



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: July 26, 2021

TO: Boundary Review Board Members, Corporate Counsel, City of Grandview, Board of County Commissioners, Assessor, Treasurer, Elections Division, Sheriff's Office, Public Services (Director, Planning, Building & Fire Safety, Code Enforcement, Environmental Services, Water Resources, GIS), County Roads, Parks and Trails, Fire District #5, Sunnyside Valley Irrigation District, Yakima Valley Libraries, Yakima Valley Conference of Governments, South Yakima Conservation District, Bureau of Indian Affairs, Yakama Nation

FROM: Aman Walia
Chief Clerk - Boundary Review Board

SUBJ: **File No.: BRB2021-00002, City of Grandview – John & Diane Buettner Annexation**

Enclosed is the Notice of Intention packet that proposes the annexation into the City of Grandview of approximately **19.34** acres having an assessed valuation of \$138,000. The annexation is known as the **“John & Diane Buettner Annexation”**.

The 45-day review period for this proposed annexation expires **Sept 9, 2021**.

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 #BRB2021-002

1. Name of City, Town or special purpose district: City of Grandview
2. Action Sought: Annexation
3. This proposal shall be known as: John & Diane Buettner Annexation
4. Driving directions to location of proposed action: I-82 East; take the Stover Road exit, Exit 73, toward Grandview. Go straight toward Stover Road west. Turn right onto Stover Road. Turn left onto Puterbaugh Road. The proposed annexation parcel is on the left approximately 0.25 miles.
5. Briefly describe proposal: Annexation and rezone of property to be developed in the future and to receive City services to include water/sewer/garbage utilities and police/fire protection.
6. Method used to initiate the proposed action: Petition
7. State statute under which action is sought: RCW 35A.14.120, et.seq.

FACTORS THE BOARD MUST CONSIDER

POPULATION AND LAND USE:

1. Provide the following information:

POPULATION OF PROPOSED AREA		POPULATION OF EXISTING ENTITY	
	EXISTING	10-YEAR PROJECTION	EXISTING
People	0	<u>Unknown until developed</u>	11,010
Residences	0	<u>Unknown until developed</u>	2821
Businesses	0	<u>Unknown until developed</u>	282

2. What source is the basis for this projection information? U.S. Census Bureau, City utility accounts and business licenses
3. Acres within the proposed area: 19.34 Acres within existing entity: Approximately 2320 acres
4. Assessed valuation of proposed area \$138,000.00 of existing entity: \$436,107,256.00
5. Existing land use of the proposed area: Agriculture (hop field)
6. Existing land use of the area surrounding the proposal: North—Light Industrial; South—Light Industrial; East—Light Industrial; West—Agricultural

7. Are all surrounding & interior roads included in the annexation? No
If no, why not? Per email from Jamie West with Yakima County Transportation “The proposed annexation would create an island of roadway maintenance on Puterbaugh Road. We would like to suggest that the right of way not be included with the annexation for ease and clarity when it comes to roadway maintenance.”
8. Is there new residential, commercial, or industrial development that is associated with this proposal? No
If yes, describe any projects being considered or proposed: _____
9. If the proposal is approved, will there be land use changes within the next 18 months?
o Land Use – No
o Zoning – Yes: City Zoning of M-1 Light Industrial
o Comprehensive Plan – Yes: City Comp Plan Future Land Uses of Industrial
10. Has the proposed area been the subject of land use action by Yakima County? Unknown
If so, please explain _____
11. a. Yakima County Comprehensive Plan designation for the proposed area: Urban Industrial
b. For surrounding areas: Urban Industrial and Agriculture
c. Yakima County Zoning for the proposed area: M-1 Light Industrial
d. For surrounding areas: M1 and AG
12. Is this proposal consistent with the coordinated water system plan, if any? Yes
13. Does your jurisdiction have an adopted comprehensive plan? Yes Date Adopted: March 22, 2016
14. Describe how this proposal is consistent with the adopted comprehensive plan: The subject property is within the City's Urban Growth Area and designated Industrial and has therefore been pre-planned as eventually being annexed into the City of Grandview.
a. Proposed city zoning upon annexation: M-1 Light Industrial
15. Has any portion of this area been previously reviewed by the Boundary Review Board? No
Explain _____
16. Describe the following as required by RCW 36.93.170 and the effects on land use, accessibility and potential development:
a. Topography: Flat
b. Natural Boundaries: City Limits
c. Drainage Basins: None
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	None	City of Grandview	Upon development	Developer
Sewer	None	City of Grandview	Upon development	Developer
Fire	Yakima County Fire District No. 5	City of Grandview	Upon annexation	Property taxes
Stormwater	Yakima County & Sunnyside Valley Irrigation District	City of Grandview	Upon annexation	Developer
Roads	Yakima County	City of Grandview	Upon annexation	Developer
Parks	Yakima County	City of Grandview	Upon annexation	Property taxes
Police	Yakima County Sheriff; Washington State Patrol	City of Grandview	Upon annexation	Property taxes
School	Grandview School District	Grandview School District	Currently providing services	Property taxes
Library	Yakima Valley Regional Library & City of Grandview	City of Grandview	Upon annexation	Property taxes

2. Does your jurisdiction have a current Capital Facilities Plan? **Yes**

Does it consider the proposed area? **Yes**

3. Describe the effect your jurisdiction's ordinances, governmental codes, regulations and resolutions will have on existing uses in the proposed area: **The property is currently vacant and used for agricultural.**
4. Describe the probable future needs for services and additional regulatory controls in the area? **Water and sewer lines are not in the area of this proposed annexation. When development of the property is proposed, sewer and water system extension and improvement will be required to serve the property, depending on the type and size of the development. The parcel is served by Puterbaugh Road, which is currently paved. Future development in the area may require improvements to those roads and additional right-of-way.**
5. Describe the probable effects of the proposal on the cost an adequacy of services and regulatory controls: **Minimal effect if any. Water and Sewer Comprehensive Plans have been updated to address future needs. Adequate sized water and sewer lines are in place in this area for development. Costs and controls unique to the development, if any, would be determined at the time of development.**
- In the proposed area? **Encourage development within the proposed annexation.**
 - In the adjacent area? **Encourage development within the Urban Growth Area.**
6. Estimate the following to be incurred under the proposal:
- Proponent Expenditures to be incurred: **\$ -0-**
 - Proponent Revenues to be gained: **\$209.08**
 - County Revenue Lost: **\$414.76**
 - County Expenditure Reduction: **\$414.76**
 - Fire District Revenue Lost: **\$159.41**
 - Fire District Expenditure Reduction: **\$159.41**
 - Financial Impact to Special Districts (library, parks, hospital): **\$54.27 – Yakima Regional Library**

7. What is the future impact of your proposal on the school district? **N/A due to zoning designation of industrial.**

ENVIRONMENTAL INFORMATION

1. Is there an existing environmental review pertinent or related to this proposal? No
If No, answer questions 2 through 5.
2. Expected impact of any proposed development to adjacent roads and highways: NA
3. Expected impact of any proposed development on air quality: NA
4. Does the area under consideration contain "critical areas"? (floodplain, wetland, steep slope wildlife habitat area, etc.): NA
5. Please describe any potential adverse impacts that could occur upon development: NA

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 property is a natural extension of the planned industrial area and is consistent with the Comprehensive Plan for this area.
2. Use of physical boundaries, including but not limited to bodies of water, highways, and land contours: There are none.
3. Creation and preservation of logical service areas: The property is within the City of Grandview's designated Urban Growth Area and meets the definition of "Urban Growth" as defined under RCW 36.70A.030 and also "Urban Growth Area" as stated in RCW 36.70A.110.
4. Prevention of abnormally irregular boundaries: NA
5. Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities in excess of ten thousand (10,000) population in heavily populated urban areas: NA
6. Dissolution of inactive special purpose districts: NA
7. Adjustment of impractical boundaries: NA
8. Incorporation as cities or towns or annexation to cities and towns of unincorporated areas which are urban in character: NA
9. Protection of agricultural and rural lands which are designated for long term productive agricultural and resource use by a comprehensive plan adopted by the county legislative authority: The property is currently zoned industrial in Yakima County.

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 20th day of July, 2021



Signature

Anita Palacios

Name of person completing this form

City Clerk

Title

(509) 882-9200

Phone Number

(509) 882-3099

Fax Number

207 West Second Street, Grandview, WA 98930

Mailing Address

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

John & Diane Buettner
1566 Bently Circle
Bel Air, MD 21015

John Buettner
930 North Forsell Road
Grandview, WA 98930

John P. Hodkinson Jr.
Almon Commercial Real Estate
218 SSG Pendleton Way
Yakima WA 98901-2692

EXHIBIT A

A copy of the legal description of the boundaries of the area involved in the proposed action certified by the Yakima County Public Works Division.



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

May 5th, 2021

City of Grandview
ATTN: Anita Palacio
207 W. 2nd Street
Grandview, WA 98930

RE: Legal Description Certification – Buettner; Tax Parcel 230915-23001

As requested in your letter dated March 1st, 2021 the legal description for tax parcel 230915-23001 and the accompanied map have been reviewed and certified to be true and accurate for the purpose of annexation. The documents reviewed have been attached for ease and clarity.

If you need any further assistance, please contact me at (509) 574-2300.

Sincerely,

Matt Pietrusiewicz, P.E.
Yakima County Engineer

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207 W. 2nd Street • Grandview, Washington 98930 • Tel: (509) 882-9200 • Fax: (509) 882-3099 • www.grandview.wa.us

March 1, 2021

Yakima County Public Services
Attn: Transportation Engineering Manager
128 North 2nd Street, Fourth Floor
Yakima, WA 98901

RE: Legal Description Certification
Petitioners: John & Diana Buettner
General Property Location: Puterbaugh Road, Grandview, WA
Parcel No(s).: 230915-23001
Proposed Zoning: M-1 Light Industrial

The City of Grandview is in the process of submitting a Notice of Intention to Annex the above-referenced parcel to the Yakima County Boundary Review Board (BRB). The BRB requires that the legal description of the boundaries of the area involved in the proposed action be certified by Yakima County.

Enclosed herein please find a copy of the legal description along with a map of the parcel proposed to be annexed for review and certification by your department. Once complete, please return to my attention. If you have any questions or require additional information, please contact me at 882-9200 or anitap@grandview.wa.us.

Thank you in advance for your assistance.

Sincerely,


Anita G. Palacios, MMC
City Clerk

Enclosures

April 30, 2021

HLA No. 21007

City of Grandview Buettner Annexation

LEGAL DESCRIPTION

The North Half of the Southwest Quarter of the Northwest Quarter of Section 15,
Township 9 North, Range 23 East, W.M.
EXCEPT the West 25.00 feet dedicated for roadway purposes as conveyed to Yakima
County by instrument recorded under Auditor's File Number 1601260, records of
Yakima County, Washington.



YAKIMA COUNTY

NE CORNER, N 1/2, SW 1/4, NW 1/4,
SEC. 15, T.9N., R.23E., W.M.

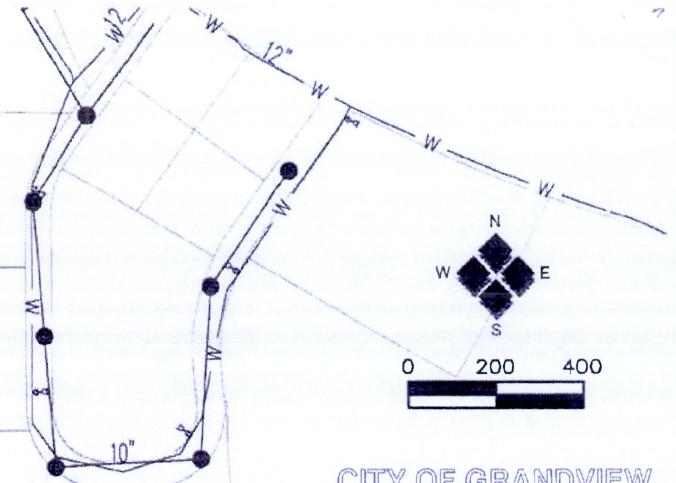
PUTTERBAUGH RD.

PARCEL NO. 230915-23001
(PROPOSED ANNEXATION AREA)

SECTION 16
SECTION 15

6" FORCEMAIN

6" FORCEMAIN



CITY OF GRANDVIEW BOUNDARY

10" 10" 10" 10" 15"
FORREST ROAD LIFT STATION



HLA

Engineering and Land Surveying, Inc.

