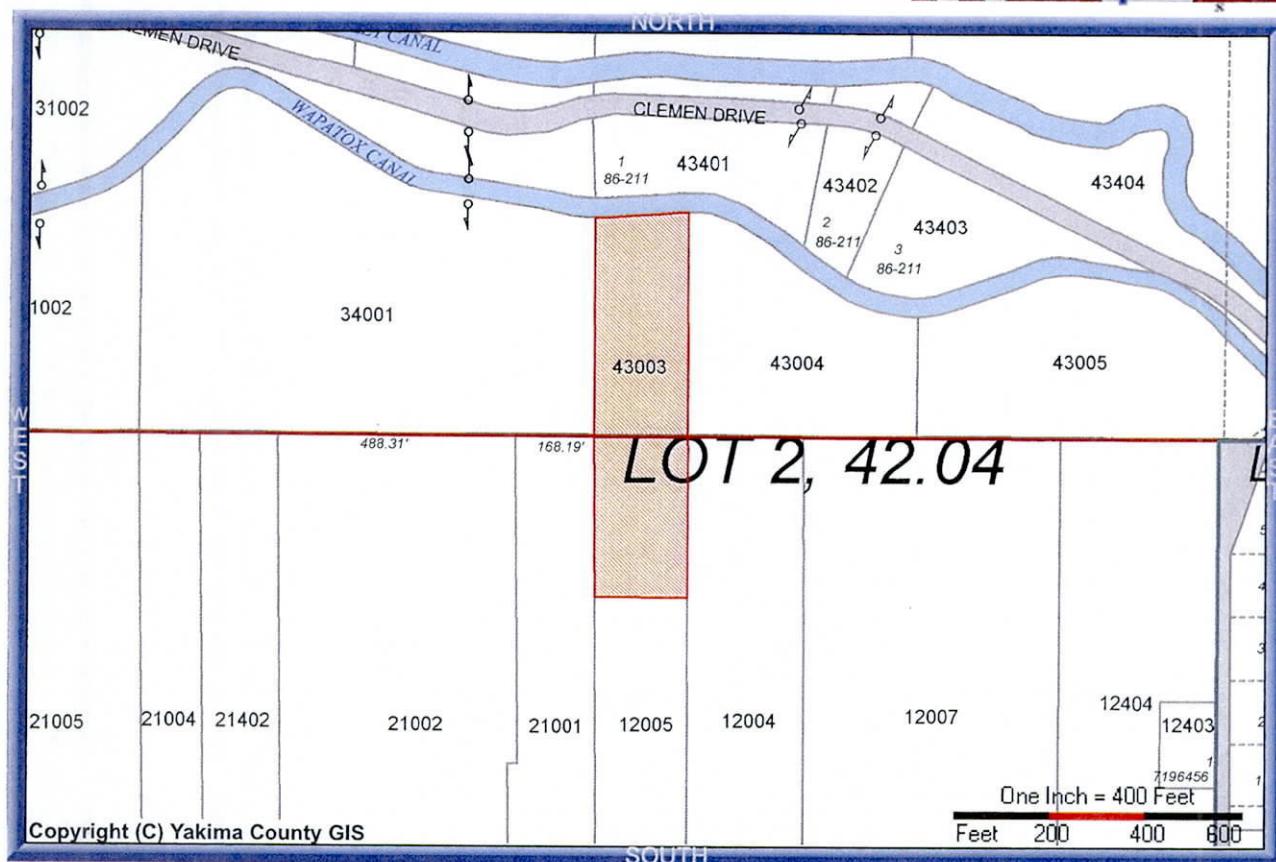


EXHIBIT A-2

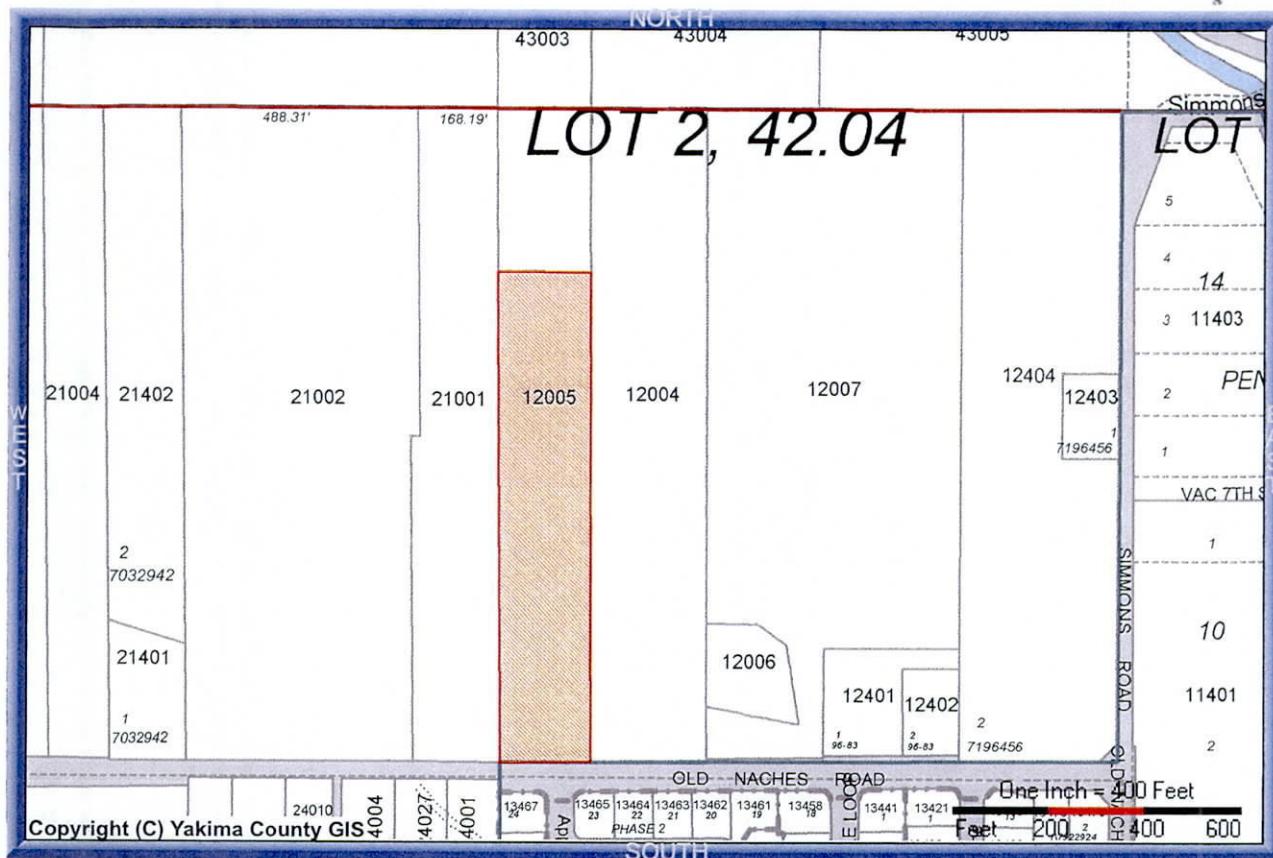




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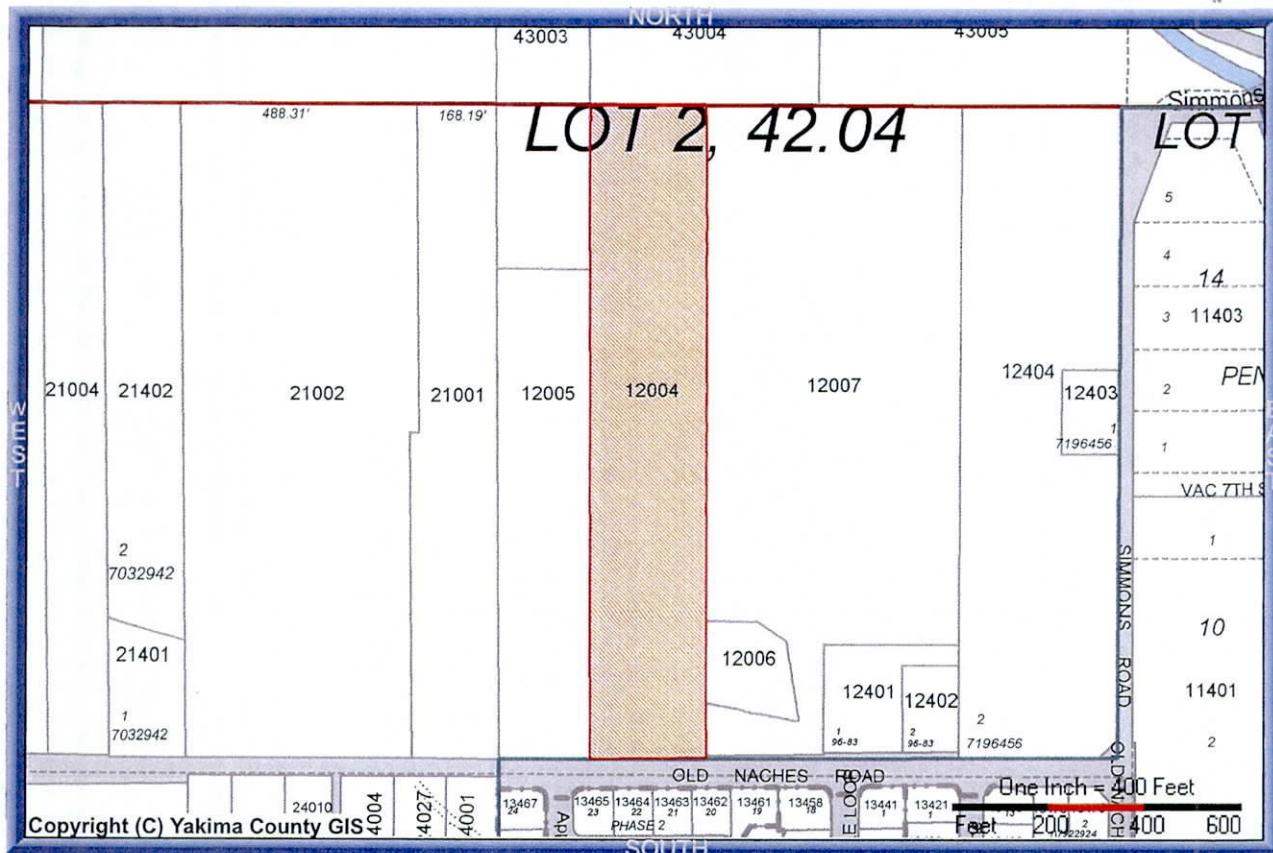
| PROPERTY PHOTO   | PROPERTY INFORMATION                                  |                                 |
|--|---|---------------------------------|
| Parcel Address: CLEMAN DR, WA  |   |                                 |
| Parcel Owner(s): SPINNER WOOD PROPLTS LLC  |   |                                 |
| Parcel Number: <u>17153343003</u>  |   | Parcel Size: 3.64 Acre(s)       |
| Property Use: 91 Undeveloped Land  |   |                                 |
| TAX AND ASSESSMENT INFORMATION   |   |                                 |
| Tax Code Area (TCA): <u>314</u>  |   | Tax Year: 2018                  |
| Improvement Value: \$0   |   | Land Value: \$49400             |
| CurrentUse Value: \$0  |   | CurrentUse Improvement: \$0     |
| New Construction:\$0   |   | Total Assessed Value:\$49400    |
| OVERLAY INFORMATION  |   |                                 |
| Zoning: M-1  | Jurisdiction: County                                  |                                 |
| Urban Growth Area: Naches  | Future Landuse Designation: (Yakima County Plan 2015) |                                 |
| FEMA: Not in floodplain (X)  | FIRM Panel Number: 53077C0677D                        |                                 |
| LOCATION INFORMATION   |   |                                 |
| + Latitude: 46° 44' 19.756"  | + Longitude: -120° 42' 37.719"                        | Range:17 Township:15 Section:33 |
| Narrative Description: BEG S1/4 COR, TH E 213 FT, TH N 02°20'W451.6 FT TO WAPATOX CAN, TH W AL CANTO W LN OF SE1/4, TH S 446 FT TO BEG ALSO BEG 2425.85 FT W & S 09°40' E ->327 FT OF NE COR NE1/4 OF 171404, TH N09°40' W 327 FT, TH W 202.45 FT, TH S 08°20' E 327 FT, TH E TO BEG |   |                                 |
| DISCLAIMER   |   |                                 |
| MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION   |   |                                 |

