

# WASHINGTON STATE BOUNDARY REVIEW BOARD FOR YAKIMA COUNTY

## NOTICE OF INTENTION

for office use only:

BRB FILE # BRB2017-06

1. Name of City, Town or special purpose district: Town of Naches
2. Action Sought:  

<input checked="" type="checkbox"/>	Annexation
<input type="checkbox"/>	Formation of a Special Purpose District
<input type="checkbox"/>	Incorporation
<input type="checkbox"/>	Other Boundary Change
<input type="checkbox"/>	Merger/Consolidation of Special Purpose District
<input type="checkbox"/>	Dissolution of Special Purpose District
<input type="checkbox"/>	Water or Sewer Extension _____ Size of Water Line _____ Sewer Line _____
3. This proposal shall be known as: Allan Bros./ Silvestri Annexation Boundary
4. Driving directions to location of proposed action: SR 12 to Allan Road, North on Allan Road
5. Briefly describe proposal: Town of Naches proposed: Town of Naches proposes to annex 90.26 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	10-YEAR PROJECTION
People	2	2	845	951
Residences	1	1	373	415
Businesses	1	1	64	72

2. What source is the basis for this projection information? OFM and Town of Naches Comprehensive Plan
3. Acres within the proposed area 90.26 Acres Acres within existing entity 522 Acres
4. Assessed valuation of proposed area \$13,986,100 of existing entity \$55,608,596
5. Existing land use of the proposed area Residential and Fruit Processing
6. Existing land use of the area surrounding the proposal: North – Residential and Agriculture, South – SR 12, Recreational Park, Residential, East- Residential, Agricultural, West – Commercial Office

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? [YES]  
If yes, describe any projects being considered or proposed: Allan Bros. is constructing new processing and fruit storage buildings at the present time.
9. If the proposal is approved, will there be land use changes within the next 18 months?
- o Land Use Yes
  - o Zoning No
  - o Comprehensive Plan No
10. Has the proposed area been the subject of land use action by Yakima County? Yes  
If so, please explain Type 1 and SEPA Review for Processing fruit and Storage Facilities
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: North and West are town limits, South and East are Agriculture
- c. Yakima County Zoning for the proposed area: Light Industrial, Suburban Residential
- d. For surrounding areas: Agriculture
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 and 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: \$ 34,365.95
  - County Revenue Lost: \$ 25,648.52
  - County Expenditure Reduction: \$ 0
  - Fire District Revenue Lost: \$ 11,785.16 (back in contract \$13,986.10)
  - Fire District Expenditure Reduction: \$ 0
  - Financial Impact to Special Districts (library, parks, Hospital): \$ 6,624.72 (back in contract \$3525.92)
7. What is the future impact of your proposal on the school district? None, the Light Industrial Zoning District does not permit residential housing.

## 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 identified air quality issues as part of this application or associated with current development proposal.
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, 2017.

  
Signature

Jeff Ranger

Name of person completing this form

Town Administrator

Title

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 Allan Bros / Silvestri Annexation

Dear Jeff:

The legal description for the proposed Allan Bros / Silvestri 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,

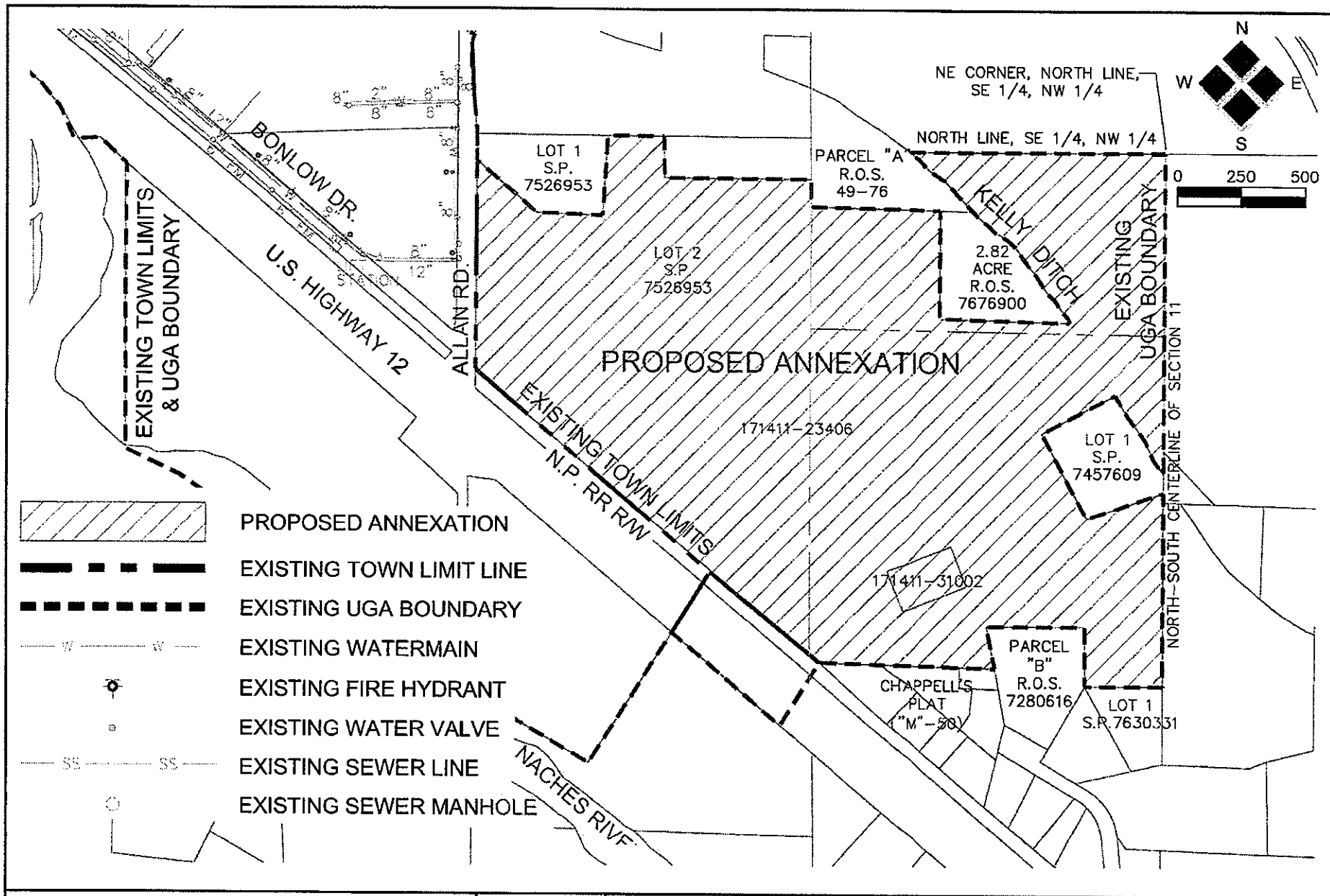
Kent L. McHenry, P.E.  
Traffic Engineering Manager

*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.*

EXHIBIT A-1

EXHIBIT A-2



2803 River Road  
Yakima, WA 98902  
509.966.7000  
Fax 509.965.3800  
www.hlacivil.com

JOB NO: 17001G  
DRAWING:  
17001annex.dwg  
DATE: 9-19-17  
DRAWN BY: AJH

**ANNEXATION EXHIBIT**  
**for, THE TOWN OF NACHES**  
ALLAN BROS/SILVESTRI ANNEXATION  
YAKIMA COUNTY, WASHINGTON

**Town of Naches**  
**Allan Bros / Silvestri Annexation**  
**HLA Project# 17001G**  
**August 23, 2017**

A portion of Section 11, Township 14 North, Range 17 East, W.M. described as follows:

Beginning at the intersection of the East right of way line of Allan Road and the Northeasterly right of way line of the Northern Pacific Railway;  
Thence Southeasterly along said Northern Pacific Railway to the North line of CHAPPELL'S PLAT according to the official plat thereof, recorded in Volume "M" of Plats, Page 50, records of Yakima County, Washington;  
Thence Easterly along said North line to the Westerly line of Parcel "B" as shown on that Record of Survey recorded under Auditor's File Number 7280616, records of Yakima County, Washington;  
Thence Northerly along said West line to the North line of said Parcel "B";  
Thence Easterly along said North line to the East line of said Parcel "B";  
Thence Southerly along said East line to the North line of Lot 1 of that Short Plat recorded under Auditor's File Number 7630331, records of Yakima County, Washington;  
Thence Easterly along said North line to the North-South centerline of said Section 11;  
Thence Northerly along said centerline to the Southerly line of Lot 1 of that Short Plat recorded under Auditor's File Number 7457609, records of Yakima County, Washington;  
Thence Westerly along said Southerly line to the Westerly line of said Lot 1;  
Thence Northerly along said Westerly line to the Northerly line of said Lot 1;  
Thence Easterly along said Northerly line to the Easterly line of said Lot 1;  
Thence Southerly along said Easterly line of said Lot 1 to the North-South centerline of said Section 11;  
Thence Northerly along said centerline to the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 11;  
Thence Westerly along the North line of said Southeast quarter of the Northwest quarter of said Section 11, to the centerline of Kelly Ditch;  
Thence Southeasterly along said centerline to the South line of that 2.82 Acre parcel shown on that Record of Survey recorded under Auditor's File Number 7676900, records of Yakima County, Washington;  
Thence West along said South line to the West line of said Parcel;  
Thence North along said West line to the South line of Parcel "A" of that Record of Survey recorded in Book 49 of Surveys, Page 76, records of Yakima County, Washington;  
Thence Westerly along said South line to the East line of Lot 2 of that Short Plat recorded under Auditor's File Number 7526953, records of Yakima County, Washington;  
Thence North along said East line to the North line of said Lot 2;  
Thence West along said North line to the East line of Lot 1 of said Short Plat;  
Thence South along said East line to the South line of said Lot 1;  
Thence West along said South line to the Southwesterly line of said Lot 1;  
Thence Northwesterly along said Southwesterly line to the Easterly right of way line of Allan Road;  
Thence Southerly along said Easterly right of way line to the Point of Beginning.

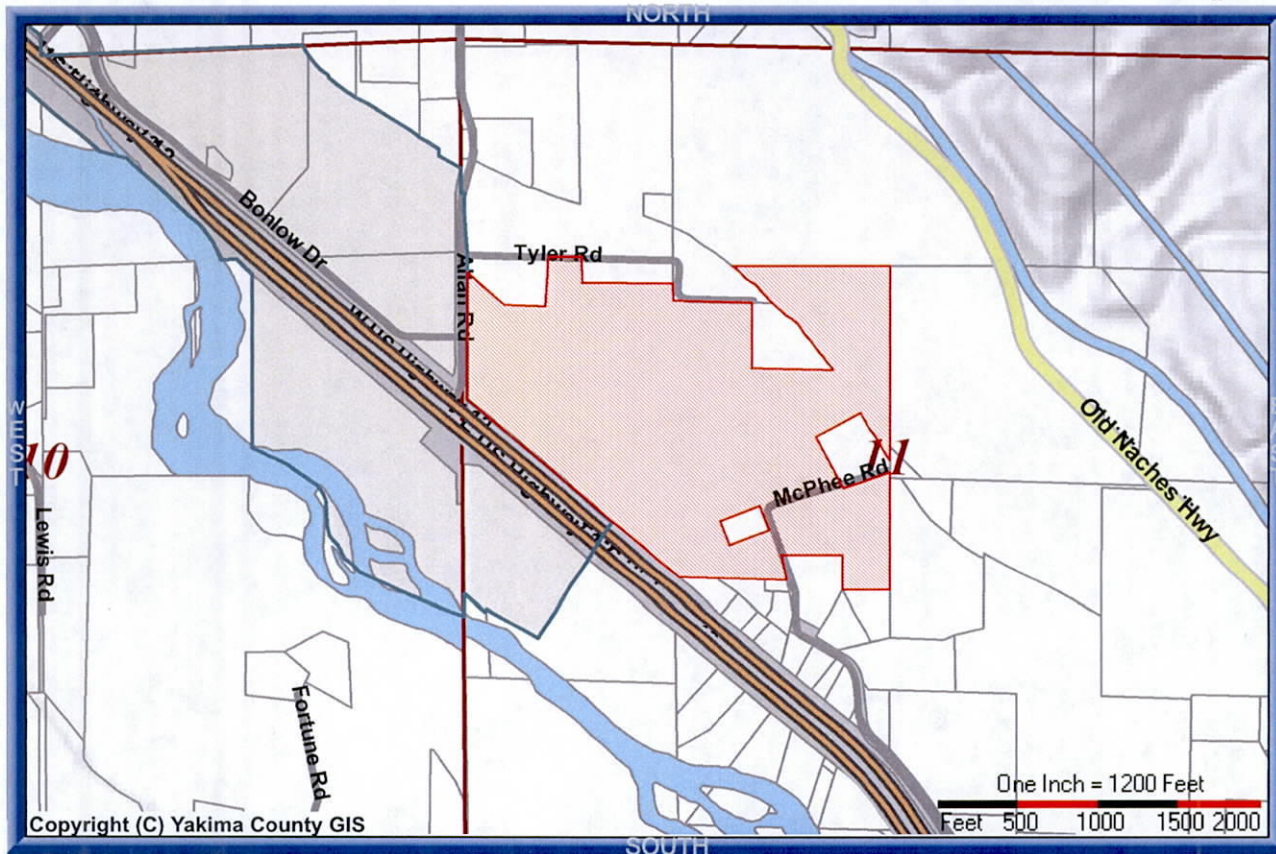
EXHIBIT A-3



Except the North 160 feet of the East 570 feet of the Southwest quarter of the Northwest quarter of said Section 11.

Situate in Yakima County, State of Washington.



[\[Print Map\]](#) [\[Close Map\]](#)
[Yakimap.com](http://Yakimap.com)


