



## 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: Feb 2, 2022

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, WSDOT South Central Region

FROM: Aman Walia  
Chief Clerk - Boundary Review Board

SUBJ: **File No.: BRB2022-00001, City of Grandview – Pro-Made Construction Annexation**

Enclosed is the Notice of Intention packet that proposes the annexation into the City of Grandview of approximately **53.55** acres having an assessed valuation of \$ 4,034,000. The annexation is known as the **“Pro-Made Construction Annexation”**.

The 45-day review period for this proposed annexation expires **March 19, 2022**.

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 #BRB2022-0001**

1. Name of City, Town or special purpose district: City of Grandview
2. Action Sought: Annexation
3. This proposal shall be known as: Pro-Made Construction Annexation
4. Driving directions to location of proposed action: I-82 East; take the Stover Road exit, Exit 73, toward Grandview. Turn left onto West Wine Country Road. Turn left onto North Fourth Street. Turn left onto Wilson Hwy.
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	10-YEAR PROJECTION
People	54	Unknown until developed	11,010	Unknown
Residences	16	Unknown until developed	2715	Unknown
Businesses	0	Unknown until developed	282	Unknown

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: 53.55 Acres within existing entity: Approximately 2320 acres
4. Assessed valuation of proposed area \$4,034,000.00 of existing entity: \$436,107,256.00
5. Existing land use of the proposed area: Residential and Agriculture
6. Existing land use of the area surrounding the proposal: North—WSDOT Interstate 84 right-of-way; South—Manufactured Home Park; East—Residential/Vacant; West—Residential/Agriculture/Vacant

7. Are all surrounding & interior roads included in the annexation? Yes  
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 – Yes: Residential development
  - o Zoning – Yes: City Zoning of R-1 Low Density Residential
  - o Comprehensive Plan – Yes: City Comp Plan Future Land Uses of Residential
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: Low Density Residential  
b. For surrounding areas: Low Density Residential  
c. Yakima County Zoning for the proposed area: R-1 Single Family Residential  
d. For surrounding areas: R-1 Single Family Residential
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 low density residential and has therefore been pre-planned as eventually being annexed into the City of Grandview.
- a. Proposed city zoning upon annexation: R-1 Low Density Residential
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	City of Grandview & private wells	City of Grandview	Upon development	Developer
Sewer	City of Grandview & private septic systems	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: Area annexed will assume proportionate share of existing city indebtedness. City codes and ordinances will apply. Water, sewer and irrigation services, as well as solid waste collection will be provided by and charges paid to the City.

4. Describe the probable future needs for services and additional regulatory controls in the area? City sewer and domestic water, police and fire services.

5. Describe the probable effects of the proposal on the cost and 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.

a. In the proposed area? Encourage development within the proposed annexation.

b. In the adjacent area? Encourage development within the Urban Growth Area.

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

a. Proponent Expenditures to be incurred:	\$ -0-
b. Proponent Revenues to be gained:	\$3,934.48
c. County Revenue Lost:	\$7,082.51
d. County Expenditure Reduction:	\$7,082.51
e. Fire District Revenue Lost:	\$2,999.86
f. Fire District Expenditure Reduction:	\$2,999.86
g. Financial Impact to Special Districts (library, parks, hospital):	\$1,021.25 – Yakima Regional Library

7. What is the future impact of your proposal on the school district? Potential to add more tax revenue to the district. Other than that, there will be minimal impact to the School District.



## 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: Any development that would impact the roads would be addressed with a SEPA review at the time of development.
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 residential 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 R-1 Single Family Residential in Yakima County.

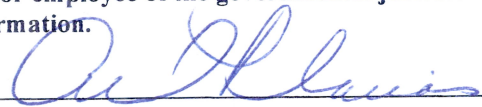


## EXHIBITS

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 27<sup>th</sup> day of January, 2022

  
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

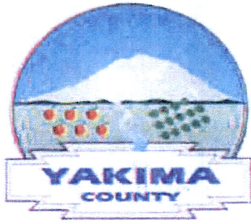
Mailing Address

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

Steve Bauman, General Manager, RP Development, 105609 Wiser Parkway, Kennewick, WA 99338  
Felicitas & Maria S. Lara, 720 Wilson Hwy, Grandview, WA 98930  
Donald E. & Terry Golladay, Wilson Hwy, Grandview, WA 98930  
Pro Made Construction Inc., 650 Wilson Hwy, Grandview, WA 98930  
Patricia Schlotfeldt, 507 N. 5<sup>th</sup>, Grandview, WA 98930  
Frank J. & Patricia C. Coleman, 450 Wilson Hwy, Grandview, WA 98930  
Tom Honeycutt, 430 Wilson Hwy, Grandview, WA 98930  
Estuardo Velasquez, 315 N. 4<sup>th</sup>, Grandview, WA 98930  
Juanita I. & Salvador Avalos, 401 N. 4<sup>th</sup>, Grandview, WA 98930  
Roberto & Mayra E. Frias, 405 N. 4<sup>th</sup>, Grandview, WA 98930  
Lorenzo & Marlene Cisneros, 407 N. 4<sup>th</sup>, Grandview, WA 98930  
Jose B. & Margarita Ramirez Prieto, 411 N. 4<sup>th</sup>, Grandview, WA 98930  
Guadalupe & Antonia Chadis, 501 N. 4<sup>th</sup>, Grandview, WA 98930  
Jose Luis & Francisa Mendez, 505 N. 4<sup>th</sup>, Grandview, WA 98930  
David Barajas Maria Ruiz, 307 N. 4<sup>th</sup>, Grandview, WA 98930  
Joel Martinez-Franco, 305 N. 4<sup>th</sup>, Grandview, WA 98930  
Maria S. Sherrill, 301 N. 4<sup>th</sup>, Grandview, WA 98930  
Matthew Sears, 410 Wilson Hwy, Grandview, WA 98930

# 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 • 1-800-872-7354 • FAX (509) 574-2301 • [www.co.yakima.wa.us](http://www.co.yakima.wa.us)

January 24<sup>th</sup>, 2022

City of Grandview  
ATTN: Anita Palacios  
207 West Second Street  
Grandview, WA 98930

RE: Legal Description for Wilson Estates Annexation (Revision)

As requested in your letter dated September 6<sup>th</sup>, 2021, the legal description for the annexation of tax parcels: 230914-24006, 230914-24010, 230914-31004, 230914-34407, 230914-34406, 230914-34405, 230914-34404, 230914-34403, 230914-34402, 230914-34401, 230914-34006, 230914-34009, 230914-34421, 230914-34422, 230914-34423 & 230914-34424 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,

*For, Matt Klingle*

Matt Pietrusiewicz, P.E.  
Yakima County Engineer

City of Grandview  
Wilson Estates Annexation  
HLA Project 21007G  
August 30, 2021

LEGAL DESCRIPTION

That portion of the West half of Section 14, Township 9 North, Range 23 East, W.M., described as follows:

Commencing at the Center of said Section 14;

Thence Westerly along the North line of the Southwest quarter of said Section 14, to the Westerly right of way line of Wilson Highway and the Point of Beginning;

Thence Southerly along said right of way line to the Northerly right of way line of North 4<sup>th</sup> Street;

Thence Westerly along said right of way line to the Southwest corner of Lot 7 of WEBB ADDITION according to the official plat thereof recorded in Volume 'Y', Page 8, records of Yakima County, Washington;

Thence North along the West line thereof and its Northerly extension to the South line of the Northeast quarter of the Southwest quarter of said Section 14;

Thence Westerly along said South line to the Southwest corner of said Northeast quarter of the Southwest quarter;

Thence North along the West line of said Northeast quarter of the Southwest quarter to the Northwest corner thereof;

Thence North along the West line of the Southeast quarter of the Northwest quarter of said Section 14 to the Southerly right of way line of Interstate 82;

Thence Southeasterly along said right of way line to the Westerly right of way line of Wilson Highway;

Thence Southerly along said Westerly right of way line to the Point of Beginning;

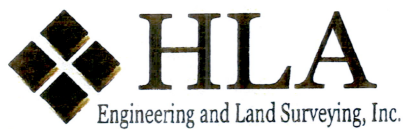
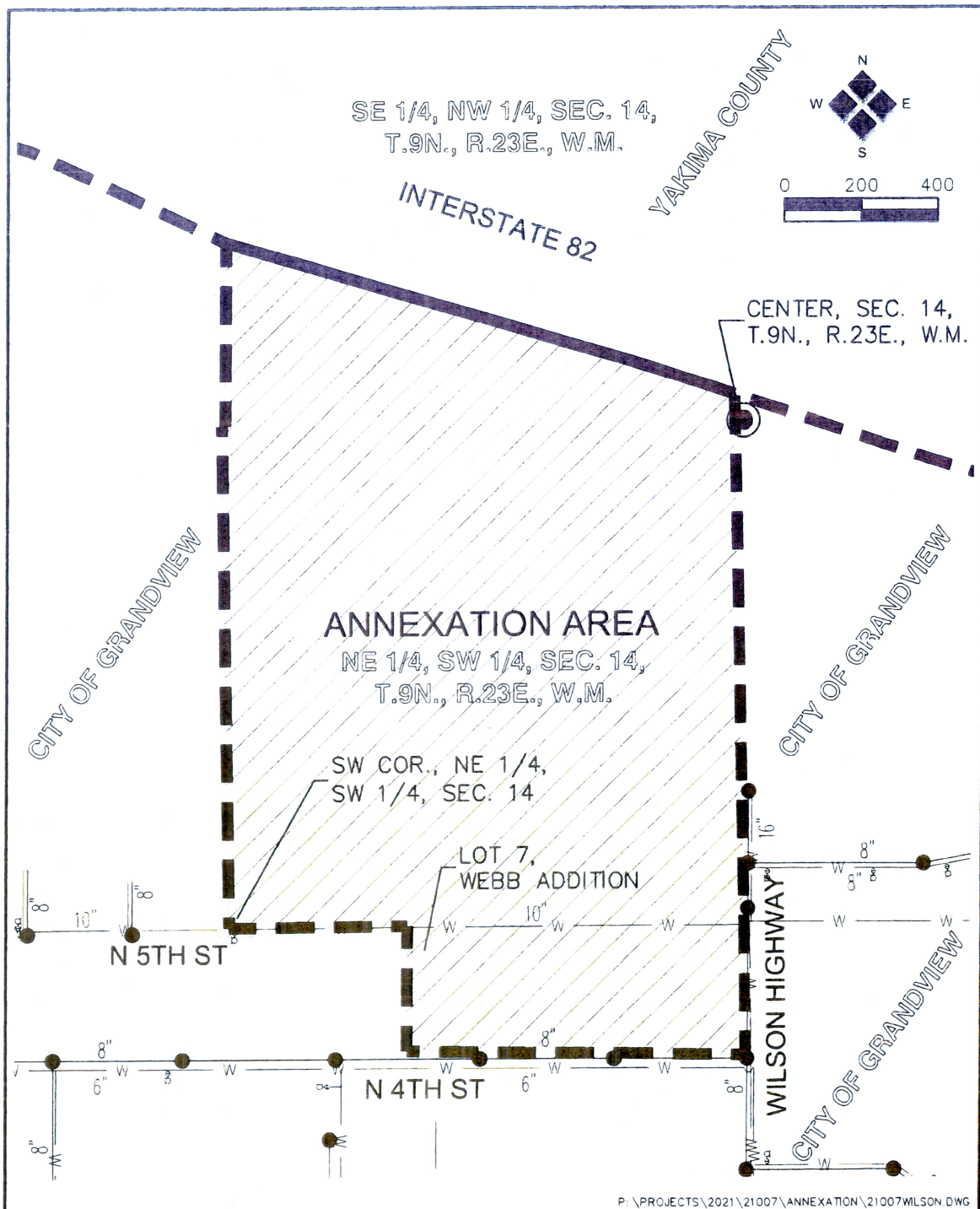
Situate in Yakima County, State of Washington.