EXHIBIT B-1



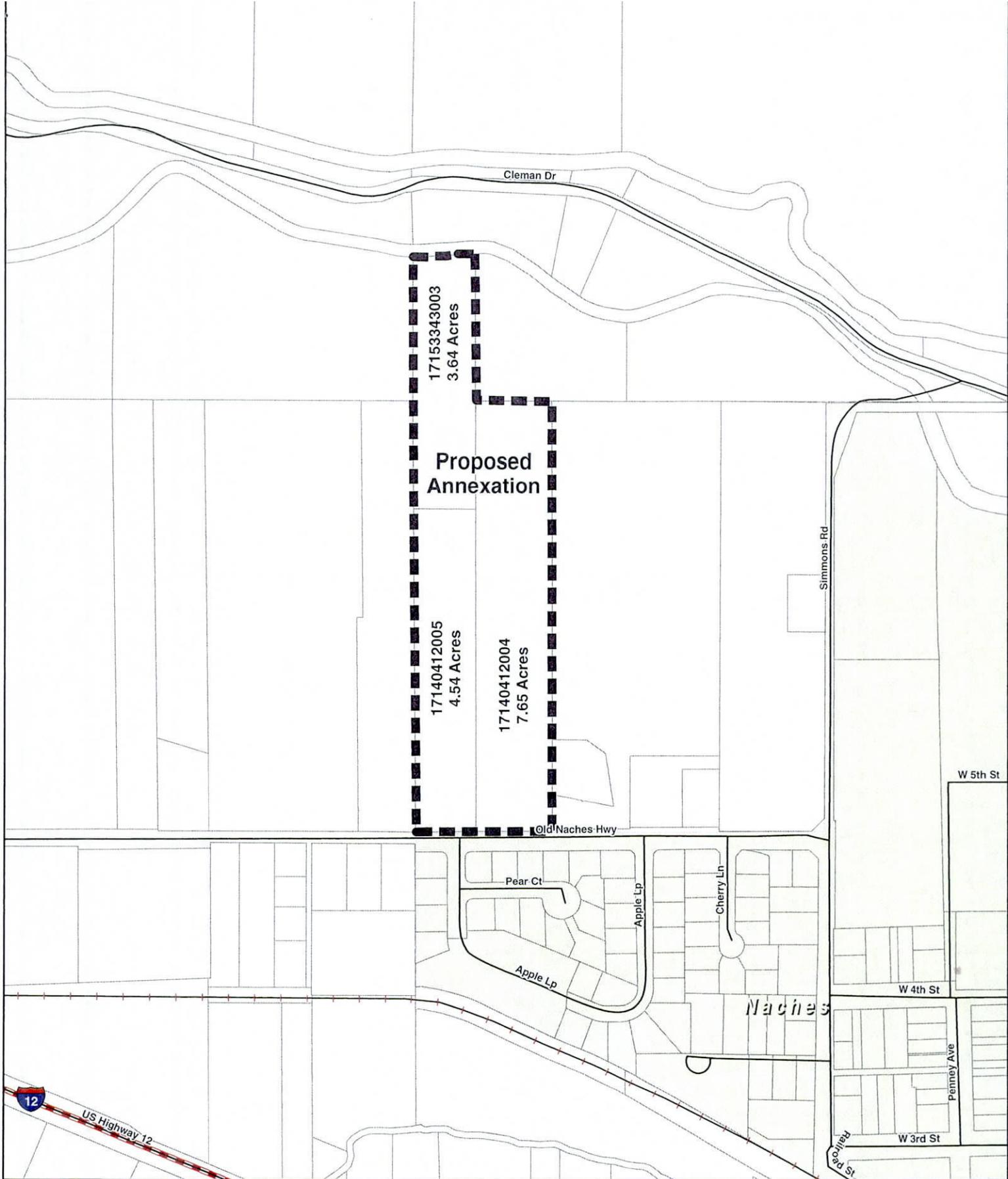
| PROPERTY PHOTO  |  | PROPERTY INFORMATION                                    |  |  |  |
|---|--|---|--|--|--|
|    |  | Parcel Address: <b>10533 OLD NACHES HWY, WA</b>         |  |  |  |
| Parcel Owner(s): <b>SPINNER WOOD PRODUCTS LLC</b>   |  |   |  |  |  |
| Parcel Number: <b>17140412005</b>   |  | Parcel Size: <b>4.54 Acre(s)</b>                        |  |  |  |
| Property Use: <b>24 Manufacturing - Lumber</b>  |  |   |  |  |  |
| TAX AND ASSESSMENT INFORMATION  |  |   |  |  |  |
| Tax Code Area (TCA): <b>314</b>   |  | Tax Year: <b>2018</b>                                   |  |  |  |
| Improvement Value: <b>\$170100</b>  |  | Land Value: <b>\$41700</b>                              |  |  |  |
| CurrentUse Value: <b>\$0</b>  |  | CurrentUse Improvement: <b>\$0</b>                      |  |  |  |
| New Construction: <b>\$0</b>  |  | Total Assessed Value: <b>\$211800</b>                   |  |  |  |
| OVERLAY INFORMATION   |  |   |  |  |  |
| Zoning: <b>M-1</b>  | Jurisdiction: <b>County</b>                                  |   |  |  |  |
| Urban Growth Area: <b>Naches</b>  | Future Landuse Designation: <b>(Yakima County Plan 2015)</b> |   |  |  |  |
| FEMA: <b>Not in floodplain (X)</b>  | FIRM Panel Number: <b>53077C0677D</b>                        |   |  |  |  |
| LOCATION INFORMATION  |  |   |  |  |  |
| + Latitude: <b>46° 44' 10.714"</b>  | + Longitude: <b>-120° 42' 37.621"</b>                        | Range: <b>17</b> Township: <b>14</b> Section: <b>04</b> |  |  |  |
| Narrative Description: BEG 2425.85 FT W OF NE COR NE1/4, TH W202.45 FT, TH S 08°20' E 1023.71 FT, TH S01°41'10 E 84.92 FT, TH S 01°07'E 284.7FT, TH E TO A PT S 09°40' E OF POB -> TH N 09°40' W 1393.24 FT TO BEG EX N240 FT |  |   |  |  |  |
| DISCLAIMER  |  |   |  |  |  |
| MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION          |  |   |  |  |  |

EXHIBIT B-2



| PROPERTY PHOTO   |  | PROPERTY INFORMATION  |  |  |  |
|--|--|---|--|--|--|
|   |  | Parcel Address: <b>15115 OLD NACHES, WA</b><br>Parcel Owner(s): <b>RONALD R &amp; CAROLYN DEATON</b><br>Parcel Number: <b>17140412004</b>   Parcel Size: <b>7.65 Acre(s)</b><br>Property Use: <b>11 Single Unit</b> |  |  |  |
| TAX AND ASSESSMENT INFORMATION   |  |   |  |  |  |
| Tax Code Area (TCA): <b>314</b>   Tax Year: <b>2018</b><br>Improvement Value: <b>\$59500</b>   Land Value: <b>\$77100</b><br>Current Use Value: <b>\$0</b>   Current Use Improvement: <b>\$0</b><br>New Construction: <b>\$0</b>   Total Assessed Value: <b>\$136600</b> |  |   |  |  |  |
| OVERLAY INFORMATION  |  |   |  |  |  |
| Zoning: <b>M-1</b>   | Jurisdiction: <b>County</b>                                  |   |  |  |  |
| Urban Growth Area: <b>Naches</b>   | Future Landuse Designation: <b>(Yakima County Plan 2015)</b> |   |  |  |  |
| FEMA: <b>Not in floodplain (X)</b>   | FIRM Panel Number: <b>53077C0677D</b>                        |   |  |  |  |
| LOCATION INFORMATION   |  |   |  |  |  |
| + Latitude: <b>46° 44' 12.404"</b>   | + Longitude: <b>-120° 42' 34.504"</b>                        | Range: <b>17</b> Township: <b>14</b> Section: <b>04</b>   |  |  |  |
| Narrative Description: Section 04 Township 14 Range 17 Quarter NE: BEG 2187.6 FT W OF NE COR NE1/4, TH W 238.25 FT, TH S 09'40 E 1393.25 FT, TH E TO A PT S OF POB, TH N TO BEG EX S CO RD R/W AND EX S 5 FT   |  |   |  |  |  |
| DISCLAIMER   |  |   |  |  |  |
| MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION   |  |   |  |  |  |

