



# WASHINGTON STATE BOUNDARY REVIEW BOARD FOR YAKIMA COUNTY

128 North Second Street  
Fourth Floor Courthouse  
Yakima, Washington 98901

(509) 574-2300 • FAX (509) 574-2301

Date: August 1, 2019

TO: John Puccinelli, Jim Sewell, Juan Aguilar, Joseph Buchanan, Corporate Counsel, City of Yakima, BOCC, Assessor, Treasurer, Elections Division, Sheriff's Office, GIS, Public Services (Director, Planning, Accounting, Transportation, Building & Fire Safety, Code Enforcement, Environmental Services, Water Resources Manager, Water Resources Supervisor), Fire District #12, Yakima Valley Libraries, West Valley School District, YVCOG, Yakima-Tieton Irrigation District, North Yakima Conservation District

FROM: Bridget Pechtel   
Chief Clerk - Boundary Review Board

SUBJ: File No.: BRB2019-003, City of Yakima – 96th and Tieton Annexation

Enclosed is the Notice of Intention packet that proposes the annexation into the City of Yakima of approximately 9.7 acres and adjacent road right-of-way having an assessed valuation of \$1,044,300. The annexation is known as the “96th and Tieton Annexation”.

The 45-day time period for this proposed annexation expires September 15, 2019.

Any governmental unit affected by this proposed annexation may compel the Board's review of this proposal by filing a request for review with the Chief Clerk by the expiration date in accordance with RCW 36.93.100(2). Certain registered voters and property owners may compel review in accordance with RCW 36.93.100(3) and (4).

Enclosure: Notice of Intention

*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.*

# WASHINGTON STATE BOUNDARY REVIEW BOARD FOR YAKIMA COUNTY

## NOTICE OF INTENTION

for office use only:

BRB FILE # 19-003

1. Name of City, Town or special purpose district: Yakima
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: 96<sup>th</sup> and Tieton Annexation
4. Driving directions to location of proposed action: From US Hwy 12, take 40<sup>th</sup> Avenue/Fruitvale Blvd exit. Travel South on 40<sup>th</sup> Avenue to Tieton Drive. Travel West on Tieton Drive approximately 3.5 miles to S 96<sup>th</sup> Avenue. The Annexation area is at the NW corner of the S 96<sup>th</sup> Avenue and Tieton Drive intersection.
5. Briefly describe proposal: Annexing approximately 9.7 acres of unincorporated land into the City of Yakima.
6. Method used to initiate the proposed action:  Petition  Election  Resolution
7. State statute under which action is sought: RCW 35.13.410

### 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	
People	+/- 10	+/- 100	94,190
Residences	3	25	35,607
Businesses	0	2	6,286
			104,288
			38,586
			6,956

2. What source is the basis for this projection information? 2040 Comp Plan, OFM Estimates, Yakima County Planning, ACS Estimates, City Planning Estimates
3. Acres within the proposed area 9.7 Acres within existing entity 18,083
4. Assessed valuation of proposed area \$ 1,044,300 of existing entity \$ \$6,901,338,691
5. Existing land use of the proposed area Single family homes and vacant land
6. Existing land use of the area surrounding the proposal: Single family homes, vacant land, and commercial storage units
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 It is anticipated that vacant parcels will be developed with residential and commercial uses.
- o Zoning none
- o Comprehensive Plan none

10. Has the proposed area been the subject of land use action by Yakima County? Not known  
 If so, please explain \_\_\_\_\_

11. a. Yakima County Comprehensive Plan designation for the proposed area: Urban Residential and Urban Commercial

b. For surrounding areas: Same

c. Yakima County Zoning for the proposed area: R-2, R-3, and B-2

d. For surrounding areas: R-1, R-2, R-3 and B-2

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: June 6, 2017

14. Describe how this proposal is consistent with the adopted comprehensive plan: This proposal is consistent with the City of Yakima Comprehensive Plan 2040. The annexation area has a future land use designation of Mixed Residential and Community Mixed Use (see map C.7. City Future Land Use). The annexation is consistent with Policy 2.1.9 of the plan – the annexation is within the UGA, is contiguous with the city limits, creates a logical service boundary, and is fiscally self-sufficient.

a. Proposed city zoning upon annexation: R-2, R-3, B-2

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: n/a

c. Drainage Basins: The annexation area is within the Wide Hollow Creek drainage basin

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	Nob Hill Water	Same	No Change	Developer
Sewer	City of Yakima	Same	No Change	Developer
Fire	Yakima County Fire District 12	City of Yakima	Upon Annexation	Taxes
Stormwater	Yakima County	City of Yakima	Upon Annexation	Taxes
Roads	Yakima County	City of Yakima	Upon Annexation	Taxes
Parks	Yakima County	City of Yakima	Upon Annexation	Taxes
Police	Yakima County Sheriff	City of Yakima	Upon Annexation	Taxes
School	West Valley School District	Same	No Change	Taxes
Library	Yakima Valley Regional Library	Same	No Change	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: No effect on existing uses; all uses are permitted under current city codes.

4. Describe the probable future needs for services and additional regulatory controls in the area? Future development will require the extension and connection to utilities, along with new frontage improvements. Regulatory development standards will be implemented for floodplain development, setbacks, lot coverage, building height, parking requirements, and other controls as needed.

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

- In the proposed area? Current services are adequate for the area. The cost to extend services will be borne by future development.
- In the adjacent area? No effect.

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

- Proponent Expenditures to be incurred: \$ not known
- Proponent Revenues to be gained: \$ 2,938
- County Revenue Lost: \$ 1,795
- County Expenditure Reduction: \$ not known
- Fire District Revenue Lost: \$ 1,430
- Fire District Expenditure Reduction: \$ not known
- Financial Impact to Special Districts (library, parks, hospital): \$ no change

7. What is the future impact of your proposal on the school district? No change

## 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: The impact to adjacent roads and highways will be minimal and there are no mitigation measures proposed as part of this annexation. When future development occurs the land use, transportation concurrency and traffic impact studies (as necessary) will address the future impact and include mitigation measures as necessary.
3. Expected impact of any proposed development on air quality: No impact to air quality. Future development will require mitigation as necessary. The property is already within the Urban Growth Boundary and as such subject to certain standards, as applicable, of the Yakima Regional Clean Air Agency.
4. Does the area under consideration contain "critical areas"? (floodplain, wetland, steep slope wildlife habitat area, etc.): Portions of the property contain the 100-year floodplain. Any proposed development within the floodplain will be limited to those uses permitted by Yakima Municipal Code Chapter 15.27 – Critical Areas.
5. Please describe any potential adverse impacts that could occur upon development: Future development will undergo land use and environmental review, as appropriate. Potential adverse impacts will be mitigated as required by City Ordinance.

## 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 annexation area includes mostly vacant land. Future development on the R-2 and R-3 zoned areas will area, consistent with current county zoning. There are no extended neighborhoods that would be impacted by this annexation.
2. Use of physical boundaries, including but not limited to bodies of water, highways, and land contours: The annexation area is adjacent to two streets – 96<sup>th</sup> and Tieton, and includes all adjacent rights-of-way.
3. Creation and preservation of logical service areas: The is annexation is a logical service area as it can be served by existing and extended City of Yakima sewer. The north-south line south of the 96<sup>th</sup> and Tieton intersection is a dry line and not available for connection.
4. Prevention of abnormally irregular boundaries: The boundary is regular in shape and is accessed by the arterial street system.
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: n/a
6. Dissolution of inactive special purpose districts: n/a
7. Adjustment of impractical boundaries: n/a
8. Incorporation as cities or towns or annexation to cities and towns of unincorporated areas which are urban in character: n/a
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: n/a

## 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 29 day of July, 2019.

  
Signature

Joseph Calhoun

Name of person completing this form

City of Yakima Planning Manager

Title

509-575-6042

Phone Number

509-575-6105

Fax Number

129 N 2<sup>nd</sup> St, Yakima WA, 98901

Mailing Address

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

Raymond and Pamela Novobielski  
200 Abbess Ln  
Yakima, WA 98908

Kenneth and Ida Lee Pottenger  
PO Box 8087  
Yakima WA, 98908

Lisa Escobar  
9705 Tieton Dr  
Yakima, WA 98908

Patrick True and Sonia Rodriguez  
402 S 96<sup>th</sup> Ave  
Yakima, WA 98908

Norman and Beverly Leaverton  
5808 A Summitview Ave, #89  
Yakima, WA 98908



# Yakima County Roads

Matt Pietrusiewicz P.E. - County Engineer  
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)

**RECEIVED**

May 9<sup>th</sup>, 2019

City of Yakima Department of Community Development  
Attn: Joseph Calhoun  
129 North 2<sup>nd</sup> Street, 2<sup>nd</sup> floor,  
Yakima, WA 98901

**MAY 13 2019**

**CITY OF YAKIMA  
PLANNING DIV.**

**SUBJECT:** Certification of Annexation Legal Description

Mr. Calhoun,

As requested in your letter dated April 8, 2019 the legal description given in Exhibit "A" and shown in Exhibit "B" has been reviewed and is certified to be true and accurate for the purposes of the annexation known as the "96<sup>th</sup> and Tieton Annexation". The exhibits are re-attached herein for ease and clarity.

If you need further assistance, please contact me at (509) 574-2320.

Sincerely,

Matt Pietrusiewicz, P.E.  
Yakima County Engineer  
Yakima County Roads

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Exhibit A  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
Joan Davenport, AICP, Director

RECEIVED  
BRB2019-00008

APR 10 2019

PL ACCOUNT

Planning Division  
Joseph Calhoun, Manager  
129 North Second Street, 2<sup>nd</sup> Floor, Yakima, WA 98901  
ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning

April 8, 2019

To: Yakima County Public Services  
Attn: Matt Pietrusiewicz  
128 N 2<sup>nd</sup> St, 4<sup>th</sup> Floor  
Yakima, WA 98901

Subject: Certification of Annexation Legal Description

Mr. Pietrusiewicz,

The City of Yakima has received the attached Petition for annexation in the vicinity of 96<sup>th</sup> and Tieton Drive, known as the "96<sup>th</sup> and Tieton Annexation." The parcels involved in the annexation include:

171324-44420, 171324-44419, 171324-44418, 171324-44417, 171324-44416, 171324-44415, and 171324-44407

Please review the attached legal description and provide certification of its accuracy.

I can be reached at 509-575-6042 or [joseph.calhoun@yakimawa.gov](mailto:joseph.calhoun@yakimawa.gov) if you have any questions.

Thanks,

A handwritten signature in black ink, appearing to read 'J. Calhoun'.

Joseph Calhoun  
Planning Manager

enclosure

RECEIVED

MAY 13 2019

CITY OF YAKIMA  
PLANNING DIV.

PETITION NO. 1901

## BEFORE THE CITY COUNCIL OF THE CITY OF YAKIMA

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

WE THE UNDERSIGNED, being the OWNERS of a majority of the acreage, of the real property described on EXHIBIT A attached hereto or any portion thereof, lying contiguous to the City of Yakima, Washington, do hereby petition that such territory be annexed to and made a part of the City of Yakima, Washington under the provisions of RCW 35.13, et seq., and any amendment thereto, of the State of Washington.

The territory proposed to be annexed is within Yakima County, Washington and is described on EXHIBIT A attached hereto and depicted on EXHIBIT B, a diagram which outlines the boundaries of the property sought to be annexed, further attached hereto.

WHEREFORE, the undersigned respectfully petition the Honorable City Council of the City of Yakima and ask:

1. That appropriate action be taken to entertain this petition, fixing a date for public hearing, causing notice to be published and posted specifying the time and place of such hearing, and inviting all persons interested to appear and voice approval or disapproval of such annexation; and
2. That the following such hearing, and subsequent to approval by the Boundary Review Board for Yakima County, if such is convened, the City Council determine by ordinance that such annexation shall be effective; and that property so annexed shall become a part of the City of Yakima, Washington subject to its laws and ordinances then and thereafter in force

THE PETITIONERS HERETO AGREE: "... that all property within the territory hereby sought to be annexed shall be assessed and taxed at the same rate and at the same basis as property within the City of Yakima including any outstanding indebtedness of said City which may appropriately be applied," in accordance with the requirements of the City Council of the City of Yakima.

If more than one petition is necessary, all such pages will be presented and considered as one Petition and may be filed with other pages containing additional signatures which cumulatively may be considered as a single Petition.

## PRAYER OF PETITION:

1. Annexation of area described in EXHIBIT A - Legal Description & EXHIBIT B - Map; and
2. There will be an assumption of indebtedness of the City of Yakima; and
3. Retention of the City of Yakima Comprehensive Plan 240 for the subject area; and
4. Retention of zoning consistent with the City of Yakima Comprehensive Plan 2040.

## MINUTES FROM THE FEBRUARY 19, 2019 CITY COUNCIL MEETING:

- "ACCEPT the annexation as proposed;
- NOT REQUIRE the simultaneous adoption a comprehensive plan; and
- REQUIRE the assumption of any share of the existing City indebtedness by the area to be annexed that may appropriately be applied to them."

## INSTRUCTIONS TO SIGNERS AND VOLUNTEER SOLICITORS

1. Sign your name as you sign on legal documents. Married women sign "Mary D. Jones," not "Mrs. John D. Jones."
2. The signature of an owner of record, as determined by the records of the county auditor, shall be sufficient without the signature of his or her spouse.
3. In the case of mortgaged property, the signature of the mortgagor shall be sufficient.
4. In the case of property purchased on contract, the signature of the contract purchaser, as shown by the records of the County Auditor, shall be deemed sufficient, without the signature of his or her spouse.
5. Any officer of a corporation owning land within the area involved who is duly authorized to execute deeds or encumbrances on behalf of the corporation, may sign on behalf of such corporation, and shall attach to the petition a certified excerpt from the bylaws of such corporation showing such authority.
6. When property stands in the name of a deceased person or any person for whom a guardian has been appointed, the signature of the executor, administrator, or guardian, as the case may be, shall be equivalent to the signature of the owner of the property; and
7. When a parcel of property is owned by multiple owners, the signature of an owner designated by the multiple owners is sufficient.

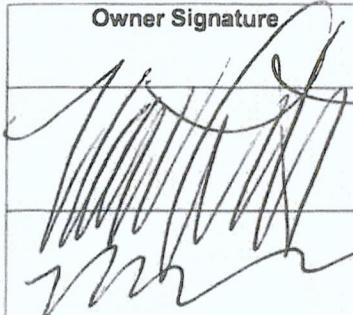
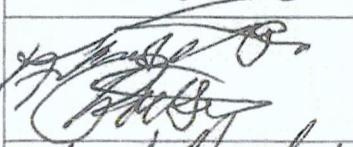
Please submit this 'Petition for Annexation to the City of Yakima, Washington' to the Planning Division located at 129 N 2<sup>nd</sup> St, Yakima, WA 98901 for formal processing.

If you have any questions regarding this document or a question regarding annexations, please contact the Planning Division at 509-575-6183

RECEIVED

MAY 13 2019

CITY OF YAKIMA  
PLANNING DIV

Owner Signature	Printed Name	Address	Phone Number	Parcel Number(s) Represented	Date Signed
	Norman and Beverly Leaverton	5808 A Summitview Ave #89 Yakima, WA 98908		171324-44420	
	Patrick True and Sonia Rodriguez	402 S 96 <sup>th</sup> Ave Yakima, WA 98908		171324-44419	
	Lisa A Escobar	9705 Tieton Dr Yakima, WA 98908		171324-44407	
	Kenneth and Ida Lee Pottenger	PO Box 8087 Yakima, WA 98908		171324-44415 171324-44416 171324-44418	
	Raymond and Pamela Novobielski	200 Abbess Ln Yakima, WA 98908		171324-44417	

**EXHIBIT "A"**

**96<sup>th</sup> and Tieton Annexation Legal Description:**

**Parcels:**

171324-44407, 44415, 44416, 44417, 44418, 44419, and 44420

Section 24 Township 13 Range 17 Quarter SE. Beginning at the NE corner of Lot 1 SP 84-197, thence S 89° 53' 33" W 625.78 ft to the NW corner of Lot 4 SP 84-200, thence S 0° 08' 49" E 649.10 ft to the SW corner of Lot 3 SP 84-200, thence N 90° 0' E 622.7 ft to the SE corner of Lot 2 SP 84-197, then N 0° 07' 30" E 650.27 ft to the point of beginning.

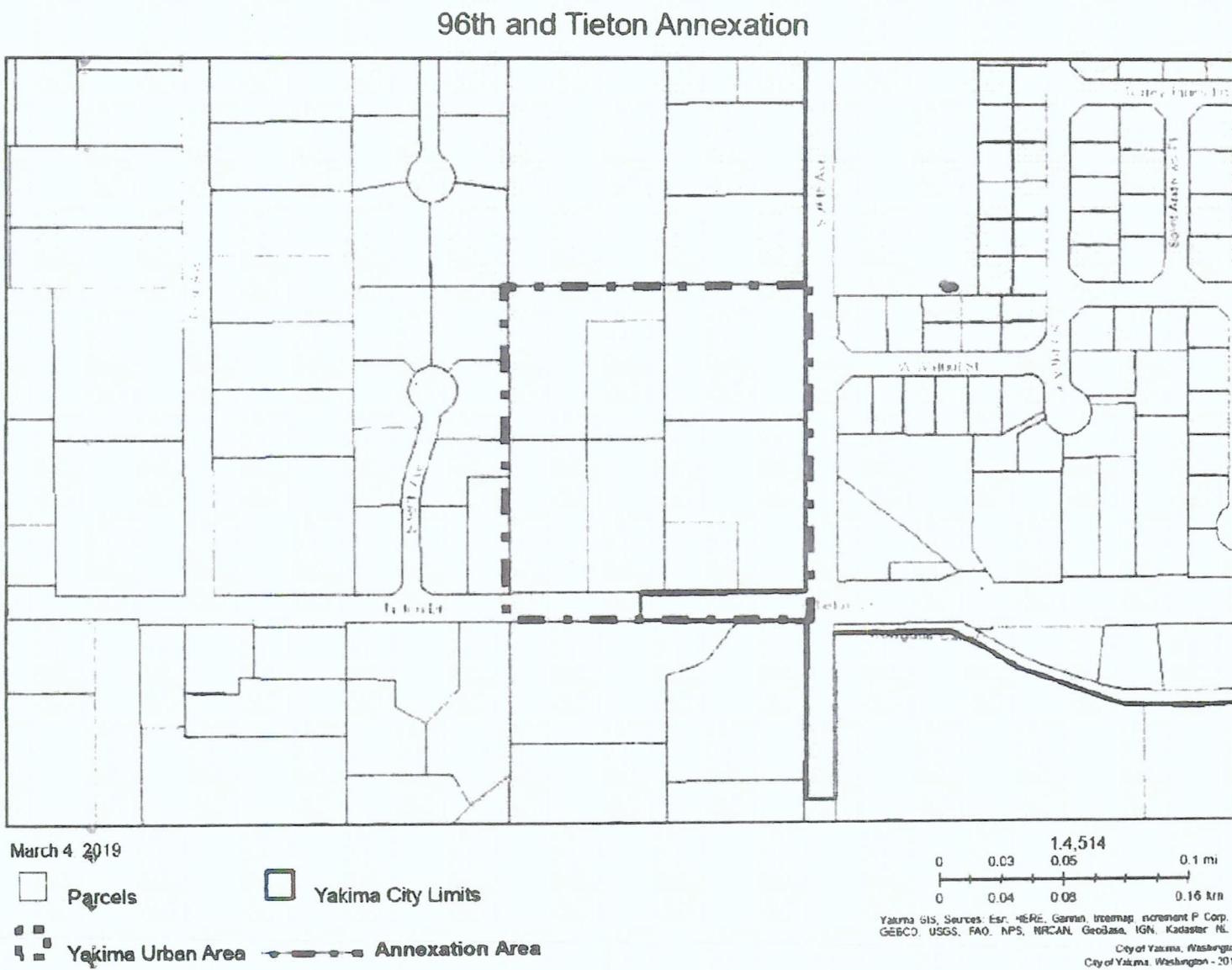
And including the complete Right-of-Way for Tieton Drive to the SW corner of Lot 3 SP 84-200