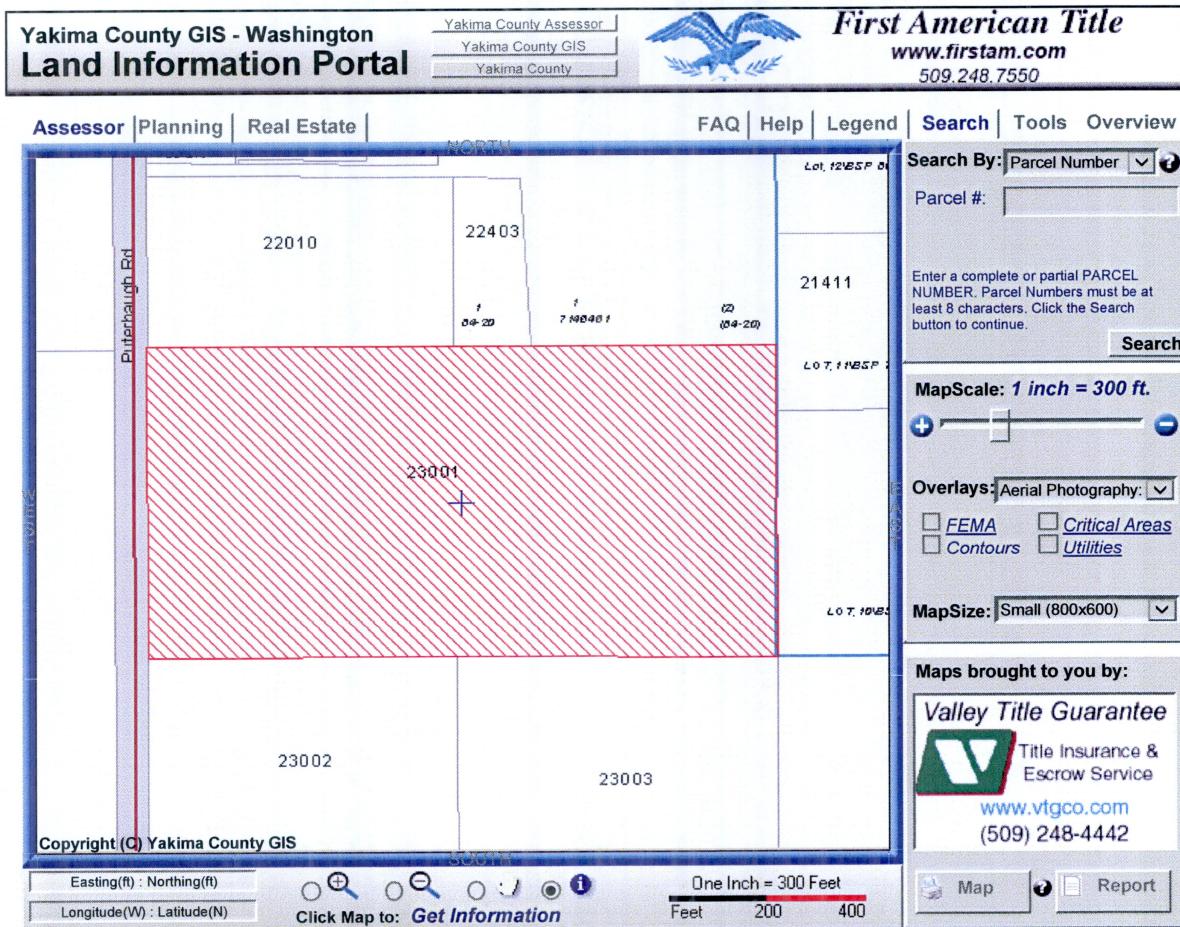
2803 River Road
Yakima, WA 98902
509.966.7000
Fax 509.965.3800
www.hlacivil.com

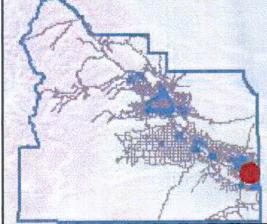
JOB NO: 21007G
DWG: 21007ANNEX.dwg
DATE: 5-3-21 DRAWN
BY: TDF CHECKED BY:
ETH

ANNEXATION EXHIBIT
for, CITY OF GRANDVIEW
YAKIMA COUNTY, WASHINGTON
BUETTNER ANNEXATION

EXHIBIT B

A Yakima County Assessor's map on which the boundary of the area involved in the proposal and the size in acres must be clearly indicated. Include a list of all parcel numbers for lots in proposed area.



PROPERTY PHOTOS: 1			PROPERTY INFORMATION AS OF 7/6/2021 11:07:32 PM								PRINTING	
			Parcel Address: PUTERBAUGH RD S-STO ,WA Parcel Owner(s): JOHN & DIANA BUETTNER Parcel Number: 23091523001 Parcel Size: 19.34 Acre(s) Property Use: 81 Agricultural Not Current Use TAX AND ASSESSMENT INFORMATION Tax Code Area (TCA): 441 Tax Year: 2021 Improvement Value: \$51000 Land Value: \$87000 Current Use Value: \$0 Current Use Improvement: \$0 New Construction: \$0 Total Assessed Value: \$138000								<input type="button" value="Printer-Friendly Page"/> <input type="button" value="Detailed Report"/> <input type="button" value="Print Detailed MAP"/> <input type="button" value="Section Map 1in=400ft"/>	
RESIDENTIAL INFORMATION			SECTION MAPS									
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4,1/2)	Garage (bsmt/att/bltin)	Carport	Section Map 1in=400ft		
No Residence Information Found.												
SALE INFORMATION											Qtr SECTION MAPS	
Excise	Sale Date		Sale Price		Grantor					Portion	NW-Qtr 1"=200ft	NE-Qtr 1"=200ft
396127	8/24/2007		\$127000		GORZEMAN & OVERGAAUW & STRUIKMANS & FAGU					N	SW-Qtr 1"=200ft	SE-Qtr 1"=200ft
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 email us .												

OVERLAY INFORMATION													
Zoning:	M-1		Jurisdiction:		County								
Urban Growth Area:	Grandview		Future Landuse Designation:		Urban Industrial (Yakima County Plan 2015)								
FEMA 100 Year:	FEMA Map		FIRM Panel Number:		53077C1925D		Download Map						
LOCATION INFORMATION													
+ Latitude: 46° 16' 06.304"			+ Longitude: 119° 56' 02.168"			Range: 23 Township: 09 Section: 15							
Narrative Description: N1/2 SW1/4 NW1/4 EX W 25 FT TOCO.FOR R-W													
DISCLAIMER													
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION													

EXHIBIT C

A vicinity map or series of maps no larger than 11 x 17 and reproducible on a non-color photocopier displaying: ****NOTE: Original should be in color****

1. The boundary of the area involved in the proposal and the size in acres.
2. The current corporate boundaries of the proposing entity.
3. Existing water & sewer service area boundaries of the proposing entity.
4. Major physical features such as streets and highways, railways public facilities, etc.
5. The boundaries of cities or special purpose districts having jurisdiction in or near the proposed area. **(Not Applicable)**
6. The location of the nearest service point(s) for the required utility services to the area. Show existing and proposed water/sewer lines and diameter. **(See C-3)**
7. The Yakima County zoning, Comprehensive Plan designation, Urban Growth Area Boundary, and proposed city plan and zoning designations.
8. Floodways or floodplains. **(There are no floodways or floodplains)**



HLA

Engineering and Land Surveying, Inc.

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

JOB NO: 21007G
DWG: 21007ANNEX.dwg
DATE: 5-3-21 DRAWN
BY: TDF CHECKED BY:
ETH

ANNEXATION EXHIBIT
for, CITY OF GRANDVIEW
YAKIMA COUNTY, WASHINGTON
BUETTNER ANNEXATION

IMA COUNTY

NE CORNER, N 1/2, SW 1/4, NW 1/4,
SEC. 15, T.9N., R.23E., W.M. —

PARCEL NO. 230915-23001
(PROPOSED ANNEXATION AREA)
19.34 ACRES

PUTTERBAUGH RD.