EXHIBIT B-3



**Town of Naches  
Annexation Exhibit  
Spinner - Deaton**



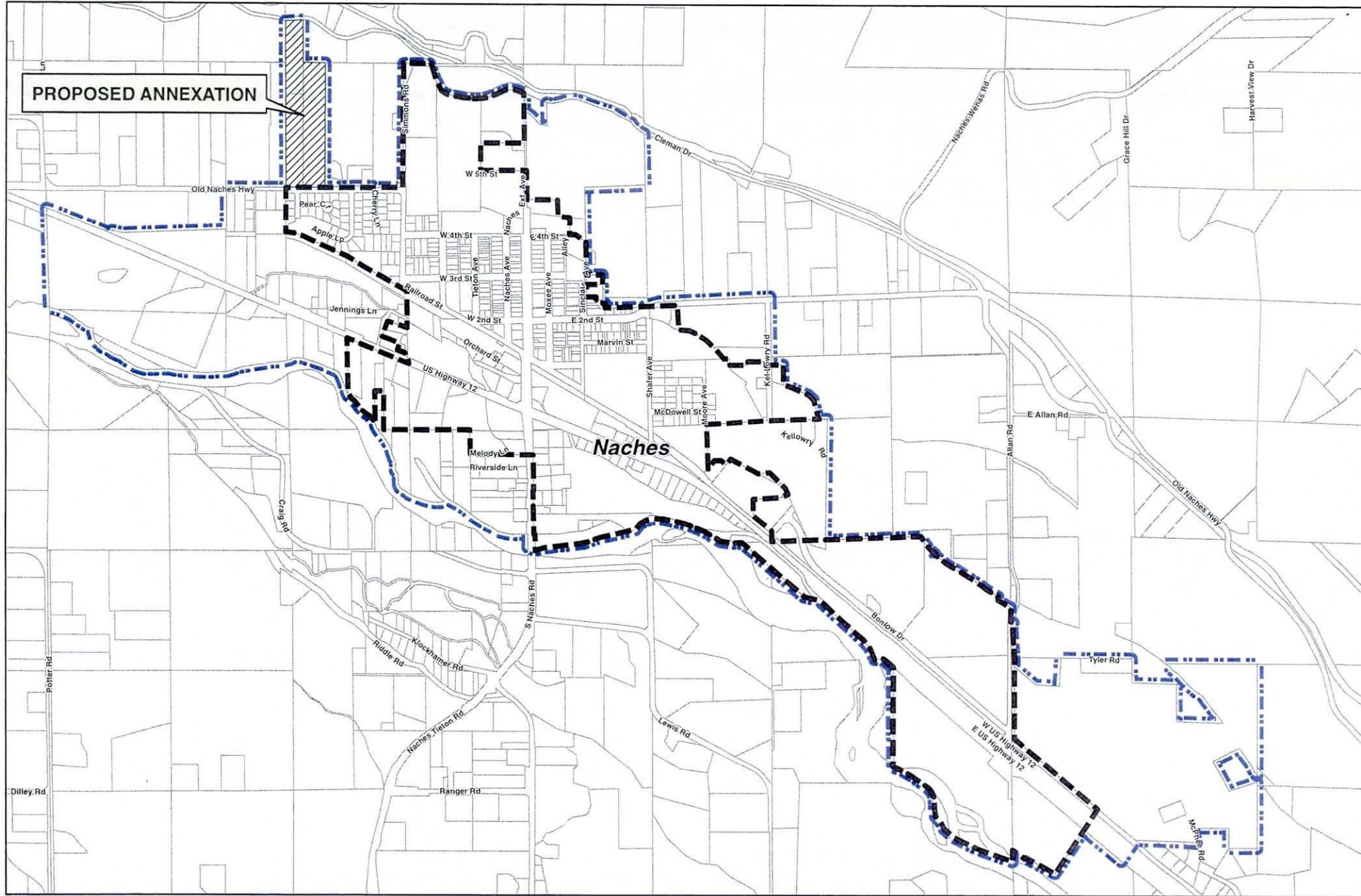
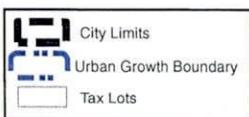


EXHIBIT  
C-2

**Town of Naches  
Annexation Exhibit  
Spinner - Deaton**

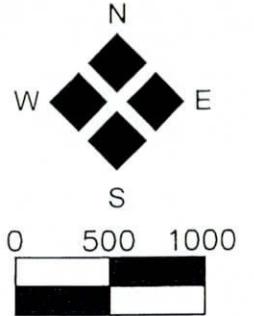


1 inch = 1,425 feet

0 262.5 525 1,050 1,575 2,100 Feet



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Plot Date: September 13, 2017



## TOWN OF NACHES DOMESTIC WATER MAP

### LEGEND

- - - TOWN LIMITS
- UGA BOUNDARY
- WATER VALVE
- WELL
- FIRE HYDRANT
- AIR RELEASE VALVE
- WATER MAIN

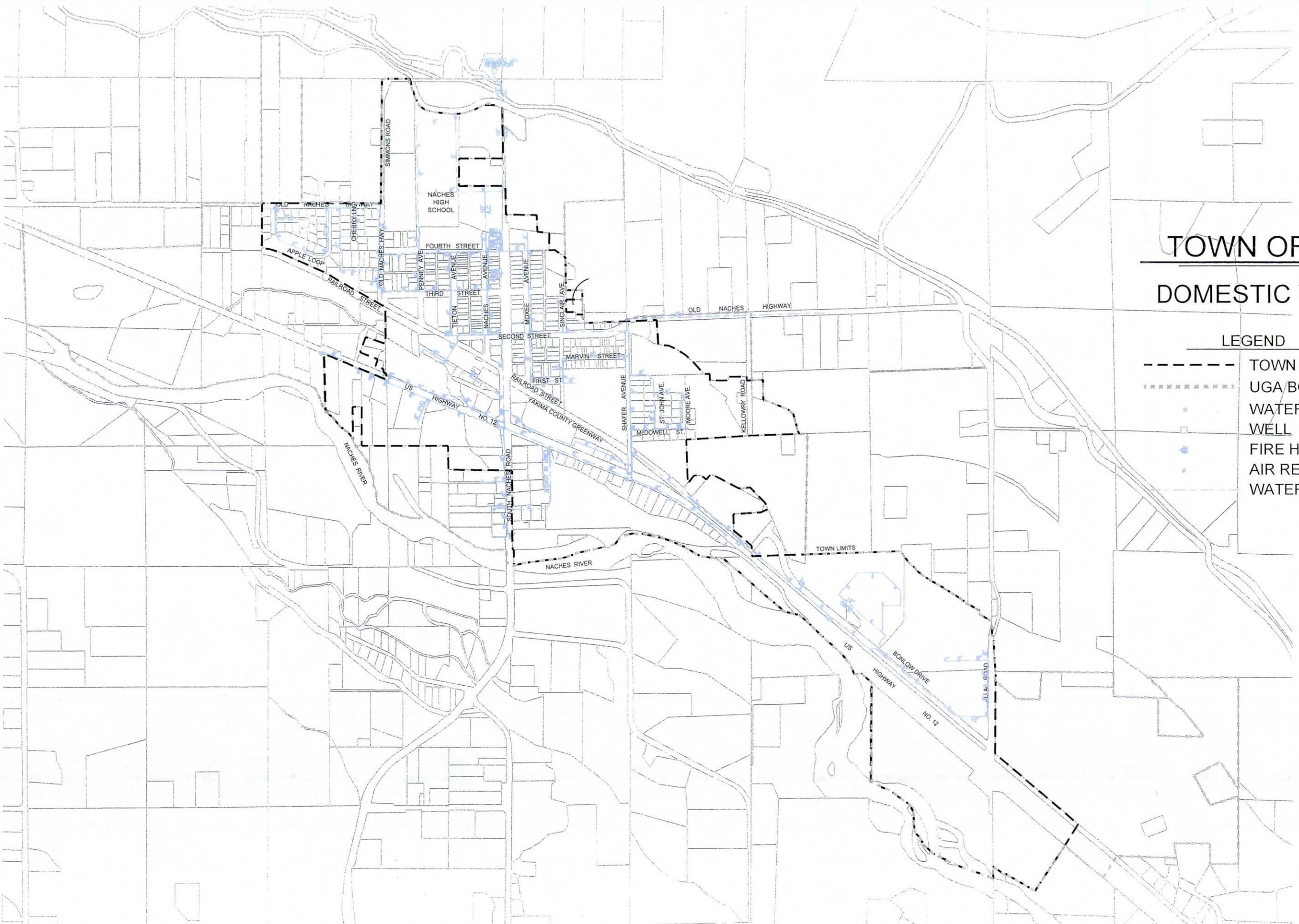
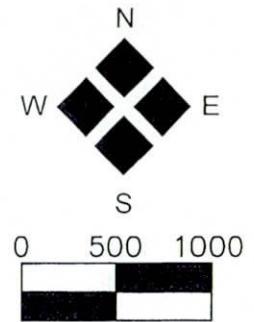


EXHIBIT C-3



## **TOWN OF NACHES**

### **SANITARY SEWER MAP**

#### **LEGEND**

- TOWN LIMITS** (dashed line)
- UGA BOUNDARY** (dotted line)
- SANITARY SEWER MANHOLE** (green circle)
- LIFT STATION** (green square)
- SANITARY SEWER CLEANOUT** (green square with diagonal line)
- SANITARY SEWER MAIN** (green dashed line)