**RECEIVED**

**MAY 18 2019**

**CITY OF YAKIMA  
PLANNING DIV.**

## EXHIBIT "B"



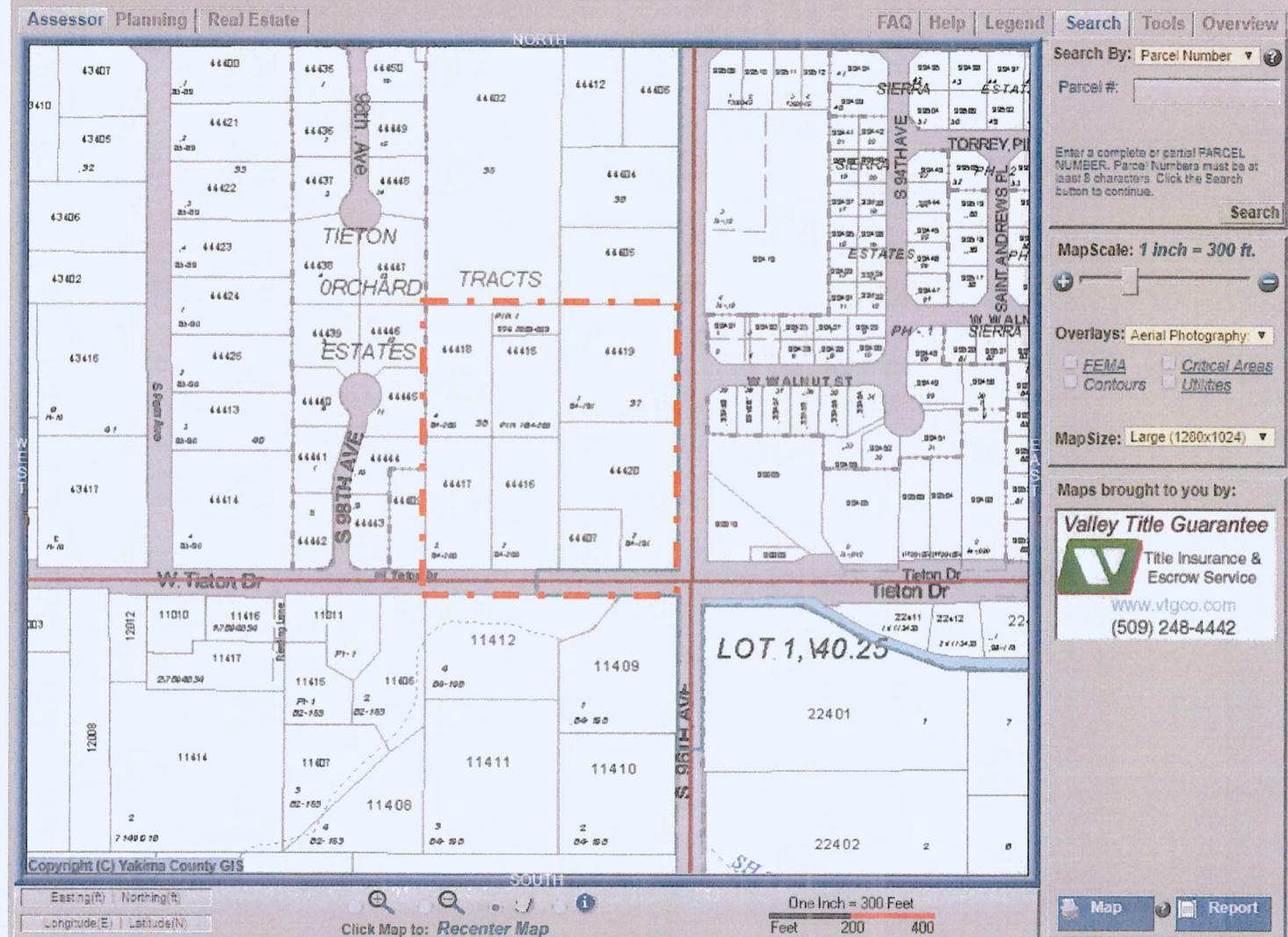
# Exhibit B

BRB2019-00003

## Yakima County GIS - Washington Land Information Portal

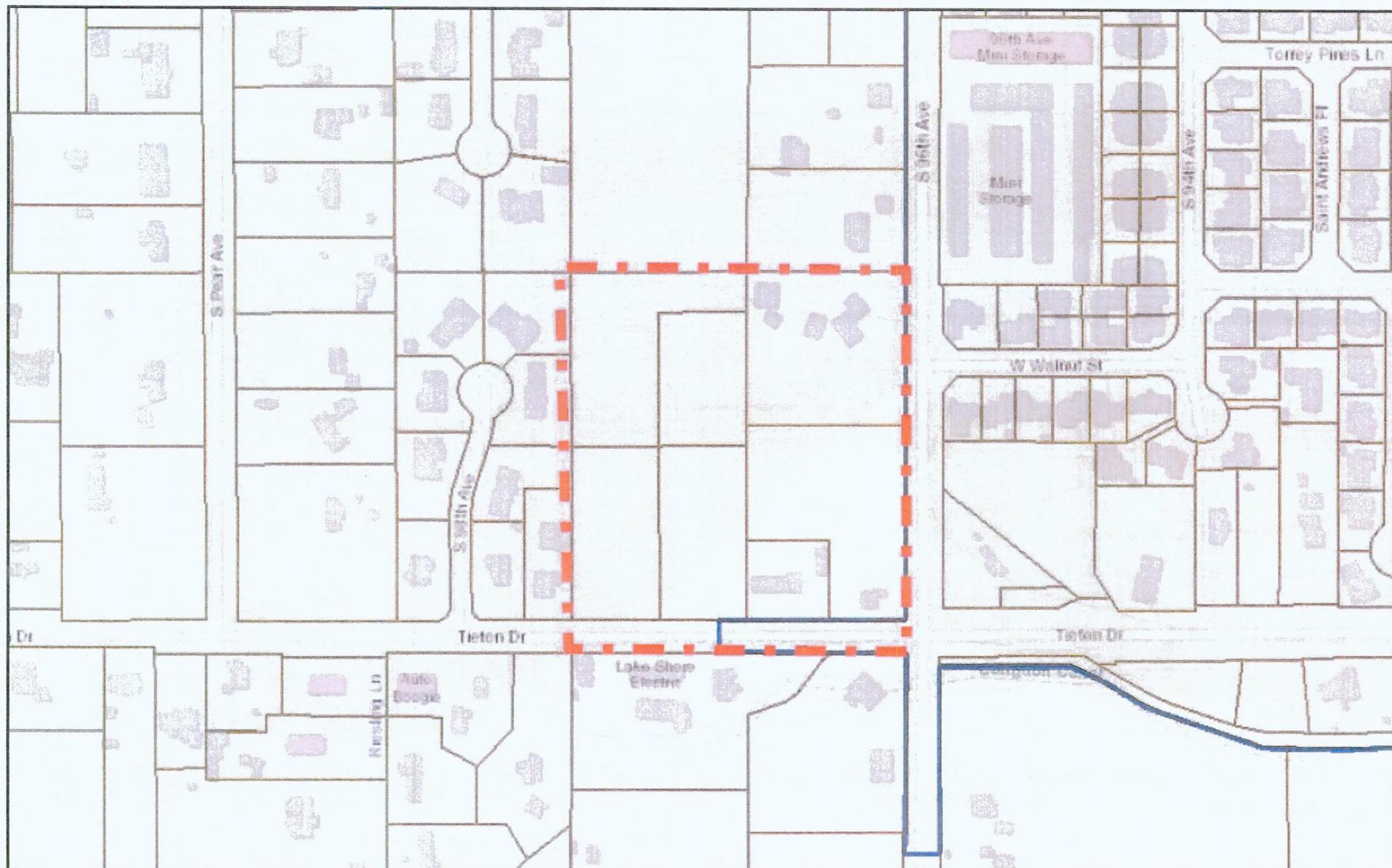
Yakima County Assessor  
Yakima County GIS  
Yakima County

First American Title  
www.firstam.com  
509.248.7550



### 96th and Tieton Annexation

Parcel Number	Situs Address	Acres
9705 TIETON		
17132444407	DR	0.5
17132444415	UN-ASSIGNED	0.9
17132444416	TIETON DRIVE	1.2
17132444417	TIETON DR	1.2
17132444418	UN-ASSIGNED	1.5
17132444419	402 S 96TH AVE 9603 TIETON	2.0
17132444420	DR	2.0
n/a	Adjacent ROW	0.4
Total		9.7



May 20, 2019

**Parcels**

**Yakima City Limits**

 Yakima Urban Area

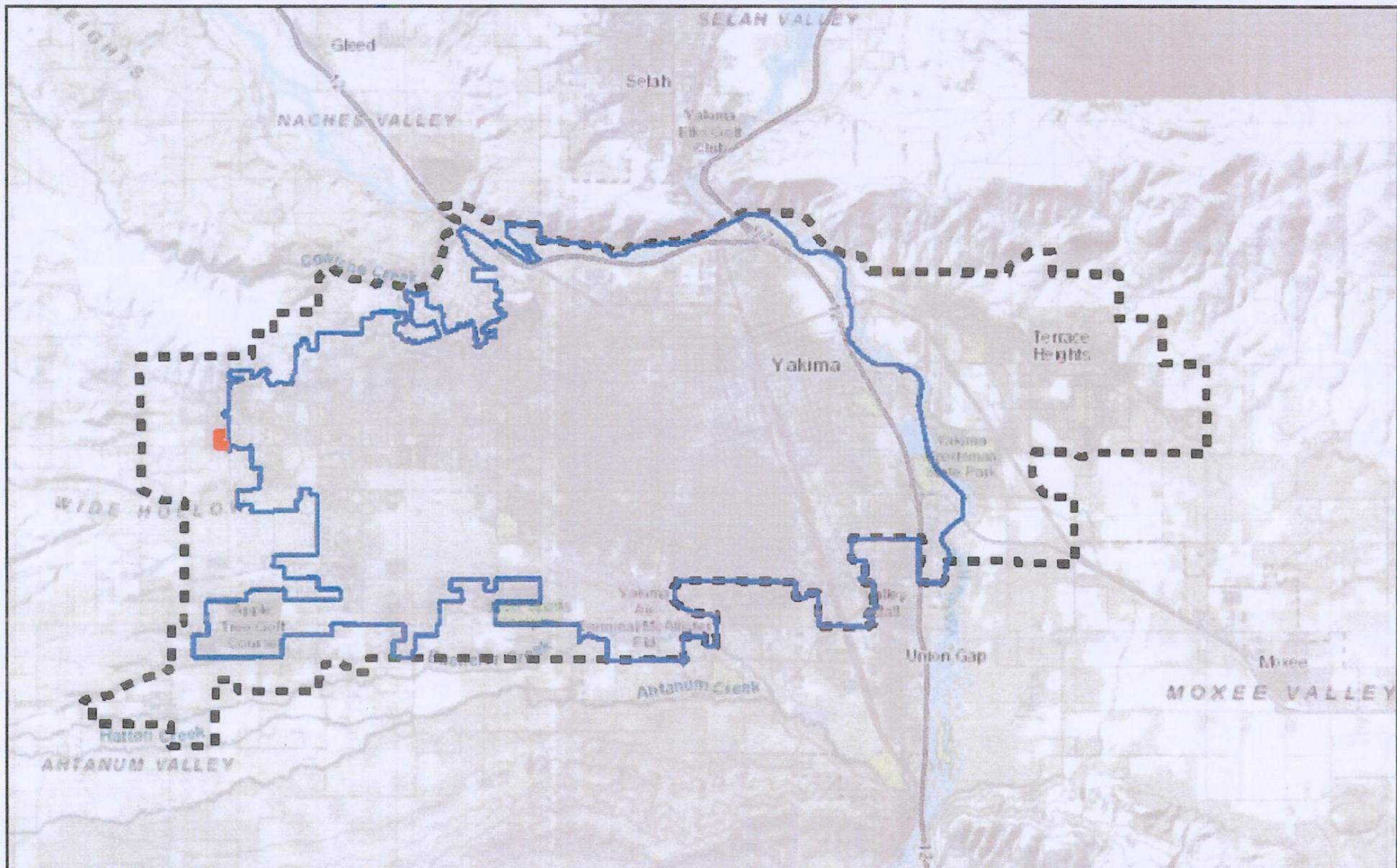
### Annexation Area— +/- 9.7 Acres

A horizontal number line representing a distance of 0.1 mile. The line is marked with tick marks every 0.01 units. The tick mark corresponding to 0.05 is labeled "1:4,514".

Yakima GIS, Sources: Esri, HERE, Garmin, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL,

City of Yakima, Washington  
City of Yakima, Washington - 2017

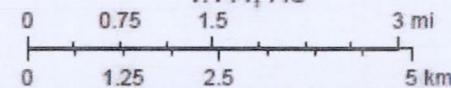
## 96th and Tieton Annexation - Map C.2. Boundary



May 20, 2019

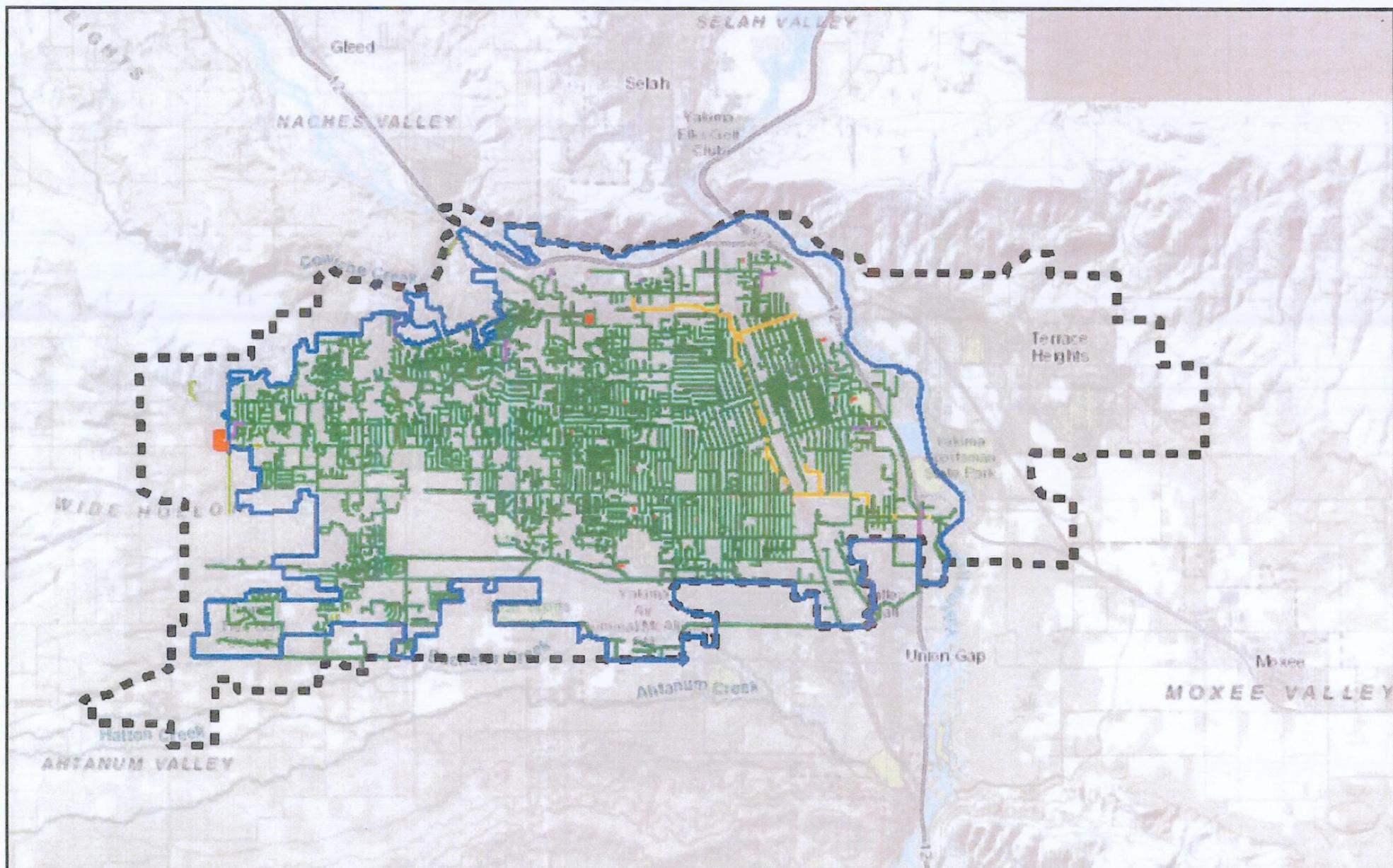
- Yakima Urban Area
- Annexation Area
- Yakima City Limits

1:144,448



Yakima GIS, Sources: Esri, HERE, Garmin, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL,

City of Yakima, Washington  
City of Yakima, Washington -2017



May 20, 2019

Yakima Urban Area

Sewer Pipes

Industrial Waste Pipe

Private Pipe Line

Yakima City Limits

Dry Line Pipe

Annexation Area

Lift Station Pipe

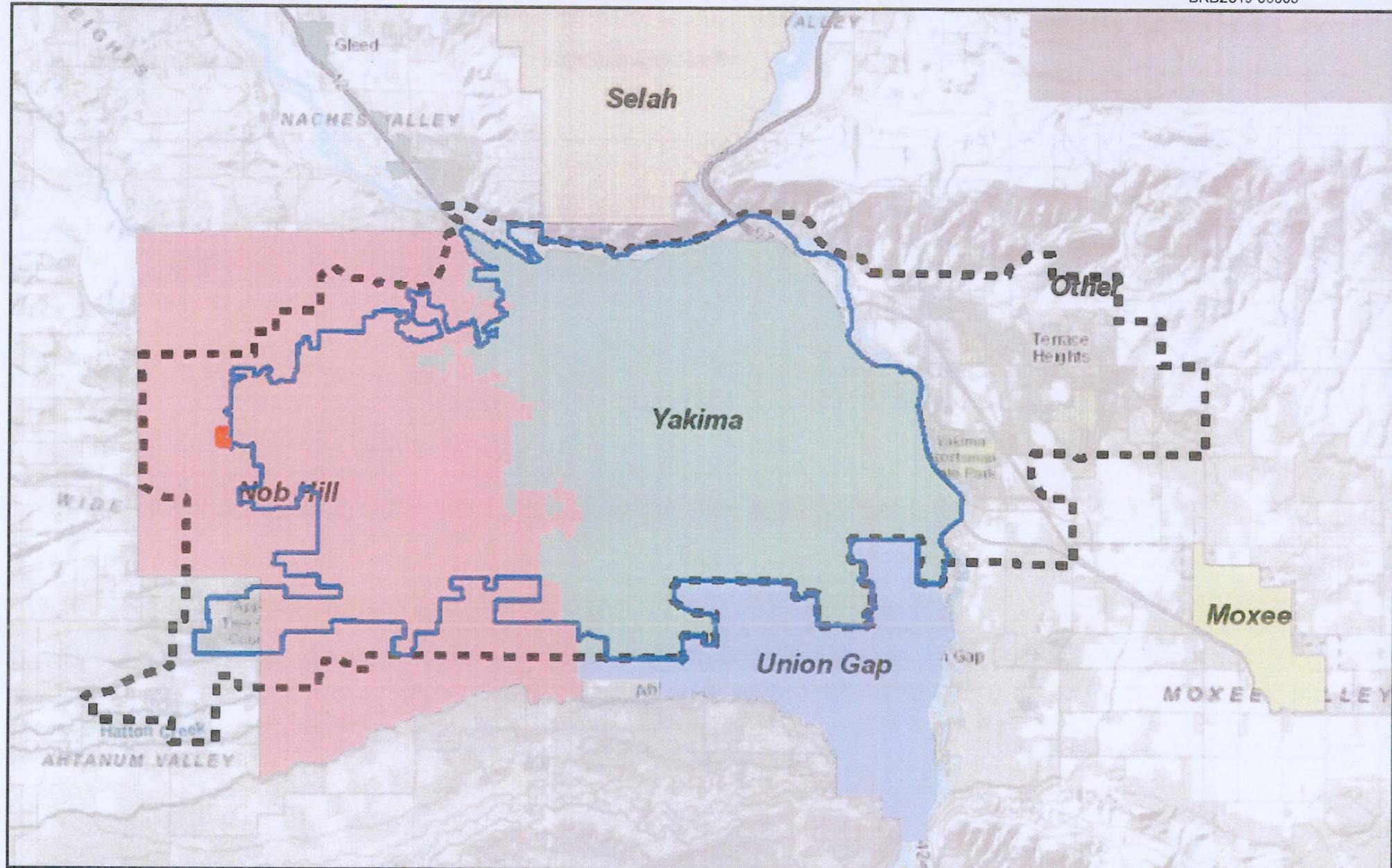
Sewer Pipes

1:144,448  
0 0.75 1.5 3 mi  
0 1.25 2.5 5 km

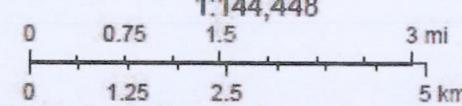
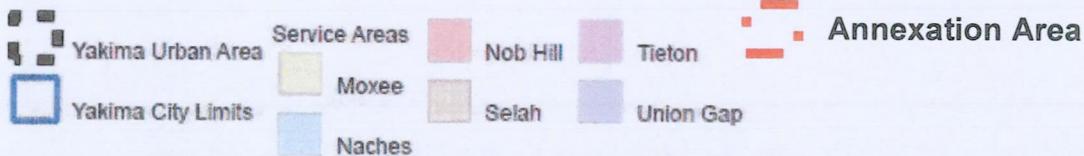
Yakima GIS, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL,

City of Yakima, Washington

City of Yakima, Washington - 2017

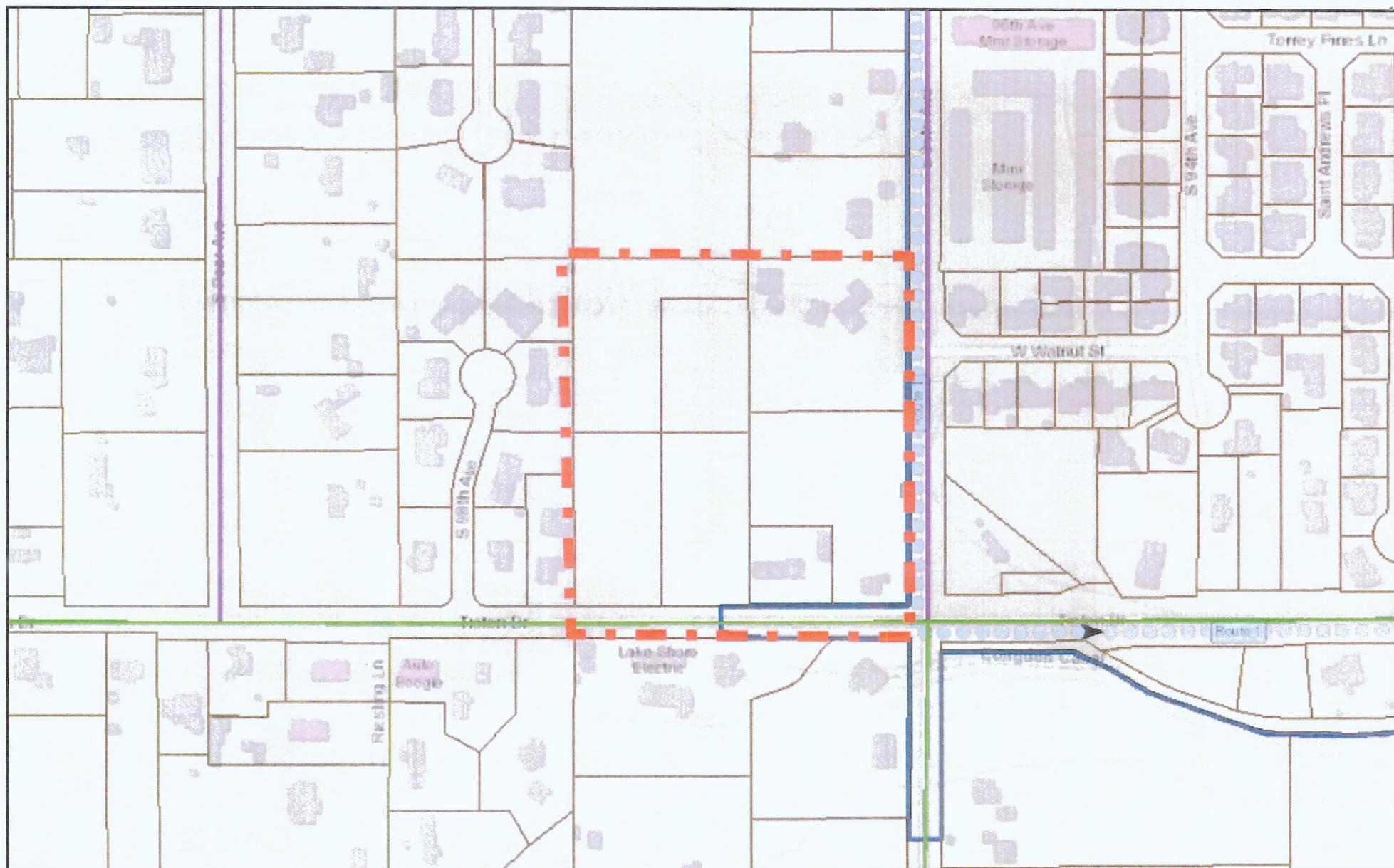


May 20, 2019



Yakima GIS, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL,

City of Yakima, Washington



May 20, 2019

Parcels  
Functional Classification  
Principal Arterial

Minor Arterials  
Collector Arterials

Interstate/Highways  
Yakima Urban Area

Yakima City Limits  
All Stops

Annexation Area

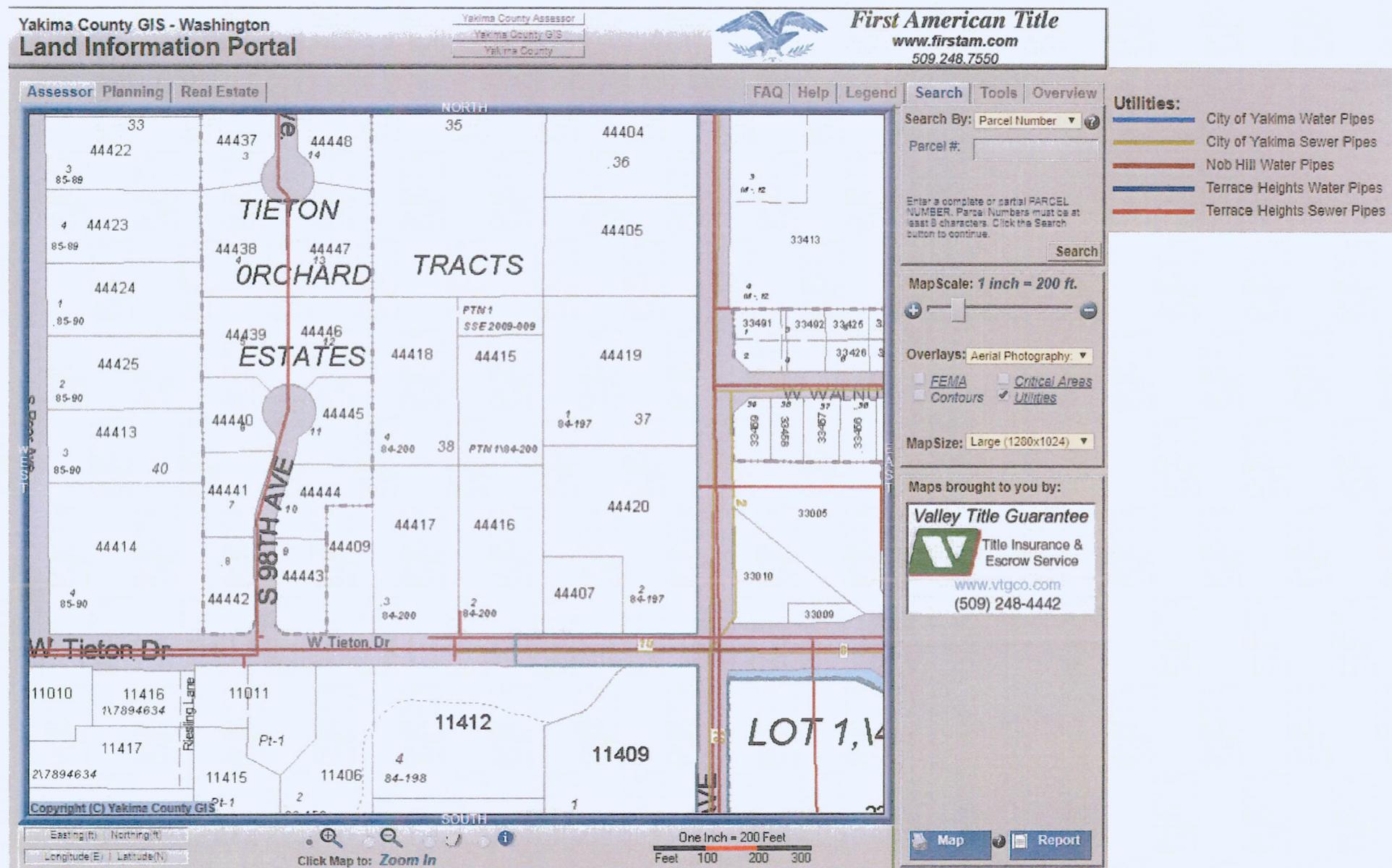
1:4,514  
0 0.03 0.05 0.1 mi  
0 0.04 0.08 0.16 km