Yakima County Parcel Numbers

230914-24006  
230914-24010  
230914-31003  
230914-31004  
230914-34407  
230914-34406  
230914-34405  
230914-34404  
230914-34403  
230914-34402  
230914-34401  
230914-34006  
230914-34009  
230914-34421  
230914-34422  
230914-34423  
230914-34424







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

**ANNEXATION EXHIBIT**  
for, CITY OF GRANDVIEW  
YAKIMA COUNTY, WASHINGTON  
WILSON ESTATES ANNEXATION

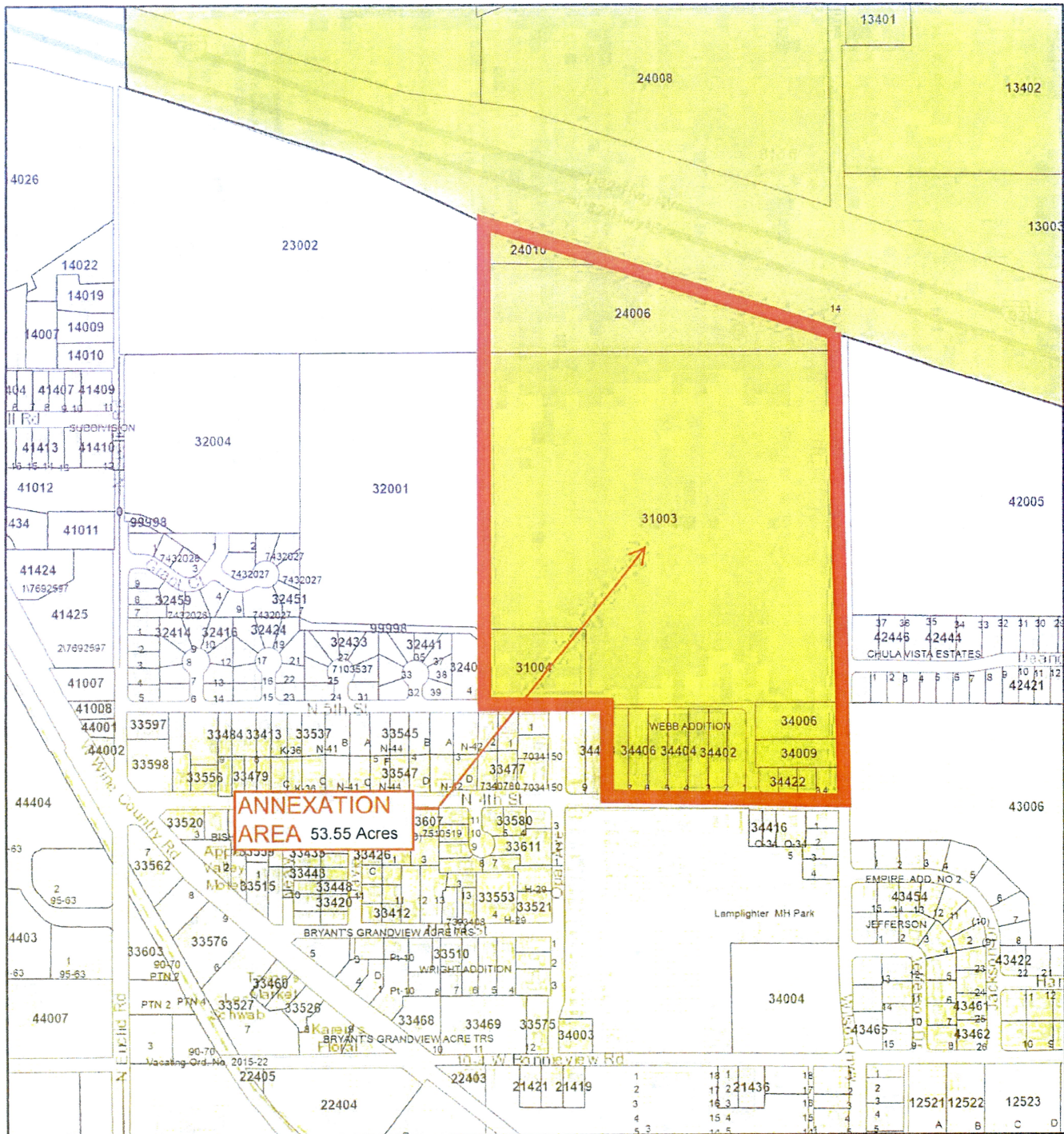
# EXHIBIT B

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.

Parcel No.	Property Owner	Address	Parcel Size (Acres)
230914-24006	Felicitas & Maria S. Lara	720 Wilson Hwy	7.33
230914-24010	Donald E. & Terry Golladay	Wilson Hwy	0.93
230914-31003	Pro Made Construction Inc.	650 Wilson Hwy	36.7
230914-31004	Patricia Schlotfeldt	507 N. 5 <sup>th</sup>	2.4
230914-34006	Frank J. & Patricia C. Coleman	450 Wilson Hwy	0.98
230914-34009	Tom Honeycutt	430 Wilson Hwy	0.76
230914-34401	Estuardo Velasquez	315 N. 4 <sup>th</sup>	0.48
230914-34402	Juanita I. & Salvador Avalos	401 N. 4 <sup>th</sup>	0.49
230914-34403	Roberto & Mayra E. Frias	405 N. 4 <sup>th</sup>	0.54
230914-34404	Lorenzo & Marlene Cisneros	407 N. 4 <sup>th</sup>	0.54
230914-34405	Jose B. & Margarita Ramirez Prieto	411 N. 4 <sup>th</sup>	0.54
230914-34406	Guadalupe & Antonia Chadis	501 N. 4 <sup>th</sup>	0.54
230914-34407	Jose Luis & Francisa Mendez	505 N. 4 <sup>th</sup>	0.54
230914-34421	David Barajas Maria Ruiz	307 N. 4 <sup>th</sup>	0.17
230914-34422	Joel Martinez-Franco	305 N. 4 <sup>th</sup>	0.18
230914-34423	Maria S. Sherrill	301 N. 4 <sup>th</sup>	0.18
230914-34424	Matthew Sears	410 Wilson Hwy	0.25
TOTAL ACREAGE			53.55

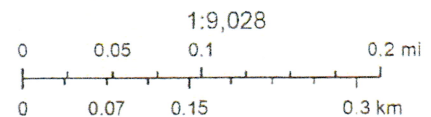


# Yakima County Planning



7/30/2021, 10:04:32 AM

Tax Lot Text Zoning  
 Taxlots  
 City Limits  
 Single-Family Residential  
 Total Acreage - 53.55



City of Yakima, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

Yakima County

City of Yakima, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA,

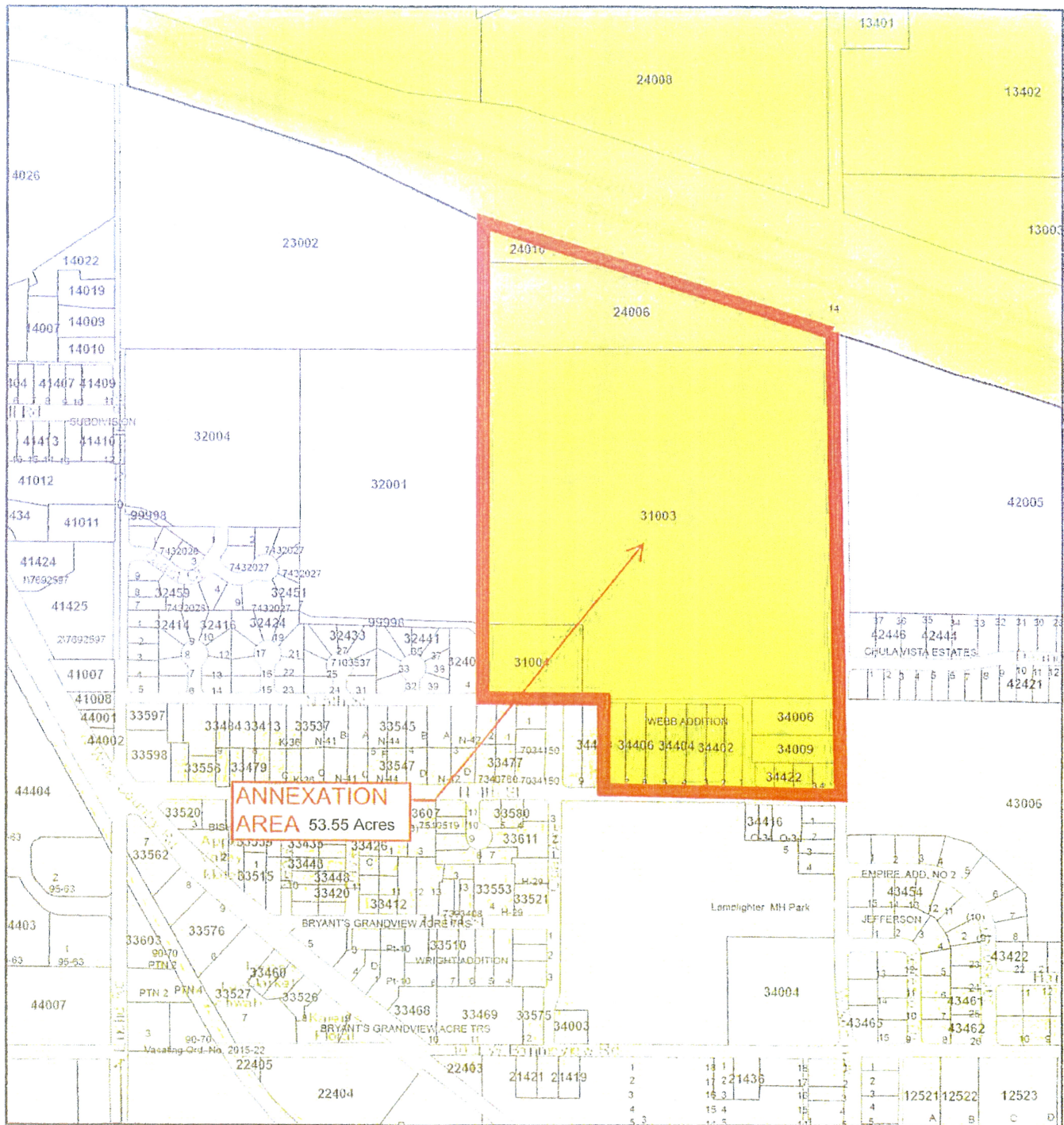
# EXHIBIT C

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)**



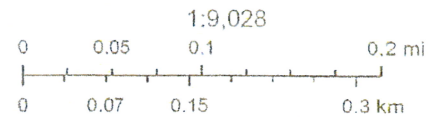
# Yakima County Planning



7/30/2021, 10:04:32 AM

Tax Lot Text Zoning

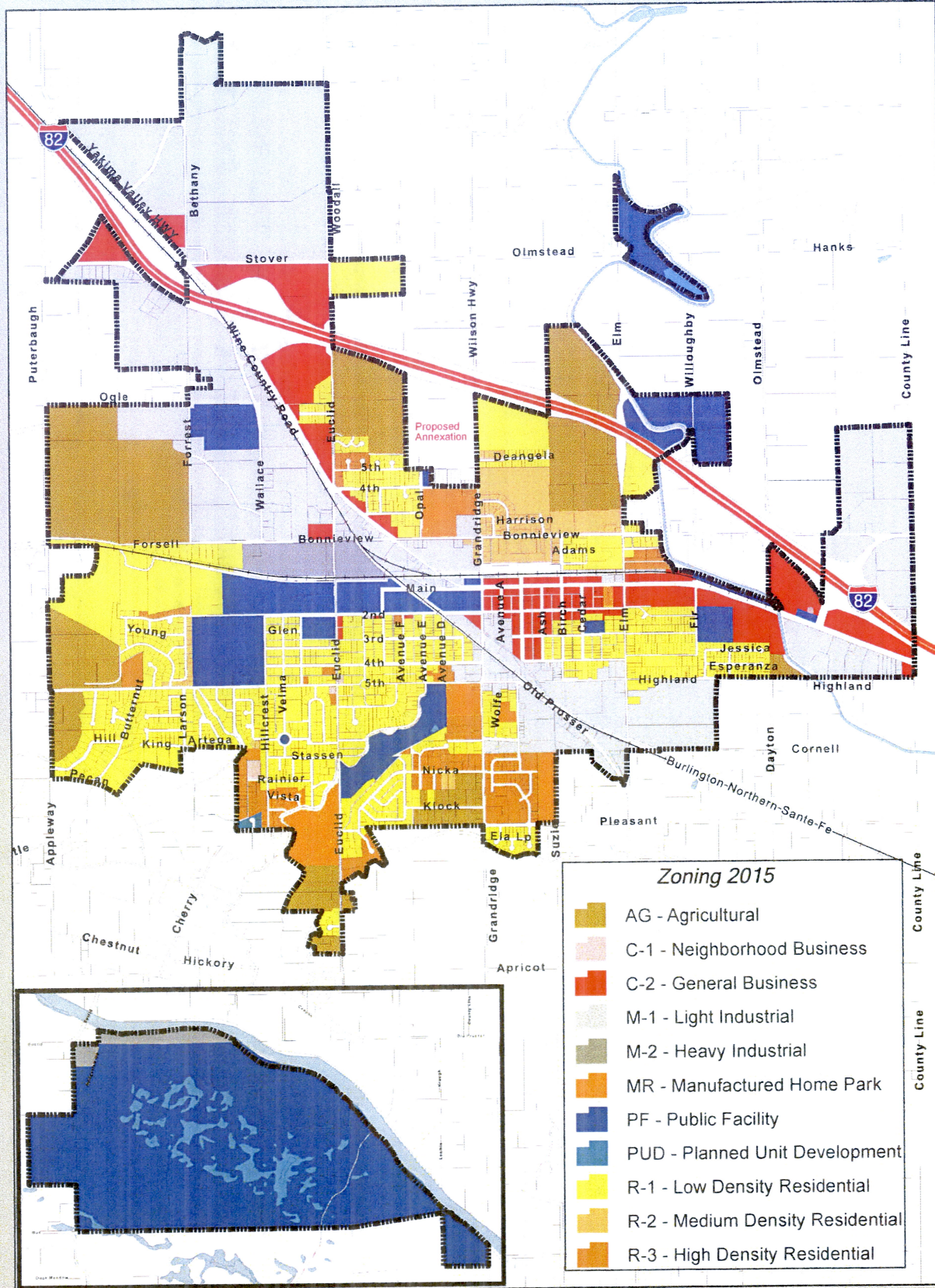
- Taxlots
- Single-Family Residential
- City Limits
- Total Acreage - 53.55**



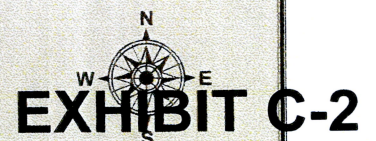
City of Yakima, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA



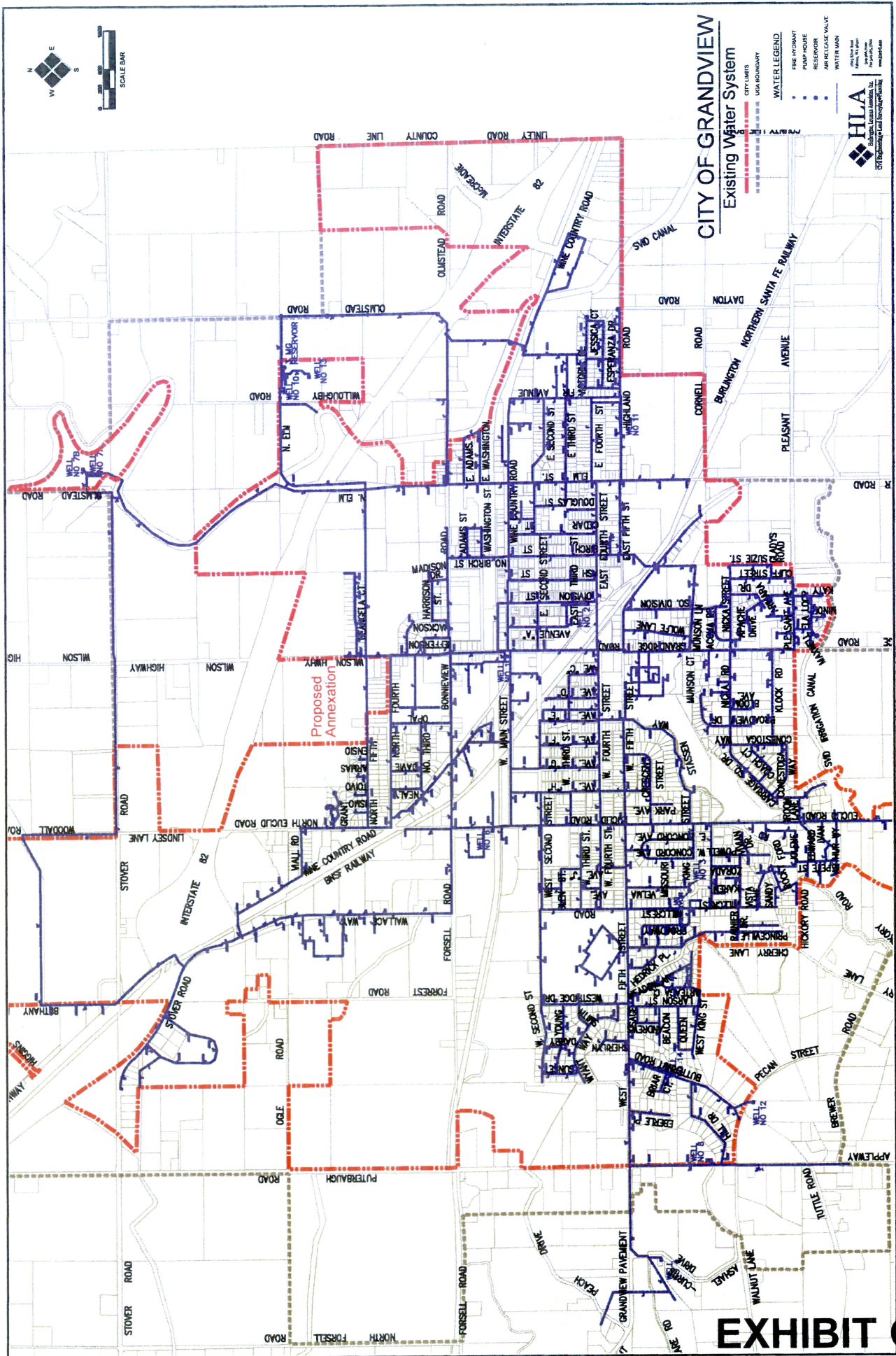
# City of Grandview, WA Zoning 2015



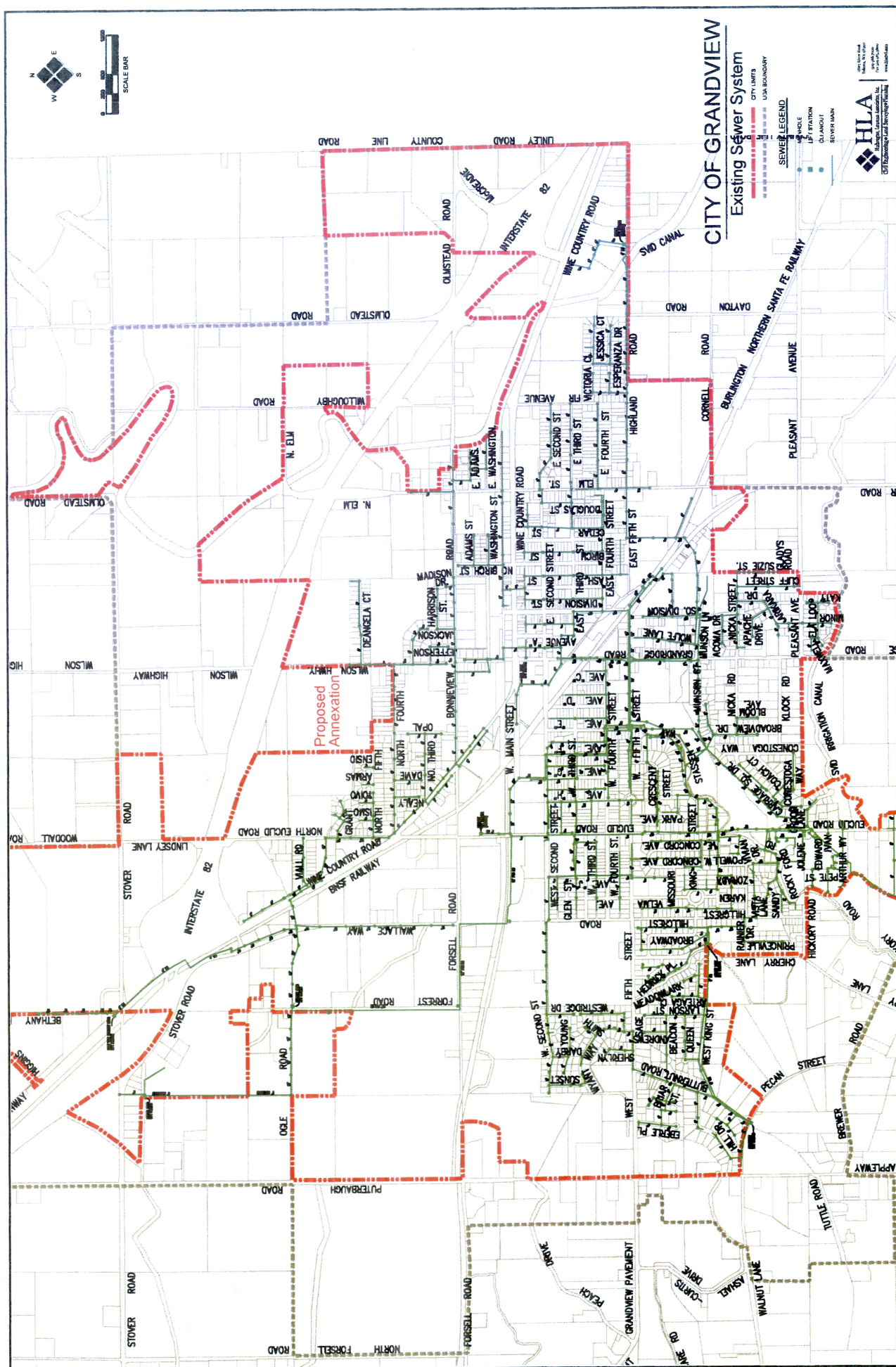
Yakima Valley Conference of Governments  
311 North 4th Street, Suite 204  
Yakima, Washington 98901  
Phone: (509) 574-1550  
June 2015





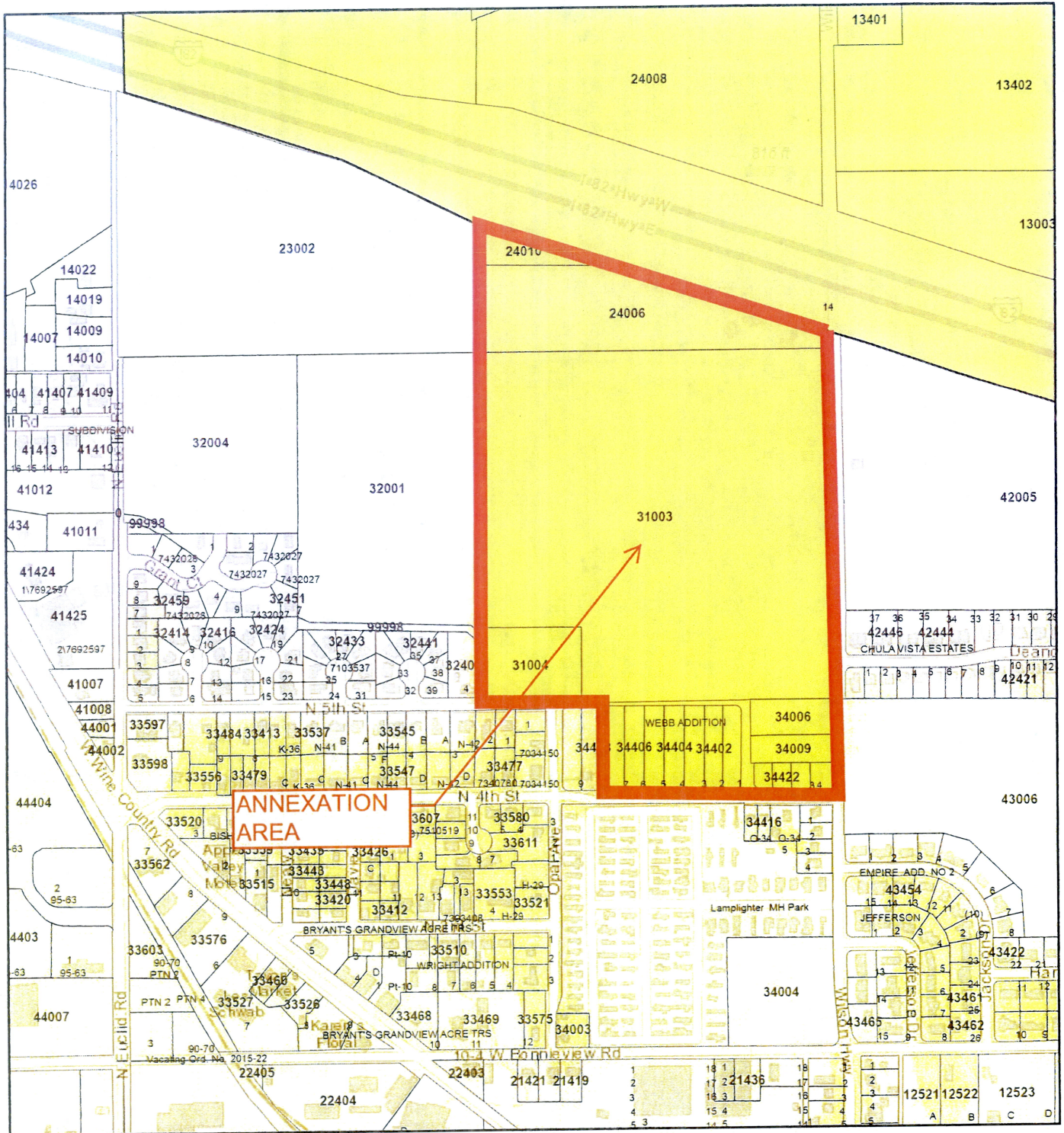








# Yakima County Planning

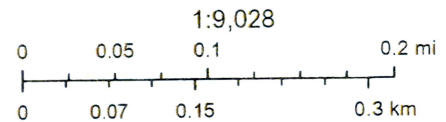


7/30/2021, 10:04:32 AM

Tax Lot Text Zoning

Taxlots Single-Family Residential

City Limits



City of Yakima, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

## EXHIBIT C-4

Yakima County

City of Yakima, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA



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 Commercial (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)