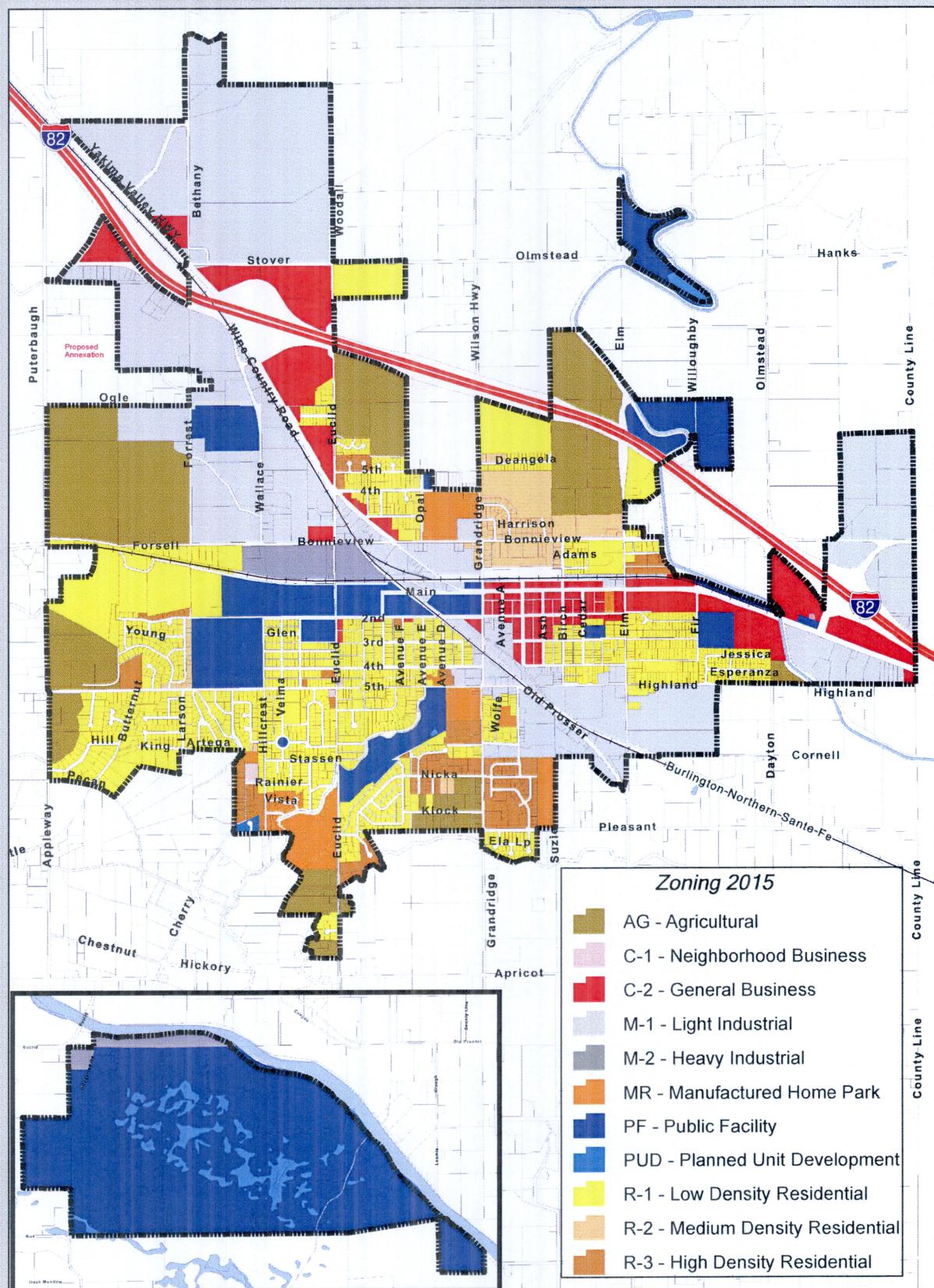
SECTION 16

CITY OF GRANDVIEW

CITY OF GRANDVIEW BOUNDARY

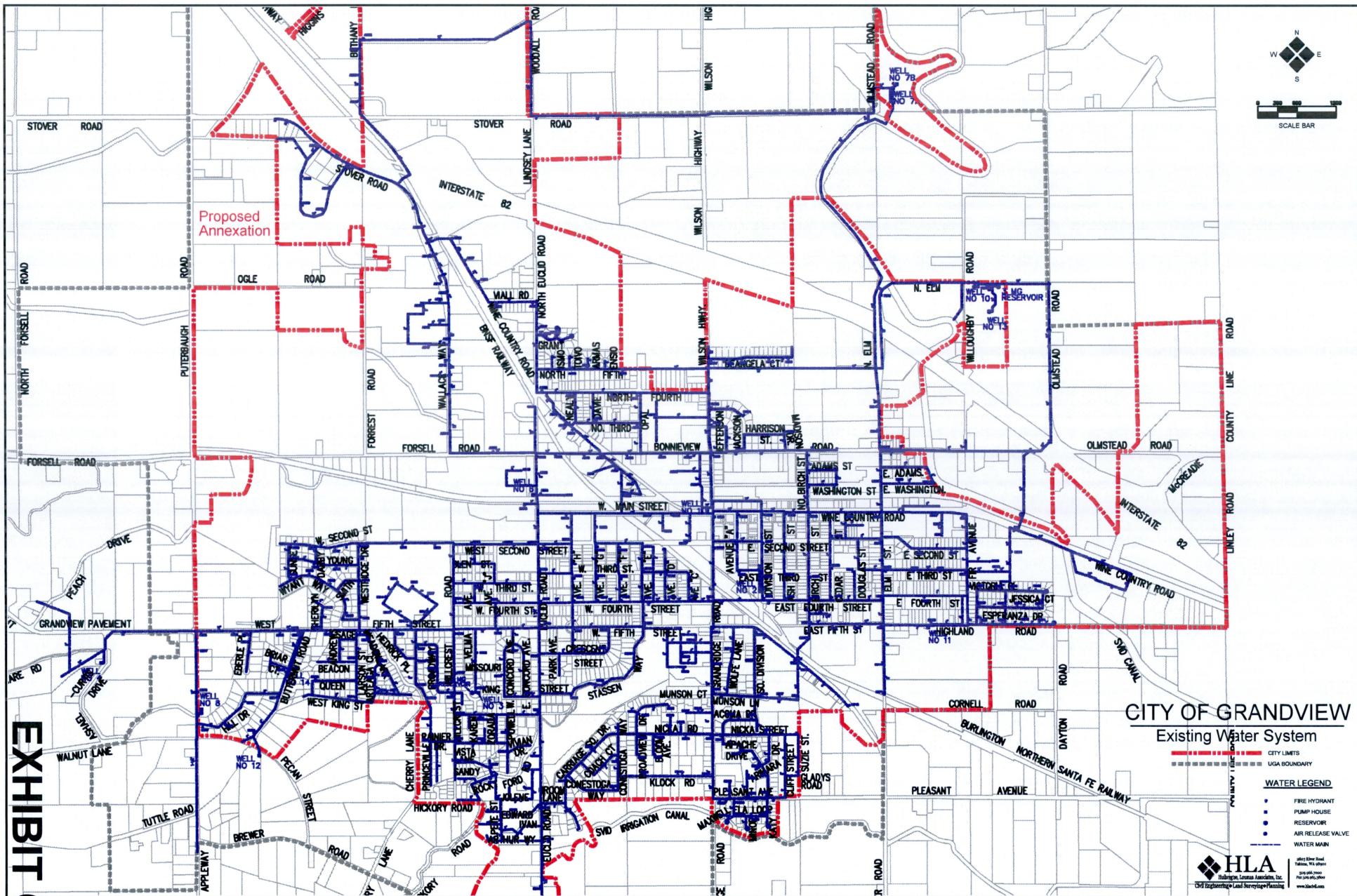
FORREST ROAD
LIET STATION

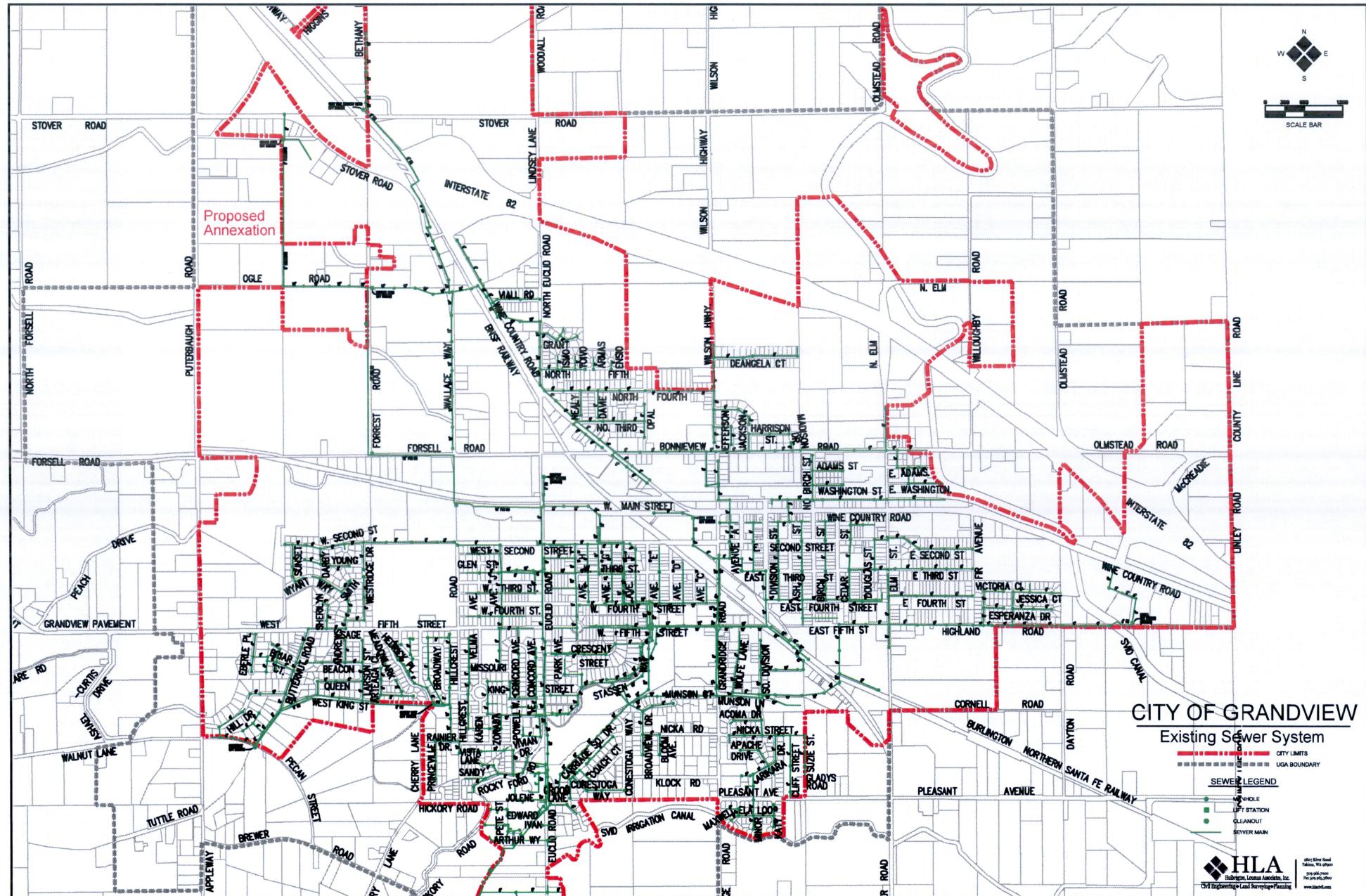
City of Grandview, WA Zoning 2015



Yakima Valley Conference of Governments
311 North 4th Street, Suite 204
Yakima, Washington 98901
Phone: (509) 574-1550
June 2015



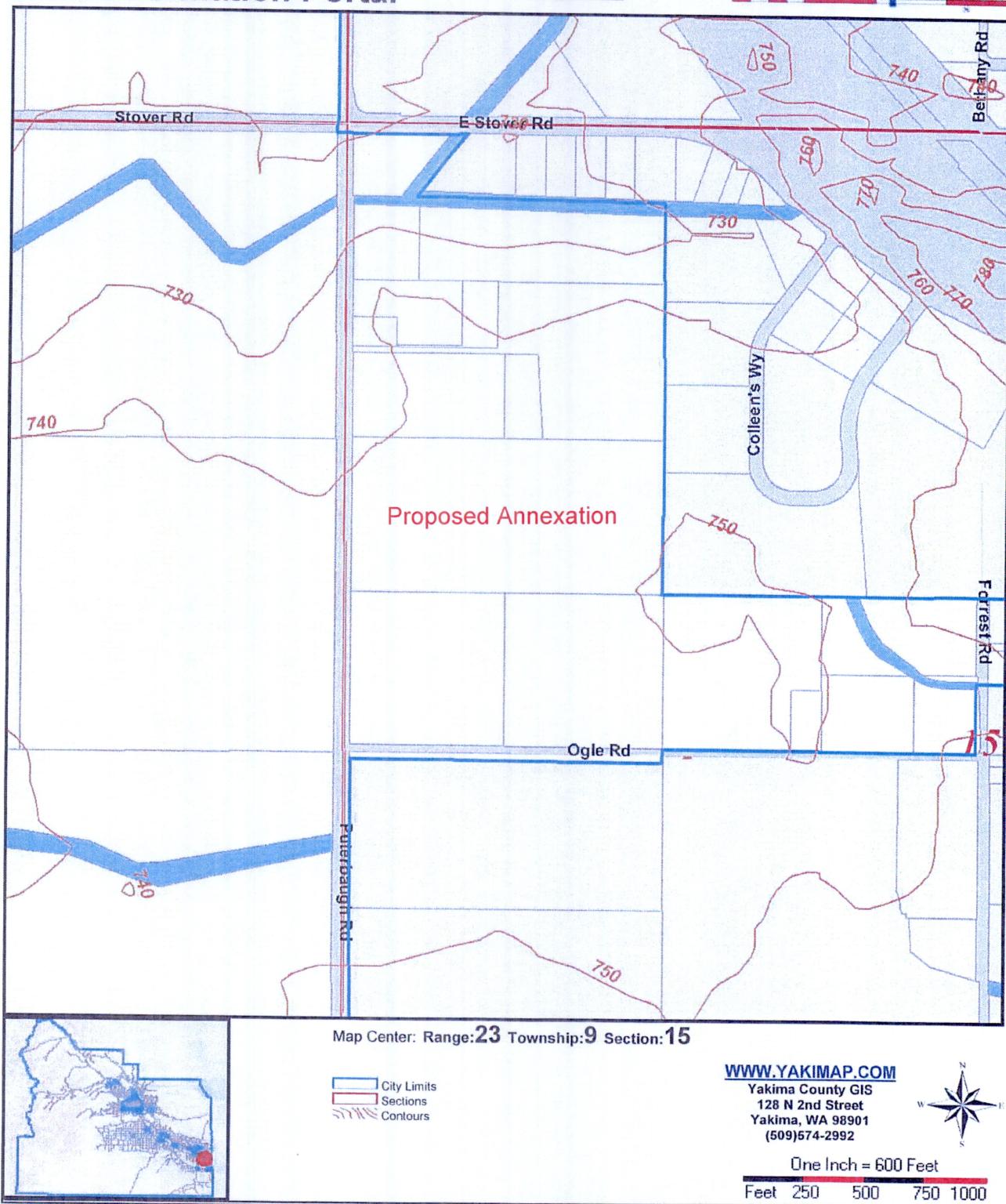




**Yakima County GIS - Washington
Land Information Portal**

[\[Print Map\]](#)
[\[Close Map\]](#)