Collector Arterials

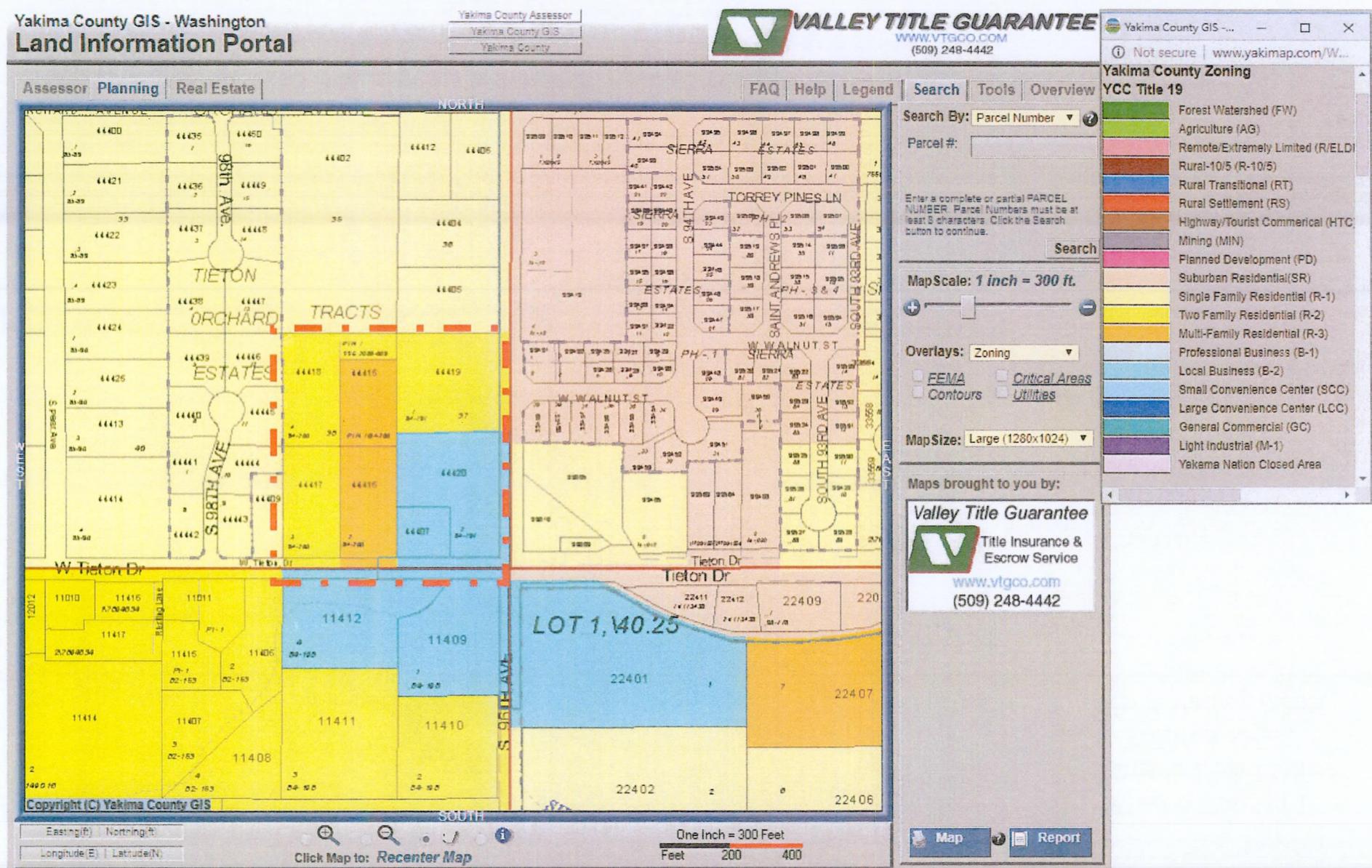
Yakima Urban Area

Yakima GIS, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, City of Yakima, Washington  
05/20/2019 10:45:26

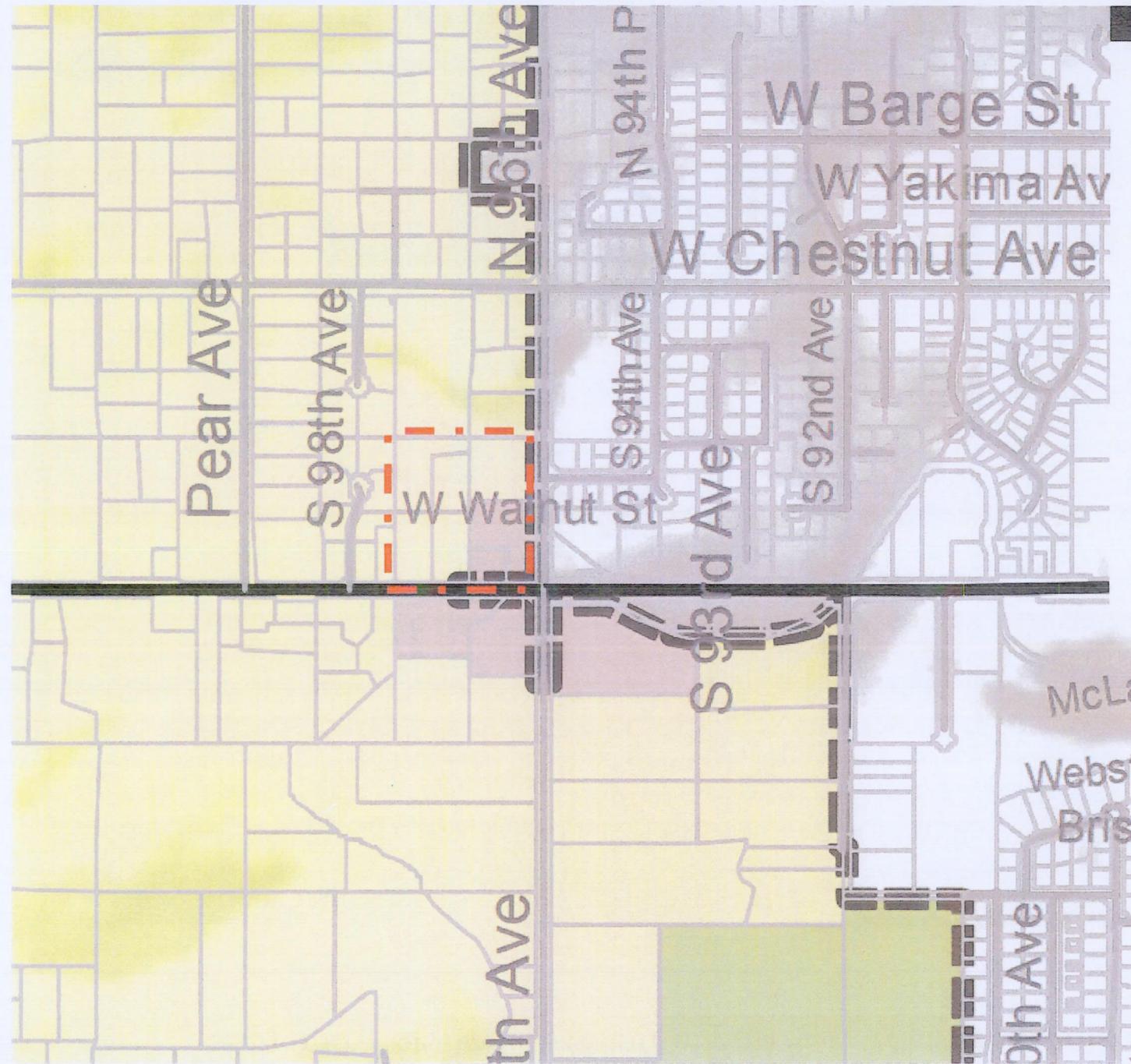
## 96th and Tieton Annexation - Map C.6. Service Points



96th and Tieton Annexation - Map C.7. Yakima County Zoning



## 96th and Tieton Annexation - Map C.7. Yakima County Future Land Use

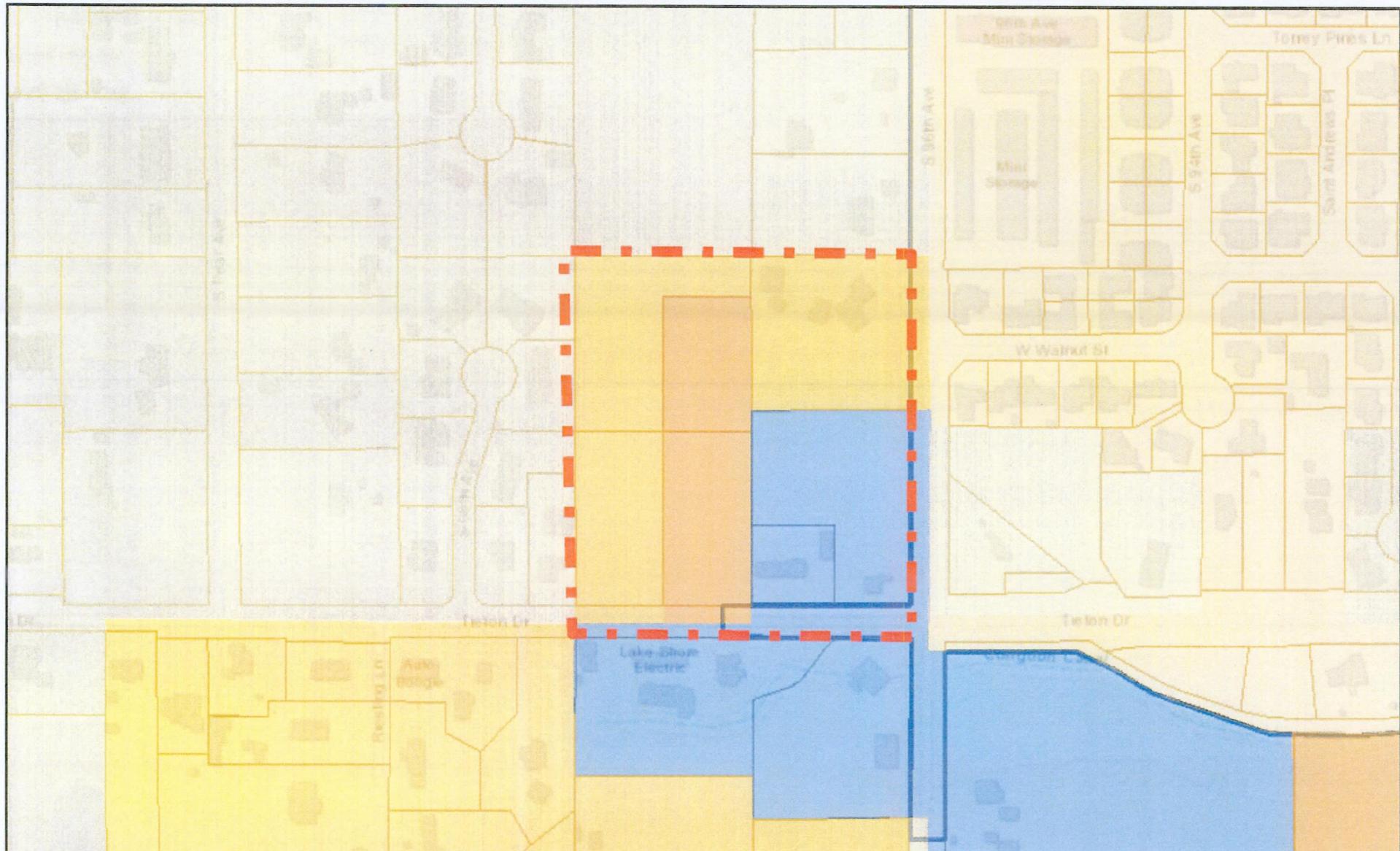


YAKIMA COUNTY

**Map 5.8.4.1-14**  
**Future Land Use**  
**Yakima UGA**  
**West Valley Area**

- Urban Growth Area
- City Limits
- Yakima County Boundary
- Taxlots
- Urban Residential
- Urban Commercial
- Urban Industrial
- Urban Public
- Urban Parks and Open Space
- Urban Tribal

## 96th and Tieton Annexation - Map C.7. City Zoning



May 20, 2019

Yakima Urban Area Zoning

SR Suburban Residential

R-1 Single Family

R-2 Two Family

R-3 Multi-Family

R-1 Single Family

B-1 Professional Business

B-2 Local Business

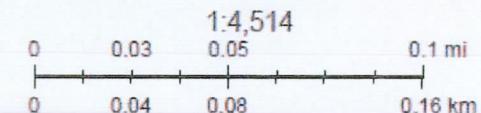
B-1 Professional Business

HB Historical Business

SCC Small Convenience Center

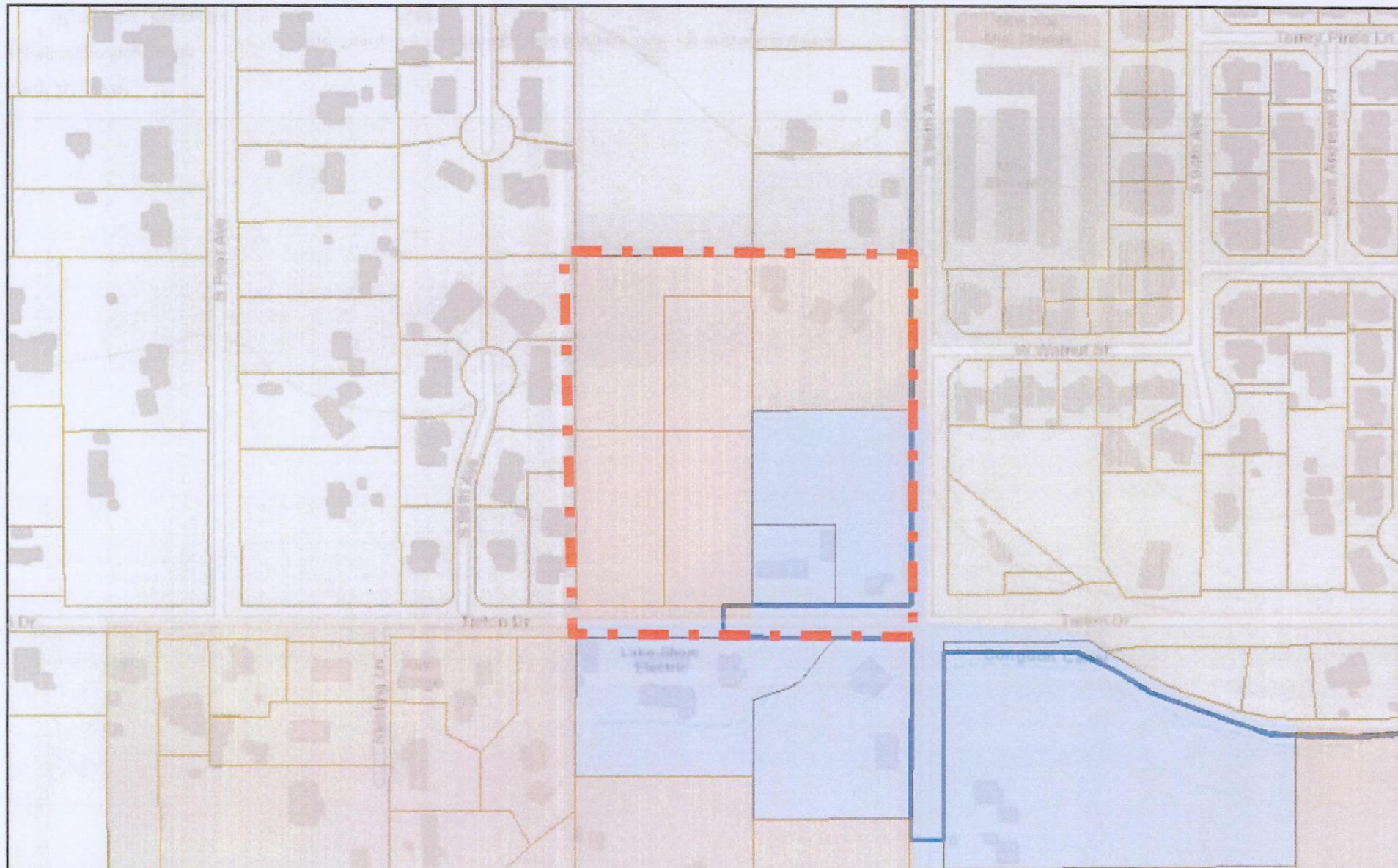
SCC Small Convenience Center

■ Annexation Area



Yakima GIS, Sources: Esri, HERE, Garmin, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL,

City of Yakima, Washington  
City of Yakima, Washington - 2017



May 20, 2019

## Future Land Use

Central Business Core Commercial

Regional Commercial

Industrial

Low Density Residential

Commercial Mixed Use

Community Mixed Use

Parcels

Mixed Residential

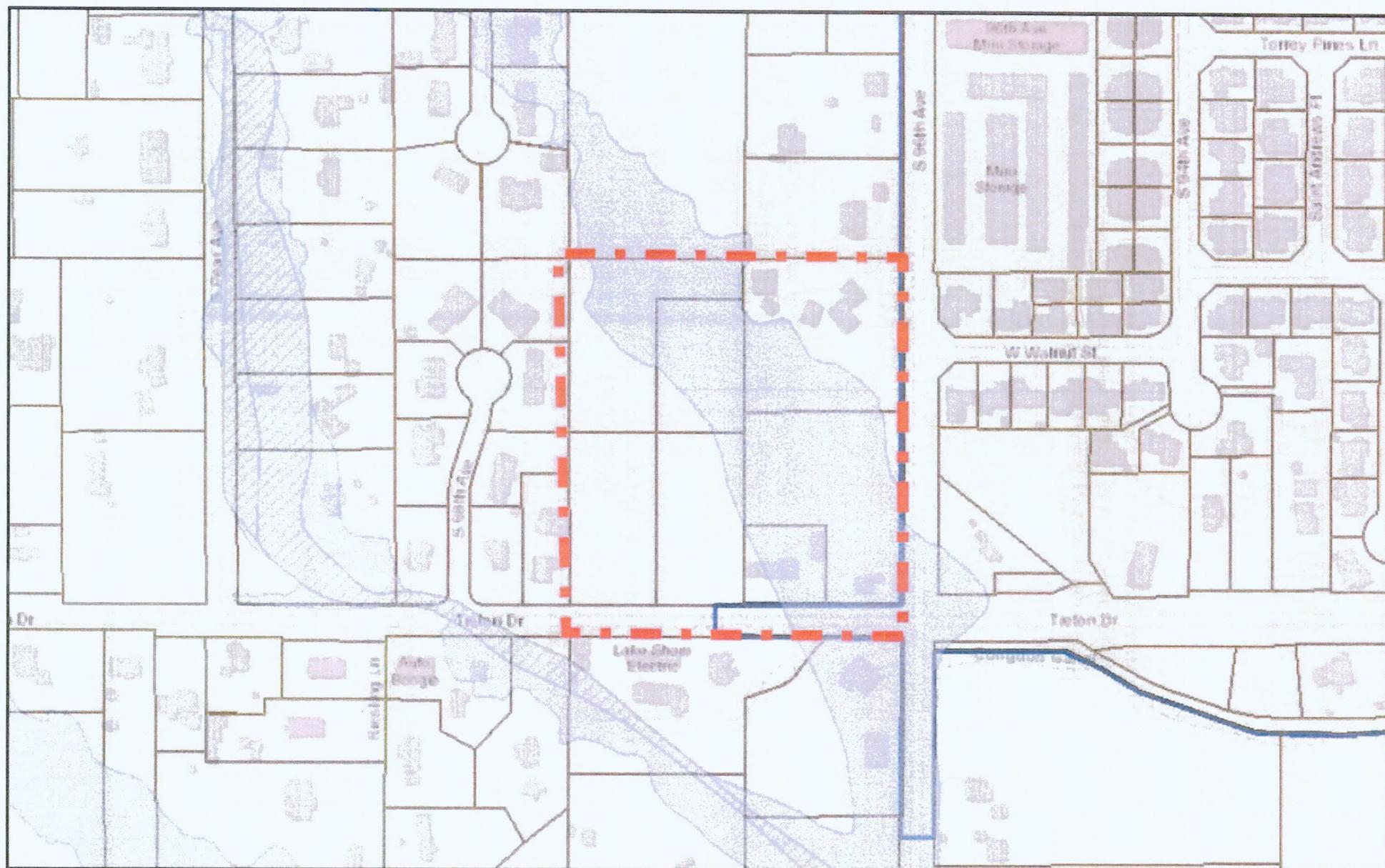
Annexation Area

1:4,514  
 0 0.03 0.05 0.1 mi  
 0 0.04 0.08 0.16 km

Yakima GIS, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL,

City of Yakima, Washington

City of Yakima, Washington - 2017



May 20, 2019

## Floodway Areas

## FEMA Floodplain Zones

AE

## Yakima Urban Area

## Annexation Area

A

**Parcels**

### Yakima City Limits

Yakima GIS, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), and Kadaster NL.

City of Yakima, Washington  
City of Yakima, Washington - 2017



# Dave Cook, Assessor

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

## Determination of Sufficiency of Annexation Petition; City of Yakima – 96<sup>th</sup> and Tieton Annexation (RCW 35A.01.050(4))

To: Joseph Calhoun, Planning Manager  
City of Yakima

On April 10<sup>th</sup>, 2019 a petition for annexation was received by this office for determinations of the sufficiency of the petition per RCW 35.13.130 and 35.21.005 from the City of Yakima.

The determination of the sufficiency was begun by this office on the terminal date of May 13<sup>th</sup>, 2019 and has now been completed based on the records of this office, the above-mentioned Certificate of Transmittal, and the agreements and legal authorities cited therein.

The owners of and real properties comprising not less than 60% of the assessed value of real property in the areas proposed for annexation are signers of an annexation petition, and the above numbered petition is determined and declared sufficient.

Done this 13<sup>th</sup> day of May



Dave Cook, Yakima County Assessor

**RECEIVED**

**MAY 15 2019**

**CITY OF YAKIMA  
PLANNING DIV.**

Determination of Sufficiency of Annexation Petition



DEPARTMENT OF ~~Exhibit D~~ COMMUNITY DEVELOPMENT  
Joan Davenport, AICP, Director

BRB2019-00003

Planning Division  
Joseph Calhoun, Manager  
129 North Second Street, 2<sup>nd</sup> Floor, Yakima, WA 98901  
ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning

April 8, 2019

To: Yakima County Assessor's Office  
Attn: Dave Cook  
128 N 2<sup>nd</sup> St, Room 112  
Yakima, WA 98901

Subject: Certification of Annexation Signatures.

Mr. Cook,

The City of Yakima has received the attached Petition for annexation in the vicinity of 96<sup>th</sup> and Tieton Drive, known as the "96<sup>th</sup> and Tieton Annexation." The parcels involved in the annexation include:

171324-44420, 171324-44419, 171324-44418, 171324-44417, 171324-44416, 171324-44415, and 171324-44407

Please review the attached signature page and verify the property owner's signatures.