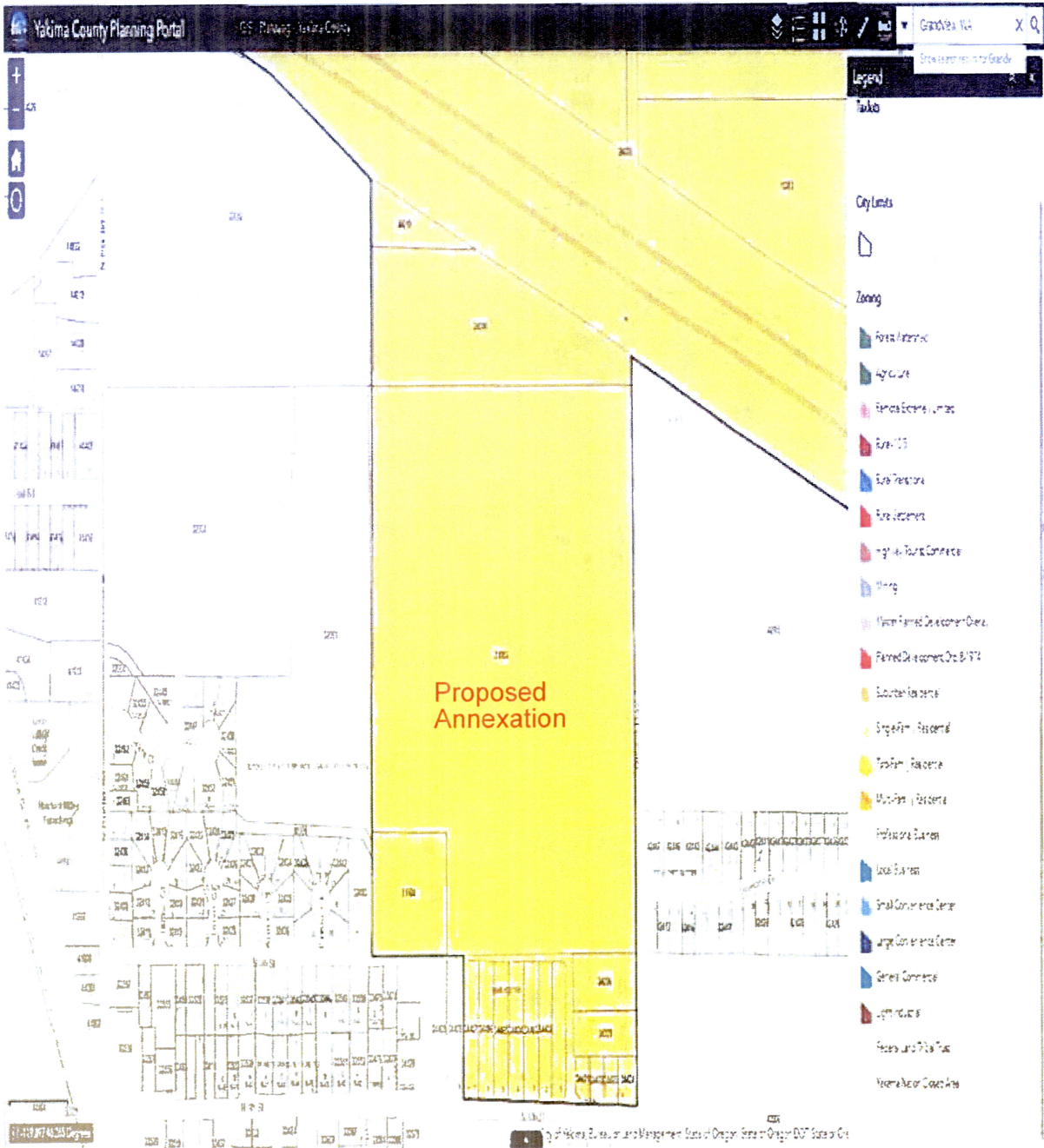
Local Business (B-2)

Small Convenience Center (SCC)

Large Convenience Center (LCC)

General Commercial (GC)

Light Industrial (M-1)





## 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

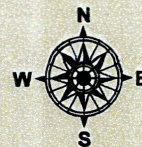
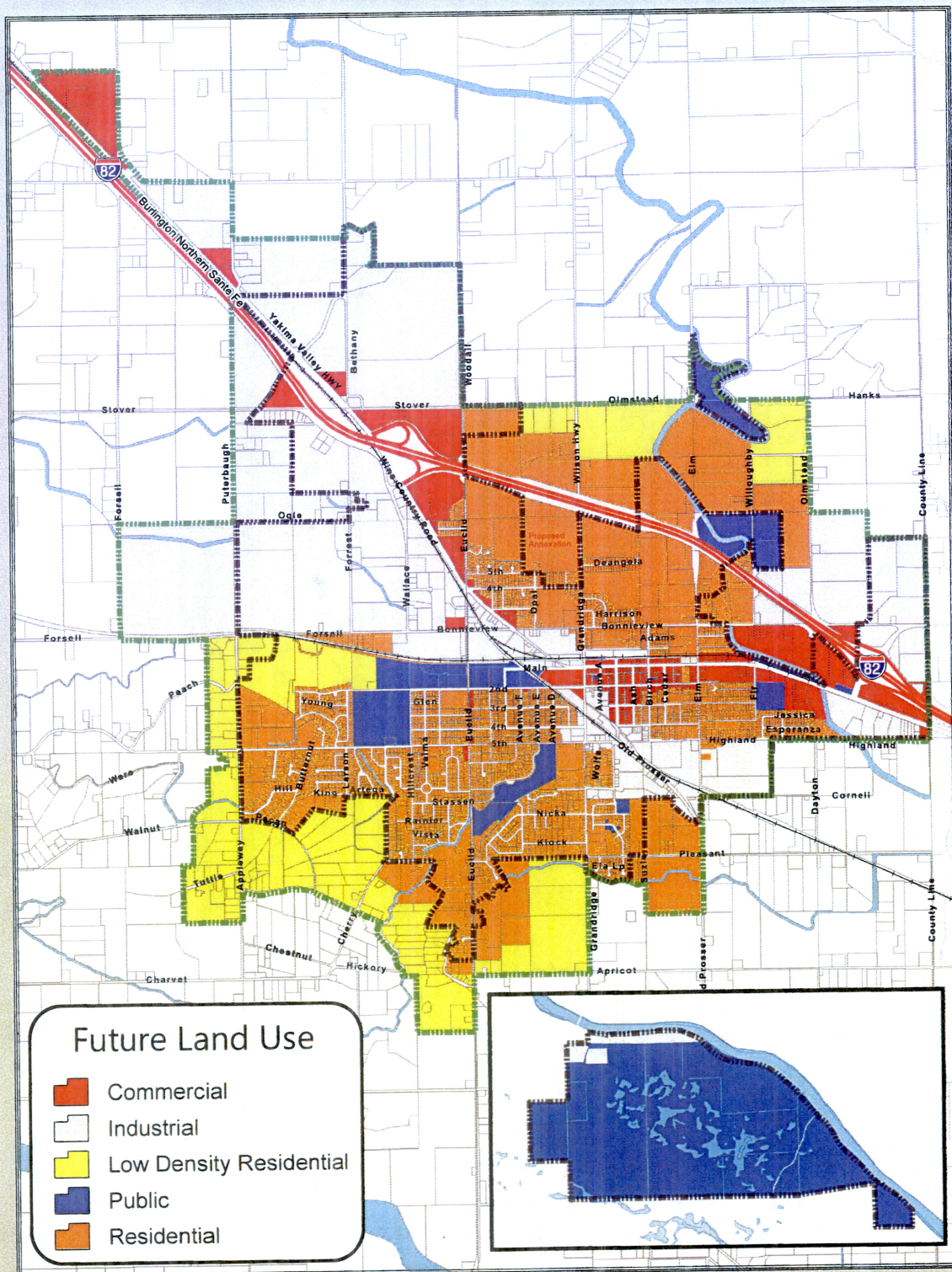
Industrial

[illegible]





# City of Grandview, WA Future Land Use 2016

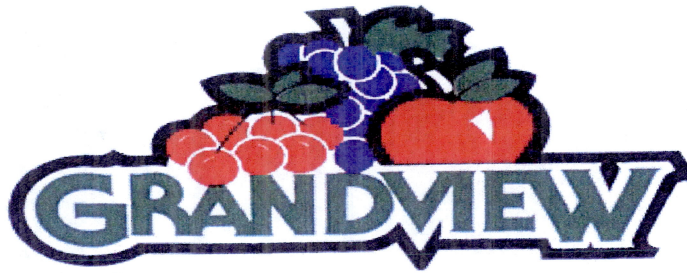


# EXHIBIT D

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 Pro Made Construction LLC, for annexation of Parcel Nos. 230914-24006, 230914-24010, 230914-31003, 230914-31004, 230914-34006, 230914-34009, 230914-34401, 230914-34402, 230914-34403, 230914-34404, 230914-34405, 230914-34406, 230914-34407, 230914-34421, 230914-34422, 230914-34423, 230914-34424 located on Wilson Hwy, North Fourth Street, and North Fifth Street, Grandview, Yakima County, 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: January 5, 2022

Anita G. Palacios, MMC  
City Clerk

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). *SEE ATTACHMENT:*

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 RESIDENTIAL.

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 R-1, consistent with the City of Grandview Comprehensive Plan.

**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: \_\_\_\_\_

DATE: 7-21-21

OWNER'S SIGNATURE: Patricia C. Coleman

DATE: 7-21-21

PRINTED NAME: \_\_\_\_\_

FRANK & PATRICIA COLEMAN

MAILING ADDRESS: \_\_\_\_\_

450 WILSON HIGHWAY

TELEPHONE NO.: \_\_\_\_\_

509-830-5878

PARCEL NO.: \_\_\_\_\_

23091434006

PROPERTY LEGAL DESCRIPTION: \_\_\_\_\_

PORTION OF SE 1/4 SW 1/4



OWNER'S SIGNATURE: \_\_\_\_\_ DATE: 7-21-21

OWNER'S SIGNATURE: Maria M Ruiz DATE: \_\_\_\_\_

PRINTED NAME: MARIA RUIZ DAVID BARASAS

MAILING ADDRESS: 307 N. 4TH ST

TELEPHONE NO.: ~~509-273-20~~ 509-203-0102

PARCEL NO.: 23091434421

PROPERTY LEGAL DESCRIPTION:

LOT 1 SP 7532862

OWNER'S SIGNATURE: [Signature] DATE: 7-21-21

OWNER'S SIGNATURE: [Signature] DATE: 7-21-21

PRINTED NAME: JUANITA I. & SALVADOR AVALOS

MAILING ADDRESS: 401 N. 4TH

TELEPHONE NO.: 509-391-5978

PARCEL NO.: 23091434402

PROPERTY LEGAL DESCRIPTION:

WEBB ADDATION LOT 2

OWNER'S SIGNATURE: Felicitas Lara DATE: ~~7-27-21~~ 7-28-21

OWNER'S SIGNATURE: Maria Juana Lara DATE: ~~7-27-21~~ 7-28-21

PRINTED NAME: Felicitas Lara Maria S Juana Lara

MAILING ADDRESS: 720 WILSON HIGHWAY 98930

TELEPHONE NO.: 509-203-0192

PARCEL NO.: 23091424006 AND 23091424010

PROPERTY LEGAL DESCRIPTION:

TH PT S1/2 S1/2 SE1/4 NW1/4 LY SW'LY OF SR-82 R/W

TH PT OF N3/4 SE1/4 NW1/4 LY S'LY OF SR-82 R/W

OWNER'S SIGNATURE: JOSE PRIETO DATE: 7-27-21

OWNER'S SIGNATURE: MARGARITA PRIETO DATE: 7-27-21

PRINTED NAME: JOSE B & MARGARITA RAMIREZ PRIETO

MAILING ADDRESS: 411 N 4TH

TELEPHONE NO.: 509-830-0332 <sup>(509)</sup> 882-2778

PARCEL NO.: 23091434405

PROPERTY LEGAL DESCRIPTION:

WEBB ADDITION LOT 5

OWNER'S SIGNATURE: Roberto Frias DATE: 7-27-21

OWNER'S SIGNATURE: Mayra Frias DATE: 7-27-21

PRINTED NAME: ROBERTO & MYRA E. FRIAS

MAILING ADDRESS: 405 N 4TH

TELEPHONE NO.: 509-515-6019

PARCEL NO.: 23091434403

PROPERTY LEGAL DESCRIPTION:

WEBB ADDITION LOT 3

OWNER'S SIGNATURE: Jodel Martinez DATE: 7-28-21

OWNER'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINTED NAME: JDEL MARTINEZ-FRANCO

MAILING ADDRESS: 305 N. 4TH ST

TELEPHONE NO.: 509-831-8578

PARCEL NO.: \_\_\_\_\_ 23091434422 -

PROPERTY LEGAL DESCRIPTION:

LOT 2 SP 7532862



OWNER'S SIGNATURE: [Signature] DATE: 7-28-21

OWNER'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINTED NAME: ESTUARDO VELASQUEZ

MAILING ADDRESS: 315 N 4TH

TELEPHONE NO.: 509-832-2803

PARCEL NO.: 23091434401

PROPERTY LEGAL DESCRIPTION:

WEBB ADDITION LOT 1

OWNER'S SIGNATURE: [Signature] DATE: 7-28-21

OWNER'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINTED NAME: MARIA S SHERILL

MAILING ADDRESS: 301 N 4TH ST

TELEPHONE NO.: 509 439 1801

PARCEL NO.: 23091434423

PROPERTY LEGAL DESCRIPTION:

LOT 3 SP 7532862

OWNER'S SIGNATURE: [Signature] DATE: 7-28-21

OWNER'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINTED NAME: Ruslan Gorbatyuk

MAILING ADDRESS: 150 WILSON HIGHWAY

TELEPHONE NO.: 509-440-1555

PARCEL NO.: 23091431003

PROPERTY LEGAL DESCRIPTION:

PORTION OF NE1/4 OF SW1/4

OWNER'S SIGNATURE: Patricia Mai Schlotfeldt DATE: 7/29/2021

OWNER'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINTED NAME: PATRICIA SCHLOTFELDT

MAILING ADDRESS: 507 N. 5TH ST

TELEPHONE NO.: 509-882-3541

PARCEL NO.: 23091431004

PROPERTY LEGAL DESCRIPTION:

\_\_\_\_\_ PORTION OF NE1/4 OF SW1/4 \_\_\_\_\_

OWNER'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

OWNER'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

TELEPHONE NO.: \_\_\_\_\_

PARCEL NO.: \_\_\_\_\_

PROPERTY LEGAL DESCRIPTION:

\_\_\_\_\_

\_\_\_\_\_

OWNER'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

OWNER'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

TELEPHONE NO.: \_\_\_\_\_

PARCEL NO.: \_\_\_\_\_

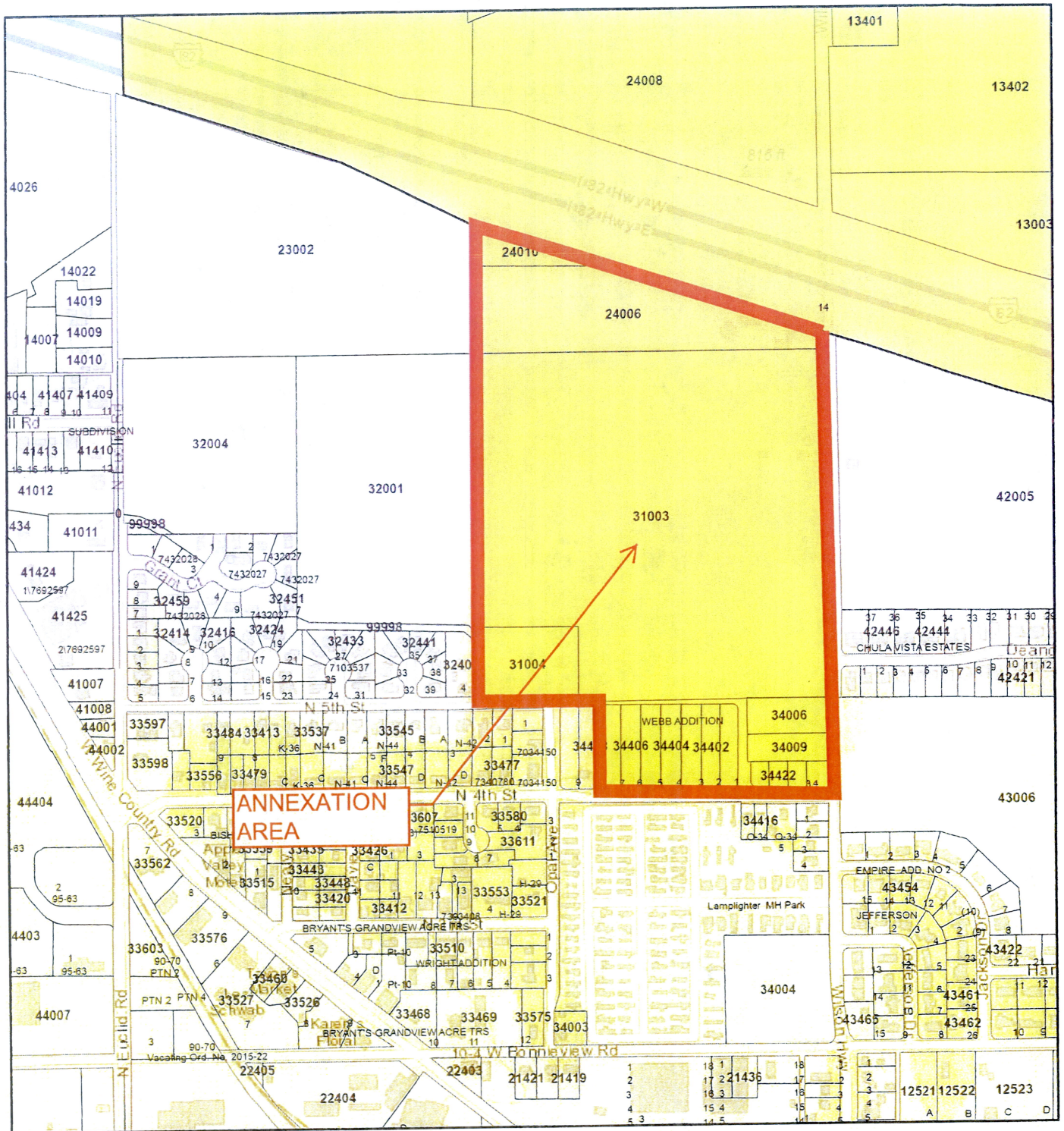
PROPERTY LEGAL DESCRIPTION:

\_\_\_\_\_

\_\_\_\_\_

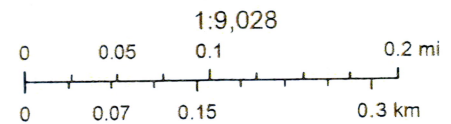


# Yakima County Planning



7/30/2021, 10:04:32 AM

- Tax Lot Text Zoning
- Taxlots
  - Single-Family Residential
  - City Limits



City of Yakima, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

Yakima County

RECEIVED

JUL 30 2021

CITY OF GRANDVIEW

Land located in the Northeast Quarter and the Southeast Quarter of Section 14, Township 9 North, Range 23 East of the Willamette Meridian, Yakima County, Washington, described as follows:

Beginning at the intersection of the Westerly right of way of Wilson Highway and the Southerly boundary of the Interstate Highway 82, thence South along the Westerly right of way of Wilson Highway to its intersection with the Northerly right of way of North 4<sup>th</sup> Street; thence West along the Northerly right of way of North 4<sup>th</sup> Street to its intersection with the Westerly line of Lot 7 of Webb Addition, records of Yakima County; thence North along the Westerly line of Lot 7 of Webb Addition and it's extension thereof to the South line of the Northeast Quarter of the Southwest Quarter of said Section 14; thence West along the South line of the Northeast Quarter of the Southwest Quarter of said Section 14 to the Southwest corner thereof; thence North along the West line of the Northeast Quarter of the Southwest Quarter of said Section 14 to the Northwest corner thereof; thence North along the West line of the Southeast Quarter of the Northwest Quarter of said Section 14 to its intersection with the Southerly boundary of the Interstate Highway 82; thence Southeasterly along the Southerly boundary of said Interstate Highway 82 to the point of beginning.





# Dave Cook, Assessor

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

## Office of the Yakima County Assessor

**Determination of Sufficiency of Annexation Petition;  
City of Grandview  
(RCW 35.21.005(4))**

**RECEIVED**

**AUG 20 2021**

**CITY OF GRANDVIEW**

To: Anita G. Palacios, MMC, City Clerk, City of Grandview

On August 17, 2021, a City of Grandview Annexation Petition for the Wilson Estates Annexation, was received by this office for determination of the sufficiency of the petitions according to RCW 35.13.130 and 35.21.005

The determination of the sufficiency was begun by this office on the terminal date of August 17, 2021 and has now been completed based on the records of this office, the above-mentioned petition, and the agreements and legal authorities cited therein.

The owners of and real properties comprising not less than 75% of the assessed value of real property in the area proposed for annexation are signers of or subject to annexation covenants which are equivalent to petition signatures, and the above petition is determined and declared sufficient.

Done this 17<sup>th</sup> day of August 2021

Dave Cook, Yakima County Assessor

Determination of Sufficiency of Annexation Petition

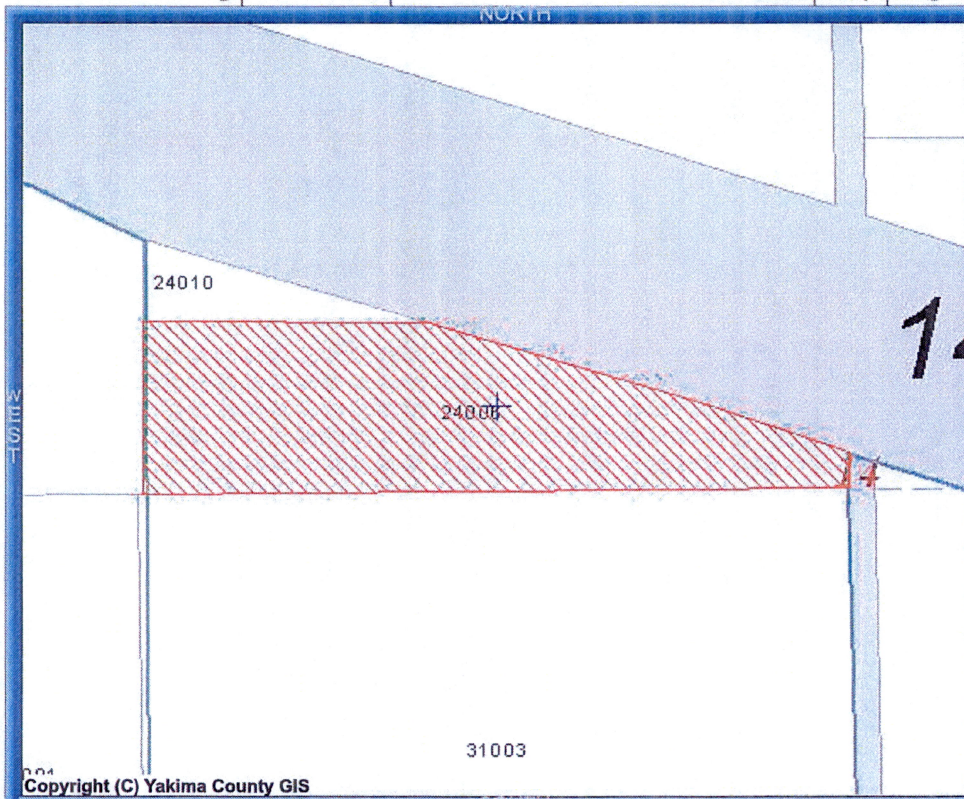
**EXHIBIT D-2**





Assessor Planning Real Estate

FAQ Help Legend Search Tools Overview



Search By: Parcel Number

Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

Search

MapScale: 1 inch = 300 ft.



Overlays: Aerial Photography:

☐ FEMA ☐ Critical Areas  
☐ Contours ☐ Utilities

MapSize: Small (800x600)

Maps brought to you by:

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Title Insurance & Escrow Service  
www.vtgco.com  
(509) 248-4442

Map Report


Copyright (C) Yakima County GIS

Easting(ft) : Northing(ft)

Longitude(W) : Latitude(N)

Click Map to: [Get Information](#)

One Inch = 300 Feet  
Feet 200 400

PROPERTY PHOTOS: 1 2 3 4 5					PROPERTY INFORMATION AS OF 1/12/2022 11:10:23 PM					PRINTING				
					Parcel Address:		720 WILSON HWY, Grandview ,WA 98930			Printer-Friendly Page				
					Parcel Owner(s):		FELICITAS & MARIA S LARA							
					Parcel Number:		23091424006		Parcel Size:		7.33 Acre(s)		Detailed Report	
					Property Use:		11 Single Unit							
					TAX AND ASSESSMENT INFORMATION							Print Detailed MAP		
Tax Code Area (TCA):		441		Tax Year:		2022								
Improvement Value:		\$232500		Land Value:		\$40400								
CurrentUse Value:		\$0		CurrentUse Improvement:		\$0								
New Construction:		\$0		Total Assessed Value:		\$272900								
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				
AVERAGE	1965	1.00	2050		576/1728	3	1/1/0	0/0/0						
SALE INFORMATION										Qtr SECTION MAPS				
Excise	Sale Date	Sale Price		Grantor				Portion		NW-Qtr 1"=200ft				
406052	12/10/2008	\$54000		FLOWER, WILLIAM E & EDNA				N				NE-Qtr 1"=200ft		
412756	12/30/2009	\$255000		NEWBY, GAYLORD B & VALDA I				N						
DISCLAIMER										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 <a href="#">email us</a> .														

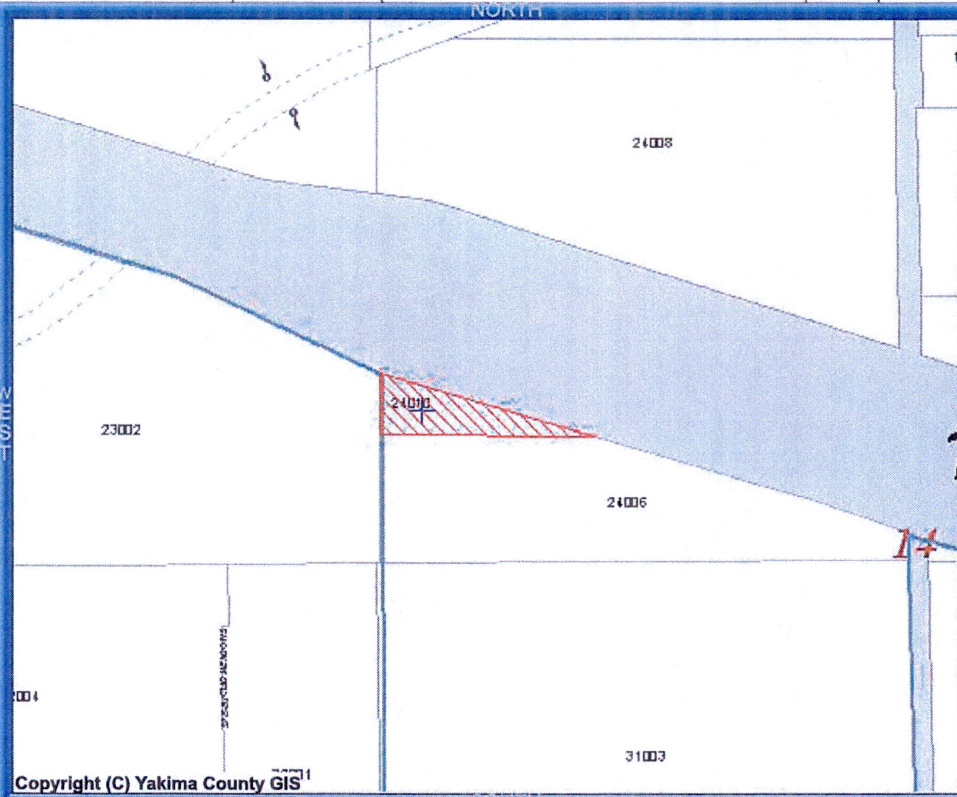
OVERLAY INFORMATION			
Zoning:	R-1	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Residential (Yakima County Plan 2015)
FEMA 100 Year:	<a href="#">FEMA Map</a>	FIRM Panel Number:	53077C1925D <a href="#">Download Map</a>
LOCATION INFORMATION			
+ Latitude:46° 15' 58.084"	+ Longitude:-119° 54' 27.942"	Range:23	Township:09 Section:14
Narrative Description: TH PT S1/2 S1/2 SE1/4 NW1/4 LY SWLYOF SR-82 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			