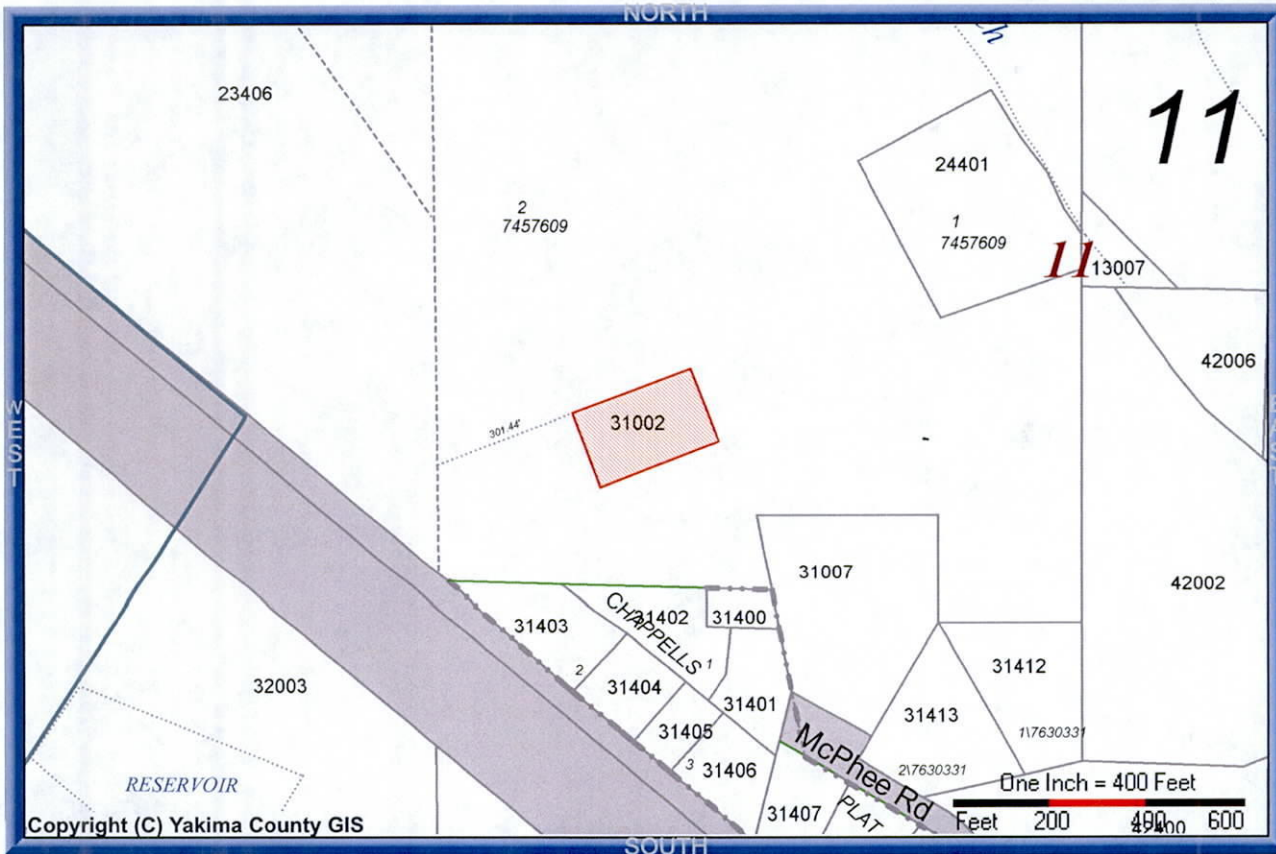
PROPERTY PHOTO	PROPERTY INFORMATION	
	Parcel Address: <b>31 ALLAN RD, NACHES ,WA 98937</b>	
	Parcel Owner(s): <b>ALLAN BROTHERS INC</b>	
	Parcel Number: <b>17141123406</b>	Parcel Size: <b>89.26 Acre(s)</b>
	Property Use: <b>21 Manufacturing - Food</b>	
	TAX AND ASSESSMENT INFORMATION	
Tax Code Area (TCA): <b>314</b>		Tax Year: <b>2017</b>
Improvement Value: <b>\$13228000</b>		Land Value: <b>\$518600</b>
CurrentUse Value: <b>\$0</b>		CurrentUse Improvement: <b>\$0</b>
New Construction: <b>\$1587200</b>		Total Assessed Value: <b>\$13746600</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>53077C0683D</b>	
LOCATION INFORMATION		
+ Latitude: <b>46° 43' 05.213"</b>	+ Longitude: <b>-120° 40' 21.978"</b>	Range: <b>17</b> Township: <b>14</b> Section: <b>11</b>
<p>Narrative Description: Section 11 Township 14 Range 17 Quarter NW: THAT PORTION OF THE SW1/4 OF THE NW1/4 AND THE NW1/4 OF THE SW1/4 OF SECTION 11 LYING NORTHERLY OF THE RIGHT OF WAY OF THE NORTHERCOMPANY, EXCEPT LOT 1 OF SHORT PLATRECORDED UNDER AUDITOR'S FILE NO. 7526953, AND EXCEPT THE NORTH 160 FEET OF THE EAST 570 FEET OF SAID SUBDIVISION, AND EXCEPT RIGHT OF WAY FOR ALL WITH LOT 2 OF SHORT PLAT RECORDED UNDER AUDITOR'S FILE NO. 7457609, TOGETHER WITH THAT PART OF THE NORTH HALF OF THE SW1/4 OF THE NW1/4 OF SECTION 11 LYING SOUTHWESTERLY OF KELLEY NORTH 228.60 FEET THEREOF MEASURED AT RIGHT ANGLES, AND EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTH HALF, THENCE SOUTH 00° 26' 10" BOUNDARY OF SAID SUBDIVISION 228.70 FEET, THENCE SOUTH 88° 42' 55" EAST 496.95 FEET, ALONG THE SOUTH BOUNDARY OF THE NORTH 228.60 FEET OF SAID NORTH HALF TO PPOINT "A", THENCE CONT55" EAST 87.53 FEET TO THE CENTER LINE OF KELLEY DITCH AND THE POINT OF BEGINNING: THENCE NORTH 88° 42' 55" WEST 87.53 FEET TO SAID POINT "A", THENCE SOUTH 00° 49' 56" EAST 423.71 F88° 50' 20" EAST 460.55 FEET TO THE CENTER LINE OF KELLEY DITCH, THENCE NORTHWESTERLY ALONG SAID CENTER LINE TO THE POINT OF BEGINNING</p>		
DISCLAIMER		
<p>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</p>		

EXHIBIT B-1



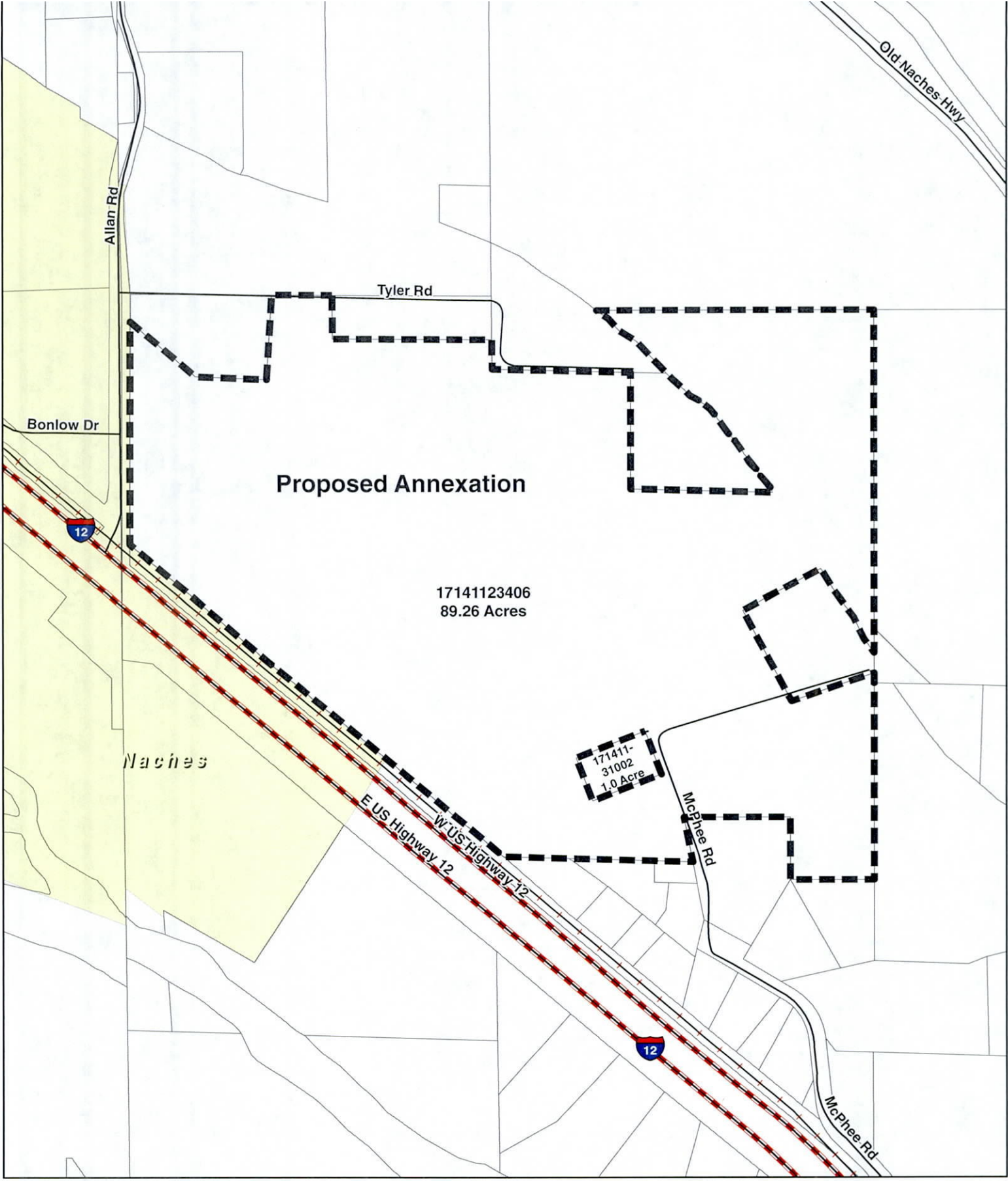
[Print Map] [Close Map]

Yakimap.com



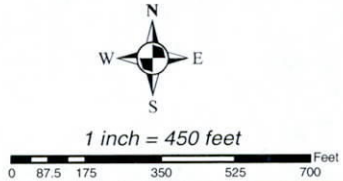
PROPERTY PHOTO	PROPERTY INFORMATION	
	Parcel Address: <b>550 MCPHEE RD, ,WA</b>	
	Parcel Owner(s): <b>DAVID D &amp; RENEE SILVESTRI</b>	
	Parcel Number: <b><u>17141131002</u></b>	Parcel Size: <b>1 Acre(s)</b>
	Property Use: <b>11 Single Unit</b>	
	<b>TAX AND ASSESSMENT INFORMATION</b>	
Tax Code Area (TCA): <b><u>314</u></b>		Tax Year: <b>2018</b>
Improvement Value: <b>\$194700</b>		Land Value: <b>\$55900</b>
CurrentUse Value: <b>\$0</b>		CurrentUse Improvement: <b>\$0</b>
New Construction: <b>\$0</b>		Total Assessed Value: <b>\$250600</b>
OVERLAY INFORMATION		
Zoning: <b>SR</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>53077C0683D</b>	
LOCATION INFORMATION		
+ Latitude: <b>46° 42' 58.156"</b>	+ Longitude: <b>-120° 40' 17.745"</b>	Range: <b>17</b> Township: <b>14</b> Section: <b>11</b>
Narrative Description: <b>Section 11 Township 14 Range 17 SW: BEG NW COR NE1/4 SW1/4, TH S AL W LN SD SUBD 424.07 FT, TH N 69°E 301.44 FT TO TRUE POB, TH N 69°E 265 FT, TH S 21°E 165 FT, TH S 69°W 265 FT, TH TO TRUE POB</b>		
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