I can be reached at 509-575-6042 or [joseph.calhoun@yakimawa.gov](mailto:joseph.calhoun@yakimawa.gov) if you have any questions.

Thanks,

A handwritten signature in blue ink, appearing to read 'JC'.

Joseph Calhoun  
Planning Manager

enclosure

PETITION NO. 19-01

## BEFORE THE CITY COUNCIL OF THE CITY OF YAKIMA

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

WE THE UNDERSIGNED, being the OWNERS of a majority of the acreage, of the real property described on EXHIBIT A attached hereto or any portion thereof, lying contiguous to the City of Yakima, Washington, do hereby petition that such territory be annexed to and made a part of the City of Yakima, Washington under the provisions of RCW 35.13, et seq., and any amendment thereto, of the State of Washington.

The territory proposed to be annexed is within Yakima County, Washington and is described on EXHIBIT A attached hereto and depicted on EXHIBIT B, a diagram which outlines the boundaries of the property sought to be annexed, further attached hereto.

WHEREFORE, the undersigned respectfully petition the Honorable City Council of the City of Yakima and ask:

1. That appropriate action be taken to entertain this petition, fixing a date for public hearing, causing notice to be published and posted specifying the time and place of such hearing, and inviting all persons interested to appear and voice approval or disapproval of such annexation; and
2. That the following such hearing, and subsequent to approval by the Boundary Review Board for Yakima County, if such is convened, the City Council determine by ordinance that such annexation shall be effective; and that property so annexed shall become a part of the City of Yakima, Washington subject to its laws and ordinances then and thereafter in force

THE PETITIONERS HERETO AGREE: ". . . that all property within the territory hereby sought to be annexed shall be assessed and taxed at the same rate and at the same basis as property within the City of Yakima including any outstanding indebtedness of said City which may appropriately be applied," in accordance with the requirements of the City Council of the City of Yakima.

If more than one petition is necessary, all such pages will be presented and considered as one Petition and may be filed with other pages containing additional signatures which cumulatively may be considered as a single Petition.

PRAYER OF PETITION:

1. Annexation of area described in EXHIBIT A - Legal Description & EXHIBIT B - Map; and
2. There will be an assumption of indebtedness of the City of Yakima; and
3. Retention of the City of Yakima Comprehensive Plan 240 for the subject area; and
4. Retention of zoning consistent with the City of Yakima Comprehensive Plan 2040.

MINUTES FROM THE FEBRUARY 19, 2019 CITY COUNCIL MEETING:

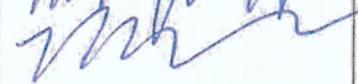
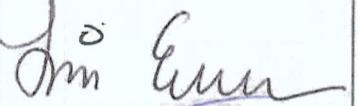
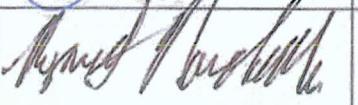
- "ACCEPT the annexation as proposed;
- NOT REQUIRE the simultaneous adoption a comprehensive plan; and
- REQUIRE the assumption of any share of the existing City indebtedness by the area to be annexed that may appropriately be applied to them."

INSTRUCTIONS TO SIGNERS AND VOLUNTEER SOLICITORS

1. Sign your name as you sign on legal documents. Married women sign "Mary D. Jones," not "Mrs. John D. Jones."
2. The signature of an owner of record, as determined by the records of the county auditor, shall be sufficient without the signature of his or her spouse.
3. In the case of mortgaged property, the signature of the mortgagor shall be sufficient.
4. In the case of property purchased on contract, the signature of the contract purchaser, as shown by the records of the County Auditor, shall be deemed sufficient, without the signature of his or her spouse.
5. Any officer of a corporation owning land within the area involved who is duly authorized to execute deeds or encumbrances on behalf of the corporation, may sign on behalf of such corporation, and shall attach to the petition a certified excerpt from the bylaws of such corporation showing such authority.
6. When property stands in the name of a deceased person or any person for whom a guardian has been appointed, the signature of the executor, administrator, or guardian, as the case may be, shall be equivalent to the signature of the owner of the property; and
7. When a parcel of property is owned by multiple owners, the signature of an owner designated by the multiple owners is sufficient.

Please submit this 'Petition for Annexation to the City of Yakima, Washington' to the Planning Division located at 129 N 2<sup>nd</sup> St, Yakima, WA 98901 for formal processing.

If you have any questions regarding this document or a question regarding annexations, please contact the Planning Division at 509-575-6183

Owner Signature	Printed Name	Address	Phone Number	Parcel Number(s) Represented	Date Signed
	Norman and Beverly Leaverton	5808 A Summitview Ave #89 Yakima, WA 98908		171324-44420	
	Patrick True and Sonia Rodriguez	402 S 96 <sup>th</sup> Ave Yakima, WA 98908		171324-44419	
	Lisa A Escobar	9705 Tieton Dr Yakima, WA 98908		171324-44407	
	Kenneth and Ida Lee Pottenger	PO Box 8087 Yakima, WA 98908		171324-44415 171324-44416 171324-44418	
	Raymond and Pamela Novobielski	200 Abbess Ln Yakima, WA 98908		171324-44417	

**EXHIBIT "A"**

**96<sup>th</sup> and Tieton Annexation Legal Description:**

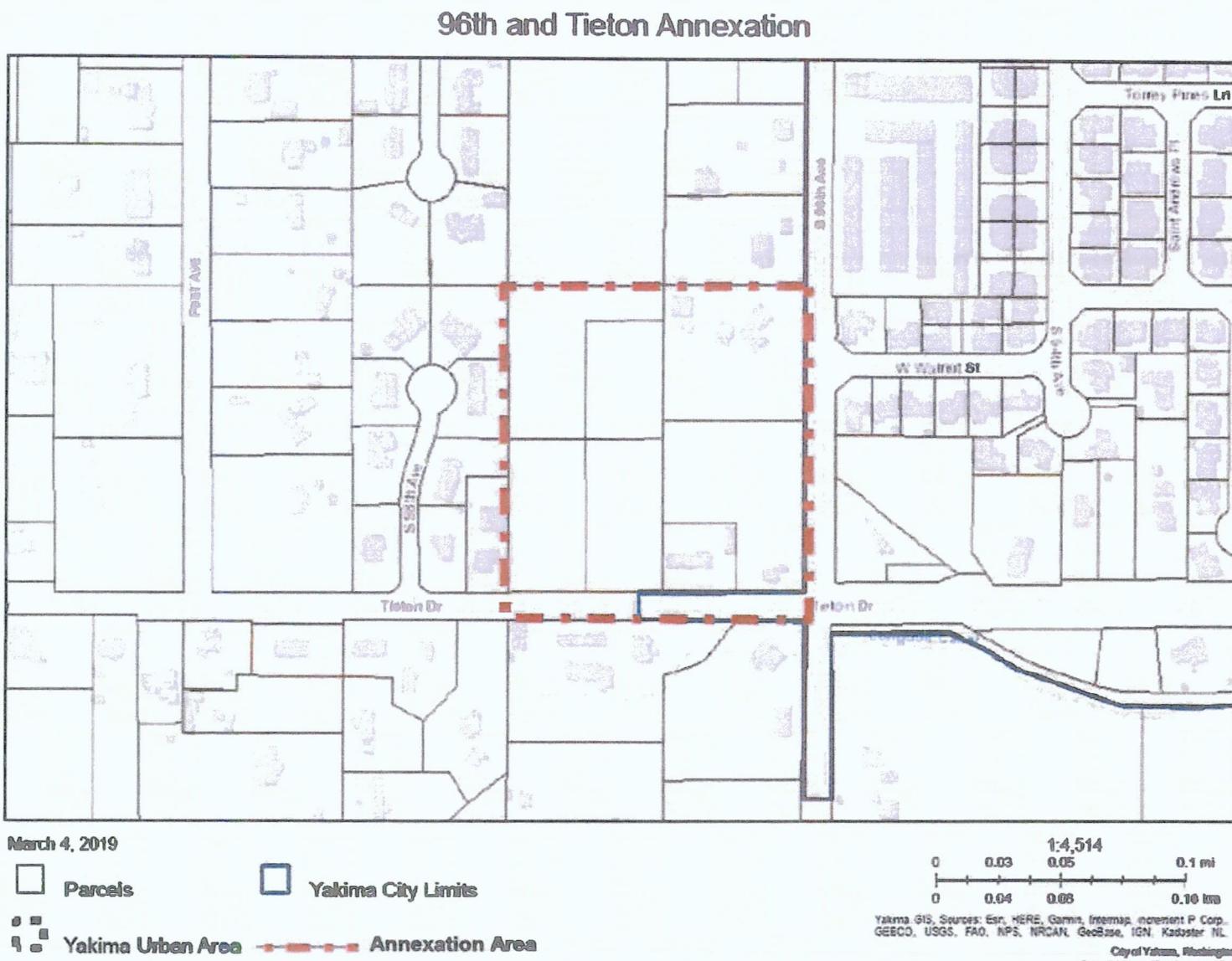
**Parcels:**

171324-44407, 44415, 44416, 44417, 44418, 44419, and 44420

Section 24 Township 13 Range 17 Quarter SE. Beginning at the NE corner of Lot 1 SP 84-197, thence S 89° 53' 33" W 625.78 ft to the NW corner of Lot 4 SP 84-200, thence S 0° 08' 49" E 649.10 ft to the SW corner of Lot 3 SP 84-200, thence N 90° 0' E 622.7 ft to the SE corner of Lot 2 SP 84-197, then N 0° 07' 30" E 650.27 ft to the point of beginning.

And including the complete Right-of-Way for Tieton Drive to the SW corner of Lot 3 SP 84-200

## EXHIBIT "B"



**Yakima County GIS - Washington**  
**Department of Assessment**

PROPERTY PHOTO			PROPERTY INFORMATION AS OF 7/18/2019 11:01:33 PM							
			Parcel Address: 9705 TIETON DR, WA Parcel Owner(s): LISA ESCOBAR Parcel Number: 17132444407      Parcel Size: 0.52 Acre(s) Property Use: 11 Single Unit							
			<b>TAX AND ASSESSMENT INFORMATION</b>							
			Tax Code Area (TCA): 584			Tax Year: 2019				
			Improvement Value: \$146600			Land Value: \$58800				
			CurrentUse Value: \$0			CurrentUse Improvement: \$0				
			New Construction: \$0			Total Assessed Value: \$205400				
RESIDENTIAL INFORMATION										
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4,1/2)	Garage (bsmt/att/bltin)	Carport	
<b>AVERAGE</b>	1952	1.00	1450		0/0	2	1/0/1	0/420/0		
SALE INFORMATION										
Excise	Sale Date		Sale Price		Grantor				Portion	
385600	8/3/2006		\$140000		ESCOBAR, GILBERT N & DINA R				N	
VALUE HISTORY INFORMATION										
Tax Year	TCA	Land	Improvement	New Construction	CurrentUse	CurrentUse Improvement				
2019	584	\$58800	\$146600	\$0	\$0	\$0				
2018	584	\$58800	\$125800	\$0	\$0	\$0				
2017	584	\$58800	\$119300	\$0	\$0	\$0				
2016	584	\$56200	\$122700	\$0	\$0	\$0				
2015	584	\$56200	\$125100	\$0	\$0	\$0				
2014	584	\$56200	\$125100	\$0	\$0	\$0				
2013	584	\$56200	\$125100	\$0	\$0	\$0				
2012	584	\$56200	\$125100	\$0	\$0	\$0				
2011	584	\$44000	\$131100	\$0	\$0	\$0				
DISCLAIMER										
While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or <a href="#">email us</a> .										

OVERLAY INFORMATION																			
Zoning:	B-2	Jurisdiction: County (Urban Area Zoning Ordinance)																	
Urban Growth Area:	Yakima	Future Landuse Designation: (NC) Neighborhood Commercial (Yakima Urban Area Plan)																	
FEMA:	FEMA Map	FIRM Panel Number: 53077C1009E																	
LOCATION INFORMATION																			
+ Latitude: 46° 35' 35.773"	+ Longitude: -120° 38' 12.585"	Range: 17 Township: 13 Section: 24																	
Narrative Description: DITTER-BARTHOLET ORCHARD TRS: W1/2 OF S 148 FT OF LOT 37 ALSO BEG SE COR LOT 2 OF SP 84-200, TH N 00'39 E 148 FT, TH W 3.5 FT, TH S 45'48 W 148.01 FT, TH E 5.5 FT TO BEG EX S 10 FT CO RD RW																			
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																			

**Yakima County GIS - Washington  
Department of Assessment**

PROPERTY PHOTO			PROPERTY INFORMATION AS OF 7/18/2019 11:01:33 PM							
			Parcel Address: UN-ASSIGNED, ,WA							
Parcel Owner(s): KENNETH R & IDA LEE POTTENGER			Parcel Number: <b>17132444415</b> Parcel Size: 0.94 Acre(s)							
Property Use: 99 Other Undeveloped Land										
TAX AND ASSESSMENT INFORMATION										
Tax Code Area (TCA): 584			Tax Year: 2019							
Improvement Value: \$0			Land Value: \$41800							
CurrentUse Value: \$0			CurrentUse Improvement: \$0							
New Construction: \$0			Total Assessed Value: \$41800							
RESIDENTIAL INFORMATION										
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltin)	Carport	
No Residence Information Found.										
SALE INFORMATION										
Excise	Sale Date		Sale Price		Grantor					Portion
No Sales Information Found.										
VALUE HISTORY INFORMATION										
Tax Year	TCA	Land	Improvement		New Construction	CurrentUse	CurrentUse Improvement			
2019	584	\$41800	\$0		\$0	\$0	\$0			
2018	584	\$41800	\$0		\$0	\$0	\$0			
2017	584	\$41800	\$0		\$0	\$0	\$0			
2016	584	\$38350	\$0		\$0	\$0	\$0			
2015	584	\$38350	\$0		\$0	\$0	\$0			
2014	584	\$38350	\$0		\$0	\$0	\$0			
2013	584	\$38350	\$0		\$0	\$0	\$0			
2012	584	\$38350	\$0		\$0	\$0	\$0			
2011	584	\$35000	\$0		\$0	\$0	\$0			
DISCLAIMER										
While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or <a href="#">email us</a> .										

OVERLAY INFORMATION																			
Zoning:	R-3	Jurisdiction: County (Urban Area Zoning Ordinance)																	
Urban Growth Area:	Yakima	Future Landuse Designation: (HD) High Density Residential (Yakima Urban Area Plan)																	
FEMA:	FEMA Map	FIRM Panel Number: 53077C1007E																	
LOCATION INFORMATION																			
+ Latitude: 46° 35' 39.477"	+ Longitude: -120° 38' 14.864"	Range: 17 Township: 13 Section: 24																	
Narrative Description: Section 24 Township 13 Range 17 Quarter SE: SP 84-200 (AF 2715342); Lot 1 EX N 75 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																			

**Yakima County GIS - Washington  
Department of Assessment**

PROPERTY PHOTO		PROPERTY INFORMATION AS OF 7/18/2019 11:01:33 PM													
		Parcel Address: <b>TIETON DRIVE, ,WA</b>													
Parcel Owner(s): <b>KENNETH R &amp; IDA LEE POTTER</b>															
Parcel Number: <b>17132444416</b>		Parcel Size: <b>1.22 Acre(s)</b>													
Property Use: <b>99 Other Undeveloped Land</b>															
TAX AND ASSESSMENT INFORMATION															
Tax Code Area (TCA): <b>584</b>		Tax Year: <b>2019</b>													
Improvement Value: <b>\$0</b>		Land Value: <b>\$56900</b>													
CurrentUse Value: <b>\$0</b>		CurrentUse Improvement: <b>\$0</b>													
New Construction: <b>\$0</b>		Total Assessed Value: <b>\$56900</b>													
RESIDENTIAL INFORMATION															
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4,1/2)	Garage (bsmt/att/bltin)	Carport						
No Residence Information Found.															
SALE INFORMATION															
Excise	Sale Date	Sale Price	Grantor												
No Sales Information Found.															
VALUE HISTORY INFORMATION															
Tax Year	TCA	Land	Improvement	New Construction	CurrentUse	CurrentUse Improvement									
2019	<b>584</b>	<b>\$56900</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>									
2018	<b>584</b>	<b>\$56900</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>									
2017	<b>584</b>	<b>\$56900</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>									
2016	<b>584</b>	<b>\$41000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>									
2015	<b>584</b>	<b>\$41000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>									
2014	<b>584</b>	<b>\$41000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>									
2013	<b>584</b>	<b>\$41000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>									
2012	<b>584</b>	<b>\$41000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>									
2011	<b>584</b>	<b>\$38000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>									
DISCLAIMER															
While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or <a href="#">email us</a> .															

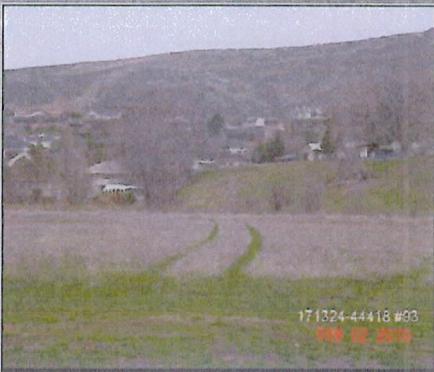
OVERLAY INFORMATION																	
Zoning:	<b>R-3</b>		Jurisdiction: <b>County (Urban Area Zoning Ordinance)</b>														
Urban Growth Area:	<b>Yakima</b>		Future Landuse Designation: <b>(HD) High Density Residential (Yakima Urban Area Plan)</b>														
FEMA:	<a href="#">FEMA Map</a>		FIRM Panel Number: <b>53077C1009E</b>														
LOCATION INFORMATION																	
+ Latitude:46° 35' 36.640"	+ Longitude:-120° 38' 14.855"	Range:17 Township:13 Section:24															
Narrative Description: <b>SP 84-200: LOT 2 EX BEG SE COR, TH N 00°39' E 148 FT, TH W 3.5 FT, TH S 45°48' W 148.01 FT, TH E 5.5 FT TO BEG ALSO EX S 5 FT CO RD RW</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																	

**Yakima County GIS - Washington**  
**Department of Assessment**

PROPERTY PHOTO			PROPERTY INFORMATION AS OF 7/18/2019 11:01:33 PM															
			Parcel Address:	TIETON DR, ,WA														
			Parcel Owner(s):	RAYMOND & PAMELA NOVOBIELSKI														
			Parcel Number:	<a href="#">17132444417</a>	Parcel Size:	1.22 Acre(s)												
			Property Use:	99 Other Undeveloped Land														
TAX AND ASSESSMENT INFORMATION																		
			Tax Code Area (TCA):	584				Tax Year:	2019									
			Improvement Value:	\$0				Land Value:	\$57000									
			CurrentUse Value:	\$0				CurrentUse Improvement:	\$0									
			New Construction:	\$0				Total Assessed Value:	\$57000									
RESIDENTIAL INFORMATION																		
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltin)	Carport									
No Residence Information Found.																		
SALE INFORMATION																		
Excise	Sale Date		Sale Price		Grantor				Portion									
433827	12/9/2013		\$50000		POTTENGER, KENNETH R & IDA LEE				N									
VALUE HISTORY INFORMATION																		
Tax Year	TCA	Land	Improvement	New Construction		CurrentUse	CurrentUse Improvement											
2019	584	\$57000	\$0	\$0		\$0	\$0											
2018	584	\$57000	\$0	\$0		\$0	\$0											
2017	584	\$57000	\$0	\$0		\$0	\$0											
2016	584	\$41000	\$0	\$0		\$0	\$0											
2015	584	\$41000	\$0	\$0		\$0	\$0											
2014	584	\$41000	\$0	\$0		\$0	\$0											
2013	584	\$41000	\$0	\$0		\$0	\$0											
2012	584	\$41000	\$0	\$0		\$0	\$0											
2011	584	\$38000	\$0	\$0		\$0	\$0											
DISCLAIMER																		
While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or <a href="#">email us</a> .																		

OVERLAY INFORMATION																			
Zoning:	R-2		Jurisdiction: <b>County (Urban Area Zoning Ordinance)</b>																
Urban Growth Area:	Yakima		Future Landuse Designation: <b>(MD) Medium Denisity Residential (Yakima Urban Area Plan)</b>																
FEMA:	<a href="#">FEMA Map</a>		FIRM Panel Number: <b>53077C1009E</b>																
LOCATION INFORMATION																			
+ Latitude: 46° 35' 36.635"		+ Longitude: -120° 38' 17.196"		Range: 17 Township: 13 Section: 24															
Narrative Description: <b>SP 84-200: LOT 3 EX S 5 FT CO RD RW</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																			

**Yakima County GIS - Washington  
Department of Assessment**

PROPERTY PHOTO			PROPERTY INFORMATION AS OF 7/18/2019 11:01:33 PM																
			Parcel Address: UN-ASSIGNED, ,WA Parcel Owner(s): KENNETH R & IDA LEE POTTENGER Parcel Number: <b>17132444418</b> Parcel Size: 1.5 Acre(s) Property Use: 99 Other Undeveloped Land																
			<b>TAX AND ASSESSMENT INFORMATION</b>																
			Tax Code Area (TCA): <b>584</b>				Tax Year: <b>2019</b>												
			Improvement Value: <b>\$0</b>				Land Value: <b>\$47700</b>												
			CurrentUse Value: <b>\$0</b>				CurrentUse Improvement: <b>\$0</b>												
			New Construction: <b>\$0</b>				Total Assessed Value: <b>\$47700</b>												
RESIDENTIAL INFORMATION																			
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4,1/2)	Garage (bsmt/att/bltin)	Carport										
No Residence Information Found.																			
SALE INFORMATION																			
Excise	Sale Date	Sale Price		Grantor			Portion												
No Sales Information Found.																			
VALUE HISTORY INFORMATION																			
Tax Year	TCA	Land	Improvement	New Construction		CurrentUse	CurrentUse Improvement												
2019	<b>584</b>	<b>\$47700</b>	<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	<b>\$0</b>												
2018	<b>584</b>	<b>\$47700</b>	<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	<b>\$0</b>												
2017	<b>584</b>	<b>\$47700</b>	<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	<b>\$0</b>												
2016	<b>584</b>	<b>\$43350</b>	<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	<b>\$0</b>												
2015	<b>584</b>	<b>\$43350</b>	<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	<b>\$0</b>												
2014	<b>584</b>	<b>\$43350</b>	<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	<b>\$0</b>												
2013	<b>584</b>	<b>\$43350</b>	<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	<b>\$0</b>												
2012	<b>584</b>	<b>\$43350</b>	<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	<b>\$0</b>												
2011	<b>584</b>	<b>\$34000</b>	<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	<b>\$0</b>												
DISCLAIMER																			
While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or <a href="#">email us</a> .																			