Yakimap.com

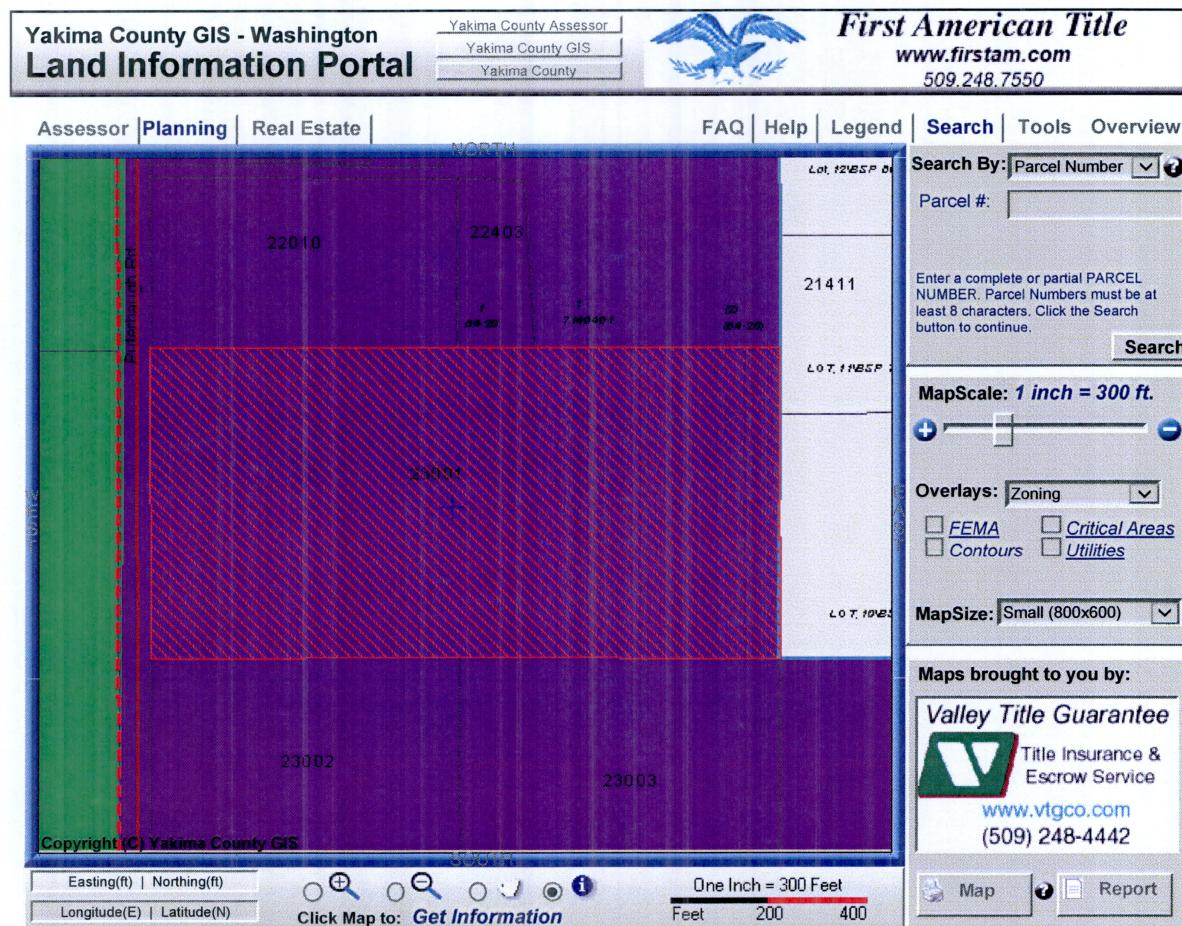


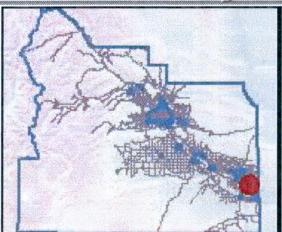
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Printed On: 7/7/2019 3:09:38 PM

Yakima County Zoning YCC Title 19

Forest Watershed (FW)
Agriculture (AG)
Remote/Extremely Limited (R/ELDP)
Rural-10/5 (R-10/5)
Rural Transitional (RT)
Rural Settlement (RS)
Highway/Tourist Commerical (HTC)
Mining (MIN)
Planned Development (PD)
Suburban Residential(SR)
Single Family Residential (R-1)
Two Family Residential (R-2)
Multi-Family Residential (R-3)
Professional Business (B-1)
Local Business (B-2)
Small Convenience Center (SCC)
Large Convenience Center (LCC)
General Commercial (GC)
Light Industrial (M-1)



PROPERTY PHOTOS: 1		PROPERTY INFORMATION AS OF 7/6/2021 11:07:32 PM							PRINTING									
		Parcel Address: PUTERBAUGH RD S-STO ,WA							<input type="button" value="Printer-Friendly Page"/>									
Parcel Owner(s): JOHN & DIANA BUETTNER		Parcel Number: 23091523001 Parcel Size: 19.34 Acre(s)							<input type="button" value="Detailed Report"/>									
Property Use: 81 Agricultural Not Current Use		TAX AND ASSESSMENT INFORMATION							<input type="button" value="Print Detailed MAP"/>									
<table border="1"> <tr> <td>Tax Code Area (TCA): 441</td> <td>Tax Year: 2021</td> </tr> <tr> <td>Improvement Value: \$51000</td> <td>Land Value: \$87000</td> </tr> <tr> <td>CurrentUse Value: \$0</td> <td>CurrentUse Improvement: \$0</td> </tr> <tr> <td>New Construction: \$0</td> <td>Total Assessed Value: \$138000</td> </tr> </table>											Tax Code Area (TCA): 441	Tax Year: 2021	Improvement Value: \$51000	Land Value: \$87000	CurrentUse Value: \$0	CurrentUse Improvement: \$0	New Construction: \$0	Total Assessed Value: \$138000
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New Construction: \$0	Total Assessed Value: \$138000																	
RESIDENTIAL INFORMATION																		
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4,1/2)	Garage (bsmt/att/bltin)	Carport	<input type="button" value="Section Map 1in=400ft"/>								
No Residence Information Found.																		
SALE INFORMATION																		
Excise	Sale Date	Sale Price	Grantor				Portion	<input type="button" value="Qtr SECTION MAPS"/>										
396127	8/24/2007	\$127000	GORZEMAN & OVERGAAUW & STRUIKMAN & FAGU				N	NW-Qtr 1"=200ft	NE-Qtr 1"=200ft									
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Urban Growth Area:	Grandview		Future Landuse Designation: Urban Industrial (Yakima County Plan 2015)																
FEMA 100 Year:	<input type="button" value="FEMA Map"/>		FIRM Panel Number: 53077C1925D <input type="button" value="Download Map"/>																
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Yakima County Plan 2015 Designations