**Town of Naches  
Annexation Exhibit  
Allan Bros/Silvestri**

- City Limits
- Tax Lots
- State and Federal Roads
- Railroads
- All Roads



Copyright (C) 2017 Yakima County  
Plot Date: September 8, 2017

EXHIBIT C-1



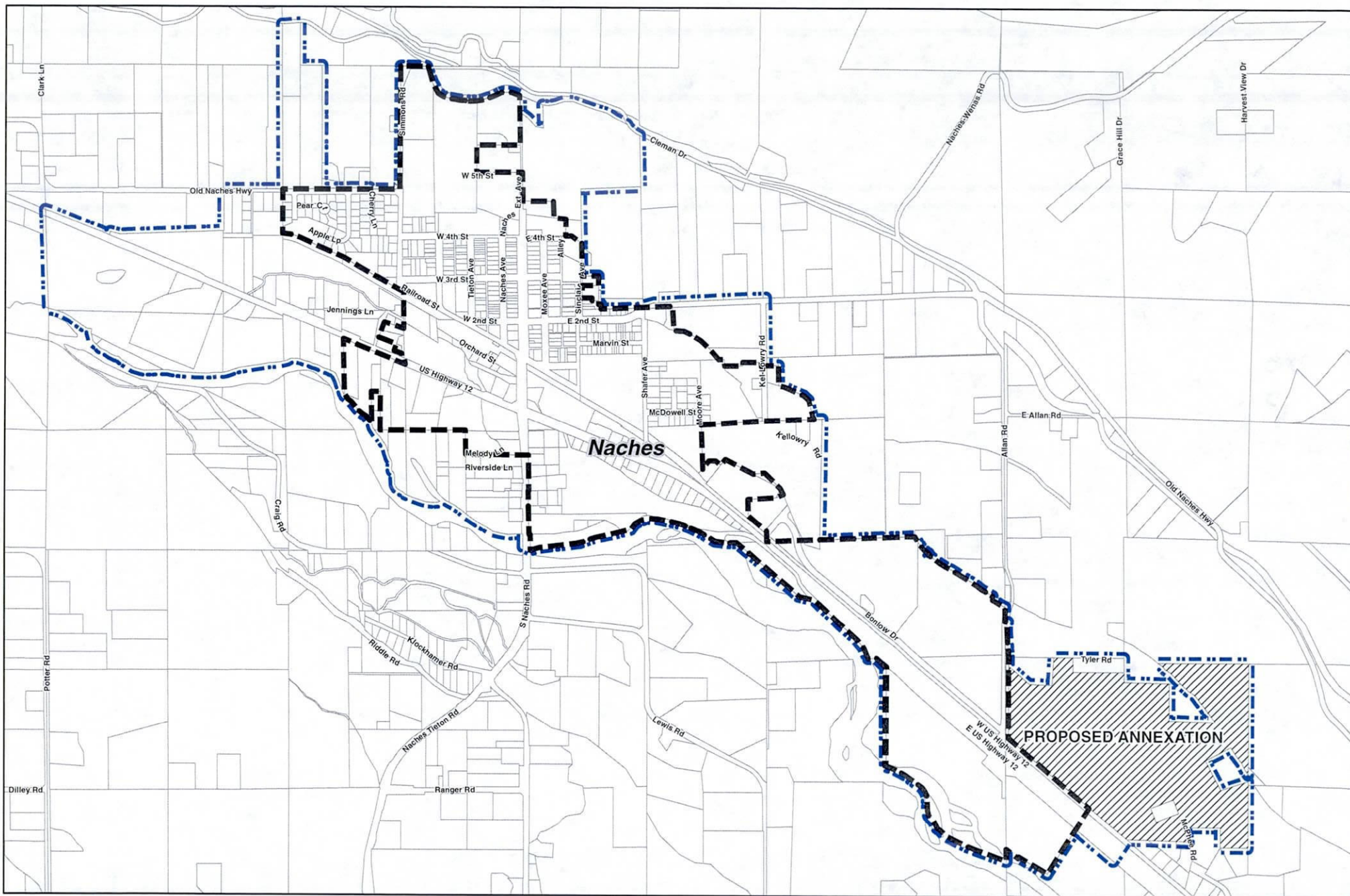
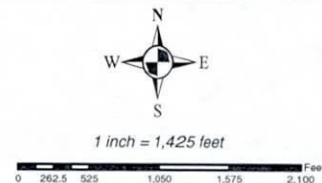
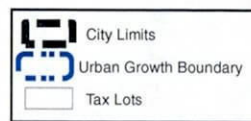


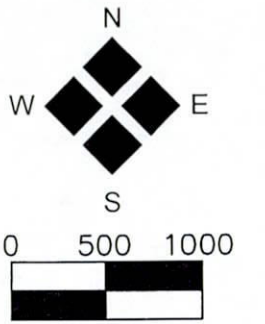
EXHIBIT  
C-2

**Town of Naches  
Annexation Exhibit  
Allan Bros/Silvestri**



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Plot Date: September 13, 2017