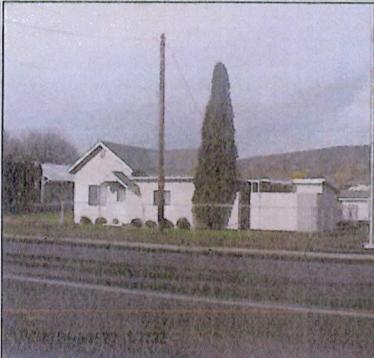
OVERLAY INFORMATION		
Zoning:	<b>R-2</b>	Jurisdiction: <b>County (Urban Area Zoning Ordinance)</b>
Urban Growth Area:	<b>Yakima</b>	Future Landuse Designation: <b>(MD) Medium Denisity Residential (Yakima Urban Area Plan)</b>
FEMA:	<a href="#">FEMA Map</a>	FIRM Panel Number: <b>53077C1007E</b>
LOCATION INFORMATION		
+ Latitude: <b>46° 35' 40.074"</b>	+ Longitude: <b>-120° 38' 16.773"</b>	Range: <b>17</b> Township: <b>13</b> Section: <b>24</b>
Narrative Description: <b>Section 24 Township 13 Range 17 Quarter SE: SP 84-200 Lot 4 ALSO N 75 FT OF LOT 1</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		

**Yakima County GIS - Washington**  
**Department of Assessment**

PROPERTY PHOTO			PROPERTY INFORMATION AS OF 7/18/2019 11:01:33 PM																
			Parcel Address: <b>402 S 96TH AVE, YAKIMA, WA 98908</b> Parcel Owner(s): <b>SONIA M RODRIGUEZ</b> Parcel Number: <b>17132444419</b> Parcel Size: <b>1.97 Acre(s)</b> Property Use: <b>11 Single Unit</b>																
			<b>TAX AND ASSESSMENT INFORMATION</b>																
			Tax Code Area (TCA): <b>584</b>				Tax Year: <b>2019</b>												
			Improvement Value: <b>\$412100</b>				Land Value: <b>\$78500</b>												
			CurrentUse Value: <b>\$0</b>				CurrentUse Improvement: <b>\$0</b>												
			New Construction: <b>\$0</b>				Total Assessed Value: <b>\$490600</b>												
RESIDENTIAL INFORMATION																			
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltin)	Carport										
<b>VERY-GOOD</b>	<b>1990</b>	<b>1.00</b>	<b>1688</b>		<b>1372/1372</b>	<b>3</b>	<b>2/1/0</b>	<b>0/768/0</b>											
SALE INFORMATION																			
Excise	Sale Date		Sale Price		Grantor				Portion										
E013835	5/8/2017		\$540000		TRUDEAU JERRY PAUL & JACI RAE				N										
VALUE HISTORY INFORMATION																			
Tax Year	TCA	Land	Improvement		New Construction		CurrentUse	CurrentUse Improvement											
2019	<b>584</b>	<b>\$78500</b>	<b>\$412100</b>		<b>\$0</b>		<b>\$0</b>	<b>\$0</b>											
2018	<b>584</b>	<b>\$78500</b>	<b>\$360600</b>		<b>\$0</b>		<b>\$0</b>	<b>\$0</b>											
2017	<b>584</b>	<b>\$78500</b>	<b>\$323000</b>		<b>\$0</b>		<b>\$0</b>	<b>\$0</b>											
2016	<b>584</b>	<b>\$75050</b>	<b>\$328600</b>		<b>\$0</b>		<b>\$0</b>	<b>\$0</b>											
2015	<b>584</b>	<b>\$75050</b>	<b>\$314600</b>		<b>\$0</b>		<b>\$0</b>	<b>\$0</b>											
2014	<b>584</b>	<b>\$75050</b>	<b>\$314600</b>		<b>\$0</b>		<b>\$0</b>	<b>\$0</b>											
2013	<b>584</b>	<b>\$75050</b>	<b>\$314600</b>		<b>\$0</b>		<b>\$0</b>	<b>\$0</b>											
2012	<b>584</b>	<b>\$75050</b>	<b>\$314600</b>		<b>\$0</b>		<b>\$0</b>	<b>\$0</b>											
2011	<b>584</b>	<b>\$55000</b>	<b>\$327200</b>		<b>\$0</b>		<b>\$0</b>	<b>\$0</b>											
DISCLAIMER																			
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OVERLAY INFORMATION																			
Zoning:	<b>R-2</b>		Jurisdiction: <b>County (Urban Area Zoning Ordinance)</b>																
Urban Growth Area:	Yakima		Future Landuse Designation: <b>(MD) Medium Denisity Residential (Yakima Urban Area Plan)</b>																
FEMA:	<a href="#">FEMA Map</a>		FIRM Panel Number: <b>53077C1007E</b>																
LOCATION INFORMATION																			
+ Latitude: <b>46° 35' 40.044"</b>		+ Longitude: <b>-120° 38' 11.561"</b>		Range: <b>17</b> Township: <b>13</b> Section: <b>24</b>															
Narrative Description: <b>SP 84-197: LOT 1 EX E CO RD R/W</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																			

**Yakima County GIS - Washington  
Department of Assessment**

PROPERTY PHOTO			PROPERTY INFORMATION AS OF 7/18/2019 11:01:33 PM							
			Parcel Address:		9603 TIETON DR, YAKIMA, WA 98908					
Parcel Owner(s):		NORMAN & BEVERLY LEAVERTON								
Parcel Number:			<b>17132444420</b>		Parcel Size: 1.95 Acre(s)					
Property Use:			11 Single Unit							
TAX AND ASSESSMENT INFORMATION										
Tax Code Area (TCA):			<b>584</b>					Tax Year: <b>2019</b>		
Improvement Value:			<b>\$66600</b>					Land Value: <b>\$78300</b>		
CurrentUse Value:			<b>\$0</b>					CurrentUse Improvement: <b>\$0</b>		
New Construction:			<b>\$0</b>					Total Assessed Value: <b>\$144900</b>		
RESIDENTIAL INFORMATION										
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4,1/2)	Garage (bsmt/att/bltin)	Carport	
<b>FAIR</b>	<b>1940</b>	<b>1.00</b>	<b>1000</b>		<b>0/0</b>	<b>3</b>	<b>1/0/0</b>	<b>0/0/0</b>		
SALE INFORMATION										
Excise	Sale Date		Sale Price		Grantor				Portion	
<b>E017284</b>	<b>2/22/2018</b>		<b>\$245000</b>		<b>TRUDEAU, JERRY PAUL &amp; JACI RAE</b>				<b>N</b>	
VALUE HISTORY INFORMATION										
Tax Year	TCA	Land	Improvement	New Construction	CurrentUse	CurrentUse Improvement				
<b>2019</b>	<b>584</b>	<b>\$78300</b>	<b>\$66600</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>				
<b>2018</b>	<b>584</b>	<b>\$78300</b>	<b>\$56700</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>				
<b>2017</b>	<b>584</b>	<b>\$78300</b>	<b>\$55800</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>				
<b>2016</b>	<b>584</b>	<b>\$66800</b>	<b>\$57400</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>				
<b>2015</b>	<b>584</b>	<b>\$66800</b>	<b>\$53900</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>				
<b>2014</b>	<b>584</b>	<b>\$66800</b>	<b>\$53900</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>				
<b>2013</b>	<b>584</b>	<b>\$66800</b>	<b>\$53900</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>				
<b>2012</b>	<b>584</b>	<b>\$66800</b>	<b>\$53900</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>				
<b>2011</b>	<b>584</b>	<b>\$63000</b>	<b>\$58100</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>				
DISCLAIMER										
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OVERLAY INFORMATION										
Zoning:	<b>B-2</b>	Jurisdiction: <b>County (Urban Area Zoning Ordinance)</b>								
Urban Growth Area:	<b>Yakima</b>	Future Landuse Designation: <b>(NC) Neighborhood Commercial (Yakima Urban Area Plan)</b>								
FEMA:	<a href="#">FEMA Map</a>	FIRM Panel Number: <b>53077C1007E</b>								
LOCATION INFORMATION										
+ Latitude: <b>46° 35' 37.118"</b>			+ Longitude: <b>-120° 38' 11.285"</b>			Range: <b>17</b> Township: <b>13</b> Section: <b>24</b>				
Narrative Description: <b>SP 84-197: LOT 2 EX CO RD R/W</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										

**INVOICE****YAKIMA HERALD REPUBLIC**

A daily newspaper of Yakima, Washington

P.O. Box 9668 YAKIMA, WA 98909  
 PHONE (509) 248-1251 FAX (509) 249-6148  
 FED TAX I.D. 91-1539864

**El Sol de Yakima**

P.O. Box 9668

BILLING DATE:	ACCOUNT NO.:
01/18/2019	110356

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CITY OF YAKIMA CITY CLERK  
 ACCOUNTS PAYABLE VENDOR# 031  
 PO# 19-191 1/1/19-12/31/19  
 129 N 2ND STREET  
 YAKIMA WA 98901- 2720

**RECEIVED****JAN 28 2019****FINANCE DEPT.**

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 509-452-7355 or 509-248-1251  
 FAX: 509-577-7766

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Mon - Fri, 8:00am - 5:30pm

Ad #	PO #	Description	START	STOP	Days	Amount	Prepaid	Due
863265	19-191	CITY OF YAKIMA NOTIC	01/18/19	01/18/19	2	83.95	0.00	83.95

PAYMENT IS DUE UPON RECEIPT OF THIS INVOICE

Certification: I, the undersigned do hereby certify under penalty of perjury, that the materials have been furnished, the services rendered or the labor performed as described herein and that the claim is a just due and unpaid obligation against the City of Yakima and that I am authorized to authenticate to said claim.

Signed Jan Slettmo Date 1-25-19  
 Signed \_\_\_\_\_ Date \_\_\_\_\_

**RECEIVED****JAN 25 2019****ENTERED****FEB 04 2019**

Total Amount Due

**\$83.95**

Please detach and return bottom portion with your payment.

CITY OF YAKIMA CITY CLERK  
 ACCOUNTS PAYABLE VENDOR# 031  
 PO# 19-191 1/1/19-12/31/19  
 129 N 2ND STREET  
 YAKIMA WA 98901- 2720

ACCOUNT NAME	CITY OF YAKIMA CITY CLERK
ACCOUNT NUMBER	110356
AD NUMBER	863265
TOTAL AMOUNT DUE	\$83.95

AMOUNT PAID

## CREDIT CARD INFORMATION

CREDIT CARD NUMBER

EXP. DATE

SECURITY CODE

CARD TYPE (Check One)



SIGNATURE (Required for credit card payment)

Please make  
 checks payable to

**YAKIMA HERALD REPUBLIC**

P.O. Box 9668  
 YAKIMA, WA 98909



# El Sol de Yakima

## Affidavit of Publication

STATE OF WASHINGTON, )

)

COUNTY OF YAKIMA )

Yolanda Montiel, 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:

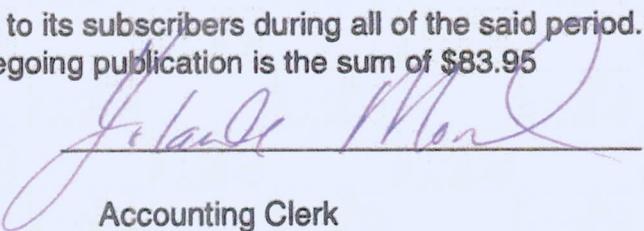
### CITY OF YAKIMA NOTICE OF PUBLIC MEET

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 01/18/2019 and the last insertion being on 01/18/2019

Yakima Herald-Republic 01/18/19

YakimaHerald.com 01/18/19

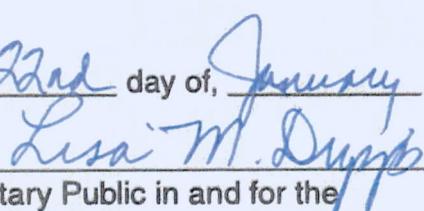
and the such newspaper was regularly distributed to its subscribers during all of the said period. That the full amount of the fee charged for the foregoing publication is the sum of \$83.95



Accounting Clerk



Sworn to before me this 2nd day of January 2019



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

**CITY OF YAKIMA  
NOTICE OF PUBLIC  
MEETING  
96th AVE & TIETON DRIVE  
ANNEXATION**

NOTICE IS HEREBY GIVEN that the Yakima City Council will conduct a Public Meeting on **Tuesday, February 5, 2019, at 6:30 p.m.** or as soon thereafter as the matter may be heard, in the Council Chambers at City Hall located at 129 North 2nd Street, Yakima, WA to consider the acceptance of an annexation of certain property contiguous to the present boundaries of said City by means of petition, located in the vicinity of 96th Avenue and Tieton Drive. Any citizen wishing to comment on this request is invited to attend such public meeting and voice their approval or disapproval of the annexation or contact the City Council in the following manner: 1) Send a letter via regular mail to *"Yakima City Council, 129 N. 2nd Street, Yakima, WA 98901"*, or, 2) E-mail your comments to [citycouncil@yakimawa.gov](mailto:citycouncil@yakimawa.gov). Include in the e-mail subject line, *"96th & Tieton Annexation."* Please also include your name and mailing address. Dated this 16th day of January, 2019.  
Sonya Claar Tee, CMC, City Clerk

(863265) January 18, 2019

Courtesy of Yakima Herald-Republic

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**El Sol de Yakima**

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BILLING DATE ACCOUNT NO:

07/05/2019

110356

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CITY OF YAKIMA CITY CLERK  
 ACCOUNTS PAYABLE VENDOR# 031  
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JUL 09 2019

FINANCE DEPT.

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 place a classified ad call  
 1-800-343-2799  
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 FAX: 509-577-7766

Office Hours:

Mon - Fri, 8:00am - 5:30pm

Ad #	PO #	Description	START	STOP	Days	Amount	Prepaid	Due
895130	19-191	CITY OF YAKIMA CERTIF	07/05/19	07/05/19	2	65.70	0.00	65.70

PAYMENT IS DUE UPON RECEIPT OF THIS INVOICE

Certification: I, the undersigned do hereby certify  
 under penalty of perjury, that the materials have  
 been furnished, the services rendered or the labor  
 performed as described herein and that the claim  
 is a just due and unpaid obligation against the  
 City of Yakima and that I am authorized to  
 authenticate to said claim.

Signed Augie G. Lopez Date 7/8/19  
 Signed \_\_\_\_\_ Date \_\_\_\_\_

REC.

JUL 08 2019

ENTERED

JUL 09 2019

Total Amount Due

\$65.70

Please detach and return bottom portion with your payment.

CITY OF YAKIMA CITY CLERK  
 ACCOUNTS PAYABLE VENDOR# 031  
 PO# 19-191 1/1/19-12/31/19  
 129 N 2ND STREET  
 YAKIMA WA 98901- 2720

ACCOUNT NAME: CITY OF YAKIMA CITY CLERK  
 ACCOUNT NUMBER: 110356  
 AD NUMBER: 895130  
 TOTAL AMOUNT DUE: \$65.70

CITY OF YAKIMA CITY CLERK

110356

895130

\$65.70

AMOUNT PAID

## CREDIT CARD INFORMATION

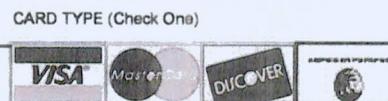
CREDIT CARD NUMBER

EXP. DATE

SECURITY CODE

Please make  
checks payable to:

SIGNATURE (Required for credit card payment)



YAKIMA HERALD REPUBLIC

P.O. Box 9668  
 YAKIMA, WA 98909



# El Sol de Yakima

## Affidavit of Publication

STATE OF WASHINGTON, )

)

COUNTY OF YAKIMA )

)

Jackie Chapman, 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:

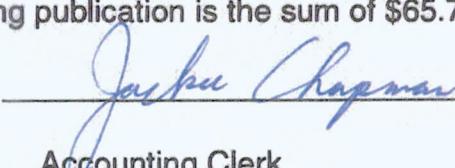
### CITY OF YAKIMA CERTIFICATION OF ORD

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 07/05/2019 and the last insertion being on 07/05/2019

Yakima Herald-Republic 07/05/19

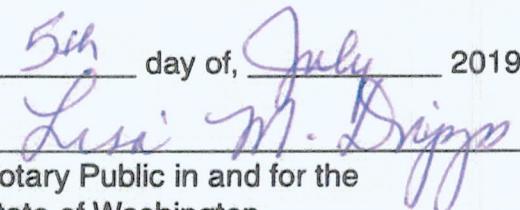
YakimaHerald.com 07/05/19

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 \$65.70

  
\_\_\_\_\_  
Accounting Clerk



Sworn to before me this 5th day of July 2019

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

## CITY OF YAKIMA CERTIFICATION OF ORDINANCES ENACTMENT

Ordinance Nos. 2019-013 through 2019-014 were passed by the City Council of the City of Yakima, WA on the 2nd day of July, 2019. The summaries of the ordinances are below. A copy of the full text of any ordinance is available online or will be mailed upon request by phoning 575-6000.

**ORDINANCE NO. 2019-013**  
amending the 2019 Budget for the City of Yakima; and making appropriations from Unappropriated Fund Balances within various Funds for expenditure during 2019 for various purposes including 2018 encumbrances.

**ORDINANCE NO. 2019-014**  
annexing the 96th and Tieton Annexation area to the City of Yakima, contingent on Yakima County Boundary Review Board approval.

(895130) July 5, 2019

Courtesy of Yakima Herald-Republic

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**El Sol de Yakima**

BPP 019-003

BILLING DATE	ACCOUNT NO.
06/07/2019	110356

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 ACCOUNTS PAYABLE VENDOR# 031  
 PO# 19-191 1/1/19-12/31/19  
 129 N 2ND STREET  
 YAKIMA WA 98901-2720

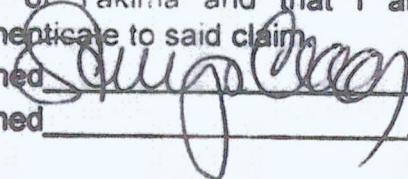
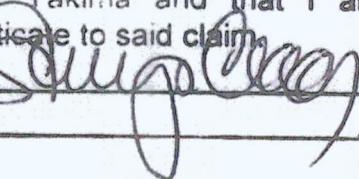
For questions or to  
 place a classified ad call  
 1-800-343-2799  
 509-452-7355 or 509-248-1251  
 FAX: 509-577-7766

Office Hours:  
 Mon - Fri, 8:00am - 5:30pm

Ad #	PO #	Description	START	STOP	Days	Amount	Prepaid	Due
889875	19-191	CITY OF YAKIMA NOTIC	06/07/19	06/07/19	2	73.00	0.00	73.00

PAYMENT IS DUE UPON RECEIPT OF THIS INVOICE

Certification: I, the undersigned do hereby certify  
 under penalty of perjury, that the materials **July 0 2019**  
 been furnished the services rendered or the labor  
 performed as described herein and that the claim  
 is a just due and unpaid obligation against the  
 City of Yakima and that I am authorized to  
 authenticate to said claim.

Signed Date 6/11/19Signed Date 6/11/19

**ENTERED**  
**JUN 18 2019**

Total Amount Due

\$73.00

Please detach and return bottom portion with your payment.

CITY OF YAKIMA CITY CLERK  
 ACCOUNTS PAYABLE VENDOR# 031  
 PO# 19-191 1/1/19-12/31/19  
 129 N 2ND STREET  
 YAKIMA WA 98901-2720

ACCOUNT NAME
ACCOUNT NUMBER
AD NUMBER
TOTAL AMOUNT DUE

CITY OF YAKIMA CITY CLERK

110356

889875

\$73.00

AMOUNT PAID

## CREDIT CARD INFORMATION

CREDIT CARD NUMBER

EXP. DATE

SECURITY CODE

CARD TYPE (Check One)



SIGNATURE (Required for credit card payment)

Please make  
checks payable to:**YAKIMA HERALD REPUBLIC**P.O. Box 9668  
YAKIMA, WA 98909



# El Sol de Yakima

## Affidavit of Publication

STATE OF WASHINGTON, )

)

COUNTY OF YAKIMA )

)

Jackie Chapman, 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:

### CITY OF YAKIMA NOTICE OF PUBLIC MEET

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 06/07/2019 and the last insertion being on 06/07/2019

Yakima Herald-Republic 06/07/19

YakimaHerald.com 06/07/19

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 \$73.00

A handwritten signature of Jackie Chapman in cursive ink.

Accounting Clerk



Sworn to before me this 7th day of June 2019

A handwritten signature of Lisa M. Driggs in cursive ink.

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

**CITY OF YAKIMA  
NOTICE OF PUBLIC  
MEETING  
96th AVE & TIETON DRIVE  
ANNEXATION**

NOTICE IS HEREBY GIVEN that the Yakima City Council will conduct a Public Hearing on **Tuesday, July 2, 2019, at 6 p.m.** or as soon thereafter as the matter may be heard, in the Council Chambers at City Hall located at 129 North 2nd Street, Yakima, WA to consider the annexation, located in the vicinity of 96th Avenue and Tieton Drive. Any citizen wishing to comment on this request is invited to attend such public meeting and voice their approval or disapproval of the annexation or contact the City Council in the following manner: 1) Send a letter via regular mail to "*Yakima City Council, 129 N. 2nd Street, Yakima, WA 98901*"; or, 2) **E-mail your comments to citycouncil@yakimawa.gov.** Include in the e-mail subject line, "*96th & Tieton Annexation*." Please also include your name and mailing address. Dated this 7th day of June, 2019. Sonya Claar Tee, City Clerk

(889875) June 7, 2019

Courtesy of Yakima Herald-Republic



**BUSINESS OF THE CITY COUNCIL  
YAKIMA, WASHINGTON  
AGENDA STATEMENT**

Item No. 8.  
For Meeting of: February 19, 2019

**ITEM TITLE:** Public Meeting to consider the Notice of Intent to Commence proceedings on the 96th and Tieton Annexation

**SUBMITTED BY:** Joan Davenport, AICP, Director of Community Development  
Joseph Calhoun, Planning Manager (509) 575-6042

**SUMMARY EXPLANATION:**

A Notice of Intent to Commence Annexation was received by the Planning Division on December 18, 2018. On January 15, 2019, Council set the date of February 5, 2019 (per RCW 35.13.410), to consider this annexation request. The area proposed for annexation is approximately 9.32 acres in size, consisting of 7 parcels, zoned R-2, R-3, and B-2. See attached maps.

The purpose of this meeting is for the City Council to determine the following: whether to accept, reject, or geographically modify the proposed annexation; whether it will require the simultaneous adoption of a comprehensive plan for the area to be annexed; and whether it will require the assumption of all or any portion of existing city indebtedness by the area to be annexed.

The Comprehensive Plan designation for the area is a mixture of Mixed Residential and Community Mixed Use, which is consistent with the Yakima Urban Area Comprehensive Plan 2040. A separate Comprehensive Plan for the area is not required.

The annexed parcels will be taxed at the same rate and on the same basis as other parcels in the City of Yakima, and will be subject to any outstanding indebtedness that may appropriately be applied to them.

**ITEM BUDGETED:** NA

**STRATEGIC PRIORITY:** Neighborhood and Community Building

**APPROVED FOR  
SUBMITTAL:**

 Cliff Morse  
City Manager

**STAFF RECOMMENDATION:**

If Council wishes to accept and begin the annexation process, direct staff to draft the Petition and collect signatures from property owners to begin the annexation review procedures. The Annexation Ordinance will be brought to City Council at a later date.

**BOARD/COMMITTEE RECOMMENDATION:****ATTACHMENTS:**

Description	Upload Date	Type
D Notice of Intent	1/15/2019	Backup Material
D 96th and Tielon Annexation Maps	12/27/2018	Backup Material

## Notice Of Intention To Commence Annexation Proceedings

To: The City Council

City of Yakima, Washington

+

+

+

Ken Pottenger  
6270 Naches Heights Rd.  
Yakima, WA 98908

Norm Leaverton  
4112 Summitview  
Yakima, WA 98908

Patrick True  
402 S. 96<sup>th</sup> Avenue  
Yakima, WA 98908

+

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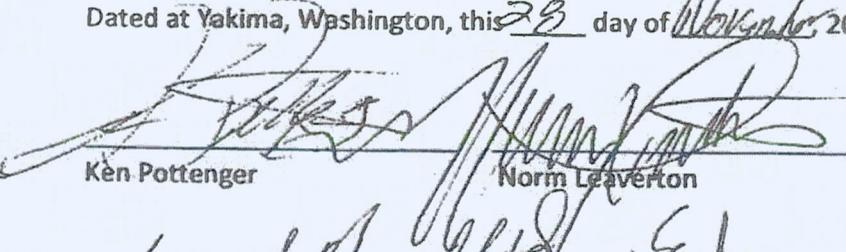
Raymond Novobielski  
200 Abbess Lane  
Yakima, WA 98908

Lisa Escobar  
9705 Tieton Drive  
Yakima, WA 98908

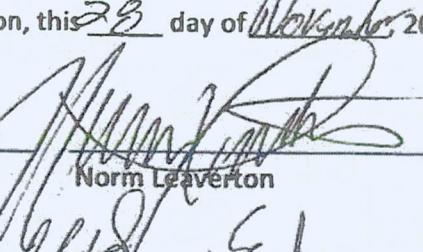
17132444415, 17132444416, 17132444418, 17132444420, 17132444419, 17132444417,  
17132444407

and hereby notifies the City Council of the City of Yakima that they intend to commence annexation proceedings to have the above referenced real property annexed to the City of Yakima. That the above named, owner(s) of the properties for which annexation will be petitioned, respectfully request the City council to meet with its officers within 60 days to determine whether the City will accept the proposed annexation. This page is one of a number of identical pages forming one notice intended by the signers of this document to be presented and considered as one notice and may be considered as a single notice.