Agricultural Resource

Forest Resource

Rural Settlement LAMIRD

Rural Transitional

Rural Self-Sufficient

Rural Remote/ELDP

Fed/Trust Lands/Closed Area

Urban Residential

Urban Commercial

Urban Industrial

Urban Public

Urban Parks and Open Space

Urban Tribal

Urban Growth Area

City of Yakima

Future Landuse Designations

Low Density Residential

Medium Density Residential

High Density Residential

Professional Office

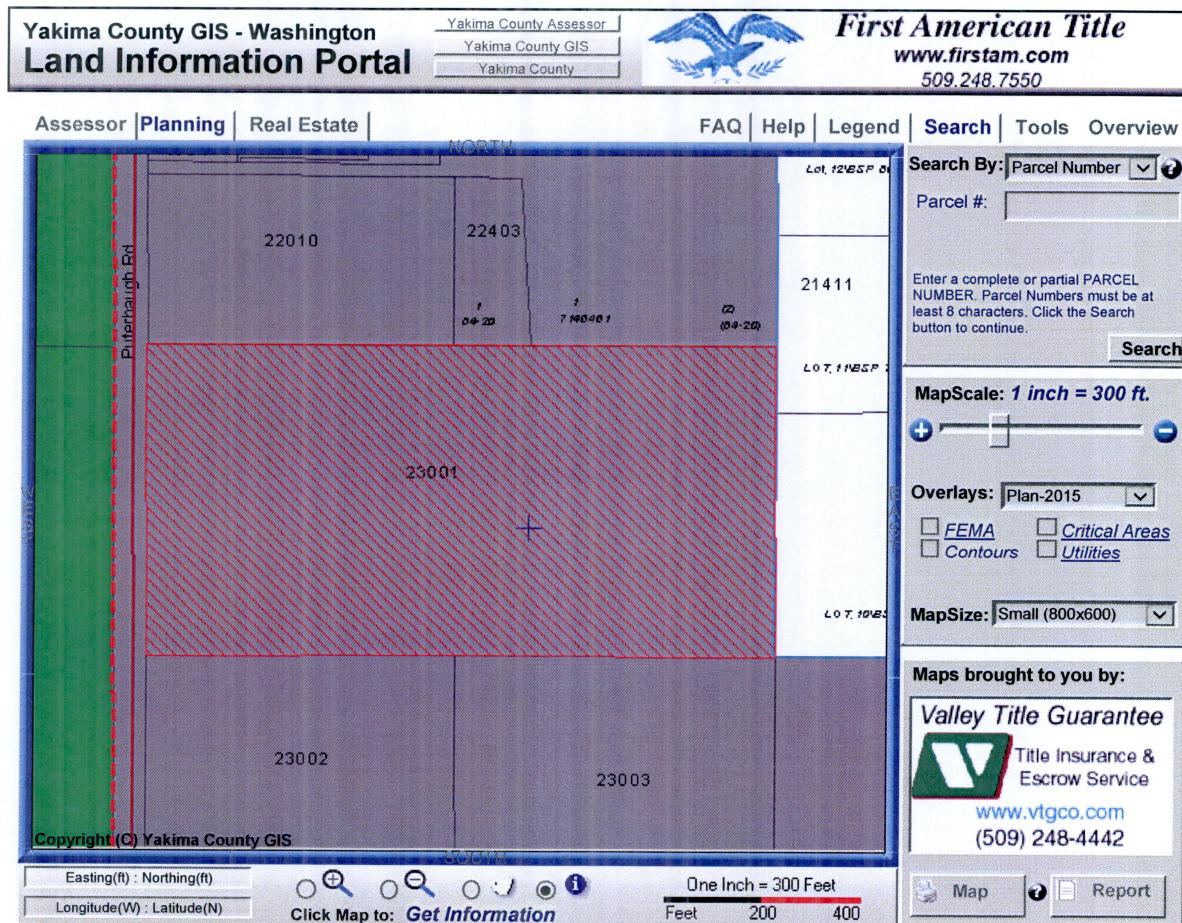
Neighborhood Commerical

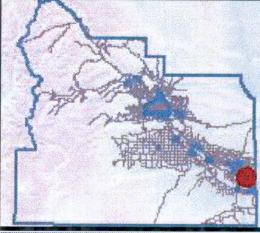
Large Convenience Center

Arterial Commercial

CDB Core Commerical Industrial

Industrial

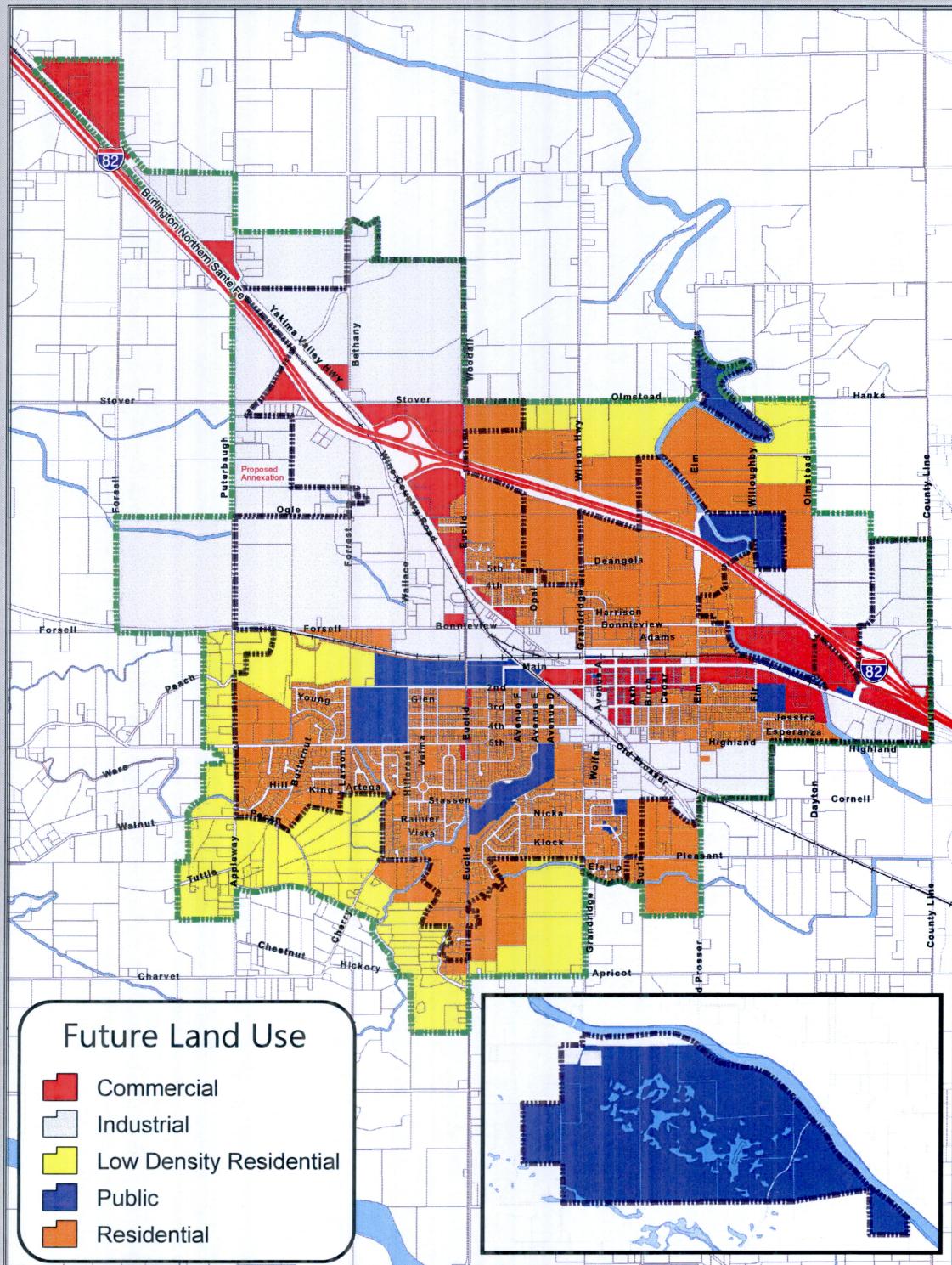


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			Parcel Address: PUTERBAUGH RD S-STO, WA Parcel Owner(s): JOHN & DIANA BUETTNER Parcel Number: 23091523001 Parcel Size: 19.34 Acre(s) Property Use: 81 Agricultural Not Current Use								<input type="button" value="Printer-Friendly Page"/>	
			TAX AND ASSESSMENT INFORMATION Tax Code Area (TCA): 441 Tax Year: 2021 Improvement Value: \$51000 Land Value: \$87000 Current Use Value: \$0 Current Use Improvement: \$0 New Construction: \$0 Total Assessed Value: \$138000								<input type="button" value="Detailed Report"/>	
			RESIDENTIAL INFORMATION Quality Year Built Stories Main SqFt Upper SqFt Bsmt SqFt Bedrooms Bathrooms (full/3/4,1/2) Garage (bsmt/att/bltin) Carport								<input type="button" value="Print Detailed MAP"/>	
			No Residence Information Found.								<input type="button" value="SECTION MAPS"/>	
			SALE INFORMATION Excise Sale Date Sale Price Grantor Portion 396127 8/24/2007 \$127000 GORZEMAN & OVERGAAUW & STRUIKMANS & FAGU N								<input type="button" value="Section Map 1in=400ft"/>	
											<input type="button" value="Qtr SECTION MAPS"/>	
											NW-Qtr 1"=200ft NE-Qtr 1"=200ft SW-Qtr 1"=200ft SE-Qtr 1"=200ft	
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 email us .												

OVERLAY INFORMATION													
Zoning:	M-1		Jurisdiction:		County								
Urban Growth Area:	Grandview		Future Landuse Designation:		Urban Industrial (Yakima County Plan 2015)								
FEMA 100 Year:	FEMA Map		FIRM Panel Number:		53077C1925D		Download Map						
LOCATION INFORMATION													
+ Latitude: 46° 16' 05.799"				+ Longitude: -119° 56' 00.210"				Range: 23 Township: 09 Section: 15					
Narrative Description: N1/2 SW1/4 NW1/4 EX W 25 FT TOCO.FOR R-W													
DISCLAIMER													
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City of Grandview, WA Future Land Use 2016



Yakima Valley Conference of Governments
311 North 4th Street, Suite 204
Yakima, WA 98901
October 2016



Grandview City Boundary

Grandview Urban Growth Area

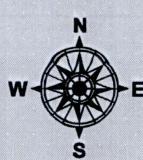


EXHIBIT D

Documentation of the process:

1. certified copy of the petition;
2. proof of assessed valuation;
3. affidavit of publication of public hearing notice;
4. copy of the minutes of public hearing; and
5. a signed and certified copy of the resolution accepting the proposal as officially passed



CITY OF GRANDVIEW, WASHINGTON

PETITION CERTIFICATION

I, Anita G. Palacios, am appointed by the Mayor of the City of Grandview as the City Clerk. I am the custodian of the City's records and I am authorized to make certified copies of official records. I do hereby certify under penalty of perjury that the attached Petition for Annexation submitted by John and Diane Buettner for Parcel Nos. 230915-23001 is a certified copy of an official record maintained by the City of Grandview and is an exact, complete, and unaltered photocopy of such official record.

Dated: July 7, 2021


Anita G. Palacios, MMC
City Clerk



Dave Cook, Assessor

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

RECEIVED

APR 26 2020

CITY OF GRANDVIEW

**Determination of Sufficiency of Annexation Petition;
City of Grandview- John & Diana Buettner
(RCW 35A.01.050(4))**

To: Anita Palacios, City Clerk
City of Grandview

On February 17th, 2021, a petition for annexation was received by this office for determinations of the sufficiency of the petition according to RCW 35.13.130 and 35.21.005 from the City of Grandview.

The determination of the sufficiency was begun by this office on the terminal date of April 22nd, 2021 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 22nd day of April 2021

Dave Cook, Yakima County Assessor

60% PETITION METHOD FOR ANNEXATION
TO THE CITY OF GRANDVIEW, WASHINGTON

TO: The City Council
City of Grandview
Grandview, Washington

We, the undersigned, being owners of not less than 60% of the assessed value of the property for which annexation is petitioned lying contiguous to the City of Grandview, Washington do hereby petition that such territory be annexed to and made a part of the City of Grandview under the provisions of RCW 35A.14.120 and any amendments thereto, of the State of Washington.

The territory proposed to be annexed is within Yakima County, Washington, and is legally described as follows: (Attach map outlining the boundaries of the property sought to be annexed).

WHEREFORE, the undersigned respectively petition the Honorable City Council and ask:

- A. 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
- B. That following such hearing, and subsequent to approval of the Yakima County Boundary Review Board if such is convened, the City Council determine by Ordinance that such annexation shall be effective; and that property to be annexed shall become part of the City of Grandview, Washington, subject to its laws and ordinances then and after in force.

The Petitioners subscribing hereto agree ". . . that all property within the territory hereby sought to be annexed shall be assessed and taxed at the same rate and on the same basis as property within the City of Grandview for any now outstanding

indebtedness of said City, including assessments or taxes in payment of any bonds issued or debts contracted, prior to or existing at the date of annexation, and that simultaneous adoption of proposed zoning regulations be required" in accordance with the requirements of the City Council of said City, and as quoted herein from the minute entry of the records of said City Council meeting. It is further understood that the zoning of said area proposed for annexation as shown in the Comprehensive Plan as adopted is Industrial upon Annexation

This petition is accompanied and has attached hereto as Exhibit "A", a diagram which outlines the boundaries of the property sought to be annexed.

PRAYER OF PETITION:

1. Annexation of area described herein and on Exhibit "A";
2. Assumption of indebtedness of the City of Grandview; and
3. Zoning of M-1 consistent with the City of Grandview Comprehensive Plan. Light Industrial

WARNING: Every person who signs this petition with any other than his/her true name, or who knowingly signs a petition when he/she is otherwise not qualified to sign, or who makes any false statements, shall be guilty of a misdemeanor.

OWNER'S SIGNATURE: John Buettner DATE: 1/31/81

OWNER'S SIGNATURE: Diana Buettner DATE: 1/31/81

PRINTED NAME: John Buettner Diana Buettner

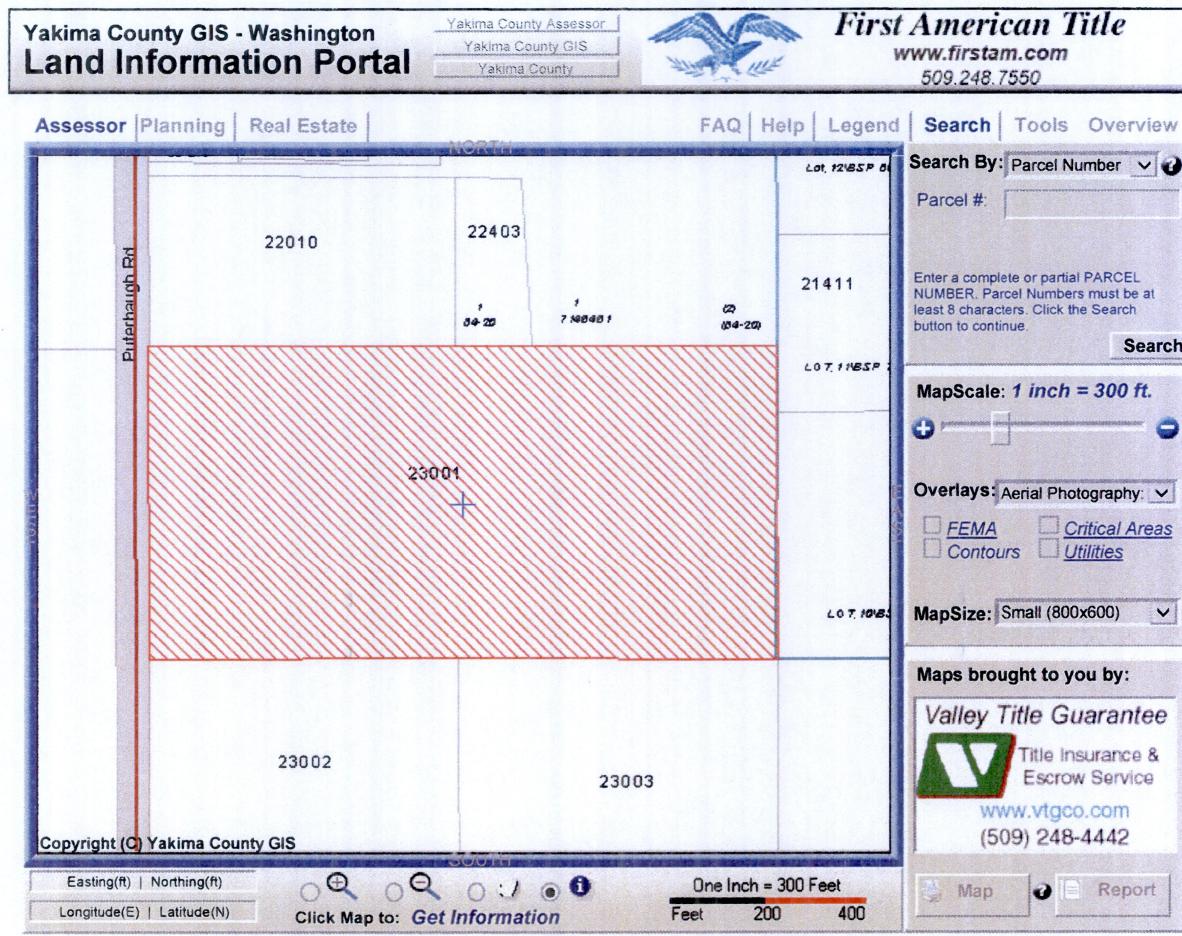
MAILING ADDRESS: 1566 Bently Circle Bel Air MD 21015

TELEPHONE NO.: 443-504 5438

PARCEL NO.: 230915 - 23001

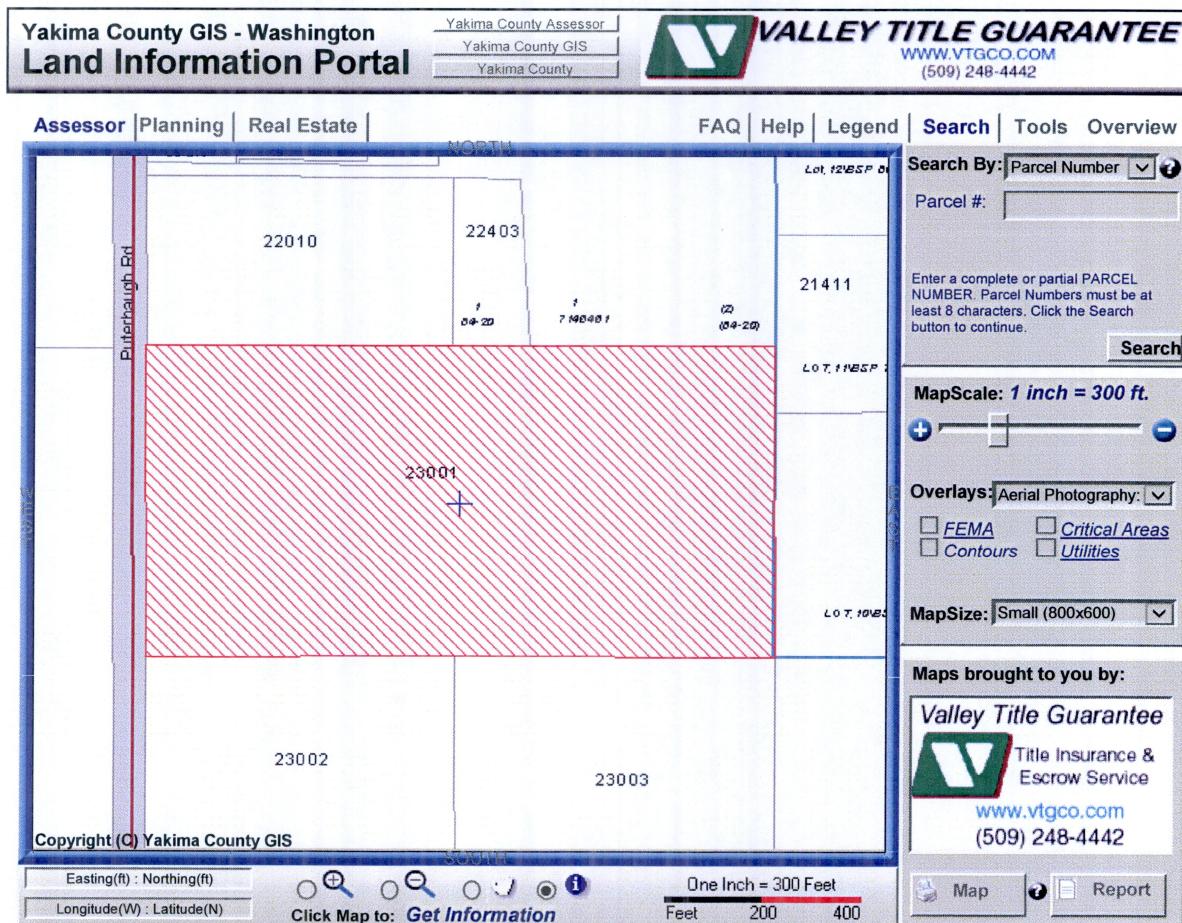
PROPERTY LEGAL DESCRIPTION:

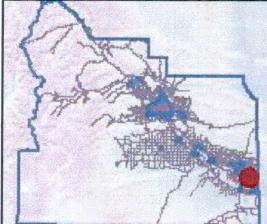
PUTERBAUH RD S-STO



PROPERTY PHOTOS: 1		PROPERTY INFORMATION AS OF 2/1/2021 11:07:13 PM						PRINTING		
		Parcel Address: PUTERBAUGH RD S-STO, WA Parcel Owner(s): JOHN & DIANA BUETTNER Parcel Number: 23091523001 Parcel Size: 19.34 Acre(s) Property Use: 81 Agricultural Not Current Use TAX AND ASSESSMENT INFORMATION Tax Code Area (TCA): 441 Improvement Value: \$51000 CurrentUse Value: \$0 New Construction: \$0 Tax Year: 2020 Land Value: \$87000 CurrentUse Improvement: \$0 Total Assessed Value: \$138000						Printer-Friendly Page Detailed Report Print Detailed MAP		
RESIDENTIAL INFORMATION								SECTION MAPS		
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms	Garage (bsmt/att/bltin)	Carport	Section Map 1in=400ft
No Residence Information Found.									Qtr SECTION MAPS	
SALE INFORMATION								NW-Qtr 1"=200ft NE-Qtr 1"=200ft SW-Qtr 1"=200ft SE-Qtr 1"=200ft		
Excise	Sale Date		Sale Price		Grantor			Portion		
396127	8/24/2007		\$127000		GORZEMAN & OVERGAAUW & STRUIKMANS & FAGU			N		
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 email us .										

OVERLAY INFORMATION									
Zoning:	M-1		Jurisdiction:		County				
Urban Growth Area:	Grandview		Future Landuse Designation:		Urban Industrial (Yakima County Plan 2015)				
FEMA 100 Year:	FEMA Map		FIRM Panel Number:		53077C1925D		Download Map		
LOCATION INFORMATION									
+ Latitude: 46° 16' 06.304"			+ Longitude: -119° 56' 02.168"			Range: 23 Township: 09 Section: 15			
Narrative Description: N1/2 SW1/4 NW1/4 EX W 25 FT TOCO.FOR R-W									
DISCLAIMER									
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PROPERTY PHOTOS: 1			PROPERTY INFORMATION AS OF 7/6/2021 11:07:32 PM								PRINTING												
			Parcel Address: PUTERBAUGH RD S-STO ,WA								<input type="button" value="Printer-Friendly Page"/>												
Parcel Owner(s): JOHN & DIANA BUETTNER			Parcel Number: 23091523001 Parcel Size: 19.34 Acre(s)								<input type="button" value="Detailed Report"/>												
Property Use: 81 Agricultural Not Current Use											<input type="button" value="Print Detailed MAP"/>												
TAX AND ASSESSMENT INFORMATION																							
Tax Code Area (TCA): 441			Tax Year: 2021																				
Improvement Value: \$51000			Land Value: \$87000																				
CurrentUse Value: \$0			CurrentUse Improvement: \$0																				
New Construction: \$0			Total Assessed Value: \$138000																				
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Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4,1/2)	Garage (bsmt/att/bltin)	Carport	<input type="button" value="Section Map 1in=400ft"/>													
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Excise	Sale Date	Sale Price	Grantor						Portion	<input type="button" value="Qtr SECTION MAPS"/>													
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EXHIBIT D-2

AFFIDAVIT OF PUBLICATION

State of Washington } ss.
County of Yakima

The undersigned on oath states that

Suzie Zuniga

is an authorized representative of the GRANDVIEW HERALD, a weekly newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the publications hereinafter referred to, published in the English language continually as a weekly newspaper in Grandview, Yakima County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of said newspaper. The notice, in the exact form annexed, was published in regular issues of The GRANDVIEW HERALD, which was regularly distributed to its subscribers during the below stated period.

The annexed notice, a Notice

City of Grandview
Notice of Development Application

was published on March 24, 2021

The amount of the fee charged for the foregoing publication is the

sum of \$ 136.56 which amount has been paid in full.

Suzie Zuniga

Subscribed and sworn to before me on

March 24, 2021

Anita C. Jones

Notary Public for the State of Washington

Notice

**CITY OF GRANDVIEW
NOTICE OF DEVELOPMENT APPLICATION
ENVIRONMENTAL DETERMINATION & NOTICE OF
PUBLIC HEARING**

The general public is hereby provided notice of the following development application, pursuant to Grandview Municipal Code (GMC) 14.07 and Washington Administrative Code (WAC) 197-11-355:

Applicant(s) & Property Owner(s): John & Diane Buettner

Proposed Project: Annexation & Rezone

Current Zoning/Future Land Use: Industrial

Proposed Zoning: M-1 Light Industrial

Location of Project: Parcel No. 230915-23001, located on Puterbaugh Road, Grandview, Yakima County, Washington

Application Date: February 1, 2021

Application Acceptance: March 9, 2021

Decision-Making Authority: City of Grandview

Project Description: Applicants request annexation and rezone to M-1 Light Industrial

Requested Approvals & Actions: Annexation and rezone
Existing Environmental Documents: An Environmental Checklist has been prepared and is available from the City upon request.

A decision on this application will be made within 120 days of the date of the letter of completeness.

Environmental Determination

The City of Grandview is the lead agency for this application and intends to issue a Determination of Non-Significance. The City is utilizing the optional DNS process set forth in WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of this proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement is prepared. The City will review all timely comment prior to making a final threshold determination. Any person has the right to comment on the application and receive notice of and participate in any hearings on the application, if any are scheduled or held. At this time, the City does not intend to hold a public hearing to consider the environmental aspects of this application. A copy of the threshold determination ultimately issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by **WEDNESDAY, APRIL 14, 2021**.

Comment Period and Where to View Documents

The development application and environmental checklist may be viewed at the City of Grandview, 207 West Second Street, Grandview, WA or on the City's website at www.grandviewwa.us. All interested persons are invited to (a) comment on the application, (b) receive notice of and participate in any hearing and (c) receive a copy of the decision by submitting such written comments/requests to the City of Grandview, Attn: City Clerk, 207 West Second Street, Grandview, WA 98930, PH: (509) 882-9200, email: anitap@grandview.wa.us. Comments concerning the application should be submitted no later than **WEDNESDAY, APRIL 14, 2021**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **WEDNESDAY, APRIL 14, 2021** may not be considered by the staff report.

Public Hearing

The City of Grandview Hearing Examiner will hold a public hearing pursuant to GMC 14.03 on **WEDNESDAY, APRIL 20, 2021 at 3:00 p.m.**, via teleconference as follows:

Please join the meeting from your computer, tablet or smartphone.

Join Zoom Meeting

<https://zoom.us/j/91418272145?pwd=cmMzZ2JPR29LUWZ5klwVFK3UTkxdz09>

Meeting ID: 914 1827 2145

Passcode: 783301

To join by phone: +1 253 215 8782 US

Meeting ID: 914 1827 2145

Passcode: 783301

The public hearing will consider the application of the project described above. To request accommodation for special needs, contact Anita Palacios, City Clerk, 24-hours in advance at (509) 882-9200. Interpreters will be available upon request. Americans with Disabilities Act (ADA) accommodations provided upon request 24-hours in advance.

CITY OF GRANDVIEW

Anita G. Palacios, MMC, City Clerk

Published: The Grandview Herald

Published: March 24, 2021

EXHIBIT D-3

**GRANDVIEW CITY COUNCIL
REGULAR MEETING MINUTES EXCERPT
JUNE 22, 2021**

1. CALL TO ORDER

Mayor Gloria Mendoza called the regular meeting to order at 7:00 p.m. in the Council Chambers at City Hall.

The meeting was held in person and was also available via teleconference.

Present in person: Mayor Mendoza and Councilmembers David Diaz, Bill Moore (Mayor Pro Tem), Robert Ozuna, Javier Rodriguez and Joan Souders

Present via teleconference: Councilmembers Mike Everett and Diana Jennings

Absent: None

Staff present: City Administrator/Public Works Director Cus Arteaga, City Treasurer Matt Cordray, Assistant Public Works Director Todd Dorsett and City Clerk Anita Palacios

6. ACTIVE AGENDA

- A. Closed Record Public Hearing – Annexation and Rezone submitted by John and Diane Buettner for Parcel No. 230915-23001 located on Puterbaugh Road, Grandview, WA – Resolution No. 2021-28 authorizing the petition to annex properties known as the John and Diane Buettner Annexation that is contiguous to the City of Grandview and providing for transmittal of said petition to the Yakima County Boundary Review Board for a 45-day review prior to taking final action

Mayor Mendoza opened the closed record public hearing to consider an annexation and rezone submitted by John and Diane Buettner for Parcel No. 230915-23001 located on Puterbaugh Road, Grandview, Yakima County, Washington, by reading the public hearing procedure.

There was no one in the audience who objected to her participation as Mayor or any of the Councilmembers' participation in these proceedings. None of the Councilmembers had an interest in this issue nor did any stand to gain or lose any financial benefit as a result of the outcome of this hearing and all indicated they could hear and consider the issue in a fair and objective manner.

The purpose of the hearing was for the Council to review the record and consider the pertinent facts relating to this issue. No new public testimony was allowed.

City Clerk Palacios provided the following review of the record:

- The City received a Letter of Intent and Petition for Annexation and Rezone signed by John and Diane Buettner to annex Parcel No. 230915-23001 located on Puterbaugh Road, Grandview, Washington, consisting of 19.34 acres to the City of Grandview. The petitioners elected to request annexation under the 60% petition method of annexation. The 60% petition method requires signatures by owners of not less than 60% of the

assessed value of the total property proposed for annexation. The petition contained sufficient signatures of the assessed value.

- The petitioners requested the parcel be annexed with an M-1 Light Industrial zoning designation as identified on the City's Future Land Use map. The parcel is included in the City's designated Urban Growth Area as industrial.
- At the March 9, 2021 City Council meeting, Council approved Resolution No. 2021-10 accepting a request from John and Diane Buettner for annexation of Parcel No. 230915-23001 located on Puterbaugh Road, Grandview, Yakima County, Washington and directed staff to present the Petition for Annexation to the Hearing Examiner for a public hearing.
- On April 28, 2021, a public hearing was held before the Hearing Examiner to receive comments on the proposed annexation and rezone. A copy of the Hearing Examiner's Recommendation was presented.
- The Hearing Examiner's recommendation dated May 12, 2021 recommended to the Council that the petition for annexation of Parcel No. 230915-23001 be approved with M-1 Light Industrial zoning.
- Staff further recommended Council approve Resolution No. 2021-28 authorizing the petition to annex properties known as the John and Diane Buettner Annexation that is contiguous to the City of Grandview and providing for transmittal of said petition to the Yakima County Boundary Review Board for a 45-day review prior to taking final action.

No clarification of the record was requested by Council and the public hearing was declared closed.

Following review of the record concerning this issue, Mayor Mendoza advised that the subject was open for decision.