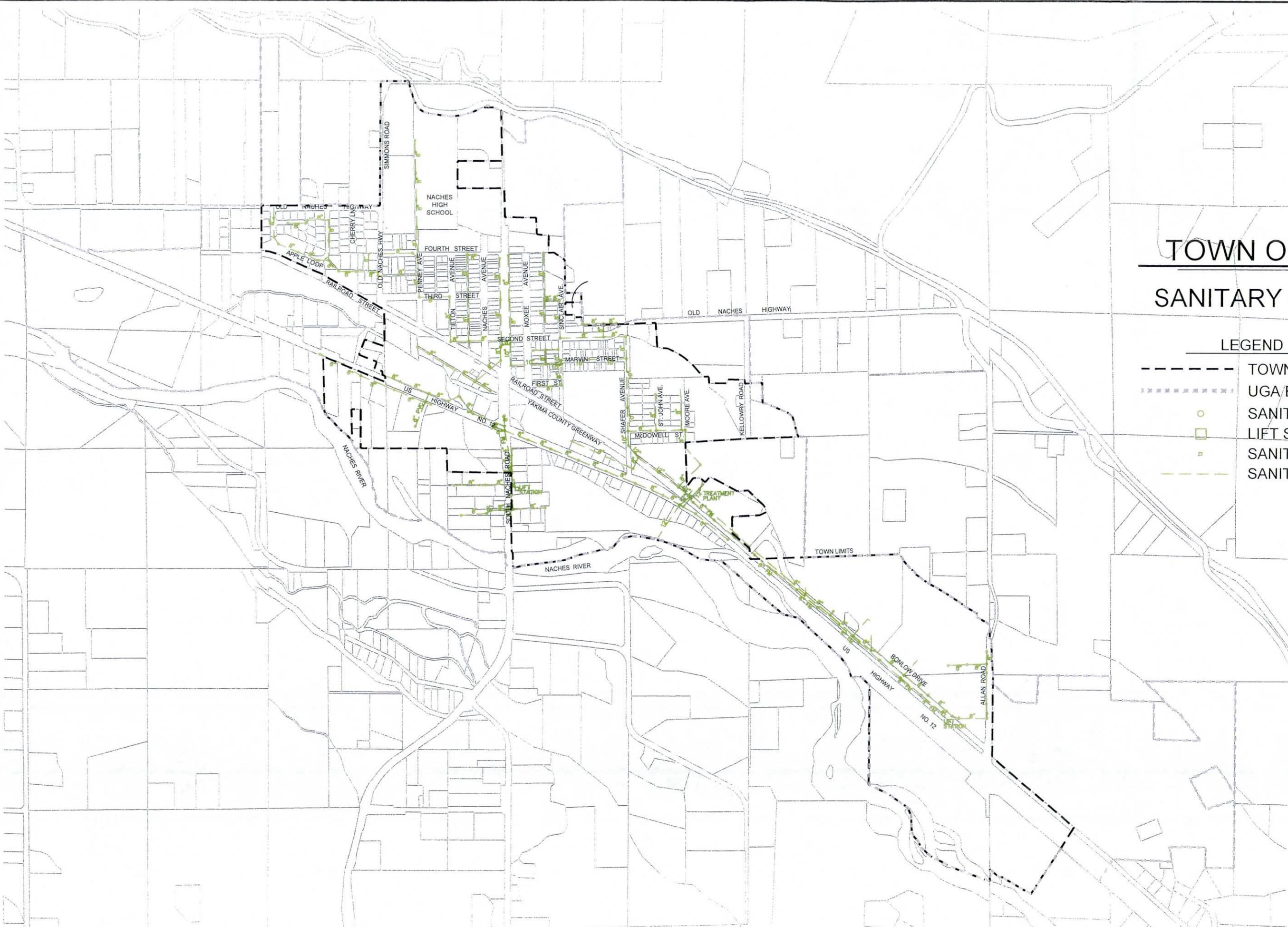


EXHIBIT C-3A

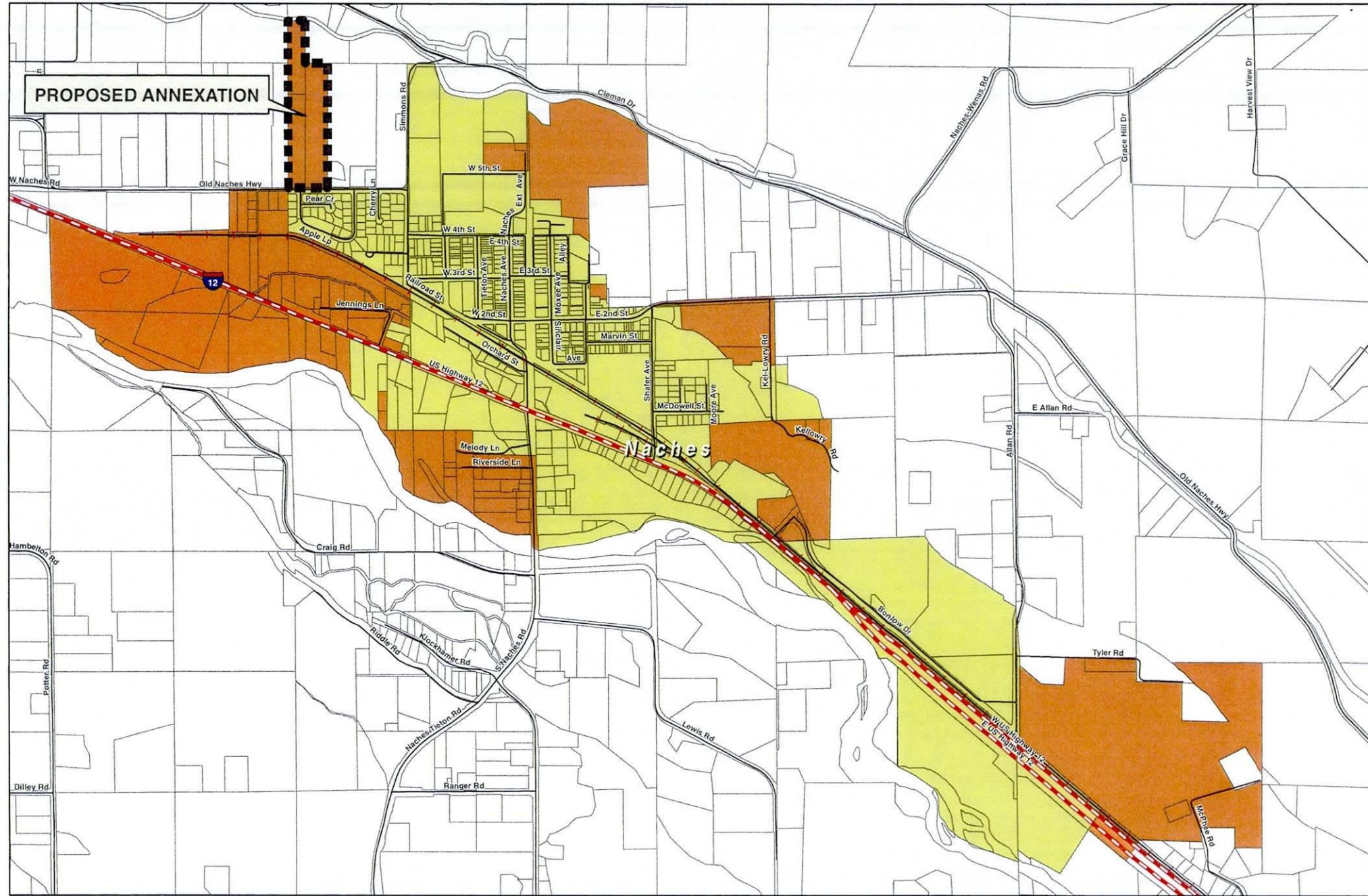


EXHIBIT  
C-4

**Town of Naches  
Annexation Exhibit  
Spinner - Deaton**

|                         |                           |
|-------------------------|---------------------------|
| ■ City Limits           | ■ State and Federal Roads |
| ■ Urban Growth Boundary | ■ All Roads               |
| ■ Tax Lots              | ■ Railroads               |



1 inch = 1,425 feet

0 262.5 525 1,050 1,575 2,100



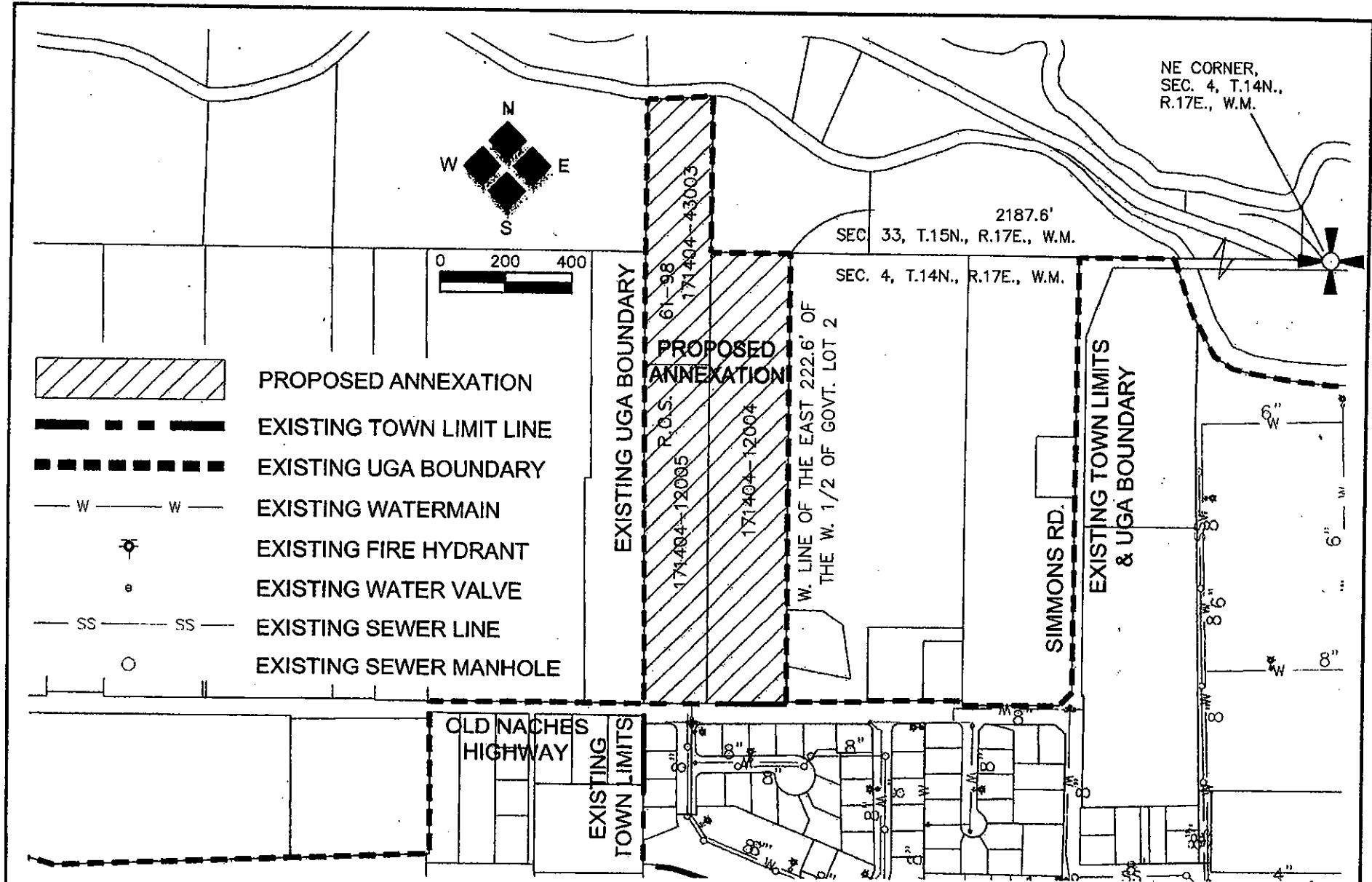
Copyright (C) 2017 Yakima County  
Plot Date: September 12, 2017