Assessor Planning Real Estate

FAQ Help Legend Search Tools Overview



Search By: Parcel Number

Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

Search

MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography: ☒

☐ FEMA ☐ Critical Areas  
☐ Contours ☐ Utilities

MapSize: Small (800x600)

Maps brought to you by:

**Valley Title Guarantee**

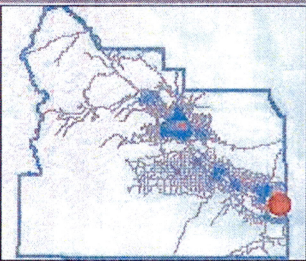
Title Insurance & Escrow Service

www.vtgc.com

(509) 248-4442

Map Report

Copyright (C) Yakima County GIS  
Easting(ft) | Northing(ft)  
Longitude(E) | Latitude(N)  
Click Map to: [Get Information](#)  
One Inch = 400 Feet  
Feet 200 400 600

PROPERTY PHOTOS: 1		PROPERTY INFORMATION AS OF 1/12/2022 11:10:23 PM							PRINTING			
		Parcel Address:		SR-82, ,WA					Printer-Friendly Page			
		Parcel Owner(s):		DONALD E & TERRIA L GOLLADAY								
		Parcel Number:		23091424010			Parcel Size:		0.93 Acre(s)			
		Property Use:		91 Undeveloped Land					Detailed Report			
		TAX AND ASSESSMENT INFORMATION										
Tax Code Area (TCA):		441			Tax Year:		2022			Print Detailed MAP		
Improvement Value:		\$0			Land Value:		\$6300					
CurrentUse Value:		\$0			CurrentUse Improvement:		\$0					
New Construction:		\$0			Total Assessed Value:		\$6300					
RESIDENTIAL INFORMATION											SECTION MAPS	
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltn)	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		
431590	6/18/2013	\$266175		GOLLADAY, D E ETAL-TRUST				N				
DISCLAIMER											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:	R-1	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Residential (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D <a href="#">Download Map</a>
LOCATION INFORMATION			
+ Latitude: 46° 16' 00.290"	+ Longitude: -119° 54' 35.786"	Range: 23	Township: 09 Section: 14
Narrative Description: Section 14 Township 09 Range 23 Quarter NW: TH PT OF N3/4 SE1/4 NW1/4 LY S'LY OF SR-82 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			

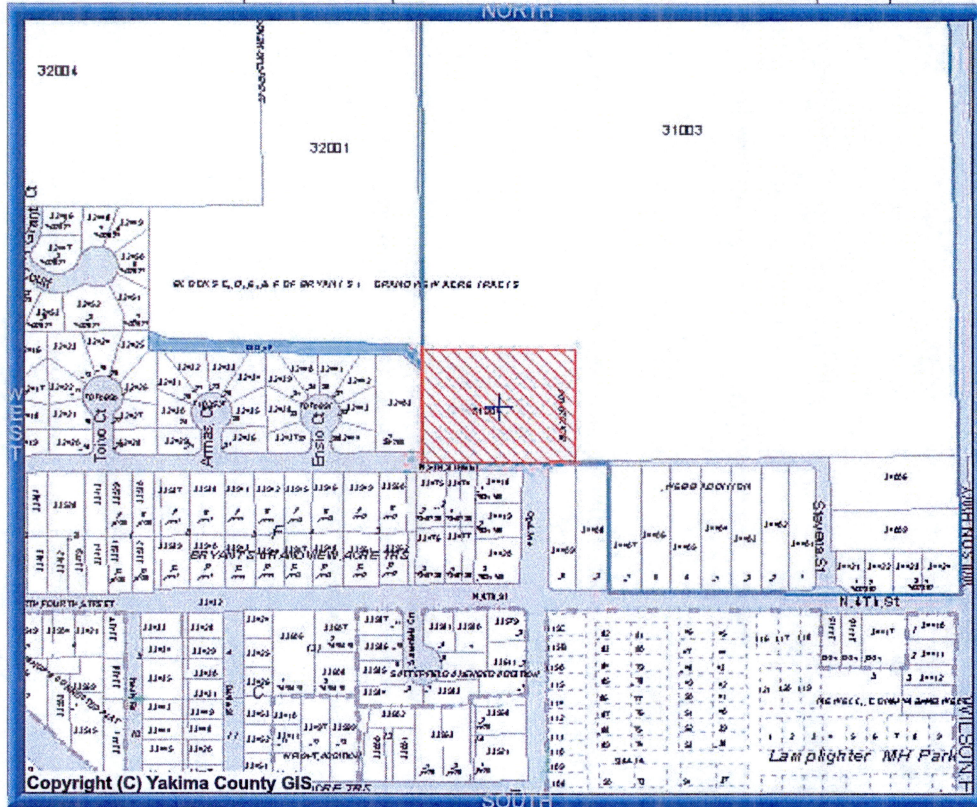








Assessor Planning Real Estate FAQ Help Legend Search Tools Overview



Search By: Parcel Number

Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

**Search**

MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography:

☐ FEMA ☐ Critical Areas  
☐ Contours ☐ Utilities

MapSize: Small (800x600)

Maps brought to you by:

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(509) 248-4442

Map Report

Easting(ft) : Northing(ft)  
Longitude(W) : Latitude(N)

Click Map to: [Get Information](#)

One Inch = 400 Feet  
Feet 200 400 600

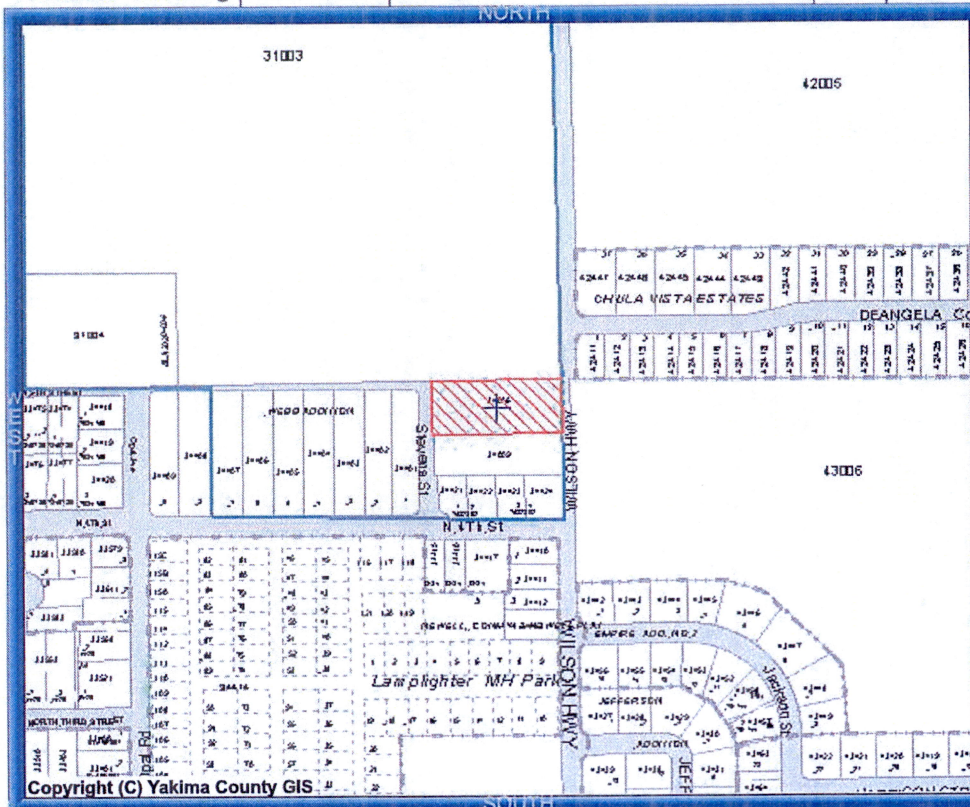
PROPERTY PHOTOS: 1		PROPERTY INFORMATION AS OF 1/12/2022 11:10:23 PM							PRINTING		
		Parcel Address:		507 N 5TH ST, GRANDVIEW ,WA 98930					Printer-Friendly Page		
		Parcel Owner(s):		PATRICIA SCHLOTFELDT							
		Parcel Number:		23091431004			Parcel Size:		2.4 Acre(s)		
		Property Use:		11 Single Unit					Detailed Report		
		TAX AND ASSESSMENT INFORMATION									
Tax Code Area (TCA):		441			Tax Year:		2022		Print Detailed MAP		
Improvement Value:		\$128200			Land Value:		\$35800				
CurrentUse Value:		\$0			CurrentUse Improvement:		\$0				
New Construction:		\$0			Total Assessed Value:		\$164000				
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	
AVERAGE	1950	1.00	1506		0/1506	3	1/0/1	0/0/0			
SALE INFORMATION									Qtr SECTION MAPS		
Excise	Sale Date	Sale Price		Grantor			Portion			NW-Qtr 1"=200ft	NE-Qtr 1"=200ft
No Sales Information Found.									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 <a href="#">email us</a> .											

OVERLAY INFORMATION			
Zoning:	R-1	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Residential (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D
		<a href="#">Download Map</a>	
LOCATION INFORMATION			
+ Latitude:46° 15' 45.058"		+ Longitude:-119° 54' 34.560"	
		Range:23 Township:09 Section:14	
Narrative Description: Section 14 Township 19 Range 23 Quarter SW: That portion of the West Half of the Northeast Quarter of the Southwest Quarter of Section 14, described as follows: Beginning at ththereof, thence North 89° 56' 18" East along the South line of said subdivision, 378.43 feet, thence3 North 00° 18' 27" West 272.79 feet, thence South 89° 56' 18" West, parallel withthereof, 377.94 feet to the West line of said subdivision, thence South 00° 12' 22" East 272.79 feet to thePoint of Bewginning, EXCEPT right of way and or easements for irrigation a			
DISCLAIMER			





Assessor Planning Real Estate FAQ Help Legend Search Tools Overview



Search By: Parcel Number

Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

Search

MapScale: 1 inch = 400 ft.



Overlays: Aerial Photography: ☒

☐ FEMA ☐ Critical Areas  
☐ Contours ☐ Utilities

MapSize: Small (800x600)

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Map Report

Easting(R) : Northing(R)

Longitude(W) : Latitude(N)

Click Map to: [Get Information](#)

One Inch = 400 Feet  
Feet 200 400 600

PROPERTY PHOTOS: 1 2 3 4



PROPERTY INFORMATION AS OF 1/12/2022 11:10:23 PM

Parcel Address: 450 WILSON HWY, GRANDVIEW, WA 98930  
Parcel Owner(s): FRANK J & PATRICIA C COLEMAN  
Parcel Number: 23091434006 Parcel Size: 0.98 Acre(s)  
Property Use: 11 Single Unit

TAX AND ASSESSMENT INFORMATION

Tax Code Area (TCA): 441 Tax Year: 2022  
Improvement Value: \$154800 Land Value: \$34500  
Current Use Value: \$0 Current Use Improvement: \$0  
New Construction: \$0 Total Assessed Value: \$189300

RESIDENTIAL INFORMATION

Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltin)	Carport
FAIR/AVERAGE	1920	1.00	1402		0/0	3	1/0/1	1/820/0	

SALE INFORMATION

Excise	Sale Date	Sale Price	Grantor	Portion
No Sales Information Found.				

DISCLAIMER

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PRINTING

Printer-Friendly Page

Detailed Report

Print Detailed MAP

SECTION MAPS

Section Map 1in=400ft

Qtr SECTION MAPS

NW-Qtr 1"=200ft	NE-Qtr 1"=200ft
SW-Qtr 1"=200ft	SE-Qtr 1"=200ft

OVERLAY INFORMATION

Zoning: R-1	Jurisdiction: County
Urban Growth Area: Grandview	Future Landuse Designation: Urban Residential (Yakima County Plan 2015)
FEMA 100 Year: FEMA Map	FIRM Panel Number: 53077C1925D <a href="#">Download Map</a>

LOCATION INFORMATION

+ Latitude: 46° 15' 43.080" + Longitude: -119° 54' 20.614" Range: 23 Township: 09 Section: 14  
Narrative Description: BEG AT NE COR SE1/4 SW1/4, TH S 89 D53°15' W 331.70 FT, TH S 131.65 FT, TH EPAR TO N LN 331.70 FT, TH N 132.30 FT TO POB.