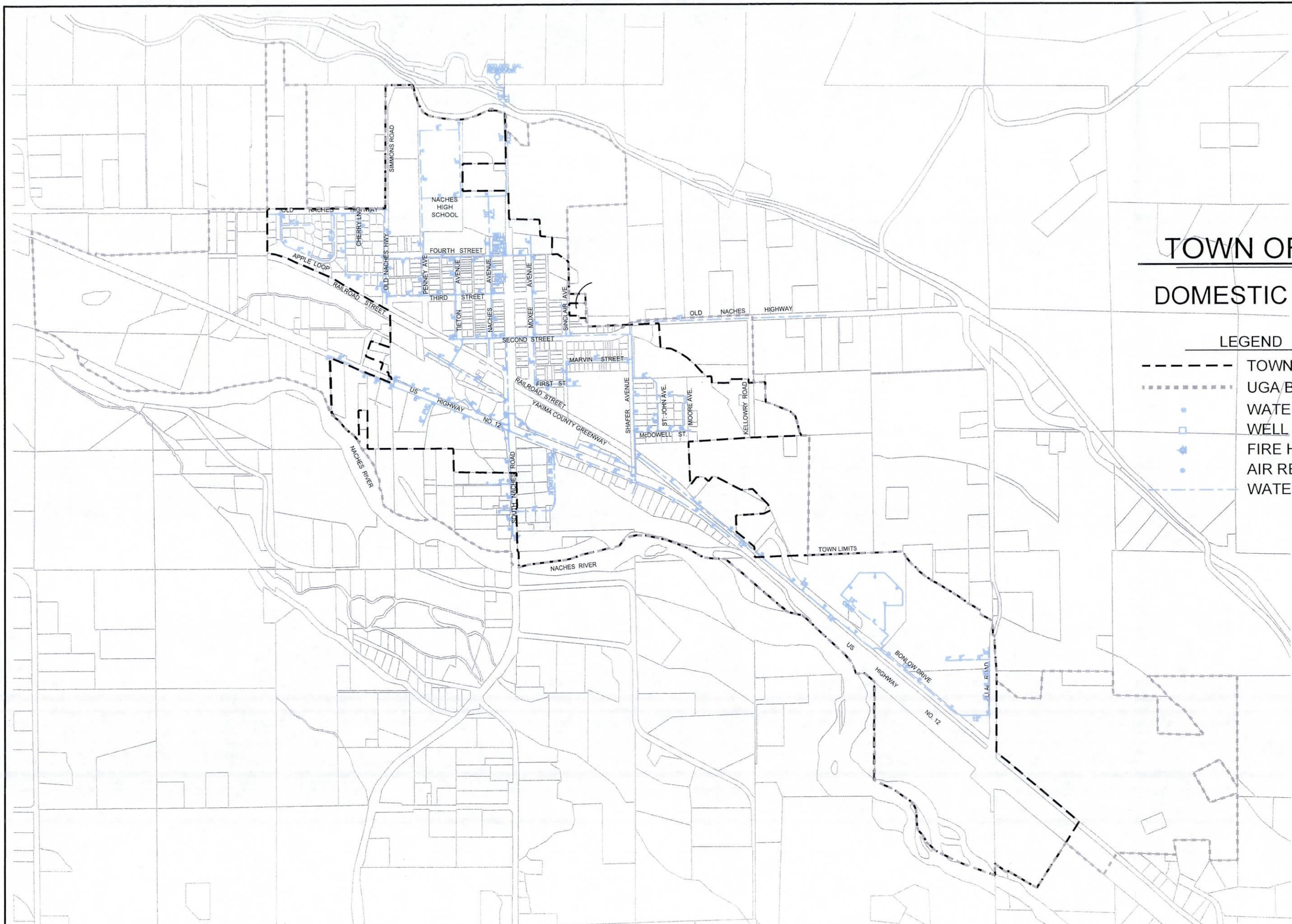


# TOWN OF NACHES

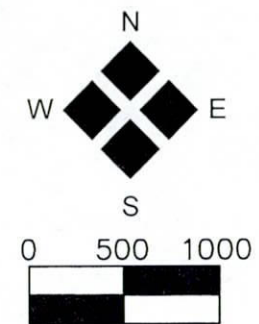
## DOMESTIC WATER MAP

### LEGEND

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







# TOWN OF NACHES

## SANITARY SEWER MAP

### LEGEND

- TOWN LIMITS
- ... UGA BOUNDARY
- SANITARY SEWER MANHOLE
- LIFT STATION
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MAIN

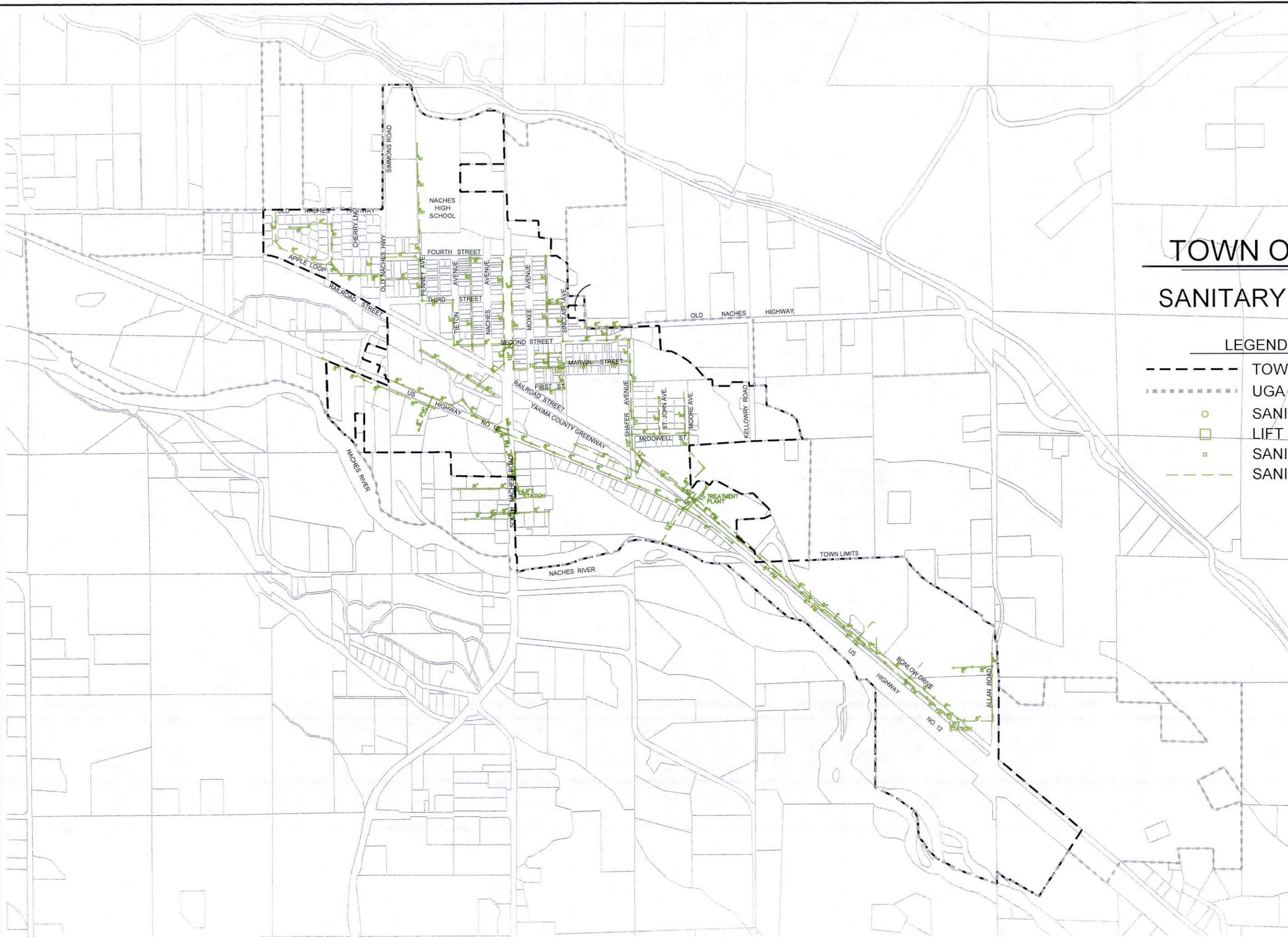
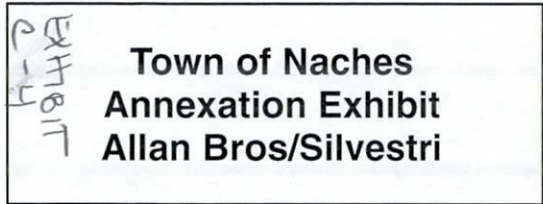