## **EXHIBIT C -5**

5. The boundaries of cities or special purpose districts having jurisdiction in or near the proposed area.

**Not Applicable**

**EXHIBIT C -5**



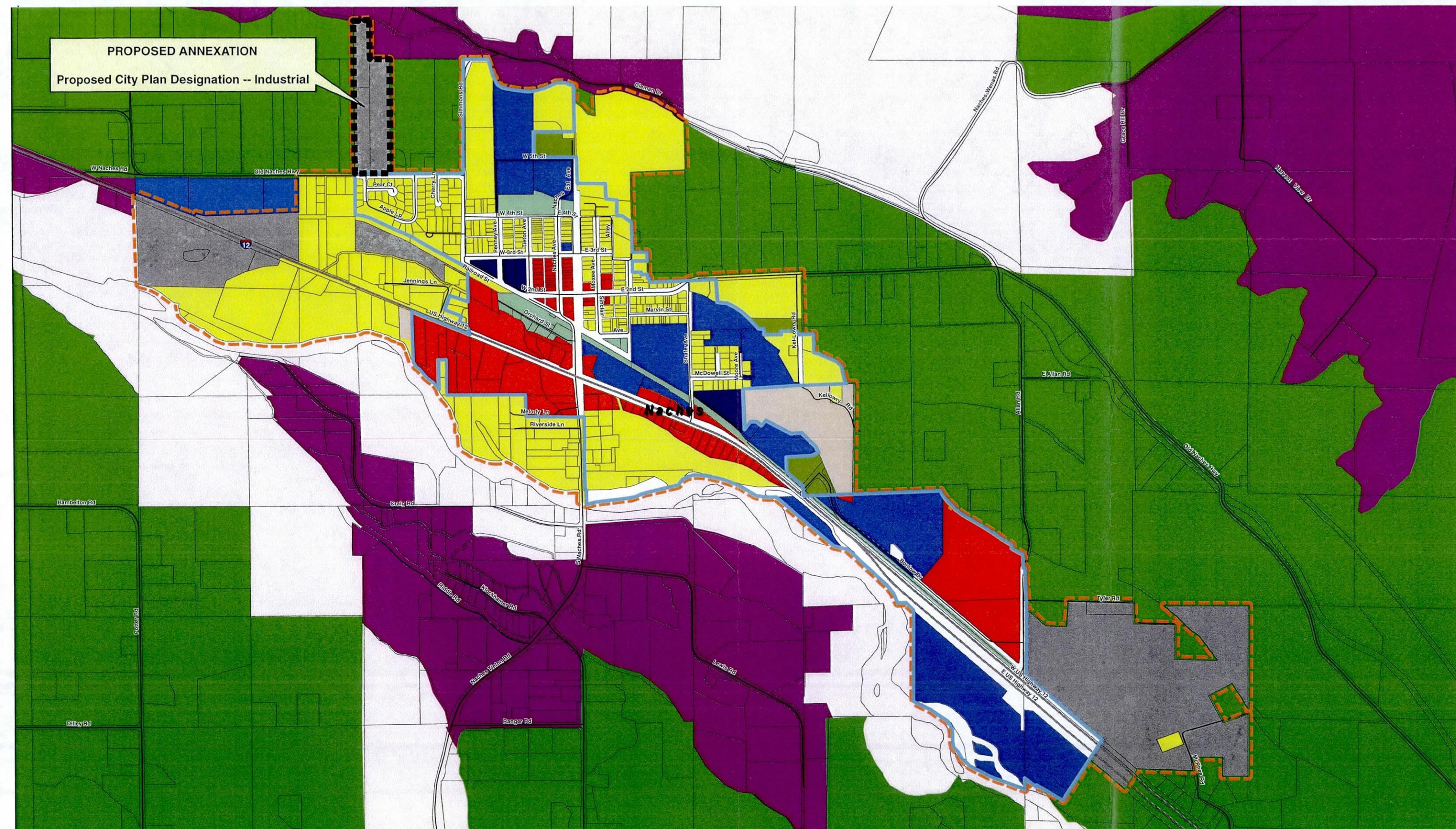
2803 River Road  
Yakima, WA 98902  
509.966.7000  
Fax 509.965.3800  
[www.hiacivil.com](http://www.hiacivil.com)

JOB NO: 17001G  
DRAWING:  
17001annex.dwg  
DATE: 8-16-17  
DRAWN BY: TDF

**ANNEXATION EXHIBIT  
for, THE TOWN OF NACHES  
SPINNER - DEATON ANNEXATION  
YAKIMA COUNTY, WASHINGTON**

### PROPOSED ANNEXATION

Proposed City Plan Designation -- Industrial



**Town of Naches  
Annexation Exhibit  
Spinner - Deaton**

**Yakima County Plan 2015 Designations**

- Agricultural Resource
- Forest Resource
- Rural Settlement LAMIRD
- Rural Transitional
- Rural Self-Sufficient
- Rural Remote/ELDP

**Fed/Trust Lands/Closed Area**

- Urban Residential
- Urban Commercial
- Urban Industrial
- Urban Public
- Recreation/Open Space

**Naches Future Land Use - 2016**

- City Limits
- Urban Growth Boundary Area
- Tax Lots
- Public
- Urban Growth Area