DISCLAIMER

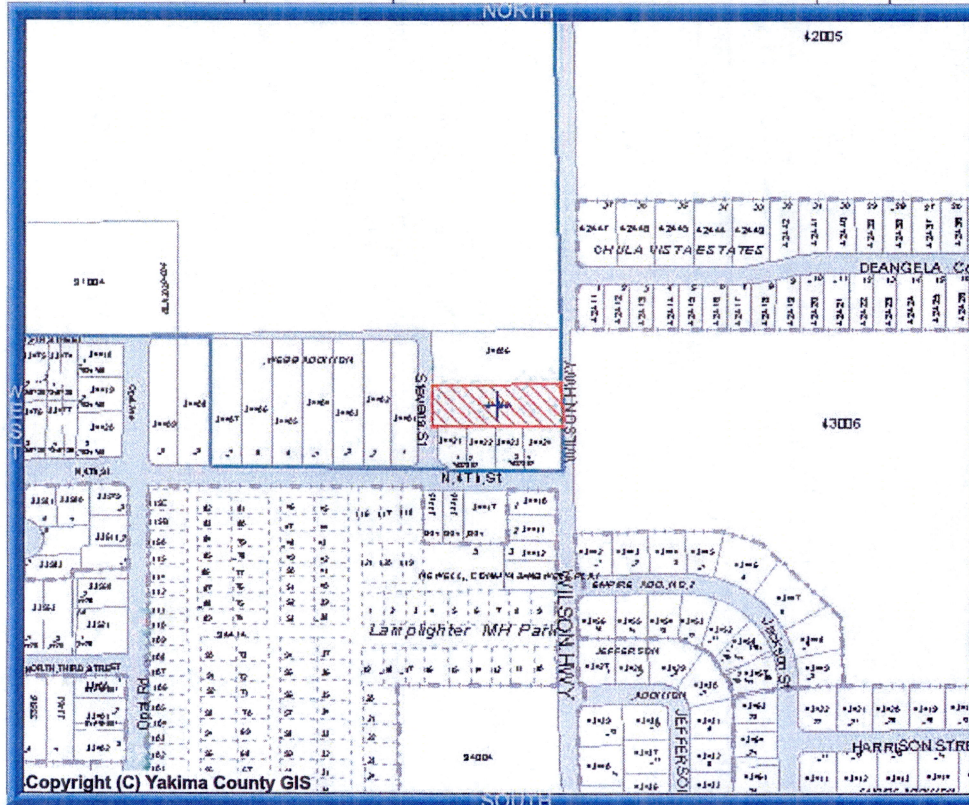
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Assessor Planning Real Estate

FAQ Help Legend Search Tools Overview



Search By: Parcel Number

Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

Search

MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography: ☒

☐ FEMA ☐ Critical Areas  
☐ Contours ☐ Utilities

MapSize: Small (800x600)

Maps brought to you by:

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www.vtgc.com  
(509) 248-4442

Map Report

Easting(ft) : Northing(ft)

Longitude(W) : Latitude(N)

Click Map to: [Get Information](#)

One Inch = 400 Feet  
Feet 200 400 600

PROPERTY PHOTOS: 1/2

PROPERTY INFORMATION AS OF 1/12/2022 11:10:23 PM

PRINTING



Parcel Address: 430 WILSON HWY, GRANDVIEW, WA 98930  
Parcel Owner(s): TOM HONEYCUTT  
Parcel Number: 23091434009 Parcel Size: 0.76 Acre(s)  
Property Use: 11 Single Unit

Printer-Friendly Page

TAX AND ASSESSMENT INFORMATION

Tax Code Area (TCA): 441 Tax Year: 2022  
Improvement Value: \$90300 Land Value: \$33100  
CurrentUse Value: \$0 CurrentUse Improvement: \$0  
New Construction: \$0 Total Assessed Value: \$123400

Detailed Report

Print Detailed MAP

RESIDENTIAL INFORMATION

Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsm/att/bltin)	Carport
FAIR/AVERAGE	1935	1.00	1284		0/0	3	1/0/0	0/0/0	500

SECTION MAPS

Section Map 1in=400ft

SALE INFORMATION

Excise	Sale Date	Sale Price	Grantor	Portion
No Sales Information Found.				

Qtr SECTION MAPS

NW-Qtr 1"=200ft	NE-Qtr 1"=200ft
SW-Qtr 1"=200ft	SE-Qtr 1"=200ft

DISCLAIMER

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OVERLAY INFORMATION

Zoning: R-1	Jurisdiction: County
Urban Growth Area: Grandview	Future Landuse Designation: Urban Residential (Yakima County Plan 2015)
FEMA 100 Year: FEMA Map	FIRM Panel Number: 53077C1925D <a href="#">Download Map</a>

LOCATION INFORMATION

+ Latitude: 46° 15' 41.924" + Longitude: -119° 54' 20.587" Range: 23 Township: 09 Section: 14  
Narrative Description: E 331.7 FT OF N 100 FT OF S 1168.80 FTOF SE1/4 SW1/4 EX R-W FOR CO.ROAD

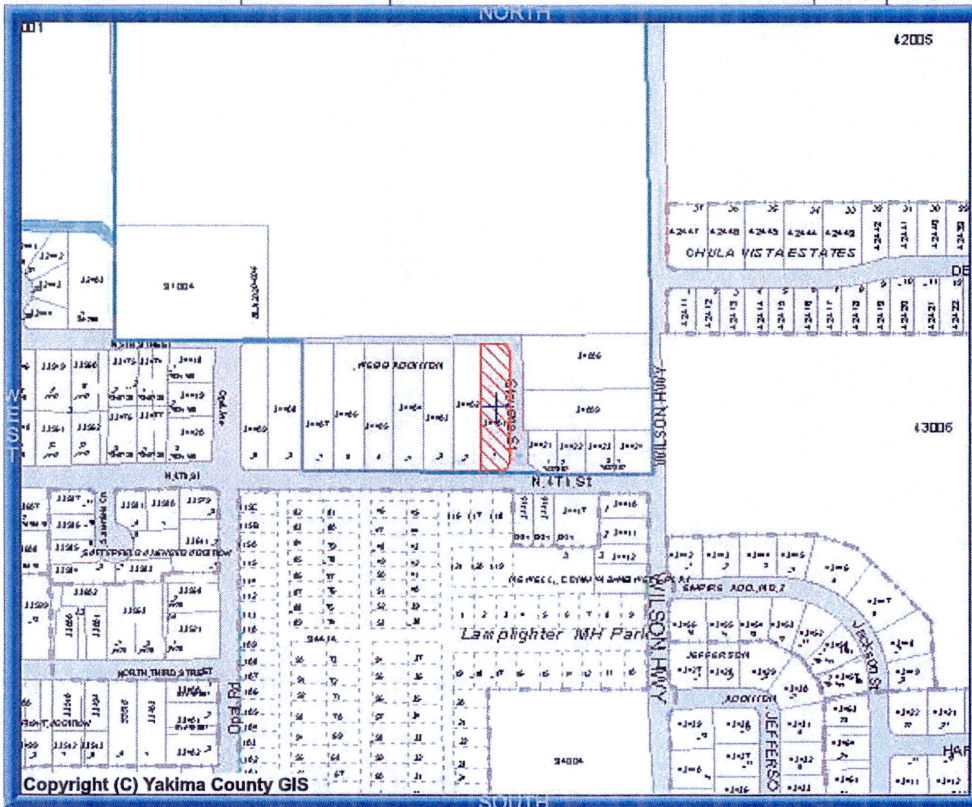
DISCLAIMER

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Assessor Planning Real Estate FAQ Help Legend Search Tools Overview



Search By: Parcel Number

Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

Search

MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography: ☒

☐ FEMA ☐ Critical Areas  
☐ Contours ☐ Utilities

MapSize: Small (800x600)

Maps brought to you by:

**Valley Title Guarantee**  
Title Insurance & Escrow Service  
www.vtgco.com  
(509) 248-4442

Map Report

Easting(ft) : Northing(ft)

Longitude(W) : Latitude(N)

Click Map to: [Get Information](#)

One Inch = 400 Feet

Feet 200 400 600

PROPERTY PHOTOS: 1/2

PROPERTY INFORMATION AS OF 1/12/2022 11:10:23 PM

PRINTING



Parcel Address: 315 N 4TH ST, GRANDVIEW ,WA 98930  
Parcel Owner(s): ESTUARDO VELASQUEZ  
Parcel Number: 23091434401 Parcel Size: 0.48 Acre(s)  
Property Use: 11 Single Unit

Printer-Friendly Page

TAX AND ASSESSMENT INFORMATION

Tax Code Area (TCA): 441 Tax Year: 2022  
Improvement Value: \$121300 Land Value: \$32000  
CurrentUse Value: \$0 CurrentUse Improvement: \$0  
New Construction: \$0 Total Assessed Value: \$153300

Detailed Report

Print Detailed MAP

RESIDENTIAL INFORMATION

SECTION MAPS

Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsm/att/bltin)	Carport
FAIR/AVERAGE	1940	1.00	1461		0/0	3	1/0/1	0/0/0	

Section Map 1in=400ft

SALE INFORMATION

Qtr SECTION MAPS

Excise	Sale Date	Sale Price	Grantor	Portion
E006287	2/24/2015	\$124000	ELIZABETH R OLIVER SUCCESSOR TRUSTEE OF THE WINNON	N

NW-Qtr 1"=200ft	NE-Qtr 1"=200ft
SW-Qtr 1"=200ft	SE-Qtr 1"=200ft

DISCLAIMER

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OVERLAY INFORMATION

Zoning:	R-1	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Residential (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D

Download Map

LOCATION INFORMATION

+ Latitude: 46° 15' 41.981" + Longitude: -119° 54' 23.877" Range: 23 Township: 09 Section: 14  
Narrative Description: WEBB ADDITION LOT 1

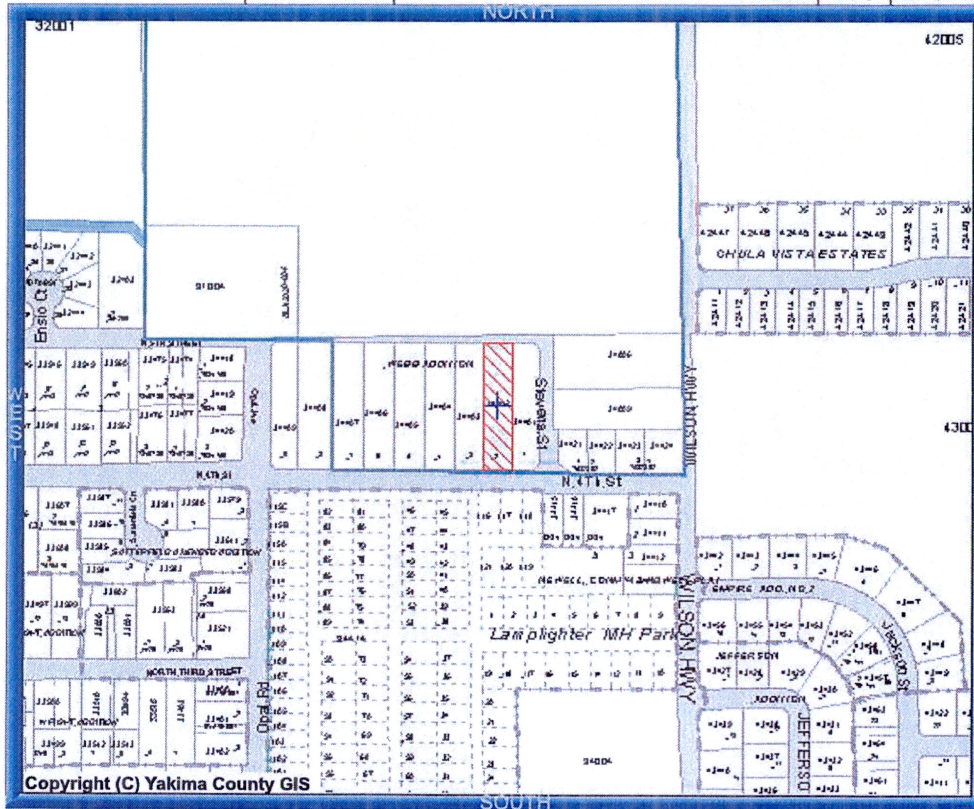
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Assessor Planning Real Estate FAQ Help Legend Search Tools Overview



Search By: Parcel Number

Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

Search

MapScale: 1 inch = 400 ft.



Overlays: Aerial Photography: ☒

☐ FEMA ☐ Critical Areas  
☐ Contours ☐ Utilities

MapSize: Small (800x600)

Maps brought to you by:

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Map Report

Easting(ft) : Northing(ft)  
Longitude(W) : Latitude(N)  
Click Map to: [Get Information](#)  
One Inch = 400 Feet  
Feet 200 400 600