EXHIBIT C-3A





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

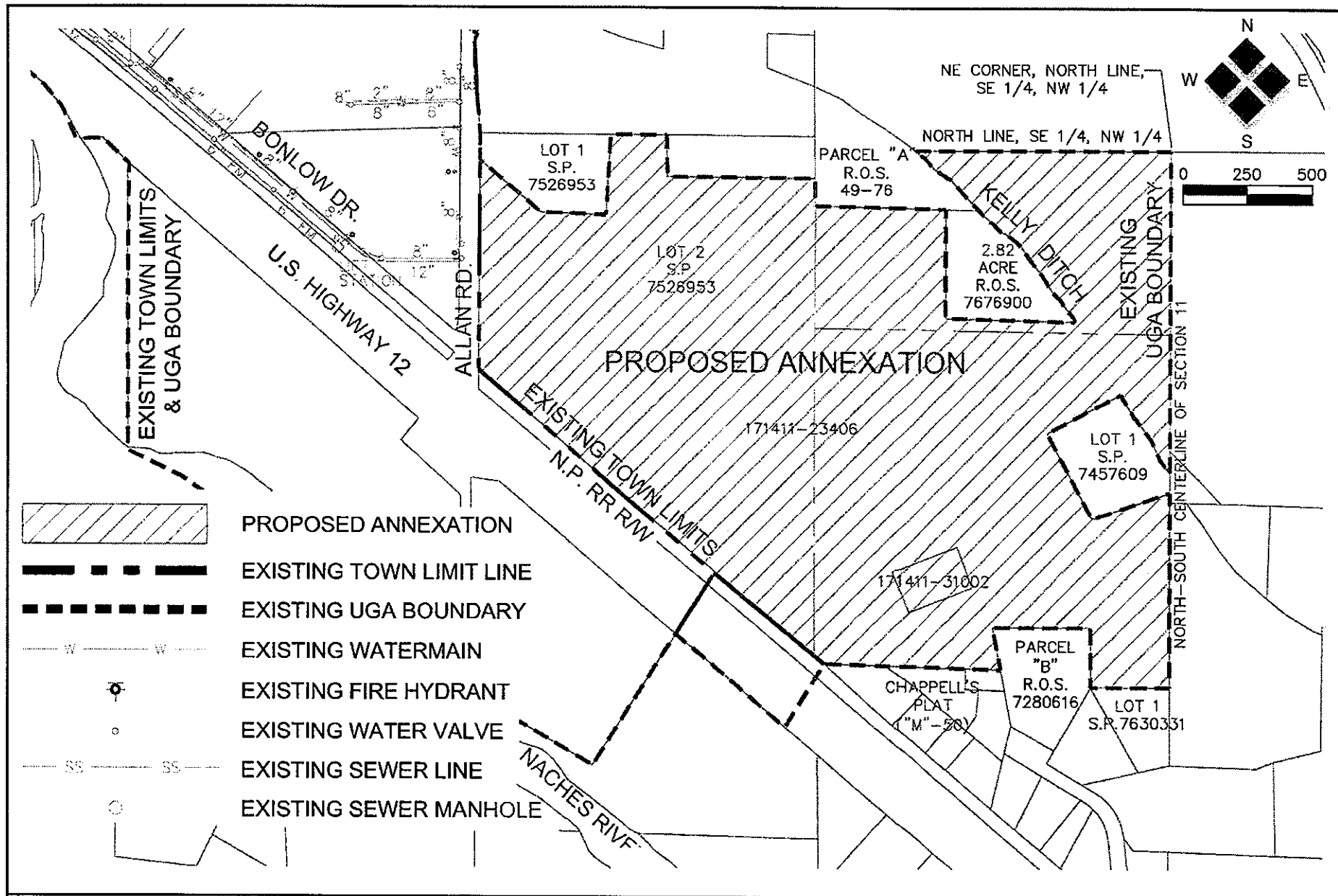




## **EXHIBIT C -5**

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

**Not Applicable**



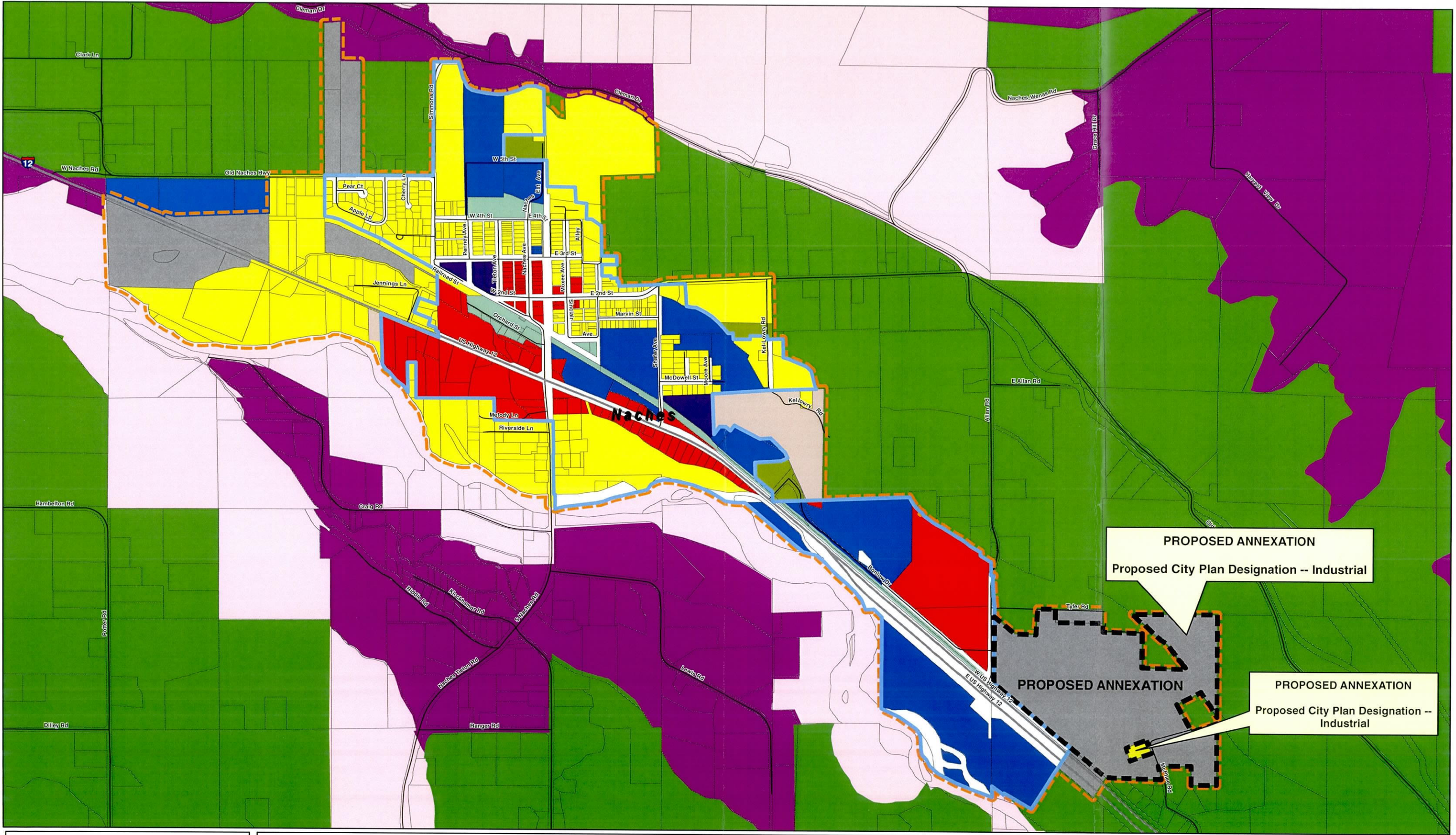
2803 River Road  
Yakima, WA 98902  
509.966.7000  
Fax 509.965.3800  
www.hlacivil.com