**City Limits**

- Urban Residential
- Commercial
- Industrial
- Public
- Recreation/Open Space

**Urban Growth Area**

**Tax Lots**

**Public**

**Recreation/Open Space**

**All Roads**

N  
W E  
S

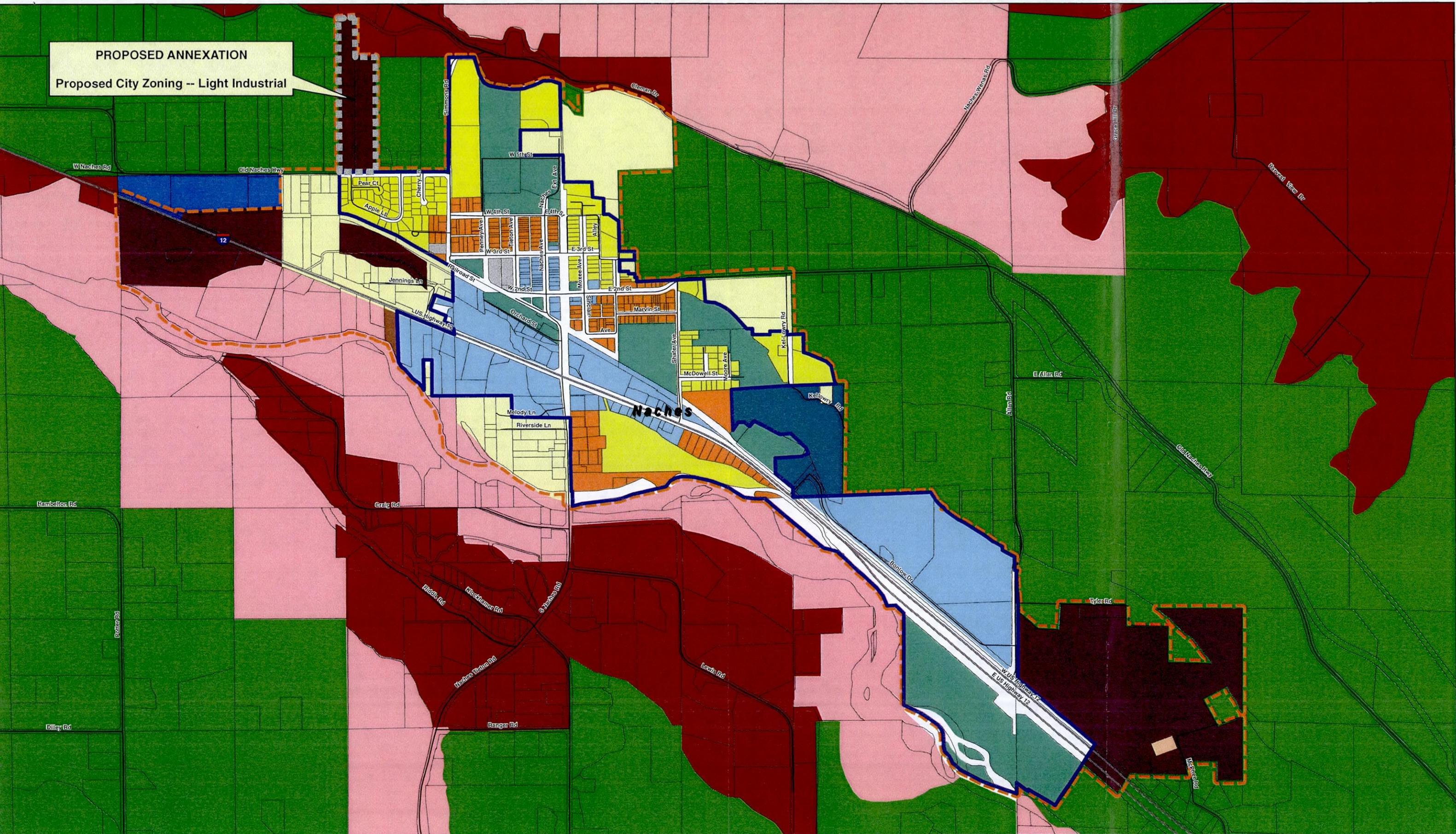
1 inch = 1,050 feet

0 195 390 780 1,170 1,560 Feet



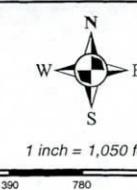
**PROPOSED ANNEXATION**

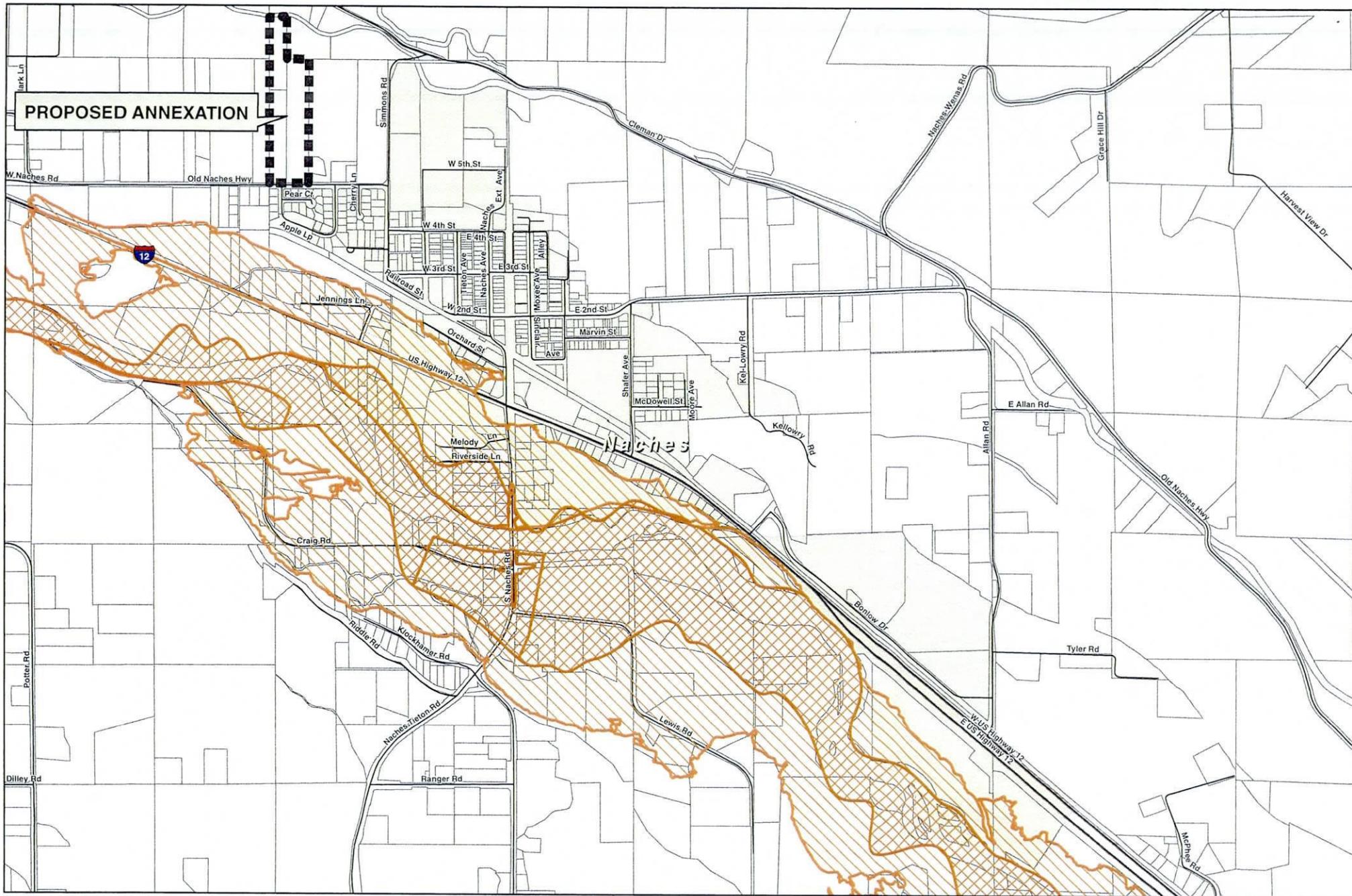
Proposed City Zoning -- Light Industrial



**Town of Naches  
Annexation Exhibit  
Spinner - Deaton**

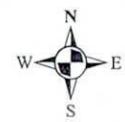
| Yakima County Zoning     |                            | Town of Naches Zoning  |                            |
|--------------------------|----------------------------|------------------------|----------------------------|
| Agriculture              | Highway/Tourist Commercial | Residential (R-1)      | City Limits                |
| Remote/Extremely Limited | Suburban Residential       | Residential (R-2)      | Urban Growth Boundary Area |
| Rural-10/5               | Single-Family Residential  | General Business (GB)  | Tax Lots                   |
| Rural Transitional       | General Commercial         | Light Industrial (L-1) | All Roads                  |
|                          |                            | Public (P)             |                            |





EX-14187  
**Town of Naches  
Annexation Exhibit  
Spinner - Deaton**

| 100 Year Floodplain |         | 100 Year Floodway | City Limits |
|---------------------|---------|-------------------|-------------|
|                     | Zone A  |                   | Tax Lots    |
|                     | Zone AE |                   | All Roads   |



1 inch = 1,425 feet

0 262.5 525 1,050 1,575 2,100



TOWN OF NACHES

DETERMINATION OF SUFFICIENCY CERTIFICATE PETITION FOR ANNEXATION

Petition by: Spinner Wood Products, LLC and Ronald R. and Caroline L. Deaton

Description/ Location: Parcel Numbers 171533-43003, 171404-12005, 171404-12004

Petition filed on 1/25/2017 and 5/31/2017 Received by: Elvira Birrueta, Clerk/Treasurer

The Town Council may consider a legally sufficient petition and fix a date for a Public Hearing and provide notice therefore.

I have reviewed the attached Petition for annexation, and found that:

1. It includes a concise statement of the action or relief sought by the petitioners;
2. It includes an accurate legal description of the proposed area;
3. It is accompanied by a plat map that outlines the boundaries of the property to be annexed;
4. It reflects the required assumption of all or any portion of the Town's indebtedness;
5. It reflects the proposed zoning regulations for the area to be annexed;
6. It includes valid signatures\* and the warning statement required by RCW 35A.01.040.

I hereby certify Sufficiency of the Petition, as required by RCW 35A.01.040-SSB-5409

Sufficiency Certified by:

Name: Elvira Birrueta Title: Clerk Treasurer Date: 7.3.2017

\*All signatures, including the original of a person who has signed two (2) or more times shall be stricken from the petition. Signatures dates more than six (6) months prior to the filing date shall be stricken.

EXHIBIT D-1

**PETITION FOR ANNEXATION  
OF  
UNINCORPORATED PROPERTY**

**IN THE MATTER OF THE PETITION)  
FOR THE ANNEXATION OF ) PETITION FOR ANNEXATION  
BELOW DESCRIBED PROPERTY )**

COMES NOW, the following named persons:

Spinner Wood Products, LLC  
Ronald R. and Carolyn L. Deaton, Husband and Wife

And petitions the Town Council of the Town of Naches that the following described property situated in Yakima County, WA. to wit:

**Parcel #1: (Tax Parcel 171533-43003, owner of record Spinner Wood Products, LLC)**

Beginning at the Southwest corner of the Southeast quarter of Section 33, Township 15 North, Range 17, E.W.M.; thence North on the half section line 446 feet, more or less, to the right of way of the Pacific Power & Light Co. Canal; thence running Easterly along the said right of way, 199 feet; thence South 2°20' East 451.6 feet, more or less, to the South line of said section; thence South 88°55' West along said South line 213 feet, more or less, to the point of beginning;

AND

Beginning at a point on the North line of Section 4, Township 14 North, Range 17, E.W.M., 2425.85 feet West of the Northeast corner thereof; thence North 90°00' West 202.45 feet; thence South 00°08'20" East 240.00 feet; thence North 90°00'00" East 202.58 feet; thence North 00°09'40" West 239.75 feet West of the point of beginning.

**Parcel #2: (Tax Parcel 171404-12005, owner of record is Spinner Wood Products, LLC)**

Beginning at a point on the North line of Section 4, Township 14 North, Range 17, E.W.M., 2425.85 feet West of the Northeast corner thereof; thence North 90°00' West 202.45 feet; thence South 0°08'20" East 1023.71 feet; thence South 1°41'10" East 84.92 feet; thence South 1°07' East 284.70 feet to the Old Naches Highway; thence Easterly along said highway to a point bearing South 0°09'40" East from the point of beginning; thence North 0°09'40" West 1393.24 feet to the point of beginning; EXCEPT right of way for road on the South;

AND EXCEPT beginning at a point on the North line of Section 4, Township 14 North, Range 17, E.W.M. 2425.85 feet West of the Northeast corner thereof; thence North 90°00' West 202.45 feet; thence South 00°08'20" East 240.00 feet; thence North 90°00'00" East 202.58 feet; thence North 00°09'40" 239.75 feet West to the point of beginning.

**Parcel #3: (Tax Parcel 171404-12004, owner of record is Ronald R. and Carolyn L. Deaton, Husband and Wife )**

That part of Government Lot 2, Section 4, Township 14 North, Range 17, East, W.M., described as follows:  
Beginning at a point on the North line of said Section 4, a distance of 1965.00 feet West of the Northeast corner thereof; thence continuing west along said north line 665.15 feet; thence south 1395.00 feet; thence East 662.00 feet; thence north 1392.50 feet to the point of beginning; EXCEPT any portion thereof lying west of the following described line:  
Beginning at a point on the North Line of said Section 4 a distance of 2425.85 feet west of the Northeast corner thereof; thence South 00°09'40" East 1393.24 feet to the North line of county road along the South line of said Government Lot 2 and the Terminus of said line; AND EXCEPT beginning at a point on the North Line of said Section 4 a distance of 1965 feet West of the Northeast corner thereof; thence continuing West along said North line 222.60 feet; thence South 1370.00 feet; thence East 222.60 feet; thence North to the point of beginning; AND EXCEPT any portion thereof situate in the East 222.60 feet of the West half of said Government Lot 2; AND EXCEPT Right of Way for the County Road along the South line thereof. Situate in Yakima County, Washington

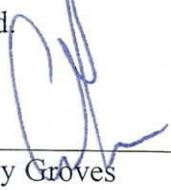
be annexed to the Town of Naches, and in support of said Petition, the undersigned persons being the owners of one hundred percent (100%) in value according to the assessed valuation of said property for which annexation is petitioned; that said property is not now within the limits of any incorporated city; that said property is contiguous to the Town of Naches; that a drawing of the boundaries of said property which is sought to be annexed is attached hereto as Exhibit A, "Spinner Wood Products, LLC/Deaton Annexation Boundary"; that the Town Council of the Town Naches has determined that it will accept the proposed annexation and that it will require the pro rata assumption of existing Town indebtedness by the area proposed by this petition to be annexed, as referenced by the following recital from the minutes of the July 10, 2017 meeting of the Naches Town Council.

Councilman Woman Hawver moved, seconded by Councilman Weekes to accept the Notice of Intent to Annex submitted by Spinner Wood Products, LLC and Ronald R. Deaton and Carolyn L. Deaton set the Public Hearing date for August 14, 2017 at 6:30 p.m. Motion carried unanimously.