On motion by Councilmember Moore, second by Councilmember Everett, Council accept the Hearing Examiner's conclusions and recommendation that the Petition for Annexation submitted by John and Diane Buettner be approved with an M-1 Light Industrial zoning designation and approved Resolution No. 2021-28 authorizing the petition to annex properties known as the John and Diane Buettner Annexation that is contiguous to the City of Grandview and providing for transmittal of said petition to the Yakima County Boundary Review Board for a 45-day review prior to taking final action.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Everett – Yes
- Councilmember Jennings – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

City of Grandview, Washington Hearing Examiner's Recommendation

May 12, 2021

In the Matter of a Petition for)
Annexation of Property with)
M-1 Light Industrial Zoning)
Submitted by:)
)
)
John and Diana Buettner)
)
)
Regarding 19.34 Acres on the)
East Side of Puterbaugh Road)
)

A. Introduction. The findings relative to the hearing procedure for this petition are as follows:

(1) The Hearing Examiner conducted a Zoom open record public hearing on April 28, 2021, regarding this petition to annex 19.35 acres east of Puterbaugh Road into the City of Grandview (City) with M-1 Light Industrial zoning.

(2) The staff report was prepared and was presented by Jeff Watson, Senior Planner of the Yakima Valley Conference of Governments acting as the City's Planner. He recommended approval of the proposed annexation with M-1 zoning.

(3) The Petitioners' realtor, John Hodkinson, also testified in favor of the application.

(4) City Clerk Anita Palacios testified that a Department of Ecology letter dated April 12, 2021, relative to water resources and a YVCOG email dated March 18, 2021, relative to the lack of any transportation planning issues were submitted (pages 46-49 of the record); that the Yakima County Assessor's determination of sufficiency of the annexation petition dated April 22, 2021, was received (page 55 of

the record); and that an email was received from the Yakima County Transportation Department suggesting that Puterbaugh Road right-of-way along the parcel frontage not be included in the annexation because it would create an island of roadway maintenance and that, if the City agrees, then a revised legal description should be provided (pages 56-57 of the record). Since the City staff expressed agreement with that suggestion at the hearing, a revised legal description dated April 30, 2021, was prepared by Eric Herzog which was approved by Yakima County Engineer Matt Pietrusiewicz by a letter dated May 5, 2021 (pages 58-60 of the record).

(5) No one else testified at the hearing.

(6) This recommendation has been issued within ten working days of the hearing as required by Subsection 2.50.130(A) of the Grandview Municipal Code.

B. Summary of Recommendation. The Hearing Examiner recommends that the Grandview City Council approve the proposed annexation of the 19.34-acre parcel located on the east side of Puterbaugh Road with the requested M-1 Light Industrial zoning as recommended by the City's Planner in order to be consistent with the current Comprehensive Plan Industrial designation for that parcel.

C. Basis for Recommendation. Based upon a view of the site without anyone else present on April 24, 2021; the information contained in the staff report, the exhibits, the testimony, and the other evidence presented at the open record public hearing on April 28, 2021; and a consideration of the Grandview Comprehensive Plan and Grandview Zoning Ordinance; the Hearing Examiner makes the following:

FINDINGS

I. Petitioners and Property Owners. The petitioners and property owners are John and Diana Buettner, 1566 Bently Circle, Bel Air, Maryland 21015.

II. Location. The 19.35-acre parcel proposed for annexation with M-1 Light Industrial zoning is located within the City of Grandview Urban Growth Area east of Puterbaugh Road. The east boundary of the parcel is adjacent to the Grandview city limits. The Assessor's Parcel Number is 230915-23001. The legal description is the North Half of the Southwest Quarter of the Northwest Quarter of Section 15, Township 9 North, Range 23 East W. M. EXCEPT the West 25.00 feet dedicated for roadway purposes as conveyed to Yakima County by instrument recorded under Auditor's File Number 1601260, records of Yakima County, Washington.

III. Petition. The background relative to this annexation petition may be summarized as follows:

(1) The Letter of Intention (60% Petition Method) to Commence Annexation Proceedings to the City of Grandview, Washington and the 60% Petition Method for Annexation to the City of Grandview, Washington were both signed by John and Diana Buettner who own 100% of the parcel that is proposed for annexation.

(2) The petition requests annexation of the parcel with assumption of existing City indebtedness and with M-1 Light Industrial zoning. That zoning would be consistent with the City's "Industrial" Comprehensive Plan designation for the 19.35-acre parcel.

(3) The annexation with zoning consistent with the current Comprehensive Plan designation for the parcel would allow the owners of the parcel to apply for M-1 Light Industrial land uses for the parcel to be determined in the future.

(4) At the City Council's regular meeting of March 9, 2021, the City Council by means of Resolution No. 2021-10 referred the petition for annexation to the Hearing Examiner to receive and examine available information, conduct a public hearing, prepare a record thereof, and enter findings of fact and conclusions based upon those facts, together with a recommendation to the City Council. The sufficiency of the petition signed by at least 60% of the property owners was confirmed by a letter from Yakima County Assessor Dave Cook dated April 22, 2021. The accuracy of the revised legal description for the proposed annexation which does not include any portion of Puterbaugh Road which was prepared by

Professional Land Surveyor Eric Herzog on April 30, 2021, was confirmed by a letter from Yakima County Engineer Matt Pietrusiewicz, P.E. dated May 5, 2021.

(5) If the City Council agrees with this recommendation, it will authorize the annexation petition to be forwarded to the Boundary Review Board. If it is approved by that Board, it will be returned for the City Council's adoption of an annexation ordinance.

IV. State Environmental Policy Act. The City of Grandview distributed a Notice of Application and utilized the optional process authorized by WAC 197-11-355 with a comment period that ended on April 14, 2021. A final threshold determination was issued on April 15, 2021, which retained the initial Determination of Non-significance (DNS) to the effect that the proposed annexation with appropriate zoning will not have a probable significant adverse environmental impact.

V. Zoning and Land Uses. The subject parcel which is adjacent to the west City limits is currently zoned as M-1 Light Industrial by Yakima County and has been used for agricultural purposes. The properties near this parcel have the following characteristics:

<i>Location</i>	<i>Zoning</i>	<i>Existing Uses</i>	<i>Jurisdiction</i>
North:	M-1 Light Industrial	Light Industrial	Yakima County
South:	M-1 Light Industrial	Light Industrial	Yakima County
East:	M-1 Light Industrial	Light Industrial	City of Grandview
West:	Agriculture (AG)	Agricultural	Yakima County

VI. Comprehensive Plan. The 2016 Grandview Comprehensive Plan Future Land Use Map designation for the 19.35-acre parcel adjacent to the east side of Puterbaugh Road is "Industrial."

VII. Floodways or Shorelines. There are no FEMA floodways, floodplains or other flood hazard areas within or near this parcel. Likewise, there are no designated Shoreline Environments regulated by the Yakima County Regional Shoreline Master Program within or near this parcel.

VIII. Critical Areas. There are no known critical areas as defined by GMC Chapter 18.06 within or near this parcel.

IX. Concurrency. This petition is not subject to GMC Chapter 14.10 relative to Transportation Concurrency Management because no development is proposed at this time. A Certificate of Concurrency may be required for future development.

X. Development Standards. This petition is likewise not subject to any of the development standards that are contained in the Grandview Municipal Code since no development of the parcel is proposed at this time.

XI. Infrastructure. Water and sewer lines are not in the area of this proposed annexation. If and when development is proposed for this parcel, the City's sewer and water system extensions and improvements of a type dependent upon the type and size of development will be required to serve this property. This parcel is served by Puterbaugh Road which is a paved County road. It is not being included in the annexation because the County and City staff agree that an island of roadway maintenance would result. Future development may require road improvements and additional right-of-way.

XII. Hearing Examiner Jurisdiction. Annexation procedures are governed by Chapter 17.96 of the Grandview Municipal Code (GMC) and Chapter 35A.14 of the Revised Code of Washington (RCW). The Hearing Examiner has jurisdiction to make a recommendation regarding annexation with appropriate zoning to the City Council based on the findings set forth in GMC §17.96.030 and GMC §17.96.040 after a public hearing with prior notice described in RCW 35A.14.130.

XIII. Notices of Hearing. Notices of the Hearing Examiner's open record public hearing of April 28, 2021, were provided as follows:

(1) The type of notice required for annexations by GMC §2.50.120(B) to be provided at least 10 working days prior to the hearing is not specified by GMC Chapter 17.96 or GMC Chapter 2.50. But RCW 35A.14.130 requires the City to "cause notice of the hearing to be published in one or more issues of a newspaper of general circulation in the city" and requires that "The notice shall also be posted in three public places within the territory proposed for annexation, and shall specify the time and place of hearing and invite interested persons to appear and voice approval or disapproval of the annexation."

(2) Notice of the public hearing before the Hearing Examiner was posted in three places on the property proposed for annexation on March 24, 2021.

(3) Notice of the public hearing was published in the City's official newspaper, the Grandview Herald, on March 24, 2021, at least 10 working days prior to the hearing in accordance with RCW 35A.14.130 and GMC §2.50.120(B).

(4) Additional notice for the requested rezone of the parcel proposed for annexation was provided on March 19, 2021, in the manner required for permit or development applications such as rezones by mailing the notice of the public hearing to property owners within 300 feet of the parcel proposed for annexation and for rezoning, and by posting the notice of the public hearing at City Hall, the Library, the Police Department and the City's website.

XIV. Comments. No written comments from members of the public were received relative to this petition. Written SEPA comments were submitted by the

Department of Ecology regarding water resources and YVCOG regarding the absence of any significant transportation planning issues. The Yakima County Assessor certified the sufficiency of the annexation petition. The Yakima County Transportation Department suggested that the proposed annexation should not contain the Puterbaugh Road right-of-way along the parcel frontage because that would create an island of roadway maintenance. The Yakima County Engineer certified the accuracy of a revised legal description that does not include any Puterbaugh Road right-of-way.

XV. Annexation Review Criteria. The annexation review criteria include the following requirements prescribed in State statutes and City ordinances:

(1) 60% Petition (RCW 35A.14.120). This annexation petition satisfies the requirements of RCW 35A.14.120 because 100% of the two owners of the parcel of property in the proposed annexation have submitted the petition even though only 60% rather than 100% is required.

(2) Annexation Review Criteria (GMC §17.96.030). GMC §17.96.030 provides that “At the time of the official public hearing on any proposed annexation to the city, the Hearing Examiner shall recommend a district classification of the area to be annexed in accordance with Chapter 2.50 GMC, which recommendation shall be in keeping with the overall comprehensive plan for the urban area, and the best arrangement of land uses to promote public health, safety, morals, and general welfare.”

(3) Zoning District Classification in Keeping with the Comprehensive Plan. The requested M-1 Light Industrial zoning is in keeping with the Comprehensive Plan’s “Industrial” designation for the 19.35-acre parcel #230915-23001. Light industrial development includes manufacturing, processing, packaging or storage of products or articles. These areas may also be appropriate for large commercial development and for public facilities such as public works shops, water and wastewater facilities, and facilities of regional or statewide significance. The Plan estimates future Industrial land use needs at 44.8 acres. M-1 Light Industrial zoning district uses described in GMC §17.52.010 consist of industrial and related uses of such a nature which do not create serious problems of compatibility with other kinds

of land uses and which do not generate noise levels, light, odor or fumes that would constitute a nuisance or hazard. Since GMC §17.96.040 requires the establishment of zoning for annexed areas to be governed by the land use designations and the policies of the Comprehensive Plan, the zoning of this parcel is recommended by the petitioners, the City's Planner and the City's Hearing Examiner to be the M-1 Light Industrial zoning district. That zoning would also be consistent with the following goals and policies of the 2016 Comprehensive Plan:

GOAL 4: To pursue well-managed, orderly expansion of the urban area in a manner that is within the sustainable limits of the land.

Policy 4.1: The future distribution, extent, and location of generalized land uses will be established by the Future Land Use Map contained within this plan.

Policy 4.4: Discourage incompatible uses from locating adjacent to each other. Encourage protection of other land uses from the negative impacts of industrial uses through appropriate siting, setbacks, landscaping and buffering.

Policy 4.5: Provide ample opportunities for light industrial development at locations with suitable access and adequate municipal services. At these locations, encourage industrial park-like development.

(4) Zoning District Classification in Keeping with the Best Arrangement of Land Uses (GMC §17.96.030): GMC §17.96.030 also requires a recommendation regarding the zoning district classification for an area to be annexed to be in keeping with the best arrangement of land uses to promote public health, safety, morals, and general welfare. The parcel proposed for annexation is within the City's Urban Growth Area and is contiguous to the current western City limits. Approval of the proposed annexation would result in a natural and expected expansion of the City's boundaries. The recommended zoning for the annexed area would allow for additional light industrial uses in the future that would be compatible with nearby zoning and land uses even though no specific uses are proposed at this time. This general criterion as to the best arrangement of land uses to promote the public health, safety, morals and general welfare can also be determined through a consideration of the more specific rezone criteria in the following section that apply here since this petition requests a change of the zoning from the current Yakima County M-1 Light Industrial zoning to the City's M-1 Light Industrial zoning as part of this annexation process.