JOB NO: 17001G  
DRAWING:  
17001annex.dwg  
DATE: 9-19-17  
DRAWN BY: AJH

**ANNEXATION EXHIBIT**  
**for, THE TOWN OF NACHES**  
ALLAN BROS/SILVESTRI ANNEXATION  
YAKIMA COUNTY, WASHINGTON

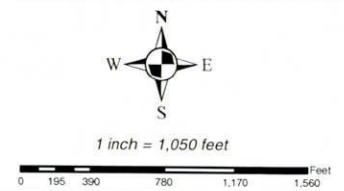
EXHIBIT C-6



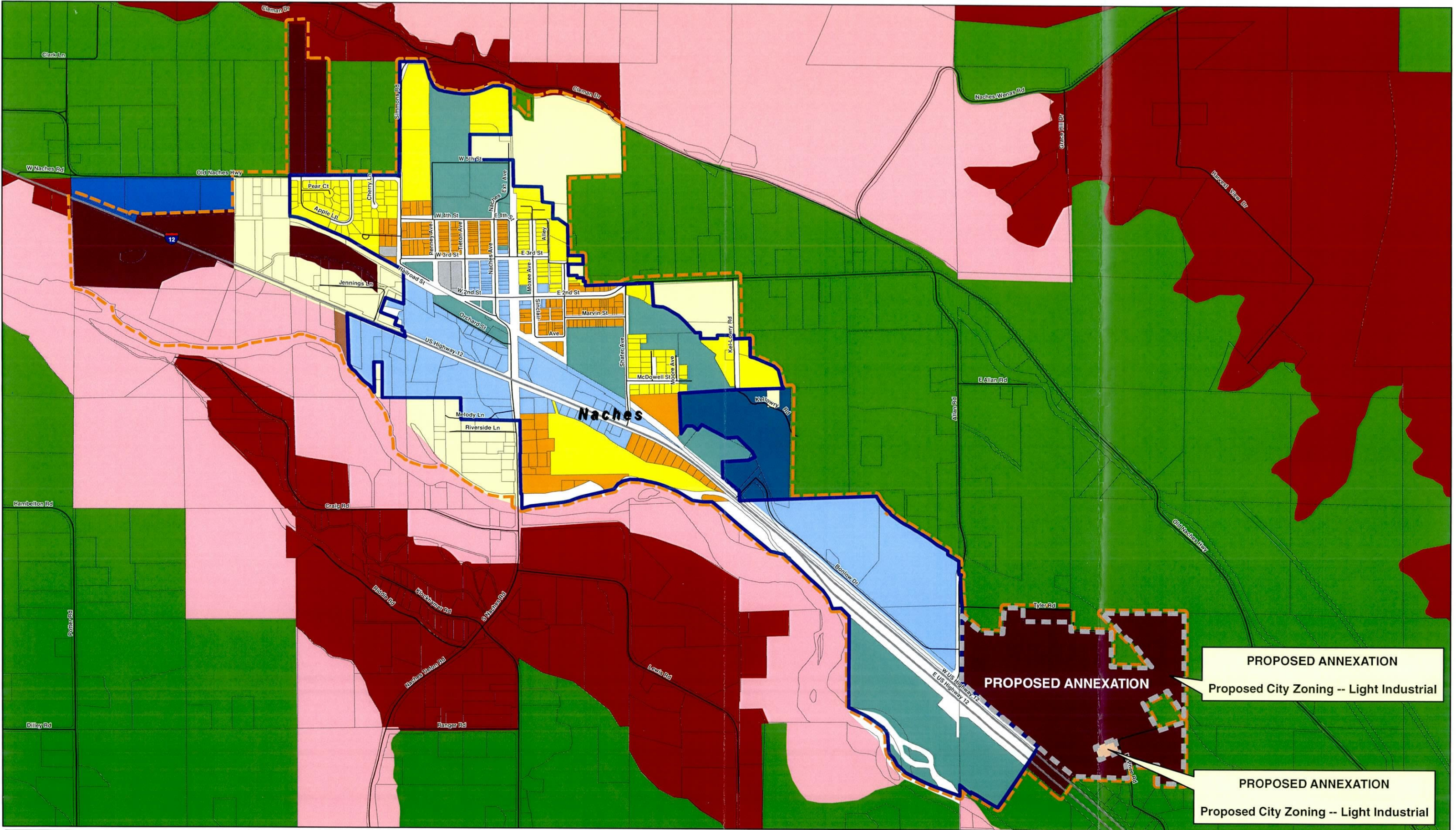


**Town of Naches  
Annexation Exhibit  
Allan Bros/Silvestri**

Yakima County Plan 2015 Designations		Naches Future Land Use - 2016		City Limits	
Agricultural Resource	Fed/Trust Lands/Closed Area	Residential	Commercial	City Limits	Urban Growth Boundary Area
Forest Resource	Urban Residential	Industrial	Public	Tax Lots	All Roads
Rural Settlement LAMIRD	Urban Commercial	Recreation/Open Space			
Rural Transitional	Urban Industrial				
Rural Self-Sufficient	Urban Public				
Rural Remote/ELDP	Urban Growth Area				

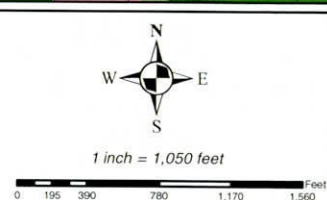






**Town of Naches  
Annexation Exhibit  
Allan Bros/Silvestri**

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



**PROPOSED ANNEXATION**  
Proposed City Zoning -- Light Industrial

**PROPOSED ANNEXATION**  
Proposed City Zoning -- Light Industrial



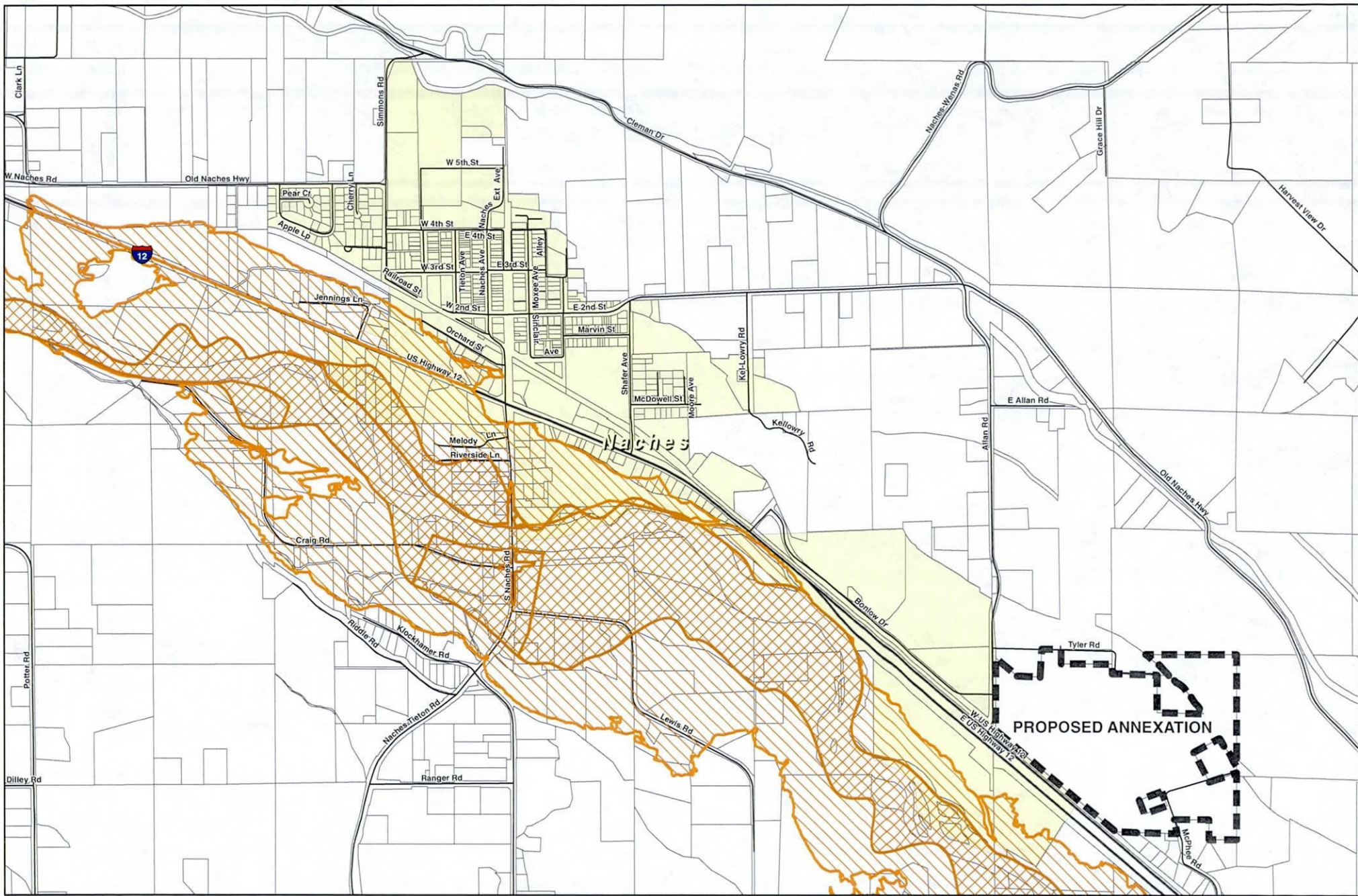
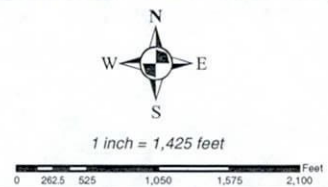


EXHIBIT  
C-8

# Town of Naches Annexation Exhibit Allan Bros/Silvestri



TOWN OF NACHES

DETERMINATION OF SUFFICIENCY CERTIFICATE PETITION FOR ANNEXATION

Petition by: Allan Bros., Inc. David D. Silvestri and Renee C. Silvestri.

Description/ Location: Parcel Numbers 171411-23406, 171411-31002

Petition filed on 5/4/2017 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:

Allan Bros., Inc.  
David D. Silvestri and Renee C. Silvestri, 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 171411-31002, owner of record is David D. and Renee C. Silvestri)**

Beginning at the Northwest corner of the Northeast quarter of the Southwest quarter of Section 11, Township 14 North, Range 17, E.W.M.;  
thence South reference meridian, along the West line of said subdivision 424.07 feet;  
thence North 69°00'00" East 301.44 feet to the point of beginning;  
thence continuing North 69°00'00" East 265 feet;  
thence South 21°00'00" East 165 feet;  
thence South 69°00'00" West 265 feet;  
thence North 21°00'00" West 165 feet to the point of beginning.