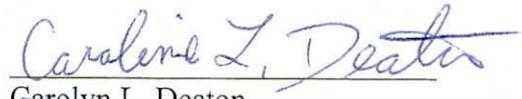
Town of Naches staff recommends the annexed area require the assumption of a pro-rate share of existing Town indebtedness and if ultimately annexed the property would be zoned Light Industrial on the date of annexation. Further the annexation is conditioned in that petitioners covenant themselves granting the Town of Naches a "right of first refusal" to secure ownership of any irrigation and/or domestic water right appurtenant to the land.

WHEREFORE, petitioners pray that the Town Council make and enter this petition for annexation, fixing a time and place for a public hearing on this petition pursuant to RCW 35A.14.130; adopt a zoning classification for the property sought to be annexed as provided for in RCW 35A.14.120; and, due notice to be given of such public hearing that and that at the conclusion of said public hearing that said property be annexed to the Town of Naches.

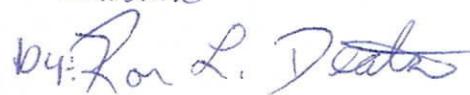
The petitioners subscribing hereto agrees that all property with the territory sought to be annexed shall be assessed and taxed at the same rate and on the same basis as other property with the Town of Naches including assessments or taxes for payment of any bonds issued or debts contracted prior to or existing at the date of annexation; and further that this petition constitutes a covenant granting the Town of Naches a "right of refusal" to secure ownership of any irrigation and/or domestic water rights appurtenant to the land.

  
Cory Groves

  
Ronald R. Deaton

  
Carolyn L. Deaton

Caroline

  
by: Ron L. Deaton

as Personal Representative

STATE OF WASHINGTON )  
:ss.  
County of Yakima )

I CERTIFY I know or have satisfactory evidence RONALD R. AND CAROLYN L. DEATON, husband and wife, signed the foregoing instrument and on oath stated they were authorized to execute the instrument and acknowledge it as their free and voluntary act and deed for the uses and purposes therein mentioned.

DATED: July 10, 2017



Elvira M. BIRRUETA  
NOTARY PUBLIC in and for the  
State of Washington.  
My Commission expires: Sep 10, 2017

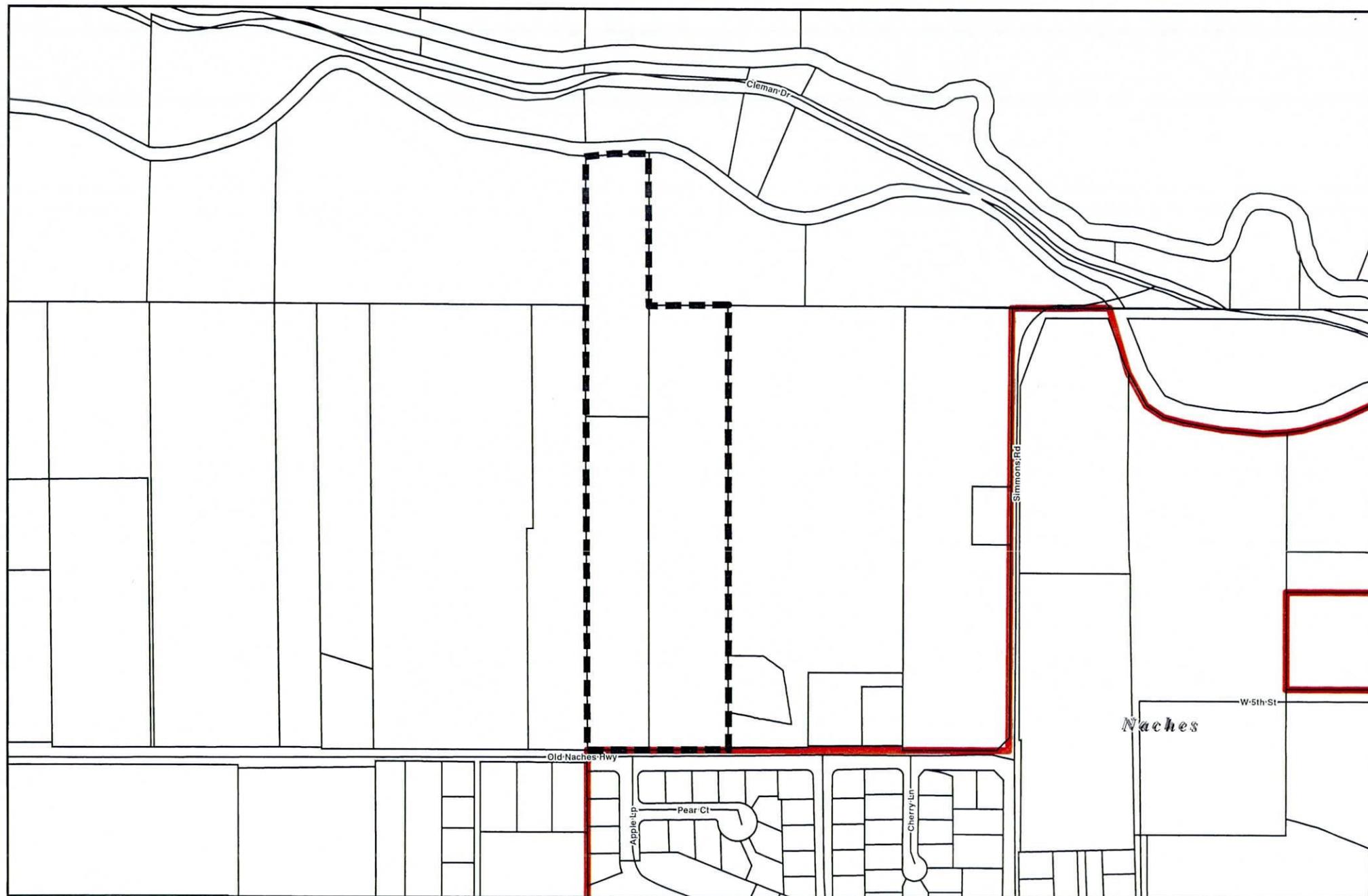
STATE OF WASHINGTON )  
:ss.  
County of Yakima )

I CERTIFY I know or have satisfactory evidence CORY GROVES, signed the foregoing instrument and on oath stated he is authorized to execute the instrument and acknowledge it as his free and voluntary act and deed for the uses and purposes therein mentioned.

DATED: July 10, 2017



Elvira M. BIRRUETA  
NOTARY PUBLIC in and for the  
State of Washington.  
My Commission expires: Sep 10, 2017

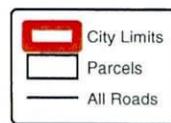


YAKIMA COUNTY  
GEOGRAPHIC INFORMATION SERVICES

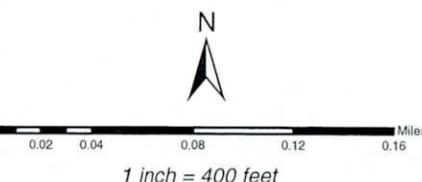
## EXHIBIT A

1-D  
D-14

Spinner - Deaton  
Annexation



Parcel Lot lines are for visual display only.  
Do not use for legal purposes.



[Yakimap.com](http://Yakimap.com)

Copyright (C) 2017 Yakima County  
This map was derived from several databases. The  
County cannot accept responsibility for any errors.  
Therefore, there are no warranties for this product.  
Plot Date: 7/10/2017



# Dave Cook, Assessor

Courthouse • Room 112 • Yakima, WA 98901 • (509) 574-1100  
Toll Free 800-572-7354 • FAX (509) 574-1101  
website: [www.co.yakima.wa.us/assessor](http://www.co.yakima.wa.us/assessor)

Tuesday, June 27, 2017

**TO:** Elvira Birrueta  
**FROM:** Jacob Tate, Yakima County Property Database Coordinator.  
**RE:** Certified Copy of Assessed Valuation

This letter is to inform you of the ownership of record and true and fair value of record of the parcels in the recently proposed Annexation.

| Parcel Number | Taxable Value | Market Value |
|---------------|---------------|--------------|
| 171410-12403  | 0             | 8,680,300    |
| 171404-12005  | 201,500       | 201,500      |
| 171533-43003  | 49,400        | 49,400       |
| 171404-12004  | 137,300       | 137,300      |
| 171403-23007  | 248,500       | 248,500      |
| 171411-23406  | 13,746,600    | 13,746,600   |
| 171411-31002  | 239,500       | 239,500      |

If you should have any questions, please call our office at (509) 574-1100.

Jacob Tate  
Property Database Coordinator  
Yakima County

EXHIBIT D-7

# YAKIMA HERALD-REPUBLIC

## Affidavit of Publication

STATE OF WASHINGTON, )

)

COUNTY OF YAKIMA )

Danielle Rogers, being first duly sworn on oath deposes and says that she/he is the Accounting clerk of Yakima Herald-Republic, Inc., a daily newspaper. Said newspaper is a legal newspaper approved by the Superior Court of the State of Washington for Yakima County under an order made and entered on the 13th day of February, 1968, and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continually as a daily newspaper in Yakima, Yakima County, Washington. Said newspaper is now and has been during all of said time printed in an office maintained at the aforesaid place of publication of said newspaper.

That the annexed is a true copy of a:

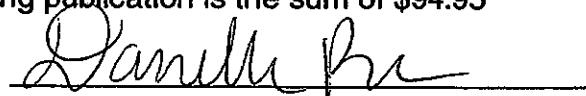
TOWN OF NACHES LEGAL NOTICE OF PUBLI

it was published in regular issues (and not in supplement form) of said newspaper once each day and for a period of 1 times, the first insertion being on 07/31/2017 and the last insertion being on 07/31/2017

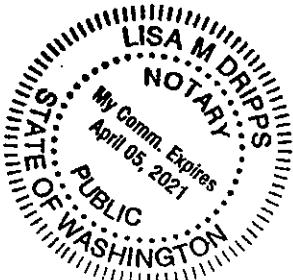
Yakima Herald-Republic 07/31/17

YakimaHerald.com 07/31/17

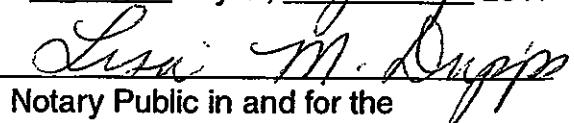
and the such newspaper was regularly distributed to its subscribers during all of the said period. That the full amount of the fee charged for the foregoing publication is the sum of \$94.95



Accounting Clerk



Sworn to before me this 31st day of, July 2017



Notary Public in and for the  
State of Washington,  
residing at Yakima

EXHIBIT D-8

**TOWN OF NACHES  
LEGAL NOTICE OF PUBLIC  
HEARING**

The Town Council of the Town of Naches will hold a public hearing(s) on Monday, August 14, 2017, at 6:30 p.m., at the Naches Town Hall located at 29 East 2nd Street. The public hearing will be held to receive public comments regarding the proposed annexations located West and East of Town. The annexation consists of parcel numbers (1) 171404-12005, 171533-43003, 171404-12004, Spinner Wood Products and Ronald & Caroline Deaton. (2) 171403-23007, John & Lynn DeVore. (3) 171410-12403, Naches Valley School District #JT3. (4) 171411-23406, 171411-31002 Allan Bros In., & David & Renee Silvestri. Total of approximately 80 acres. Comments regarding the proposed annexation should be submitted in writing to the Town of Naches, PO Box 95, Naches, WA 98937. For further information, call the Naches Town Hall at (509) 653-2647.