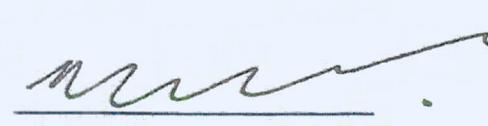
Dated at Yakima, Washington, this 28 day of November, 2018.



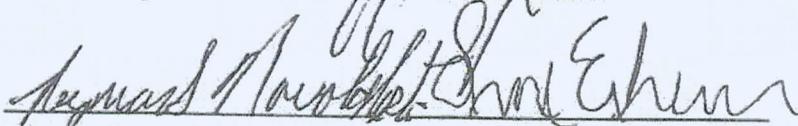
Ken Pottenger



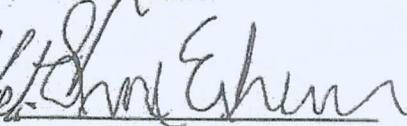
Norm Leaverton



Patrick True



Raymond Novobielski



Lisa Escobar

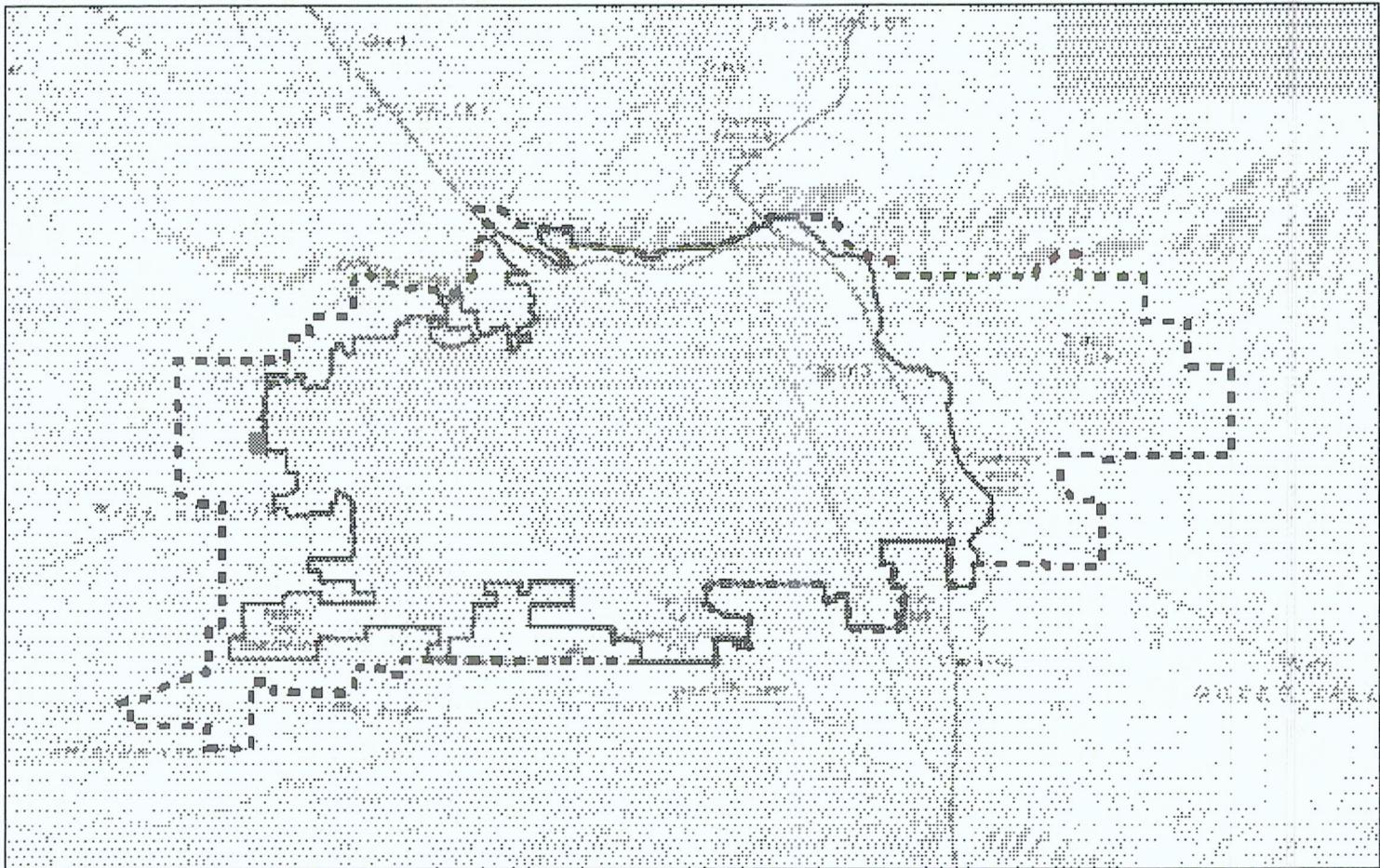
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CITY OF YAKIMA  
PLANNING DIV.

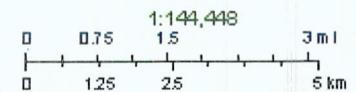
## 96th and Tieton Annexation

Exhibit D  
BRB2019-00003



December 27, 2018

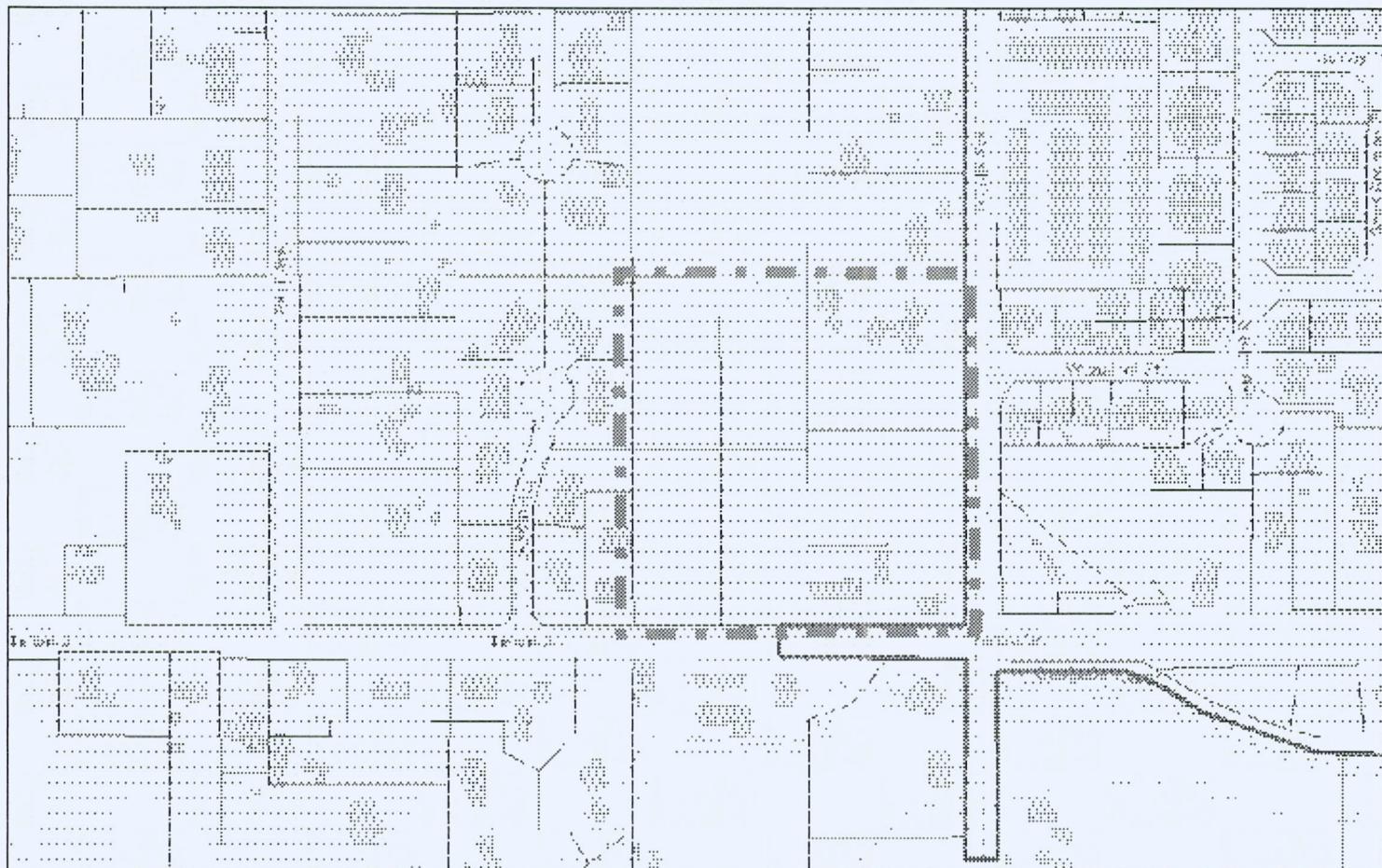
- Yakima Urban Area
- Yakima City Limits



Yakima GIS, Sources: Esri, HERE, Garmin, Intimap, Infraserv P Cap, GEBCO, USGS, FAO, NPS, NRCan, GeoBasis, IGN, Kadaster NL, City of Yakima, Washington  
City of Yakima, Washington - 2017

## 96th and Tieton Annexation

Exhibit D  
BRB2019-00003



December 27, 2018

Parcels

Yakima City Limits

Yakima Urban Area

1:4,514  
0 0.03 0.05 0.1 mi  
0 0.04 0.08 0.16 km

Yakima GIS Sources: Esri, HERE, Garmin, Intimap, Inforain, P Cap, CERCO, USGS, FAO, NPS, NRCC, GeoBam, IGN, Kadaster NL

City of Yakima, Washington  
City of Yakima, Washington - 2017

**YAKIMA CITY COUNCIL****February 19, 2019****City Hall -- Council Chambers****5 p.m. Business Meeting; 6:30 p.m. Public Hearings -- MINUTES****BUSINESS MEETING****1. Roll Call**

Council: Mayor Kathy Coffey, presiding, Assistant Mayor Dulce Gutierrez, Council Members Holly Cousens, Brad Hill, Carmen Mendez and Jason White

Staff: Acting City Manager Cutter and City Clerk Claar Tee

Absent: Council Member Kay Funk (excused)

**2. Pledge of Allegiance**

Mayor Coffey led the Pledge of Allegiance.

**3. Interpreter Services**

Mayor Coffey introduced Jorge Villasenor who announced interpreter services are available.

**4. Open Discussion for the Good of the Order****A. Presentations / Recognitions / Introductions****i. Gang Reduction Task Force (GRIT) initiative mid-year report**

Assistant City Attorney Sara Watkins and consultant Matt Fairbank presented a PowerPoint on the Gang Reduction Task Force mid-year report. After Council discussion, Ms. Watkins stated they will bring back a quarterly report at the May 7, 2019 Council meeting. Assistant Mayor Gutierrez asked if there were any objections to her being interviewed by KDNA on this topic and there were none.

**B. Appointments to Boards, Commissions and Council Committees****i. Appoint Council representative to the Homeless Coalition Executive Committee**

**MOTION: Cousens moved and Mendez seconded to appoint Hill to the Homeless Coalition Executive Committee.** The motion carried by unanimous vote, Funk absent.

**ii. Confirm City Manager's appointment of Stewart Wadsworth to the Yakima Valley Trolley Board**

Mayor Coffey reported this is a confirmation of the City Manager's appointment of Stewart Wadsworth to the Yakima Valley Trolley Board. **MOTION: Cousens moved and Gutierrez**

seconded to confirm the City Manager's appointment. The motion carried by unanimous vote, Funk absent.

## 5. Council Reports

- A. Council Healthy Communities and Neighborhood Building Committee report

Mayor Coffey noted there is a detailed report in the agenda summary on this report.

- B. Council Economic Development Committee report

Council Member White reported on the recent committee meeting and advised the National Main Street America Conference will be held in Seattle from March 25-27 and suggested Council members be authorized to attend.

**MOTION:** White moved and Cousens seconded to authorize one or more Council members to attend the Mainstreet Conference. The motion carried by unanimous vote, Funk absent.

- C. Council Public Safety Committee report

Assistant Mayor Gutierrez reported on the last Council Public Safety Committee meeting. Council Member White encouraged citizens to reach out to Council in regard to traffic calming matters or report any issues through Yak Back.

- D. Council discussion on the January 30, 2019 H2A Worker Housing Forum

Council discussed the H2A Worker Housing Forum held last month.

**MOTION:** Cousens moved and Hill seconded to send the congregate and boarding house living issue to the Planning Commission for clear definition. The motion carried by unanimous vote, Funk absent.

## 6. Consent Agenda

Mayor Coffey referred to the items placed on the Consent Agenda, questioning whether there were any additions or deletions from Council members present. Item #11 was added to the consent agenda becoming item #6X. The City Clerk read the Consent Agenda items, including resolutions and ordinances, by title. (Items on the Consent Agenda are handled under one motion without further discussion—see motion directly below.)

**MOTION:** Gutierrez moved and Mendez seconded to approve the consent agenda. The motion carried by unanimous vote, Funk absent.

- A. Approval of the minutes from the January 8 and 15, 2019, City Council business meetings and January 12, 22, and 30, and February 12, 2019, City Council special meetings
- B. Accept Council Committee minutes
- C. Approve payment of disbursements for the period January 1 – 31, 2019
- D. 4th Quarter 2018 Accounts Receivable Status Report

- E. 4th Quarter 2018 Treasury Report
- F. Project Completion and Contract Acceptance for Scout Lake Construction, Inc. - Project 2365 Beech Street Interceptor
- G. Project Completion and Contract Acceptance for Rotschy, Inc. - Project 2365 Beech Street Lift Station
- H. Project Completion and Contract Acceptance for Ovivo USA, LLC - Project 2471 Yakima Regional Wastewater Treatment Plant - Clarifier Drive Replacements
- I. Project Completion and Contract Acceptance for L&S Fencing - Project 2477 Yakima Wastewater Security Fence
- J. Project Completion and Contract Acceptance for TTC Construction, Inc. - Project 2480 Gregory Place & 72nd Sewer
- K. Set date of March 5, 2019, for a closed record public meeting to consider the Yakima Planning Commission's recommendation regarding a rezone application submitted by Squire-Ingham Company for property at 5231 W Powerhouse Road
- L. Resolution authorizing a Master License Agreement with New Cingular Wireless for use of the City's right-of-way

**RESOLUTION NO. R-2019-014, A RESOLUTION** authorizing a Master License Agreement with New Cingular Wireless for use of the City's rights-of-way to install, maintain, and operate small cell wireless facilities.

- M. Resolution authorizing an Equitable Sharing Agreement and Certification with the United States Department of Justice

**RESOLUTION NO. R-2019-015, A RESOLUTION** authorizing the City Manager and the Chief of Police of the City of Yakima to execute an Equitable Sharing Agreement and Certification with the United States Department of Justice

- N. Resolution authorizing a Mutual Aid Agreement with the Yakima Training Center

**RESOLUTION NO. R-2019-016, A RESOLUTION** authorizing a mutual aid agreement with the Yakima Training Center Police Department

- O. Resolution ratifying the City Manager's execution of an agreement with M-B Companies, Inc. to provide required Snow Removal Equipment for the Yakima Air Terminal-McAllister Field

**RESOLUTION NO. R-2019-017, A RESOLUTION** ratifying the City Manager's execution of an agreement with M-B Companies, Inc. to provide required Snow Removal Equipment for the Yakima Air Terminal-McAllister Field.

- P. Resolution authorizing a collective bargaining agreement for 2018-2021 with the International Association of Firefighters (IAFF) Local 469

**RESOLUTION NO. R-2019-018, A RESOLUTION** authorizing the City Manager to execute a collective bargaining agreement for 2018-2021 with the International Association of

Firefighters (IAFF) Local 469 bargaining unit.

Q. Resolution authorizing a Memorandum of Understanding with Yakima Valley Senior Citizens, Incorporated for support and use of the Harman Center

**RESOLUTION NO. R-2019-019, A RESOLUTION** authorizing an agreement with the Yakima Valley Senior Citizens Incorporated (Seniors, Inc.) for support and use of the Harman Center.

R. Resolution authorizing lease agreement with the City of Tieton and Yakima Tieton Irrigation District to lease 30 shares of Yakima Tieton Irrigation District water to the City of Tieton for the water year 2019

**RESOLUTION NO. R-2019-020, A RESOLUTION** authorizing the City Manager to execute a lease agreement with the City of Tieton and Yakima-Tieton Irrigation District to lease 30 shares of Yakima-Tieton Irrigation District water to the City of Tieton for the water year 2019.

S. Resolution opening the 2019 Comprehensive Plan Amendment process pursuant to RCW 36.70A.130 and YMC Ch. 16.10

**RESOLUTION NO. R-2019-021, A RESOLUTION** opening the 2019 Comprehensive Plan Amendment process pursuant to RCW 36.70A.130, and YMC Ch. 16.10.

T. Resolution declaring a 1995 Simon Duplex LTI ladder truck surplus and authorizing its sale to Spokane County Fire District #4

**RESOLUTION NO. R-2019-022, A RESOLUTION** declaring a 1995 Simon Duplex LTI ladder truck to be surplus to the needs of the City, and authorizing its sale to Spokane County Fire District 4.

U. Resolution authorizing a contract with Tapani Inc., for Phase 1 of the North 1st Street Revitalization Project which provides for roadway reconstruction, replacement of public utilities and other amenities

**RESOLUTION NO. R-2019-023, A RESOLUTION** authorizing a contract with Tapani Inc., for City Project No. 2340, which provides for roadway reconstruction, replacement of public utilities and other amenities in the vicinity of N. 1st Street from SR12 to 200 feet South of "N" Street.

V. Resolution authorizing a Right-of-Way Use Permit to construct and maintain a fence to close off a portion of the alleyway between S 5th Ave & S 6th Ave

**RESOLUTION NO. R-2019-024, A RESOLUTION** authorizing issuance of a right-of-way use permit at 9 S 6th Ave.

W. Resolution authorizing the write-off of certain uncollectable utility accounts receivable

**RESOLUTION NO. R-2019-025, A RESOLUTION** authorizing the write-off of certain uncollectable accounts receivable by the utility funds of the City of Yakima.

X. Resolution authorizing an agreement with Opportunities Industrialization Center of Washington (OIC) for the operation and maintenance of the Henry Beauchamp Community Center

**RESOLUTION NO. R-2019-026, A RESOLUTION** authorizing the City Manager to execute the Henry Beauchamp Community Center Operation and Maintenance Agreement with

Opportunities Industrialization Center of Washington (OIC).

#### 7. Public Comment

James Turner, City resident, thanked Council, Public Works Director Schafer and all who have helped with his speed hump issue.

### PUBLIC HEARINGS

#### 8. Public Meeting to consider the Notice of Intent to Commence proceedings on the 96th and Tieton Annexation

Planning Manager Joseph Calhoun reported on the intent to commence annexation. Mayor Coffey opened the public hearing and, with no one coming forward to speak, closed the hearing.

**MOTION: Gutierrez moved and Hill seconded to accept the Notice of Intent to Commence Annexation and direct staff to draft the Petition and collect signatures from property owners to begin the annexation review procedures.** The motion carried by unanimous vote, Funk absent.

#### 9. Public meeting to consider citizen comments on the proposed 2019 Annual Action Plan for Community Development Block Grant (CDBG) and HOME Fund Programs

Neighborhood Development Services Manager Archie Matthews briefed Council on the proposed 2019 Annual Action Plan for CDBG and HOME Fund programs. Mayor Coffey opened the public hearing and, with no one coming forward to speak, closed the hearing.

Mr. Matthews reported he will be seeking Council approval to ask HUD to move this program to the federal fiscal year, which will have no impact on the City's budget. Mayor Coffey stated Council is not being asked to take any action on this item tonight. A second and final public meeting on the proposed 2019 Annual Action Plan for CDBG and HOME Fund programs will take place during the Council's March 5th regular meeting.

### DEPARTMENT ITEMS

#### 10. Resolution authorizing a contract with Next Step Housing for \$1,000,000 of HOME Investment funds to assist with land acquisition and development of the Bicycle Apartments located at 118 North 50th Avenue

Neighborhood Development Services Manager Archie Matthews reported on the contract.

City resident Robert Strader spoke in support of the resolution. City residents Rick Glenn, with the Landlord Tenant Association, and Bob Soules spoke against the resolution.

After Council discussion, the City Clerk read the resolution by title only.

**MOTION: Cousens moved and Gutierrez seconded to adopt the resolution.** The motion carried by unanimous vote, Funk absent.

**RESOLUTION NO. R-2019-027, A RESOLUTION** authorizing an agreement with Next Step Housing in the amount of up to One Million Dollars (\$1,000,000) in federal housing and urban development HOME funds for property acquisition for low income housing units.

11. This item was moved to the consent agenda becoming item #6X
12. Consideration of allocating \$75,000 in Lodging Tax funds to the Sundome in 2019

Mayor Coffey reported the LTAC group met today and will bring quarterly updates to Council and present funding applications in advance of the budget process. Mayor Coffey also stated the City should ask County Commissioners to participate in funding.

Luz Gutierrez, City resident, spoke against the process for Lodging Tax Advisory Committee (LTAC) funds. City residents Gene Rostvold, Chair of the Yakima Valley Sports Commission, and Sara Davila, spoke in favor of funding for the SunDome.

After Council discussion,

**MOTION: Cousens moved and Hill seconded to support the LTAC recommendation of allocating \$75,000 in LTAC funds to the SunDome.** The motion carried by a unanimous vote, Funk absent.

13. 4th Quarter 2018 Capital Improvement Projects Report/Traffic Calming Requests - Status Update/ Main Arterial Streets – Definition and Map

Public Works Director Scott Schafer and Acting Chief Engineer Bob Desgrosellier presented a PowerPoint of the 4th Quarter 2018 Capital Improvement Projects Report including traffic-calming requests and an update on the arterial roads definition and map.

Shirley Strader, City resident, talked about moving people instead of cars.

#### **CITY MANAGER UPDATE**

14. Review and approve updated Strategic Plan

Acting City Manager Cutter briefed Council on the updated Strategic Plan. After Council discussion,

**MOTION: Cousens moved and Gutierrez seconded to approve the updated Strategic Plan.** The motion carried by unanimous vote, Funk absent.

15. Resolution authorizing open cruising events in 2019

Colleda Monick, Associate Planner, briefed Council on the resolution.

The City Clerk read the resolution by title only.

**MOTION: Gutierrez moved and Cousens seconded to adopt the resolution.** The motion carried by unanimous vote, Funk absent.

**RESOLUTION NO. R-2019-028, A RESOLUTION** authorizing open cruising events to be held on June 15, July 13, August 10, September 7 and September 14, 2019.

16. **Other Business**

Acting City Manager Cutter reminded Council of their requested reports, which are in the agenda packet under Council General Information.

Assistant Mayor Gutierrez questioned why the Yakima School District priorities meeting was

not on the agenda. **MOTION:** Gutierrez moved and Hill seconded to add the Yakima School District joint meeting priorities discussion to the March 5th meeting. The motion carried by unanimous vote, Funk absent.

Council Member Mendez reported on her recent attendance in Washington, D.C. for the Yakima Basin Integration issue and how it is moving forward with bi-partisan support.

Council Member Hill reported on his recent trip to Washington, D.C. for regional councils. He also mentioned opportunity zones, which Assistant Mayor Gutierrez stated is being reviewed by the Council Economic Development Committee.

Council Member White reported on the opening of the Roy's Market that is now a community resource center with housing.

17. **Adjournment**

**MOTION:** Gutierrez moved and Cousens seconded to adjourn to the a City Council special meeting on February 25, 2019, at 3 p.m. at the Union Gospel Mission, 1300 N. 1st Street, Yakima. The motion carried by unanimous vote, Funk absent. The meeting adjourned at 7:15 p.m.