XVI. Standards and Criteria for Rezones. GMC §14.03.035 provides that a Hearing Examiner may make land use decisions as determined by the City Council at the request of either the Planning Commission or City Administrator. GMC §14.07.030(B) requires at least 10 days notice of public hearings by publication, mailing and posting. GMC §14.03.040(A)(4), GMC §14.09.030(A)(4) and GMC §17.88.060(B) provide that a recommendation is to be made to the City Council regarding rezones in accordance with GMC Title 14 and GMC Chapter 2.50. GMC §14.09.030(A)(3) and GMC §14.09.030(A)(4) prescribe the applicable procedures. GMC §14.01.040(H) defines a development as any land use permit or action regulated by GMC Titles 14 through 18 including but not limited to subdivisions, binding site plans, rezones, conditional use permits or variances. GMC §14.09.030(A)(3)(c) provides that the Hearing Examiner is not to recommend approval of a proposed development such as a rezone without making the following findings and conclusions:

(1) **The development (proposed rezone) is consistent with the Comprehensive Plan and meets the requirements and intent of the Grandview Municipal Code.** As explained above in Subsection XV(3) of this Recommendation, the zoning of the 19.35-acre parcel is recommended by the City's Planner and the Hearing Examiner to be the M-1 Light Industrial zoning district in order to be consistent with the intent of the Industrial 2016 Comprehensive Plan designation and to be consistent with the goals and policies of the 2016 Comprehensive Plan. The rezone to that district would also meet the requirements and intent of the City's zoning ordinance so long as that zone satisfies all of the following criteria for approval of a rezone.

(2) **The development (proposed rezone) makes adequate provisions for drainage, streets and other public ways, irrigation water, domestic water supply and sanitary wastes.** The parcel is accessed by Puterbaugh Road which is a paved County-maintained road. Existing utilities which would be adequate for M-1 Light Industrial zoning district uses can be extended to the parcel.

(3) **The development (proposed rezone) adequately mitigates impacts identified under other GMC chapters and in particular GMC Title 18.** The

proposed annexation has been determined to lack any probable significant adverse impacts on the environment through the SEPA Determination of Non-significance issued as the final threshold determination per GMC Title 18 on April 15, 2021.

(4) The development (proposed rezone) is beneficial to the public health, safety, morals and welfare and is in the public interest. The requested rezone is beneficial to the public health, safety, morals and welfare and is in the public interest because the parcel could serve as a future site for additional light industrial uses within the City that would be compatible with nearby land uses.

(5) The development (proposed rezone) does not lower the level of service of transportation below the minimum standards as shown within the Comprehensive Plan. If the development results in a level of service lower than those shown in the Comprehensive Plan, the development may be approved if improvements or strategies to raise the level of service are made concurrent with the development. For the purpose of this section, “concurrent with the development” is defined as the required improvements or strategies in place at the time of occupancy, or a financial commitment is in place to complete the improvements or strategies within six years of approval of the development. No development of any particular use or uses is proposed at this time and any future development will be subject to the Transportation Concurrency Management requirements of GMC Chapter 14.10. Here there is no indication in the record that uses in the M-1 Light Industrial zoning district on the parcel would lower the level of service of transportation below the minimum standards as shown within the Comprehensive Plan. If the development would result in a level of service lower than those shown in the Comprehensive Plan, the development could be approved subject to incorporating improvements or strategies concurrent with the development that would raise the level of service. The term “concurrent with the development” is defined as the required improvements or strategies in place at the time of occupancy, or a financial commitment is in place to complete the improvements or strategies within six years of approval of the development.

(6) The area, location and features of any land proposed for dedication are a direct result of the development proposal, are reasonably needed to mitigate the effects of the development, and are proportional to the impacts created by the development. Here this criterion is not applicable because there is no land proposed for dedication.

In addition to these criteria, Section 17.88.060 of the Grandview Municipal Code provides that the Hearing Examiner shall enter findings for a rezone relative to

the following additional criteria:

- (1) Whether the proposal is in accord with the goals and policies of the Comprehensive Plan.** The rezone of the 19.35-acre parcel to the M-1 Light Industrial zoning district would be in accord with the goals and policies of the 2016 Comprehensive Plan set forth above in Subsection XV(3) of this Recommendation.
- (2) Whether the effect of the proposal on the immediate vicinity will be materially detrimental.** The proposed annexation with M-1 Light Industrial zoning for the 19.35-acre parcel will not be materially detrimental to the immediate vicinity and will have merit and value for the community as a whole. The parcel can be utilized in the future for light industrial uses in an area currently zoned and utilized for those types of uses without adversely affecting agricultural uses to the west.
- (3) Whether there is merit and value in the proposal for the community as a whole.** There is merit and value in the recommended zoning of this parcel for the community as a whole because it is consistent with the Comprehensive Plan designation for the property and will allow for development of future light industrial uses on the parcel similar to existing light industrial uses in the area.
- (4) Whether conditions should be imposed in order to mitigate any significant adverse impacts from the proposal.** There is no need for conditions to be imposed in order to mitigate probable significant adverse environmental impacts from the proposed annexation and recommended zoning. The City's SEPA Determination of Non-significance determined that no impacts of that nature are likely.
- (5) Whether a development agreement should be entered into between the City and the petitioner and, if so, the terms and conditions of such an agreement.** There is no need for a development agreement between the City and the petitioners for the proposed annexation with the recommended zoning because there is no proposal to develop the property with any specific use or uses at this time.

CONCLUSIONS

Based on the foregoing findings, the Hearing Examiner reaches the following conclusions:

(1) The Hearing Examiner has jurisdiction under GMC §17.96.030 and GMC §2.50.080(C)(1) and (C)(2) to make a recommendation to the Grandview City Council regarding this petition for annexation with appropriate zoning.

(2) A Final SEPA Determination of Non-significance (DNS) was issued on April 15, 2021.

(3) The parcel proposed for annexation is located within the City of Grandview Urban Growth Area and is contiguous to the west City limits.

(4) The annexation petition has met the signature requirements for the 60% petition method authorized by RCW 35A.14.120 by being signed by 100% of the property owners.

(5) The City of Grandview has sufficient water and sewer lines that could be extended to the parcel.

(6) The 19.35-acre parcel proposed for annexation should upon annexation be zoned M-1 Light Industrial.

(7) The requested annexation with the recommended M-1 Light Industrial zoning satisfies the applicable requirements and criteria set forth in the Grandview Municipal Code that are needed to be satisfied in order to recommend its approval by the Grandview City Council.

RECOMMENDATION

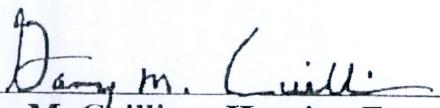
The Hearing Examiner recommends to the Grandview City Council that this petition for annexation of the parcel described in the documentation submitted for this request be **APPROVED** with M-1 Light Industrial zoning for the 19.35-acre parcel #230915-23001 adjacent to the east side of Puterbaugh Road. The legal description of the annexation area prepared by a Professional Land Surveyor and confirmed as accurate by the Yakima County Engineer, which does not include any of the road right-of-way of Puterbaugh Road adjacent to the parcel, is as follows:

The North Half of the Southwest Quarter of the Northwest Quarter of Section 15, Township 9 North, Range 23 East W. M. EXCEPT the West 25.00 feet

dedicated for roadway purposes as conveyed to Yakima County by instrument recorded under Auditor's File Number 1601260, records of Yakima County, Washington.

(Yakima County Assessor's Parcel #230915-23001)

DATED this 12th day of May, 2021.


Gary M. Cuillier
Gary M. Cuillier, Hearing Examiner

RESOLUTION NO. 2021-28

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
AUTHORIZING THE PETITION TO ANNEX PROPERTIES KNOWN AS THE JOHN
AND DIANE BUETTNER ANNEXATION THAT IS CONTIGUOUS TO THE CITY OF
GRANDVIEW AND PROVIDING FOR TRANSMITTAL OF SAID PETITION TO THE
YAKIMA COUNTY BOUNDARY REVIEW BOARD FOR A 45-DAY REVIEW
PRIOR TO TAKING FINAL ACTION**

WHEREAS, the City of Grandview, Washington received a petition for annexation commonly known as the John and Diane Buettner Annexation of certain real property pursuant to RCW 35A.14.120, a legal description of which is attached hereto as Exhibit "A";

WHEREAS, that said petition set forth the fact that the City Council of the City of Grandview required the assumption of City indebtedness by the area requesting to be annexed;

WHEREAS, prior to filing of said petition, the City Council had indicated a tentative approval of said annexation;

WHEREAS, petitioners further understood the zoning of said area proposed for annexation would be M-1 Light Industrial for Parcel No. 230915-23001;

WHEREAS, notices of hearings before the Hearing Examiner and the City Council were published in the manner as provided by law;

WHEREAS, all property within the territory so annexed shall be subject to and is a part of the Urban Growth Area of the City of Grandview as presently adopted or as is hereafter amended;

WHEREAS, the Council of the City of Grandview has determined that the best interests and general welfare of the City would be served by the annexation; and

WHEREAS, prior to the City Council taking final action on this annexation, the "Notice of Intention" is to be completed by an elected official or employee of the governmental jurisdiction that is seeking the boundary change action or the proponent in the case of incorporation or formation and submitted to the Yakima Boundary Review Board for a 45-day review period,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, that the Notice of Intention to annex property described on Exhibit "A", be completed by the City Clerk of the City of Grandview and thereafter forwarded to the Yakima Boundary Review Board for a 45-day review period.

PASSED by the CITY COUNCIL and APPROVED by the MAYOR at its regular meeting on June 22, 2021.

MAYOR

Stona Mendoza

ATTEST:

Dee Lewis

CITY CLERK

APPROVED AS TO FORM:

Ineed
CITY ATTORNEY

YAKIMA COUNTY

NE CORNER, N 1/2, SW 1/4, NW 1/4,
SEC. 15, T.9N., R.23E., W.M.

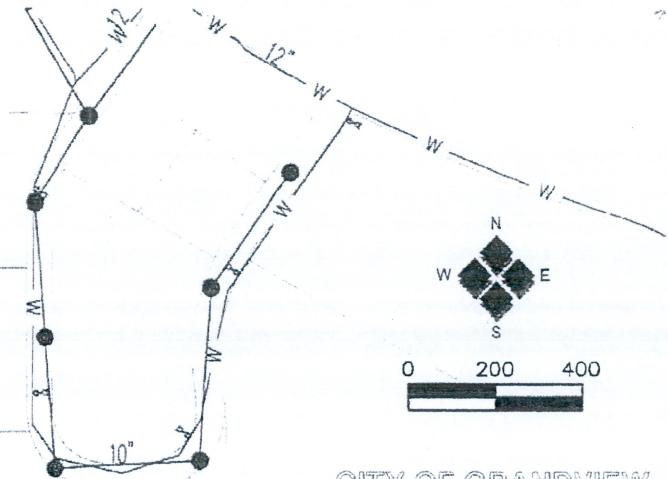
PUTTERBAUGH RD.

PARCEL NO. 230915-23001
(PROPOSED ANNEXATION AREA)

SECTION 16
SECTION 15

6" FORCEMAN

6" FORCEMAN



CITY OF GRANDVIEW

CITY OF GRANDVIEW BOUNDARY



HLA

Engineering and Land Surveying, Inc.

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

JOB NO: 21007G
DWG: 21007ANNEX.dwg
DATE: 5-3-21 DRAWN
BY: TDF CHECKED BY:
ETH

ANNEXATION EXHIBIT
for, CITY OF GRANDVIEW
YAKIMA COUNTY, WASHINGTON
BUETTNER ANNEXATION

EXHIBITE

A copy of the Threshold Determination and completed SEPA checklist pertaining to the proposed BRB action with full explanations. Include the list of persons who were sent the checklist and all written comments from governmental agencies and the general public.

NOTE: *This is NOT to be completed by municipalities for annexation purposes.*

EXHIBIT F

A copy of any Interlocal agreements entered into under RCW 39.34 (Interlocal Cooperation Act) and under RCW 36.115 (Service Agreements) establishing which jurisdictions should provide various local government services and facilities and how those services and facilities will be financed.

NOTE: There are no interlocal agreements related to this proposed annexation.