(748587) July 31, 2017

Courtesy of Yakima Herald-Republic

EXHIBIT D-9

**TOWN OF NACHES COUNCIL MINUTES**  
**August 14, 2017**

**Present:**

Mayor Williams  
Councilman Hawver  
Councilwoman Williams  
Mayor Pro Tem Hawver

**Absent:**

Councilman Kramer  
Councilman Weekes

**Others in Attendance:** Admin. Ranger, Attorney Shinn and Clerk Birrueta.

|                         |  |
|-------------------------|--|
| Call to Order           | The meeting was called to order at 6:30 P.M. by Mayor Williams.  |
| Introductions           | Mayor Williams welcomed everyone.  |
| Roll Call               | Council members Hawver, Hawver, Williams, were present with the exception of Councilman Kramer and Weekes. Mayor Williams led the Council/Audience in the Pledge of Allegiance.  |
| Honors & Recognition    | None   |
| Additions to the Agenda | None   |
| Approve Agenda          | Councilwoman Hawver moved to approve the agenda as presented. Seconded by Councilman Hawver. Motion carried unanimously.   |
| Consent Agenda          | Councilwoman Hawver moved to approve the Consent agenda. Seconded by Councilwoman Williams. Motion carried unanimously. <ul style="list-style-type: none"><li>a) Approve Study Minutes of 7/10/2017.</li><li>b) Approve minutes of 7/10/2017 Regular Council</li><li>c) Meeting.</li><li>d) Approve Claim checks, Second Payment July 21, 2017 check No. 18802 through 18806. 2 ACH payment Dep. Of Revenue &amp; Harland Checks. 1 manual check# 5408 Total of \$61,261.29 Checks dated August 14, 2017 claim check# 18813 through 18838. 1 ACH Arco Fleet and 1 manual check# 5409. Total of \$107,011.04</li><li>e) Approve those Payroll Checks dated through July 31, 2017 in the amount of \$31,222.42 Check # 18807, through 18812. 3 ACH payments Aflac, DRS, IRS.</li></ul> |

## TOWN OF NACHES COUNCIL MINUTES

August 14, 2017

|                                 |   |
|---------------------------------|---|
| Planning Commission/            | None  |
| Sheriff's Report/               | Hendrickson provided the Yakima County Sheriff's monthly report including bar graphs and contract time patrolling the Town. The report showed 30 calls in the month of July 2017. Hendrickson discussed some of the calls.  |
| YVCOG                           | None  |
| Naches Depot Advisory Committee | Gail Welch member of the Depot Advisory Committee provided an update on the previous proposal. Ms. Welch was unable to find a band that would have been available for the event planned at the Depot Park. Ms. Welch stated that it was decided not to have the event and instead focus for the Winter event "The Night In Naches".   |
| Lions Club                      | None  |
| Public Hearing                  | The regular meeting closed at 6:33 p.m. and a Public Hearing was opened at 6:33 p.m. to receive comments from the public regarding the proposed annexations, number one (1) parcel No. 171404-2005, 171533-43003, 171404-12004 Spinner Wood Products and Ronald and Caroline Deaton. Number two (2) parcel No. 171403-23007 John and Lynn DeVore. Number three (3) parcel No. 171410-12403 Naches Valley School District JT#3. Number Four (4) parcel No. 171411-23406, 171411-31002 Allan Bros, Inc. and David & Renee Silvestri. No comments were received from the public the Public Hearing Closed at 6:34 p.m. the regular Council meeting reconvened at 6:34 p.m. |
| Presentations                   | None  |
| Unfinished Business             | <ul style="list-style-type: none"><li>a) Allan Bros. wastewater proposal: discussed during the Study Session no other discussion was desired.</li><li>b) TIB Complete Streets: Payment for the lighting equipment is included in the vouchers to ced credit office in the amount of \$61,543.03</li><li>c) Annexations- Letters of intent were presented during the Study Session. Letters received from:</li><li>d) Spinner Wood Products, LLC and Ronald &amp; Carolyn Deaton.</li><li>e) Allan Bros, Inc. and David &amp; Renee Silvestri.</li><li>f) Naches Valley School District JT#3</li><li>g) John &amp; Lynn DeVore.</li></ul>                                |

## TOWN OF NACHES COUNCIL MINUTES

August 14, 2017

- h) Petition for annexation assessed value from Yakima County.
- i) WWTP Headworks Project: Progress estimate No. 3 for work performed by General Industries, Inc. through July 31, 2017 the amount due the contractor of \$10,269.42 is net after retainage, per the contract documents.
- j) Welcome sign: Discussed during Study Session.
- k) TIB- Chip Seal for Moxee Avenue and Sinclair Avenue. Discussed during Study Session.

### New Business

- a) TIB preservation Program Application: Staff has prepared an application to be submitted to TIB for preservation funding chip seal of Marvin Street and McDowell Street. Councilman Hawver moved to approve and submit the application. Seconded by Councilwoman Hawver. Motion carried unanimously.
- b) Yakima Waste- Keith Kovalenko unable to attend due to surgery.
- c) 2018 Budget Process Schedule. Staff has been working on the 2018 budget and budget schedule, listing all the Public Hearings and process. Councilwoman Hawver moved to approve the 2018 Budget Process Schedule. Seconded by Councilman Hawver. Motion carried unanimously.

### Resolutions & Ordinance

- a) Proposed Ordinance No. 721: An ordinance of the Town of Naches, Washington, annexing and zoning property to the Town of Naches. (Naches Valley School District JT#3). Councilwoman Hawver moved to approve ordinance No. 721. Seconded by Councilman Hawver. Motion carried unanimously.
- b) Proposed Ordinance No. 722: An ordinance of the Town of Naches, Washington, annexing and zoning property to the Town of Naches. (Spinner Wood Products, LLC and Ronald & Caroline Deaton). Councilman Hawver moved to approve ordinance No. 722. Seconded by Councilwoman Hawver. Motion carried unanimously.
- c) Proposed Ordinance No. 723: An ordinance of the Town of Naches, Washington, annexing and zoning property to the Town of Naches. (John & Lynn DeVore). Councilwoman Williams moved to approve ordinance No. 723. Seconded by Councilman Hawver. Motion carried unanimously.
- d) Proposed Ordinance No. 724: An ordinance of the Town of Naches, Washington, annexing and zoning property to the Town of Naches. (Allan Bros, Inc. & David & Renee Silvestri. Councilwoman Hawver moved to approve

**TOWN OF NACHES COUNCIL MINUTES**  
**August 14, 2017**

ordinance No. 724. Seconded by Councilman Hawver.  
Motion carried unanimously.

**Sheriff Report** Sheriff Hendrickson gave the report at this time.

### Audience Participation

## Executive Session

Other Business None

### Council FYI Items

Meeting Adjourned at 6:47 p.m. With no other business to be discussed Councilwoman Hawver moved to adjourn. Seconded by Councilman Hawver. Motion carried unanimously.

Paul D. Williams

Paul Williams, Mayor

Elwin Bimonte

Elvira Birrueta, Clerk

**RESOLUTION NO. 2017-12**

**A RESOLUTION OF INTENT TO ANNEX REAL PROPERTY (SPINNER  
WOOD PRODUCTS, LLC AND RONALD & CAROLYN DEATON) IN THE  
TOWN LIMITS TO THE TOWN OF NACHES**

**WHEREAS**, A petition for Annexation on behalf of Spinner Wood Products, LLC, and Ronald & Carolyn Deaton the property was filed with the Town Council requesting that the property described on the attached Exhibit A be annexed into the Town of Naches; and;

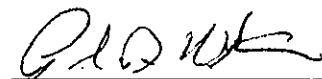
**WHEREAS**, the Town of Naches has determined the petition to be sufficient to proceed with the Annexation process and set a Public Hearing, and,

**WHEREAS**, The Town Council of the Town of Naches has determined that, subject to the approval by the Yakima County Boundary Review Board, such annexation should be made.

**BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF  
NACHES, WASHINGTON, as follows:**

The Town of Naches authorizes the Mayor to set a Public Hearing to consider whether the above described property shall be annexed into the Town of Naches corporate boundaries and thereupon assume the Town Light Industrial zone subject to approval by the Yakima County Review Board to be effective upon passage of an Ordinance approving same, and conditioned upon said property being assessed and taxed at the same rate and the same basis as other property within the Town of Naches. Provided, further that annexation require the prorata assumption of all Town indebtedness, which indebtedness has been approved by the voters, contracted for, or incurred prior to completion of the annexation process.

PASSED BY THE TOWN COUNCIL OF THE TOWN OF NACHES,  
WASHINGTON, this 10<sup>th</sup> day of July 2017.



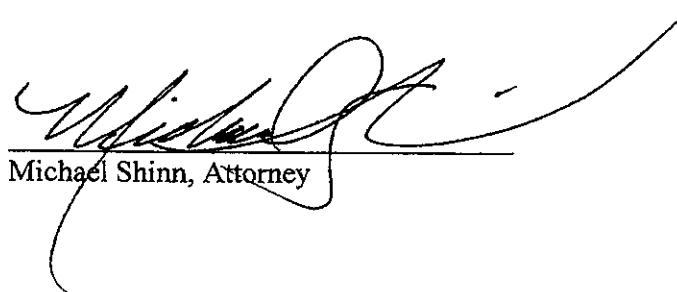
Paul Williams, Mayor

ATTEST:



Elvira Birrueta, Clerk

Approve as to Form:

  
Michael Shinn, Attorney