**Parcel #2: (Tax Parcel 171411-23406, owner of record is Allan Bros., Inc.)**

That portion of the Southwest quarter of the Northwest Quarter and the Northwest quarter of the Southwest Quarter of Section 11 Township 14 North Range 17 East, W.M., lying northerly of the right of way of the Northern Pacific Railway Company;  
EXCEPT Lot 1 of short plat recorded under Auditor's File No. 7526953, records of Yakima County, Washington;  
AND EXCEPT the North 160 feet of the East 570 feet of said subdivision;  
AND EXCEPT right of way for Allan Road;  
TOGETHER WITH Lot 2 of short plat recorded under Auditor's File No. 7457609, records of Yakima County, Washington;  
TOGETHER WITH that part of the North half of the Southeast quarter of the Northwest quarter of Section 11, Township 14 North, Range 17 East, W.M., lying Southwesterly of Kelley Ditch;  
EXCEPT the North 228.60 feet thereof, measured at right angles;  
AND EXCEPT that portion described as follows:  
Commencing at the Northwest corner of said North half,  
thence South 00° 26' 10" East along the West boundary of said subdivision 228.70 feet,  
thence South 88° 42' 55" East 496.95 feet, along the south boundary of the North 228.60 feet of said North half to point "A",

thence continuing South 88° 42'55" East 87.53 feet to the center line of Kelley Ditch and the point of beginning;  
thence North 88° 42'55" West 87.53 feet to said point "A",  
thence South 00° 49' 56" East 423.71 feet,  
thence South 88° 50' 20" East 460.55 feet to the Center Line of the Kelley Ditch,  
thence Northwesterly along said center line to the point of beginning.

be annexed to the Town of Naches, and in support of said Petition, the undersigned persons being the owners of one hundred percent (98%) 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, "Allan Bros., Inc./Silvestri 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 <sup>Woman</sup> ~~man~~ Hawver moved, seconded by Councilman Weekes to accept the Notice of Intent to Annex submitted by Allan Bros., Inc. 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.





Thomas Allan

David D. Silvestri


Renee C. Silvestri

STATE OF WASHINGTON )  
:SS.  
County of Yakima )

I CERTIFY I know or have satisfactory evidence THOMAS ALLAN, 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



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

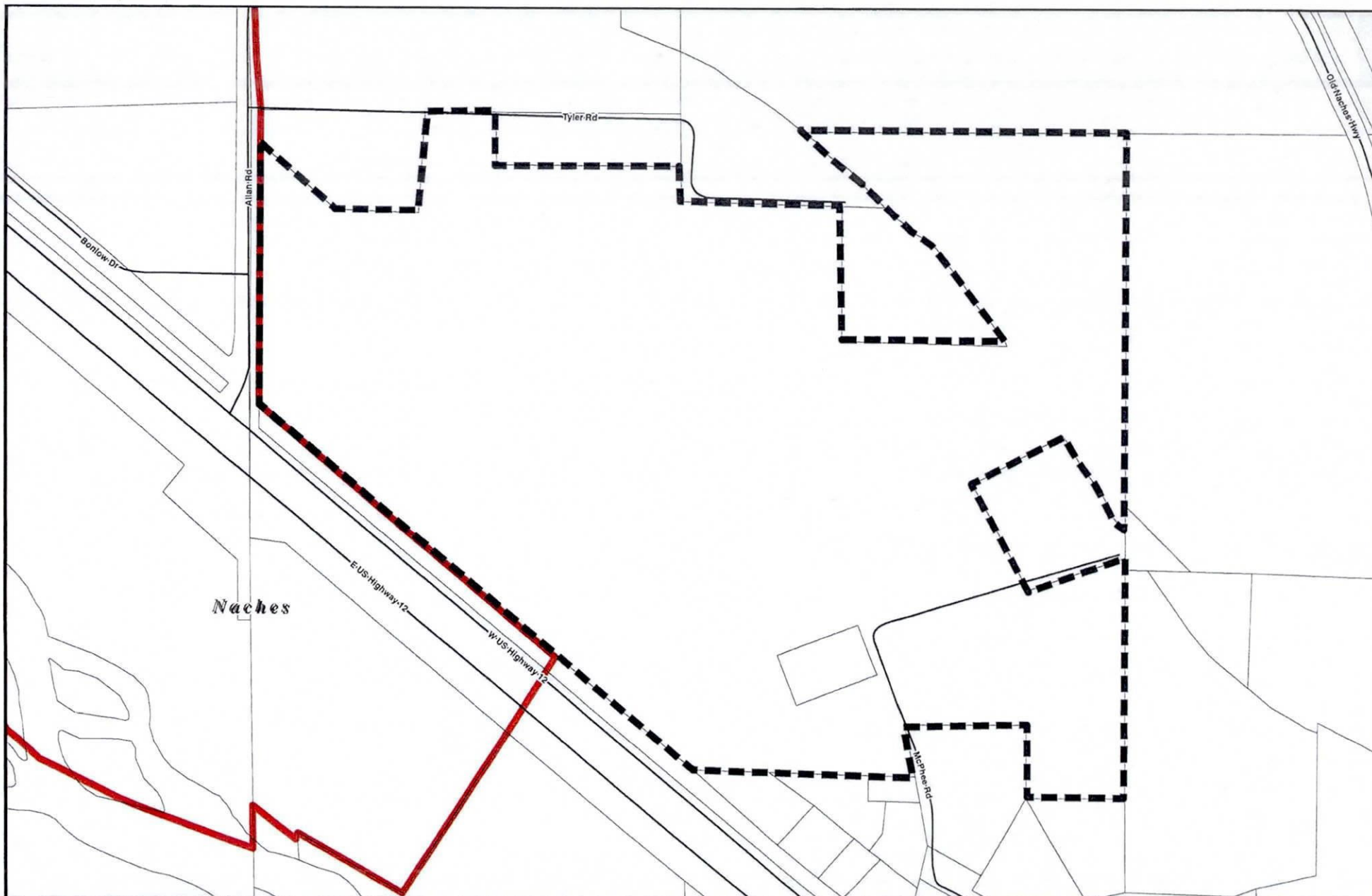
STATE OF WASHINGTON )  
:SS.  
County of Yakima )

I CERTIFY I know or have satisfactory evidence DAVID D. and RENEE C. SILVESTRI, 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: \_\_\_\_\_, 2017

\_\_\_\_\_  
NOTARY PUBLIC in and for the  
State of Washington.  
My Commission expires: \_\_\_\_\_

EXHIBIT D-5

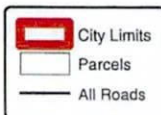


GEOGRAPHIC INFORMATION SERVICES

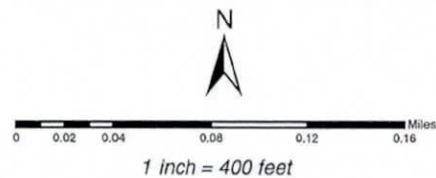
YAKIMA COUNTY

## EXHIBIT A

Allan Bros/Silvestri  
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: 7/6/2017



# 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 X	13,746,600	13,746,600
171411-31002 X	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-6

# 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

Danielle Rogers

Accounting Clerk



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

Lisa M. Driggs  
Notary Public in and for the  
State of Washington,  
residing at Yakima

EXHIBIT D-7

# 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-8

# 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>

EXHIBIT D-9



## 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>

EXHIBIT D-10

## 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

EXHIBIT D-11



# 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

None

Executive Session

None

Other Business

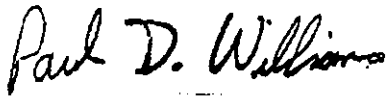
None

Council FYI Items

None

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 Williams, Mayor



Elvira Birrueta, Clerk

**RESOLUTION NO. 2017-14**

**A RESOLUTION OF INTENT TO ANNEX REAL PROPERTY (ALLAN BROS, INC. AND DAVID & RENEE SILVESTRI) IN THE TOWN LIMITS TO THE TOWN OF NACHES**

**WHEREAS**, A petition for Annexation on behalf of Allan Bros, Inc., and the David & Renee Silvestri 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;

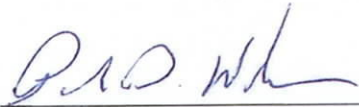
**WHEREAS**, the Town of Naches has determined the petition to be sufficient to proceed with the Annexation process and set a Public Hearing, and,

**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.

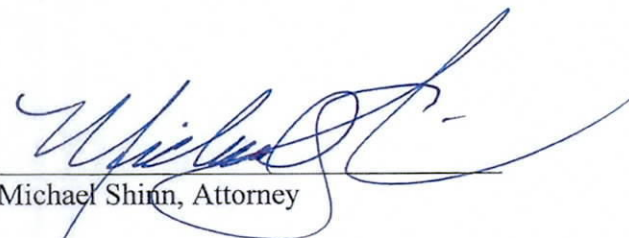
PASSED BY THE TOWN COUNCIL OF THE TOWN OF NACHES,  
WASHINGTON, this 10<sup>th</sup> day of July 2017.

  
\_\_\_\_\_  
Paul Williams, Mayor

ATTEST:

  
\_\_\_\_\_  
Elvira Birrueta, Clerk

Approve as to Form:

  
\_\_\_\_\_  
Michael Shinn, Attorney