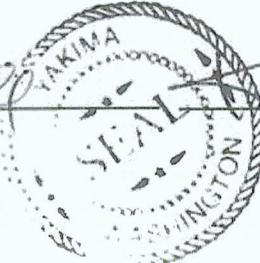
**CERTIFICATION**

READ AND CERTIFIED ACCURATE BY

Holly Cousens 3-11-19  
COUNCIL MEMBER DATE

Carmen Mendez 3-12-19  
COUNCIL MEMBER DATE

ATTEST:

Suey Choi Pei  Tom Coffey  
CITY CLERK MAYOR

**YAKIMA CITY COUNCIL****July 2, 2019****City Hall – Council Chambers****5:30 p.m. Regular Meeting; 6 p.m. Public Hearings – MINUTES****1. Roll Call**

Council: Mayor Kathy Coffey, presiding, Assistant Mayor Dulce Gutierrez, Councilmembers Holly Cousens, Kay Funk, Brad Hill, Carmen Mendez and Jason White

Staff: City Manager Moore, City Attorney Cutter and City Clerk Claar Tee

**2. Pledge of Allegiance**

Mayor Coffey led the Pledge of Allegiance.

**3. Interpreter Services**

Mayor Coffey introduced Jorge Villasenor who announced interpreter services are available.

**4. Open Discussion for the Good of the Order****A. Presentations / Recognitions / Introductions****i. Community Integration Committee request for 2020 Census support**

Sandra Aguilar, Chair of the Community Integration Committee, spoke in support of the request to be made from the 2020 Census Coalition. Theresa Sanchez, with the 2020 Census Coalition, made a presentation on the 2020 Census. Coalition member Ruby Silva requested the following:

- Letter of support for any future grant applications
- Proclamation of Census Day on April 1, 2020 including presentations by the Coalition
- Connection to the City's communications department to help promote the census on the City website, including April 1 Census Day and any presentations they may have for the public
- Utilize the City's communication platforms to share information about the 2020 census

**MOTION:** Hill moved and Mendez seconded to direct staff to work on the four items requested; letter of support, a proclamation, connections to communications to promote the census on the City's website and use of City platforms. The motion carried by unanimous vote.

**B. Appointments to Boards, Commissions and Council Committees****i. Appointment to the Arts Commission**

**MOTION:** Hill moved and Mendez seconded to appoint Jonathan Heath Lambe to the

Arts Commission. The motion carried by unanimous vote.

#### 5. Council Reports

##### A. Council representation on the Community Integration Committee

Councilmember White stated he is not able to attend the Community Integration Committee meetings. **MOTION: White moved and Mendez seconded to appoint Gutierrez as the representative on the Community Integration Committee.** The motion carried by unanimous vote.

##### B. Council Partnership Committee report

Councilmember Hill, as Acting Partnership Committee Chair, briefed Council on the June 21, 2019 meeting. It was Council consensus to schedule a study session on affordable housing.

#### 6. Consent Agenda

Mayor Coffey referred to the items placed on the Consent Agenda, questioning whether there were any additions or deletions from Council members present. Item F (now item 10) was removed from the consent agenda and item 10 (now 6G) was added to the consent agenda, which renumbered the agenda. The City Clerk read the Consent Agenda items, including resolutions and ordinances, by title. (Items on the Consent Agenda are handled under one motion without further discussion—see motion directly below.)

**MOTION: Gutierrez moved and Hill seconded to approve the consent agenda.** The motion carried by unanimous vote.

##### A. Approval of the minutes from the June 18, 2019 City Council regular meeting and June 24, 2019 Special City Council meeting

##### B. May 2019 Investment Transactions report

##### C. Project Completion and Contract Acceptance for Evergreen Services, LLC - Project 2441 Public Works Landscaping Renovation

##### D. Set date of August 5, 2019, for a closed record public hearing to consider the Hearing Examiner's recommendation regarding a rezone application submitted by Triumph Treatment Services for property at 2708 Jerome Avenue

##### E. Resolution authorizing an amendment to an Interlocal Agreement with Yakima County for Shaw Creek and Wide Hollow Creek Pre-Disaster Mitigation Flood Control Project

**RESOLUTION NO. R-2019-064, A RESOLUTION** authorizing an amendment to an Interlocal agreement with Yakima County for Shaw Creek and Wide Hollow Creek Pre-Disaster Mitigation Flood Control Project.

##### F. Ordinance amending the 2019 Budget for the City of Yakima; and making appropriations from Unappropriated Fund Balances within various Funds for expenditure during 2019 for various purposes including 2018 encumbrances (Second Reading)

**ORDINANCE NO. 2019-013, AN ORDINANCE** amending the 2019 Budget for the City of

Yakima; and making appropriations from Unappropriated Fund Balances within various Funds for expenditure during 2019 for various purposes including 2018 encumbrances.

G. Consideration of a letter of support for La Casa Hogar Citizenship Grant Application

## 7. Public Comment

Fran Cuhtahilatah and Ruthi Erdman, Ellensburg residents, spoke against the ICE flights utilizing the Yakima Air Terminal.

Tony Courcy, City resident, spoke on several issues.

## PUBLIC HEARINGS

8. Public hearing and Ordinance on the 96th and Tieton Annexation in the vicinity of S 96th Ave and Tieton Dr

Joseph Calhoun, Planning Manager, briefed Council on the annexation. Mayor Coffey opened the public hearing. Ray Novobielski spoke in support of the annexation. The City Clerk read the ordinance by title only. **MOTION: Cousens moved and Mendez seconded to pass the ordinance.** The motion carried by unanimous vote.

**ORDINANCE NO. 2019-014, AN ORDINANCE** annexing the 96th and Tieton Annexation area to the City of Yakima, contingent on Yakima County Boundary Review Board approval.

9. First of two Public Hearings to consider: A) Adoption of the 2020-2025 Six-year Transportation Improvement Plan and amend the Transportation Systems Plan 2040; and B) Amending the Yakima Urban Area Comprehensive Plan Capital Facilities Element

Acting Chief Engineer Bob Desgrosellier briefed Council on the item. Mayor Coffey opened the public hearing and, with no one coming forward to speak, closed the hearing. Mayor Coffey reported there is no action required tonight and this item will be brought back at the July 16 meeting for a second public hearing.

## DEPARTMENT ITEMS

10. Resolution authorizing a contract with Pease and Sons, Inc. to construct biogas system improvements at the City of Yakima Wastewater Treatment Plant

Wastewater Manager Mike Price briefed Council on the contract. The City Clerk read the resolution by title only. **MOTION: Cousens moved and Mendez seconded to adopt the resolution.** The motion carried by unanimous vote.

**RESOLUTION NO. R-2019-065, A RESOLUTION** authorizing a contract with Pease and Sons, Inc., Inc. for City Project No.2484 for the construction of biogas system improvements at the City of Yakima Wastewater Treatment Plant

11. Other Business

Councilmember Funk shared her concerns about the budget and the need to increase revenue with a levy lid lift and to think about repealing the City Charter provisions related to parks and streets. **MOTION: Funk moved and Hill seconded to add on the next agenda a discussion on the plan for the two revenue items and the two items are 1) levy lid lift and 2) repeal the City Charter provision sequestrations for streets and parks.** The motion carried by unanimous vote.

Assistant Mayor Gutierrez asked City Manager Moore if he spoke with King County regarding the ICE relationship. Mr. Moore confirmed he reported his conversation with King County to Council via email, which he will resend. Councilmember Funk asked for information about ICE flights utilizing the Lewis/McChord Air Force Base. After discussion, **MOTION: Funk moved and Mendez seconded to add to next agenda a discussion regarding the ICE flights and how we might respond.** Councilmember Hill raised a Point of Order regarding bringing this issue back since there was a previous action taken on this item. Mayor Coffey ruled the issue can be brought back. The motion carried by unanimous vote.

Councilmember Hill stated he would like to have discussions on the City's parking ordinance due to a chronic complainer. After Council discussion, **MOTION: Hill moved and Gutierrez seconded to direct staff to give a presentation at the second meeting in August on the current parking ordinance and provide proposed language to strengthen enforcement.** The motion carried by unanimous vote. Assistant Mayor Gutierrez indicated an interest in zoned parking.

Councilmember Hill asked about the current progress on the mill site. City Manager Moore suggested Council review the previous agenda packet, which has an update on the mill site.

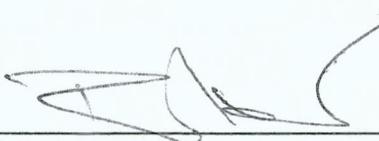
Assistant Mayor Gutierrez asked about the status of meetings between the City Manager and the Yakima School District Superintendent. City Manager Moore reported he will be meeting with the Superintendent in the near future. **MOTION: Gutierrez moved and Cousens seconded to add a follow up discussion with the school district to the next agenda.** The motion carried by unanimous vote.

**12. Adjournment**

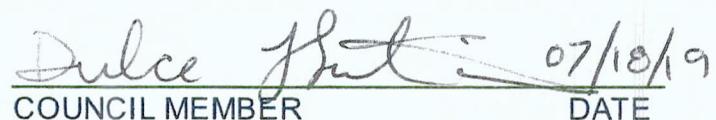
**MOTION: Gutierrez moved and Mendez seconded to adjourn to the next meeting on July 16, 2019, at 5:30 p.m. at City Hall.** The motion carried by unanimous vote. The meeting adjourned at 6:51 p.m.

**CERTIFICATION**

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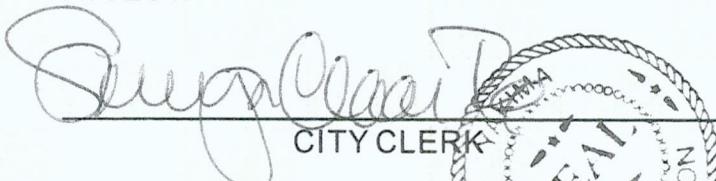
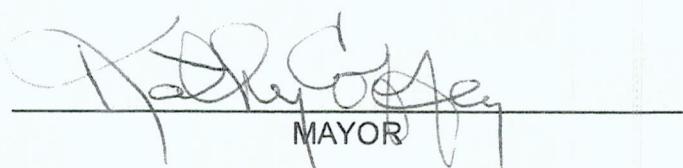
  
COUNCIL MEMBER

DATE

  
COUNCIL MEMBER

DATE

ATTEST:

  
CITY CLERK  
  
MAYOR

**YAKIMA CITY COUNCIL****July 16, 2019****City Hall -- Council Chambers****5:30 p.m. Regular Meeting; 6:00 p.m. Public Hearings -- MINUTES**

---

1. **Roll Call**
2. **Pledge of Allegiance**
3. **Interpreter Services**
4. **Open Discussion for the Good of the Order**
  - A. **Presentations / Recognitions / Introductions**
    - i. **Recognition of Councilmember Carmen Mendez by the Association of Washington Cities**
    - ii. **Retirement recognition of Joe Caruso, Code Administration Manager, for 18 years of service to the City of Yakima**
5. **Council Reports**
  - A. **Council Economic Development Committee report**
  - B. **Council Public Safety Committee report**
6. **Consent Agenda**
  - A. **Approval of the minutes from the July 2, 2019 City Council regular meeting**  
Item Action: Approved
  - B. **2019 2nd Quarter Treasury Report**  
Item Action: Approved
  - C. **Approve payment of disbursements for the period June 1 - 30, 2019**  
Item Action: Approved

- D. Resolution accepting and approving 2nd Quarter 2019 Claim Report  
Item Action: Approved
- E. This item was postponed to a future meeting  
Item Action: Approved
- F. This item was removed from the consent agenda becoming item #10
- G. Resolution authorizing a grant application to the Federal Aviation Administration (FAA) for Capital Improvement Projects at the Yakima Air Terminal-McAllister Field  
Item Action: Approved
- H. Ordinance amending One Way Streets and Alleys to one-way restrictions on Fairbanks Avenue between North 6th Avenue and Custer Avenue, and Jerome Avenue between Campbell Lane and North 6th Avenue, YMC 9.50.290  
Item Action: Approved

## 7. Public Comment

### PUBLIC HEARINGS

- 8. Closed record public hearing and Resolution to consider the Yakima Planning Commission's recommendation regarding the preliminary plat of Vista Ridge Phase 2 located in the vicinity of S 72nd Ave & Coolidge Rd  
Item Action: Approved
- 9. Second of two Public Hearings to consider: Resolution adopting the 2020-2025 Six-year Transportation Improvement Plan and amend the Transportation Systems Plan 2040; and Resolution amending the Yakima Urban Area Comprehensive Plan Capital Facilities Element  
Item Action: Approved

### DEPARTMENT ITEMS

- 10. Resolution authorizing an Agreement for Sewer and Infrastructure Development and Easement with Catalyss, LLC  
Item Action: Approved with Amendments
- 11. Consideration of "Cruise the Ave" issues
- 12. Resolution authorizing a contract with Yakima Housing Authority for \$1,000,000 of HOME Investment funds to assist with the redevelopment and construction of the Veteran's Supportive Housing & Service Center project located at the former US Marine Corp Armory at 1702 Tahoma Avenue  
Item Action: Approved with Amendments

13. Resolution expressing the City Council's intent to adopt legislation authorizing the imposition of the maximum capacity available from the City's annual taxable retail sales and use tax, as provided for in Substitute House Bill 1406 effective July 28, 2019, to be used for the provision of affordable housing opportunities within the City

Item Action: Postponed

### **CITY MANAGER UPDATE**

14. Update on ICE flights

15. Discussion regarding potential Levy Lid Lift and Repeal of 2013 and 2014 Charter Amendments

16. Discussion regarding the National Night Out schedule

17. Follow up on discussions from the joint City Council and Yakima School District Board meeting

18. **Other Business**

A. Discussion related to the City Manager position

19. **Adjournment**

### **CERTIFICATION**

READ AND CERTIFIED ACCURATE BY

---

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DATE

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COUNCIL MEMBER

DATE

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Signed John Sappato Date 1-25-19  
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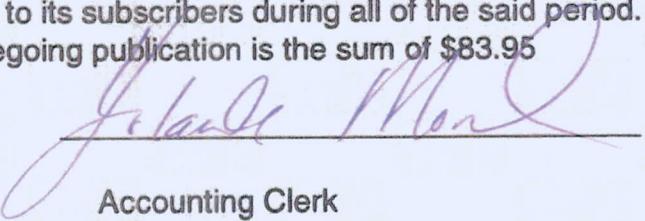
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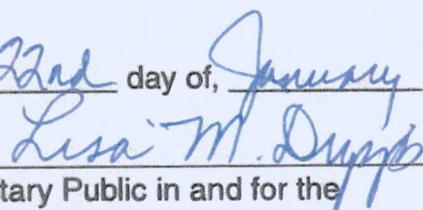
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Accounting Clerk



Sworn to before me this 2nd day of January 2019



Notary Public in and for the  
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**CITY OF YAKIMA  
NOTICE OF PUBLIC  
MEETING  
96th AVE & TIETON DRIVE  
ANNEXATION**

NOTICE IS HEREBY GIVEN that the Yakima City Council will conduct a Public Meeting on **Tuesday, February 5, 2019, at 6:30 p.m.** or as soon thereafter as the matter may be heard, in the Council Chambers at City Hall located at 129 North 2nd Street, Yakima, WA to consider the acceptance of an annexation of certain property contiguous to the present boundaries of said City by means of petition, located in the vicinity of 96th Avenue and Tieton Drive. Any citizen wishing to comment on this request is invited to attend such public meeting and voice their approval or disapproval of the annexation or contact the City Council in the following manner: 1) Send a letter via regular mail to **"Yakima City Council, 129 N. 2nd Street, Yakima, WA 98901"**; or, 2) E-mail your comments to **citycouncil@yakimawa.gov**. Include in the e-mail subject line, **"96th & Tieton Annexation."** Please also include your name and mailing address. Dated this 16th day of January, 2019.  
Sonya Claar Tee, CMC, City Clerk

(863265) January 18, 2019

Courtesy of Yakima Herald-Republic

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Signed \_\_\_\_\_ Date \_\_\_\_\_

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## Accounting Clerk



Sworn to before me this 5th day of, July 2019

Notary Public in and for the  
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# CITY OF YAKIMA CERTIFICATION OF ORDINANCES ENACTMENT

Ordinance Nos. 2019-013 through 2019-014 were passed by the City Council of the City of Yakima, WA on the 2nd day of July, 2019. The summaries of the ordinances are below. A copy of the full text of any ordinance is available online or will be mailed upon request by phoning 575-6000.

**ORDINANCE NO. 2019-013**  
amending the 2019 Budget for the City of Yakima; and making appropriations from Unappropriated Fund Balances within various Funds for expenditure during 2019 for various purposes including 2018 encumbrances.

**ORDINANCE NO. 2019-014**  
annexing the 96th and Tieton Annexation area to the City of Yakima, contingent on Yakima County Boundary Review Board approval.

(895130) July 5, 2019

Courtesy of Yakima Herald-Republic

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Signed Quinton Clegg Date 6/11/19  
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Jackie Chapman

Accounting Clerk



Sworn to before me this 7th day of June 2019

Lisa M. Driggs  
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**CITY OF YAKIMA  
NOTICE OF PUBLIC  
MEETING  
96th AVE & TIETON DRIVE  
ANNEXATION**

NOTICE IS HEREBY GIVEN that the Yakima City Council will conduct a Public Hearing on **Tuesday, July 2, 2019, at 6 p.m.** or as soon thereafter as the matter may be heard, in the Council Chambers at City Hall located at 129 North 2nd Street, Yakima, WA to consider the annexation, located in the vicinity of 96th Avenue and Tieton Drive. Any citizen wishing to comment on this request is invited to attend such public meeting and voice their approval or disapproval of the annexation or contact the City Council in the following manner: 1) Send a letter via regular mail to "*Yakima City Council, 129 N. 2nd Street, Yakima, WA 98901*"; or, 2) **E-mail your comments to citycouncil@yakimawa.gov.** Include in the e-mail subject line, "*96th & Tieton Annexation*." Please also include your name and mailing address. Dated this 7th day of June, 2019. Sonya Claar Tee, City Clerk

(889875) June 7, 2019

Courtesy of Yakima Herald-Republic

SEPA Environmental Review was not required for this annexation per RCW 43.21C.222:

**Annexation by city or town exempt from chapter.**

Annexation of territory by a city or town is exempted from compliance with this chapter.

**MASTER INTERLOCAL AGREEMENT**  
**FOR GROWTH MANAGEMENT ACT IMPLEMENTATION**  
**IN YAKIMA COUNTY**

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**I. PREAMBLE**

**A. PURPOSE**

The primary purpose of this Agreement is to provide a management structure for growth and development occurring in Urban Growth Areas (UGAs) to ensure that coordinated Growth Management Act (GMA) goals will be met. In areas that are outside of city limits but within the UGA, the County continues to have legal jurisdiction but both the County and respective City have interests. The purpose of UGA designation is to target these areas for urban growth and urban levels of services, and eventual annexation or incorporation. Consequently, the County and cities' must have coordinated visions for urban density land use in these areas with appropriate development standards to assure consistency with the GMA. This Agreement is intended to meet the objectives of the GMA, set out processes for coordination of planning, provide public improvements, and to clarify

administrative and development processes for citizens, the Cities and the County.

## **B. BACKGROUND**

Outlined below are statute, regulation, and agreements that provide the framework for this Agreement.

### **1. Growth Management Act**

The enactment of GMA by the Washington State Legislature in 1990 fundamentally changed the way comprehensive land use planning is carried out in the state. The GMA requires that counties and cities update their comprehensive land use plans consistent with statewide goals and to coordinate their planning efforts with each other.

### **2. County-wide Planning Policies (CWPPs)**

To assure that this coordination is carried out, the 1991 Legislature passed companion legislation (RCW 36.70A.210) requiring counties and cities to coordinate the development of local comprehensive plans through a set of mutually developed CWPPs.

Following review and recommendation by the Cities, the CWPPs were adopted by the Board of Yakima County Commissioners in June 1993 and updated in 2003. This agreement implements the Yakima County-wide Planning Policies (CWPP) as adopted by Yakima County and its cities.

### **3. Urban Growth Areas**

The GMA states that urban growth should first be located in areas already characterized by urban growth that have adequate existing public facility and service capacities to serve such development, second in areas already characterized by urban growth that will be served adequately by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources, and third in the remaining portions of the urban growth areas. [RCW 36.70A.110(3)]

Therefore, the CWPPs include specific policies to encourage growth in UGAs and discourage urban growth outside of these areas. Also, these policies strive for development within UGAs in a logical fashion outward from the edge of developed land in conjunction with the provision of infrastructure and urban services.

#### 4. Provision of Services within UGAs

The GMA recognizes that, in general, the Cities are the units of government most appropriate to provide urban governmental services. RCW 36.70A.110(4). This preference does not preclude provision of services by other providers, but suggests if all factors were equal in an evaluation of potential service, the City is the preferred provider of urban governmental services.

### **II. AGREEMENT**

#### **A. PARTIES TO AGREEMENT**

This Agreement is entered into individually between Yakima County (hereinafter referred to as the "County") and each of the following municipalities: the Cities of Grandview, Granger, Mabton, Moxee, Selah, Sunnyside, Tieton, Toppenish, Union Gap, Wapato, Yakima and Zillah, the Towns of Harrah and Naches (hereinafter referred to as the "City" or "Cities").

#### **B. AUTHORITY**

This Agreement constitutes an exercise of authority granted to the Cities and the County under Chapter 39.34 RCW, the Interlocal Cooperation Act, and Chapter 36.70A, the Growth Management Act. Copies of this Agreement and any sub-agreements shall be filed by Yakima County with the Yakima County Auditor and the Washington State Department of Commerce.

#### **C. OBJECTIVES**

The objectives of this Agreement are:

1. To implement the provisions of GMA and the CWPPs, including facilitation of urban growth within UGAs, while maintaining consistency with the County's and City's comprehensive plan.
2. To assure allowable growth and development within UGAs is clearly understood by the Cities, the County, other service providers and citizens in these areas.
3. To assure that the policies and procedures leading to such development are clearly defined.
4. To define responsibility for the provision of urban services and the level of service to be provided.
5. To assure communication among the Cities, the County and citizens as planning, growth, and development decisions are made.

6. To use decision-making processes that are consistent with the County's and City's responsibilities, and which consider the long term objectives, plans and development standards of the Cities.
7. To provide for common and joint processes of the Cities and the County to foster overall operational partnership, efficiency, and unified policy and direction.
8. To assure that public participation processes targeting property owners and residents of affected UGAs areas are undertaken as this Agreement is implemented.
9. To encourage economic development with a balanced application of the goals, policies, and strategies of the various comprehensive plans.
10. To establish the protocols and responsibilities for developing and maintaining the common system for data collection and analysis.

#### **D. COOPERATIVE PLANNING SYSTEM**

##### **1. UGA Boundaries**

The record of official UGA boundaries designated by the County pursuant to the Growth Management Act shall be maintained as a part of the future land use map in the County's adopted comprehensive plan. Copies of the official UGA boundary shall be provided to the City. Cities shall notify the County of any disparities.

The County adopts UGA boundaries consistent with the provisions of the Growth Management Act, CWPPPs, YCC Title 16B.10 and this Agreement.

##### **2. Urban Growth Area Future Land Use Designations**

To ensure consistency between future land use designations and zoning for property within unincorporated urban growth areas not covered by adopted subarea plans, the County will adopt common future land use designations for those properties and zone them accordingly. The plan designations and zoning within these areas will be determined in a coordinated effort between the County and each city as part of the scheduled County-wide UGA updates process, set forth in YCC Title 16B.10 and this Agreement. The County will ensure that land use designations and zoning for property within unincorporated urban growth areas covered under an adopted subarea plan are consistent with the applicable subarea plan.

The Cities may provide the County with pre-zoning map(s) during the County-wide UGA update process depicting the City's preferred zoning for the unincorporated portions of their respective UGA. Said pre-zoning shall be consistent with comprehensive plan land use designations. When utilized, the pre-zoning map shall serve as an indication of the City's intentions with respect to land uses in the area upon annexation, and shall be considered by the County when making revisions.

## **E. PLANNING IMPLEMENTATION**

Since UGAs are intended to accommodate urban growth and eventually be part of cities, a mechanism is needed to assure that planning and permitting decisions of the County are generally consistent with the planning objectives and development standards of the Cities.

### **1. Amending Urban Growth Boundaries**

Urban Growth Areas are intended to implement the planning goals of the Growth Management Act (GMA), CWPPs and the planning and land use objectives of adopted comprehensive plans by encouraging development in urban areas where adequate public facilities and services exist or as documented in each jurisdiction's capital facilities plan. To implement the goals of this Agreement, all jurisdictions shall adhere to the following requirements for the review of urban growth areas and amendments to the boundaries:

#### **a. Urban Growth Boundary Amendment Cycle**

Yakima County shall conduct a county-wide UGA review according to the schedules established in YCC Title 16B.10.040 (5), or at a minimum the timeframes established under RCW 36.70A.130.. Cities may request amendments to UGA boundaries outside of the county-wide UGA review schedules listed above under the emergency amendment process allowed under RCW 36.70A.130(2)(b).

Emergency amendment requests must be made in writing to the Board of Yakima County Commissioners and if accepted, the proposed amendment will be evaluated based on the criteria and requirements under YCC 16B.10, this Agreement and the most recent LCA information and population allocations used by the County during the most recent UGA review process.

b. Population Allocations

The baseline for the twenty-year County-wide population forecasts shall be based on the State of Washington's Office of Financial Management (OFM) 20-year GMA population projections. The population forecasts will be allocated to the Cities and the unincorporated urban areas by Yakima County, as set forth in YCC 16B.10.040 and the GMA.

c. Buildable Lands Model (BLM)

The BLM allows local jurisdictions to compare anticipated growth against actual development over time to determine if there is enough suitable land inside the UGA to accommodate the growth anticipated during the remaining portion of the 20-year planning period and if jurisdictions are achieving their adopted urban densities inside urban growth areas. This process may be used by Yakima County if determined necessary.

d. Land Capacity Analysis (LCA)

The LCA is to establish an objective approach by which to determine the current supply of land and how much population and development each jurisdiction can expect to accommodate under current zoning and development regulations in the existing incorporated and unincorporated UGAs. Yakima County shall conduct the LCA, using the LCA methodology outlined in the Yakima County Comprehensive Plan Land Use Element, YCC 16B.10.095 (2), the CWPPs and this Agreement.

e. Capital Facilities Planning

Cities must submit an adopted Capital Facilities Plan that includes any capital assets that are needed to accommodate future growth within the proposed or existing urban growth area as part of any UGA update process. To determine what is needed, the levels of service (LOS) standards for transportation facilities must be identified. LOS standards on other capital facilities are strongly encouraged. This should be consistent with the 20-year planning horizon and the densities and distribution of growth identified during the UGA update process. This forecast must include those capital facilities required by RCW 36.70A that are planned to be provided within the planning period, including the general locations and anticipated capacity needed. The lack of an adopted Capital Facilities Plan

for any proposed expansion area or areas currently within an urban growth area indicates that the area is not ready for urban growth and that the proposal will be denied or the area will be removed from the UGA.

2. Amending Urban Growth Area Future Land Use Designations and Zoning Districts

a. Future Land Use Designation Amendments

Amendment requests to change future land use designations for properties located within unincorporated urban growth areas will be accepted by the County during the scheduled biennial amendment cycle, set forth in YCC 16B.10. Amendment requests by property owners and/or jurisdictions will be evaluated based on the criteria and requirements under YCC 16B.10 and this Agreement.

Future land use designations and zoning for properties located within unincorporated urban growth areas were developed as part of a coordinated effort between Yakima County and the cities during the county-wide UGA review process. Therefore, if a property owner requests a future land use designation amendment outside of the scheduled five year UGA review process Yakima County will notify the applicable city of the proposed amendment request for their recommendation. The city's recommendation will be forwarded to the Yakima County Planning Commission and to the Board of Yakima County Commissioners for consideration as part of the legislative amendment review process. Amendment requests by property owners and/or jurisdictions outside of a scheduled county-wide UGA review process will be evaluated based on the criteria and requirements under YCC 16B.10, this Agreement and the most recent LCA information and population allocations used by the County during the most recent UGA review process.

Amendments to future land use designation for property located within the unincorporated urban growth area, must refer to the applicable County Future Land Use/Zoning Consistency Table to determine whether the desired plan designation is consistent with the plan designation as shown in the County Future Land Use Consistency Table.

b. Zoning District Amendments

Property owners wishing to rezone land within the unincorporated urban growth area to a different zoning district must show that the

rezone is consistent with the applicable County Future Land Use/Zoning Consistency Table. Rezones that are contingent upon legislative approval of a comprehensive plan map amendment, as indicated in Table 19.36-1 shall be considered a major rezone and subject to the procedures and requirements set forth in subsection a. above, YCC 16B.10 and YCC 19.36.

## F. INFRASTRUCTURE SERVICES AND LEVEL OF SERVICE

### General Provisions for Capital Facilities Planning and Mapping - Consistency with GMA

In accordance with RCW 36.70A.070(3) and WAC 365-196-415, the Cities and the County will develop Capital Facilities Plans that cover the entire UGA. Cities shall provide the County with a copy of their most current adopted Capital Facilities Plan at least six months prior to any scheduled UGA update process. Maps of City and County utilities and transportation infrastructure not contingent to a Capital Facilities Plan amendment will be provided to the County's GIS's Department when updated, which will maintain the regional GIS database, so as to be accessible to all parties.

Opportunities for focused and targeted public investment, which directs capital improvement expenditures into specific geographic areas to produce "fully-serviced land" for development, will be encouraged. This strategy is intended to maximize the use of limited public funds by coordinating government expenditures and focusing development first in some areas, then in others. Selection of targeted investment corridors will consider and be consistent with regional priorities. Separate sub-agreements or interlocal agreements may be entered into by the affected parties to provide the details for the concepts of particular focused targeted public investment corridors.

The following provisions apply to the review and permitting process for proposed developments in unincorporated portions of Urban Growth Areas:

#### 1. Streets

##### a. Responsibility

Yakima County and cities will be responsible for assuring that all streets within the UGA are constructed concurrently with development and that the impacts generated by the development on the transportation facilities within both the unincorporated and incorporated UGA are properly considered and the appropriate mitigation is required.

b. Design Standards

Yakima County will utilize the provisions of Yakima County Code Title 19 as design standards for urban development of streets, and associated structures, unless otherwise specified in a sub-agreement. It is intended that County design standards will be generally consistent with standards adopted by the City; therefore the County may modify its required design standards when a City identifies the specific standards that may apply and demonstrates that applying the City's development standards are consistent with RCW 36.70A.110(3) and the applicable Capital Facilities Plan.

c. Level of Service (LOS)

Transportation Policy – LOS

The establishment of level of service policies for streets within the urban growth area will be done cooperatively to assure that service level thresholds are agreed upon for all transportation facilities. This effort will be coordinated with the Metropolitan Planning Organization (MPO) and the Regional Transportation Planning Organization (RTPO) pursuant to RCW 47.80.023.

Performance Evaluation – LOS

The Cities and the County will monitor and review transportation LOS policies and their effect in the urban growth area and make adjustments as mutually agreed upon.

2. Water

a. Responsibility

The Cities are the preferred provider of services within the Urban Growth Areas. Responsibility for the provision of water service by a water purveyor approved by Washington State Department of Health (DOH) will be depicted on a service area map. The service area map will be maintained by the County in the regional GIS database.

Consistent with DOH regulations, the designated water purveyor shall be responsible for planning and development of water service within the 20-year planning horizon to meet the level of service standards for the land uses and populations indicated in the most recent comprehensive plan.

b. Financial and Service Policies

- (1) Water Service – It is the intent of all parties to this Agreement to require adequate water service to potential customers within the UGA consistent with the capital facilities plans.
- (2) Costs - The costs of system extension will be as enumerated in the capital facilities plan. This does not preclude programmed extensions undertaken at the initiative of the developer.
- (3) Rates - Water rates are the responsibility of the purveyor.

c. Standards

Design and construction of water systems shall, at a minimum meet DOH regulations and guidelines and the purveyor's standards. The Cities shall submit to the County any specific standards which are to be applied within their respective UGA.

3. Sewer

a. Responsibility

Sewer service is expected to be provided by cities or sewer service providers approved by the Washington State Department of Ecology (DOE) or the United States Department of Environmental Protection Agency (EPA) within boundaries of the Yakama Nation.,

Responsibility for the provision of sewer service will be depicted on a service area map in the regional GIS database maintained by the County in cooperation with the Cities and sewer service providers. Consistent with DOE, DOH and EPA regulations, the designated sewer purveyor shall be responsible for planning and development of sewer service to meet the level of service standards for the land uses and populations indicated in the most recent comprehensive plan within the 20-year planning horizon.

b. Financial and Service Policies

- (1) Sewer Service – It is the intent of all parties to this Agreement to require adequate sewer service to potential

customers within the UGA consistent with the capital facilities plans.

- (2) Costs - The costs of system extension will be as enumerated in the capital facilities plan. This does not preclude programmed extensions undertaken at the initiative of the provider.
- (3) Rates - Sewer rates are the responsibility of the provider.

c. Standards

The minimum design standards for design and construction of sewer facilities shall be those contained in the applicable city, DOE, DOH or EPA statutes and regulations or guidance documents.

4. Stormwater

a. Responsibility

The County will have responsibility for assuring that stormwater generated from development outside City limits will be handled in a manner consistent with standards outlined below.

b. Financial and Service Policies

Design and construction of stormwater collection, retention, conveyance, treatment and disposal systems will be the responsibility of the developer.

It is current County policy to require on-site retention, treatment, and disposal of stormwater. Exceptions to this policy will only be allowed if off-site collection, treatment, and disposal services are available from a municipality, or other entity properly authorized to collect and dispose of such flows.

c. Standards

All stormwater shall be retained and disposed on-site according to processes and design(s) approved by the County unless an agreement with a public entity is in place for conveyance, treatment, and disposal of such flows.

## G. ANNEXATION

It is the intent of the parties to promote orderly and contiguous development of the City through annexation

### 1. Development Contiguous to City Boundaries – Annexation to be Promoted

The County agrees that it will not provide utility services to properties within a city's UGA without the specific approval of the respective City, unless the property is in an existing utility service area of the County. It is the City's responsibility to provide utility service to properties within their respective UGA's within the 20-year planning horizon.

### 2. Development Review Within Pending Annexation Areas

#### a. Early Transfer of Authority

It is the intent of the parties to facilitate timely processing of development applications for properties which are included within areas subject to active annexation proceedings. When a Notice of Intent to Commence Annexation has been approved by the City and submitted to the Boundary Review Board, the city may in writing, request from the County transfer of authority to accept and review project permits prior to the effective date of annexation.

#### b. County Review of Submitted Project Permits

Complete project permit applications submitted to the County prior to the effective date of annexation will be processed and reviewed by the County to the review stage covered by the project permit application fee.

“Review stage” is defined for subdivisions and short subdivisions to include preliminary plat approval, plat construction plan approval, inspection, or final plat processing. “Review stage” for all other land use permit applications includes preliminary approval, construction plan approval, construction inspections and final sign-off, but does not include related building permit applications unless a complete building permit application is submitted to the County prior to the effective date of the annexation.

## (1) Vesting

Any complete project permit application submitted to the County that has vested under statutory or common law shall be subject to the Yakima County laws and regulations in effect at the time the County deemed the project permit application complete.

## (2) Land Use Dedications, Deeds, or Conveyances

Final plats or other dedications of public property will be transmitted to the City for City Council acceptance of dedication of right-of-way or public easements, if dedication occurs after the effective date of annexation. Dedications, deeds, or conveyances will be in the name of the City after the effective date of the annexation and will be forwarded to the City Council for acceptance by the City even if the County is continuing to process the permit application.

## (3) Appeals of Land use Permits

The County agrees to be responsible for defending, all permits decisions issued by the county for complete project permit applications submitted prior to annexation.

## (4) Permit Renewal or Extension

After the effective date of annexation, any request to renew a building permit or to renew or extend a land use permit issued by the County in the annexation area is to be made to and administered by the City.

## (5) Land use Code Enforcement Cases

Any pending land use code enforcement cases in the annexation area will be transferred to the City on the effective date of the annexation. Any further action in those cases will be the responsibility of the City at the City's discretion.

## (6) Enforcement of County Conditions

Following the effective date of the annexation, the City agrees to enforce any conditions imposed by the county

relating to the issuance of a building or land use permit in an area that has been annexed; to the same extent it enforces its own conditions.

(7) Financial Considerations/Revenue Adjustments and Transfers

If the County intends to upgrade or replace infrastructure in a UGA, and such an investment would result in significant expense or indebtedness, then the County may seek a specific agreement with the other City to address the financial impacts of future annexation. Negotiations will provide for coordinated infrastructure development, appropriate allocation of costs and/or revenue sharing arrangements, and optimal leveraging of local funds to obtain available grants and loans.

(8) Administration of Bonds

Any performance, maintenance or other bond issued by the County to guarantee performance, maintenance or completion of work associated with the issuance of a permit will be administered by the County to completion. Any additional bonding required after annexation occurs will be determined, accepted and administered by the City along with responsibility for enforcement of conditions tied to said bonds. It shall be the City's responsibility to notify the County of the acceptance of said bonds in order for the County to release interest in any bonds the County may still hold.

(9) Records Transfer

The City may copy and/or transfer necessary County records, as appropriate, prior to and following annexation. The City may arrange for off-site duplication of records under appropriate safeguards for the protection of records as approved by the County.

## H. SUB-AGREEMENTS

Sub-agreements that provide additional detail for implementing various aspects of this Agreement are anticipated, provided that the sub-agreements

do not conflict with the provisions of this Agreement. Copies of sub-agreements shall be distributed to all parties to this Agreement.

## I. GENERAL PROVISIONS

### 1. Relationship to Existing Laws and Statutes

Except as specifically provided herein, the Cities and the County do not abrogate the decision-making authority vested in them by law. This Agreement in no way modifies or supersedes existing state laws and statutes.

### 2. Oversight

The County-wide Planning Policy Committee, or its successor, shall be designated as responsible for overseeing implementation of this Agreement.

### 3. ILA Noncompliance

The Cities and the County believe this ILA is in the best interests of the public and therefore will fully adhere to this ILA. In the event any party identifies an issue they believe is not consistent with this ILA the following process may be undertaken:

- a. The party shall give written notification within 30 days to the other parties of concern. In addition, the party shall give notice to all non-affected parties of this agreement. The affected parties shall document the nature of the dispute and their respective options for resolution, if the parties are not able to resolve the matter within 10 business days they shall seek mediation through the Dispute Resolution Center.
- b. If the disputing parties are still at an impasse, following mediation they shall seek resolution through the Yakima County Superior Court.
- c. If final resolution results in the need for amendments to the ILA, said amendments shall be processed in accordance with subsection (4) of this Agreement.

The dispute resolution process identified above does not preclude any party with standing from filing an appeal with the Washington State Growth Management Hearing Board or LUPA court if applicable.

#### 4. Amendments to the ILA

The Cities and the County recognize that amendments to this Agreement may be necessary to clarify the requirements of particular sections or to update the Agreement. Amendments not involving all parties shall be handled as sub-agreements as provided for in Section H, above.

#### 5. Amendments to the CWPP

The CWPPs have set a framework for comprehensive planning under GMA, but lack a process for amending the CWPPs and integrating the amendments into the comprehensive planning and implementation process. Since joint and cooperative planning will be accomplished through the provisions of the CWPPs it is important to provide for policy adjustments from time to time. The parties agree to the following process:

- a. Policy amendments shall be consistent with the framework and purpose of the CWPPs.
- b. Amendments require approval by 60% of the jurisdictions representing at least 51% of the County population prior to adoption by the Board of County Commissioners.
- c. The County-wide Planning Policy Committee will consider amendments to the CWPPs annually. The Committee should schedule review of these amendments six months in advance of the process for consideration of annual comprehensive plan changes.
- d. Proposed amendments will be provided to all Committee members at least four weeks prior to consideration by the Committee.
- e. Committee members are not expected to be able to commit their respective jurisdictions, but they are expected to fully represent the balance of concerns and views which may affect their jurisdiction's ability to approve the proposed amendments.
- f. Within 30 days of a decision by the Policy Committee, jurisdictions will be asked to indicate approval by signing the revised document.

6. The County-wide Planning Policy Committee

The CWPPC shall hold a meeting each year to report on the progress of implementing the CWPPs and this Agreement. This meeting will provide an opportunity for jurisdictions to discuss planning and development related issues and suggest changes to this Agreement as necessary. Each City and the County will be responsible for maintaining its designated member.

7. Effective Date and Term of the ILA Agreement

This Agreement shall be effective upon passage by the County and all of the Cities. The term of this Agreement shall be for five years from the effective date hereof and shall automatically be renewed for subsequent five year terms. No later than 180 days before the automatic renewal date, any party may notify the other parties in writing of a desire to revise the Agreement.

8. Severability

If any provision of this Agreement or its application to any person or circumstance is held invalid, the remainder of the provisions and/or the application of the provisions to other persons or circumstances shall not be affected.

If any section, subsection, paragraph, sentence, clause or phrase of this Agreement is adjudicated to be invalid, such action shall not affect the validity of the remaining portions of the Agreement.

### **III. SIGNATURES**

IN WITNESS WHEREOF, this agreement has been executed by each party to this Agreement as evidenced by signature pages affixed to this agreement.

**MASTER INTERLOCAL AGREEMENT**  
**FOR GROWTH MANAGEMENT ACT IMPLEMENTATION**  
**IN YAKIMA COUNTY**

**SIGNATURE PAGE**

The legislative body of the undersigned jurisdiction has authorized execution of the Master Interlocal Agreement for Growth Management Act Implementation in Yakima County.

IN WITNESS WHEREOF

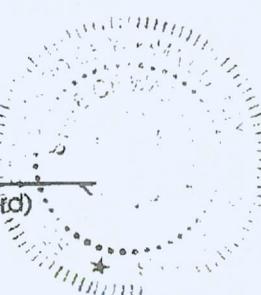
This agreement has been executed by Yakima County  
(Name of City/Town/County)

  
\_\_\_\_\_  
J. Rand Elliott, Chairman  
Board of Yakima County Commissioners

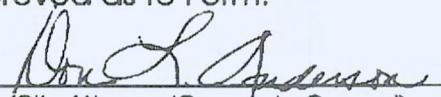
Date: December 29, 2015

Attest:

By:   
\_\_\_\_\_  
(City Clerk/Town Clerk/Clerk of the Board)



Approved as to Form:

By:   
\_\_\_\_\_  
(City Attorney/Corporate Counsel)

SEAL:

**MASTER INTERLOCAL AGREEMENT  
FOR GROWTH MANAGEMENT ACT IMPLEMENTATION  
IN YAKIMA COUNTY**

**SIGNATURE PAGE**

The legislative body of the undersigned jurisdiction has authorized execution of the Master Interlocal Agreement for Growth Management Act Implementation in Yakima County.

**IN WITNESS WHEREOF**

This agreement has been executed by

City of Yakima

(Name of City/Town/County)

By: Angie Reh  
Title: City Manager  
Date: 11/16/15

Attest:

By: Jodi Stephan  
City Clerk/Town Clerk/Clerk of the Board

CITY CONTRACT NO: 2015-242  
RESOLUTION NO: A-2015-139

Approved as to Form:

By: Jeff Luther  
City Attorney/Corporate Counsel

SEAL:

# BOARD OF YAKIMA COUNTY COMMISSIONERS

IN THE MATTER OF ADOPTING )  
 AMENDMENTS TO THE MASTER )  
 INTERLOCAL AGREEMENT FOR )  
 GROWTH MANAGEMENT ACT )  
 IMPLEMENTATION IN YAKIMA COUNTY )

RESOLUTION 462-2015

WHEREAS, growth planning in Yakima County requires the concerted and coordinated efforts of all governmental entities; and,

WHEREAS, the Washington State Growth Management Act (RCW 36.70A) requires Yakima County to adopt a county-wide planning policy in cooperation with the cities and towns; and,

WHEREAS, in June 1993, and subsequently amended in October 2003, the Board of Yakima County Commissioners adopted the County-wide Planning Policies; and,

WHEREAS, in 1999 the Board of Yakima County Commissioners and the legislative authority from each of the fourteen cities and towns adopted the *Master Interlocal Agreement for Growth Management Act Implementation in Yakima County* (ILA); and,

WHEREAS, the primary purpose of the ILA is to provide a management structure for growth and development occurring in Urban Growth Areas (UGA) to ensure that coordinated Growth Management Act (GMA) goals will be met; and,

WHEREAS, in 2012, the Board of Yakima County Commissioners initiated amendments to the ILA and presented them to the County-wide Planning Policy Committee for review; and,

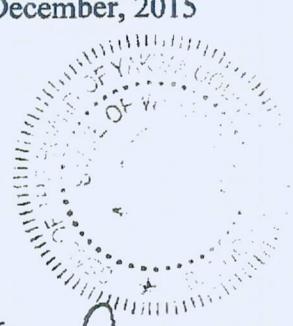
WHEREAS, the amendments to the ILA were necessary to ensure proper urban growth area development and coordination between Yakima County and each of the fourteen cities and towns; and,

WHEREAS, after careful and deliberate review, Yakima County and each of the fourteen cities and towns have concluded their review of the proposed changes to the ILA; and,

BE IT HEREBY RESOLVED by the Board of Yakima County Commissioners that the amendments, set forth in the attached *Master Interlocal Agreement for Growth Management Act Implementation*, and by this reference incorporated herein, is approved; and,

BE IT FURTHER RESOLVED that the Chairman is hereby authorized and directed to execute said ILA.

DONE this 29th day of December, 2015



Attest: Tiera L. Girard  
 Clerk of the Board



  
 J. Rand Elliott, Chairman

  
 Michael D. Leita, Commissioner

  
 Kevin J. Bouchey, Commissioner  
*constituting the Board of County Commissioners  
 for Yakima County, Washington*

John Puccinelli  
4102 Donald Dr.  
Yakima, WA 98908

Jim Sewell  
906 King Street  
Grandview, WA 98930

Juan Aguilar  
303 N. 27th Ave  
Yakima, WA 98902

Joseph Buchanan  
409 Bridle Way  
Yakima, WA 98901

Corporate Counsel  
Don Anderson  
BRB Attorney

City of Yakima  
Attn: Joseph Calhoun  
129 N. 2nd Street  
Yakima, WA 98901

BOCC

County Assessor's Office

County Treasurer's Office

County Auditor's Office  
Elections Division

County Sheriff's Office

County GIS

Public Services Director  
Lisa Freund

Planning Services  
Lynn Deitrick

Accounting Services  
Carmen Hayter

Transportation Services  
Matt Pietrusiewicz

Building & Fire Safety Services  
Harold MacLean

Code Enforcement Services  
John Walkenhauer

Environmental Services  
David Haws

Water Resources  
Terry Keenhan

Water Resources  
Troy Havens

Fire Chief  
Fire District 12  
10000 Zier Road  
Yakima, WA 98908

Yakima Valley Libraries  
102 N 3rd Street  
Yakima, WA 98901

Yakima Valley  
Conference of Governments  
311 N. 4<sup>th</sup> Street, Suite 202  
Yakima, WA 98901

Yakima-Tieton Irrigation District  
470 Camp 4 Road  
Yakima, WA 98908

West Valley School District  
Attn: Mike Brophy  
8902 Zier Road  
Yakima, WA 98908

North Yakima  
Conservation District  
1606 Perry Street #C  
Yakima, WA 98902

For complete "Recorded" files include:  
John Walkenhauer  
Mark Cleaver  
Ryan Calhoun  
John Stanton

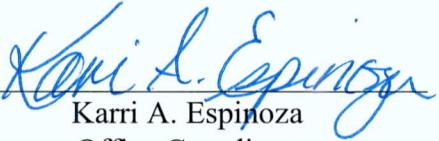
FILE NO: BRB19-003  
NOTICE OF INTENTION

**AFFIDAVIT OF MAILING**

STATE OF WASHINGTON )  
                            ) ss.  
COUNTY OF YAKIMA    )

I, Karri A. Espinoza, being first duly sworn, and as an employee of the Yakima County NOTICE OF INTENTION, a true and correct copy of which is enclosed here-with; that said notice, was addressed to applicant, agent and parties of record, that said parties are individually listed on the Mailing List retained by the Planning Division and that said notices were mailed by me on the 1st day of August, 2019.

That I mailed said notices in the manner herein set forth and that all of the statements are made herein are just and true. Dated this 1st day of August, 2019.

  
\_\_\_\_\_  
Karri A. Espinoza  
Office Coordinator