PROPERTY PHOTOS: 1 2 3			PROPERTY INFORMATION AS OF 1/12/2022 11:10:23 PM							PRINTING			
			Parcel Address:		401 N 4TH ST, GRANDVIEW ,WA 98930					Printer-Friendly Page			
			Parcel Owner(s):		JUANITA I & SALVADOR AVALOS								
			Parcel Number:		23091434402			Parcel Size:		0.49 Acre(s)			
			Property Use:		11 Single Unit					Detailed Report			
			TAX AND ASSESSMENT INFORMATION										
Tax Code Area (TCA):		441			Tax Year:		2022			Print Detailed MAP			
Improvement Value:		\$92500			Land Value:		\$31700						
CurrentUse Value:		\$0			CurrentUse Improvement:		\$0						
New Construction:		\$0			Total Assessed Value:		\$124200						
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)	Carpport	Section Map 1in=400ft			
FAIR	1930	1.00	1092		0/0	3	1/0/0	0/0/0					
SALE INFORMATION												Qtr SECTION MAPS	
Excise	Sale Date		Sale Price		Grantor				Portion		NW-Qtr 1"=200ft NE-Qtr 1"=200ft SW-Qtr 1"=200ft SE-Qtr 1"=200ft		
No Sales Information Found.													
DISCLAIMER													
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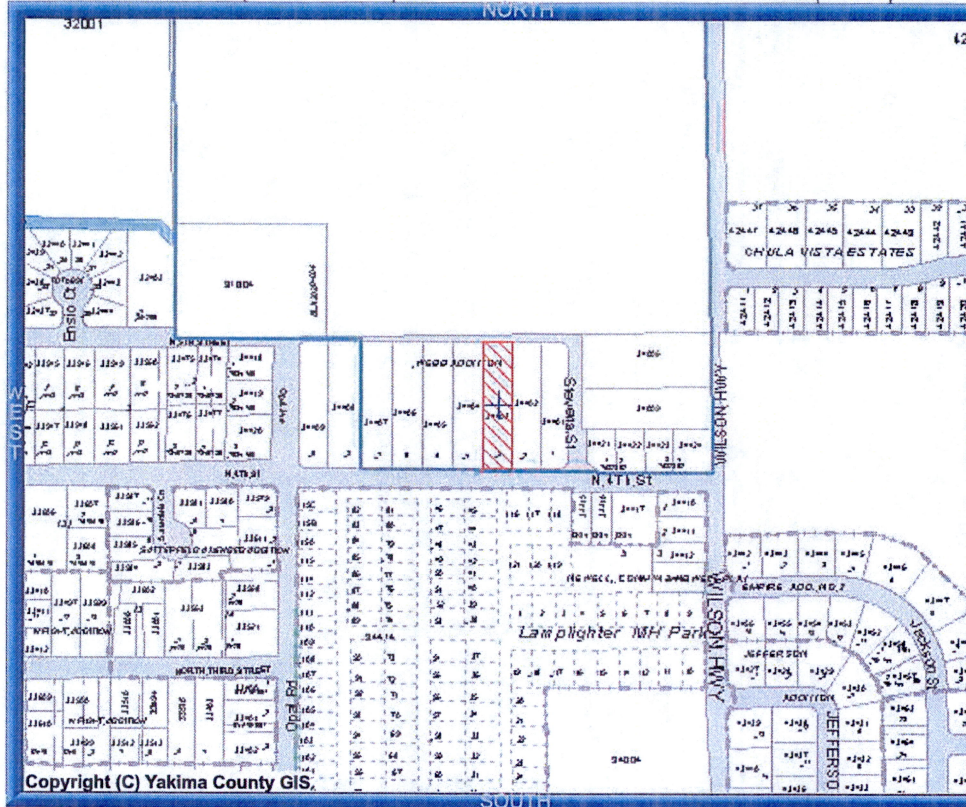
OVERLAY INFORMATION			
Zoning:	R-1	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Residential (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D
		<a href="#">Download Map</a>	
LOCATION INFORMATION			
+ Latitude:46° 15' 41.986"	+ Longitude:-119° 54' 24.837"	Range:23	Township:09 Section:14
Narrative Description: WEBB ADDITION LOT 2			
DISCLAIMER			
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Assessor Planning Real Estate

FAQ Help Legend Search Tools Overview



Search By: Parcel Number

Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

Search

MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography: ☒

☐ FEMA ☐ Critical Areas  
☐ Contours ☐ Utilities

MapSize: Small (800x600)

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Map Report

Easting(ft) : Northing(ft)  
Longitude(W) : Latitude(N)  
Click Map to: [Get Information](#)  
One Inch = 400 Feet  
Feet 200 400 600

PROPERTY PHOTOS: 1 2 3 4 5				PROPERTY INFORMATION AS OF 1/12/2022 11:23 PM							PRINTING			
				Parcel Address:		405 N 4TH ST, GRANDVIEW ,WA 98930					Printer-Friendly Page			
				Parcel Owner(s):		ROBERTO & MAYRA E FRIAS								
				Parcel Number:		23091434403			Parcel Size:		0.54 Acre(s)			
				Property Use:		11 Single Unit					Detailed Report			
				TAX AND ASSESSMENT INFORMATION										
Tax Code Area (TCA):		441			Tax Year:		2022							
Improvement Value:		\$131600			Land Value:		\$31800			Print Detailed MAP				
CurrentUse Value:		\$0			CurrentUse Improvement:		\$0							
New Construction:		\$0			Total Assessed Value:		\$163400							
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)	Carpport	Section Map 1in=400ft				
FAIR/AVERAGE	1940	1.00	1761		0/0	3	1/1/0	0/0/0						
SALE INFORMATION													Qtr SECTION MAPS	
Excise	Sale Date	Sale Price		Grantor				Portion			NW-Qtr 1"=200ft SE-Qtr 1"=200ft SW-Qtr 1"=200ft NE-Qtr 1"=200ft			
386409	8/31/2006	\$125000		WRIGHT, J LOUISE				N						
404214	9/2/2008	\$78700		PINEDA, OSCAR BARNARDO SEQUEN				N						
406484	12/9/2008	\$70000		DEUTSCHE BANK NATIONAL TRUST CO				N						
E008482	12/3/2015	\$82000		FRIAS PEDRO				N						
E024209	10/24/2019	\$170000		FRIAS GUILLERMO & SONIA				N						
DISCLAIMER														
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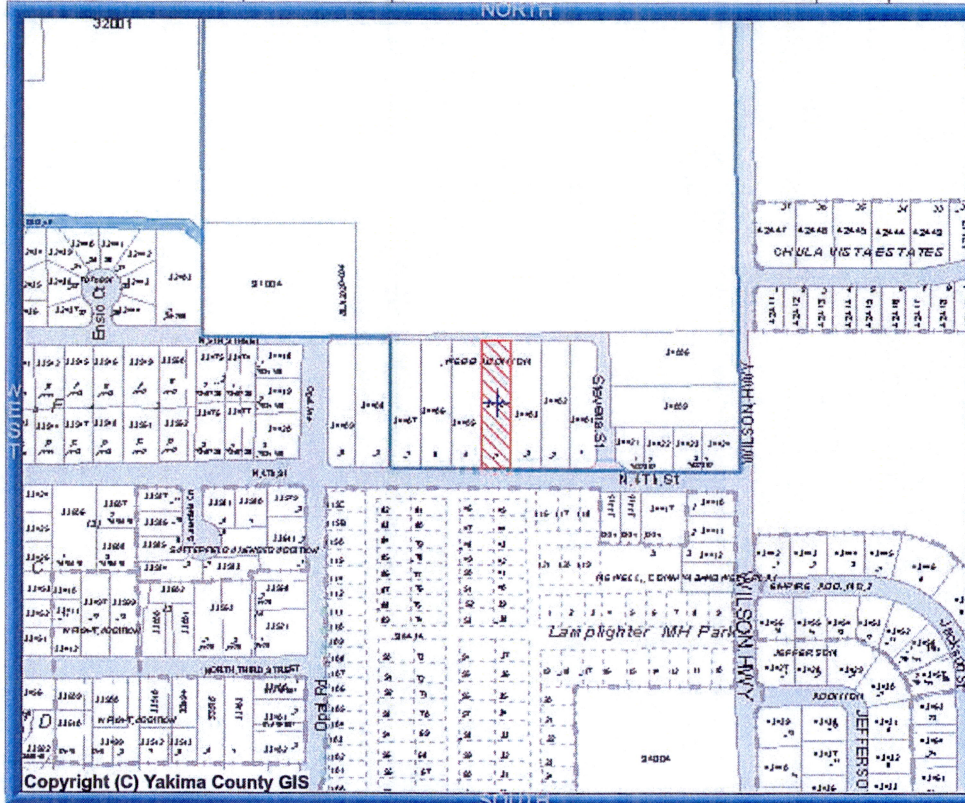
OVERLAY INFORMATION			
Zoning:	R-1	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Residential (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D
Download Map			
LOCATION INFORMATION			
+ Latitude: 46° 15' 41.991"	+ Longitude: -119° 54' 25.851"	Range: 23	Township: 09 Section: 14





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**FAQ** | **Help** | **Legend** | **Search** | **Tools** | **Overview**



**Search By:** Parcel Number

Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

**Search**

**MapScale:** 1 inch = 400 ft.

**Overlays:** Aerial Photography: ☒

☐ **FEMA** ☐ **Critical Areas**  
☐ **Contours** ☐ **Utilities**

**MapSize:** Small (800x600)

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**Map** **Report**

Easting(ft) : Northing(ft)

Longitude(W) : Latitude(N)

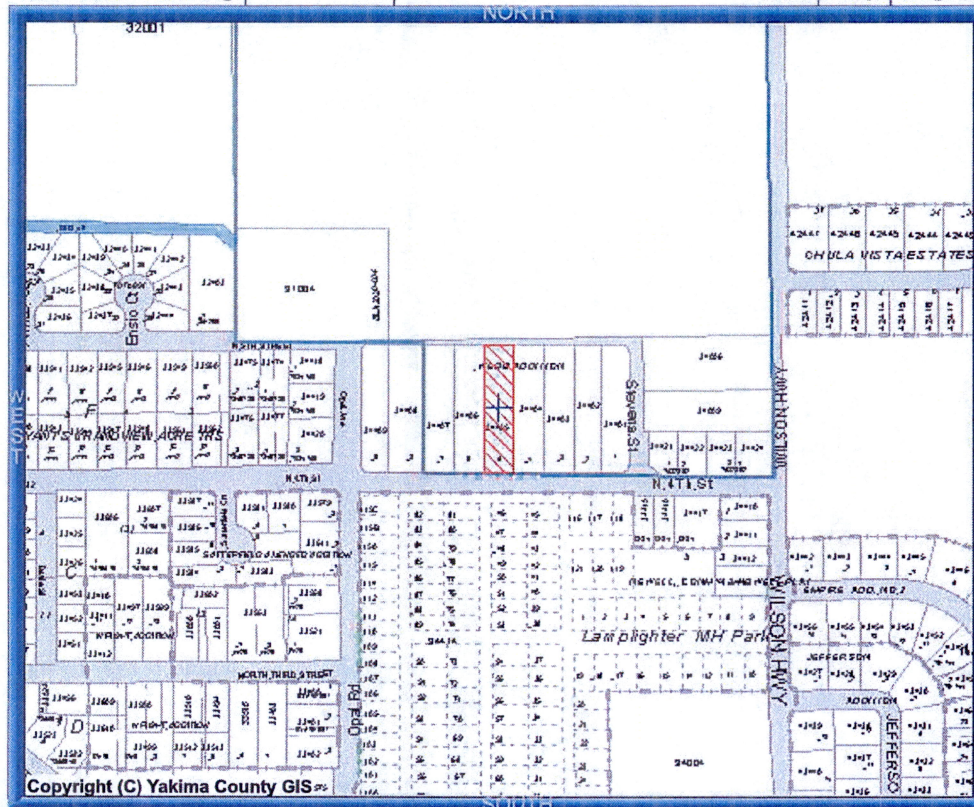
Click Map to: **Get Information**

One Inch = 400 Feet  
Feet 200 400 600

PROPERTY PHOTOS: 1 2 3 4				PROPERTY INFORMATION AS OF 1/12/2022 11:10:23 PM						PRINTING			
				Parcel Address:		407 N 4TH ST, GRANDVIEW ,WA 98930						Printer-Friendly Page	
				Parcel Owner(s):		LORENZO & MARLENE CISNEROS							
				Parcel Number:		23091434404			Parcel Size:		0.54 Acre(s)		
				Property Use:		11 Single Unit						Detailed Report	
				TAX AND ASSESSMENT INFORMATION									
Tax Code Area (TCA):		441			Tax Year:		2022			Print Detailed MAP			
Improvement Value:		\$144000			Land Value:		\$32000						
CurrentUse Value:		\$0			CurrentUse Improvement:		\$0						
New Construction:		\$0			Total Assessed Value:		\$176000						
RESIDENTIAL INFORMATION												SECTION MAPS	
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltn)	Carport	Section Map 1in=400ft			
AVERAGE	1935	2.00	1432	416	0/0	4	1/0/0	0/0/0					
SALE INFORMATION												Qtr SECTION MAPS	
Excise	Sale Date		Sale Price		Grantor				Portion		NW-Qtr 1"=200ft NE-Qtr 1"=200ft SW-Qtr 1"=200ft SE-Qtr 1"=200ft		
No Sales Information Found.													
DISCLAIMER													
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OVERLAY INFORMATION			
Zoning:	R-1	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Residential (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D
Download Map			
LOCATION INFORMATION			
+ Latitude: 46° 15' 41.997"	+ Longitude: -119° 54' 26.918"	Range: 23	Township: 09 Section: 14
Narrative Description: WEBB ADDITION LOT 4			
DISCLAIMER			
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Search By: Parcel Number ▼

Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

## Search

**MapScale: 1 inch = 400 ft.**

**Overlays:** Aerial Photography: ▼

☐ FEMA      ☐ Critical Areas  
☐ Contours    ☐ Utilities

MapSize: Small (800x600) ▼

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Map   Report


Easting(ft) : Northing(ft)

Longitude(W) : Latitude(N)

Click Map to: **Get Information**

One Inch = 400 Feet

Feet    200       400       600

PROPERTY PHOTOS: <a href="#">1</a> <a href="#">4</a> <a href="#">5</a>			PROPERTY INFORMATION AS OF 1/12/2022 11:10:23 PM							PRINTING					
			Parcel Address:		411 N 4TH ST, GRANDVIEW ,WA 98930					Printer-Friendly Page					
			Parcel Owner(s):		JOSE B & MARGARITA RAMIREZ PRIETO										
			Parcel Number:		23091434405			Parcel Size:		0.54 Acre(s)					
			Property Use:		11 Single Unit										
TAX AND ASSESSMENT INFORMATION												Detailed Report			
Tax Code Area (TCA):			441			Tax Year:			2022			Print Detailed MAP			
Improvement Value:			\$170300			Land Value:			\$35500						
CurrentUse Value:			\$0			CurrentUse Improvement:			\$0						
New Construction:			\$0			Total Assessed Value:			\$205800						
RESIDENTIAL INFORMATION												SECTION MAPS			
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltn)	Carport	Section Map 1in=400ft					
AVERAGE	1930	1.00	1594		0/0	3	1/1/0	0/0/0							
SALE INFORMATION												Qtr SECTION MAPS			
Excise	Sale Date		Sale Price		Grantor				Portion						
410455	8/25/2009		\$34000		CHADIS, GUADALUPE & ANTONIA				N						
DISCLAIMER															
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												NW-Qtr 1"=200ft		NE-Qtr 1"=200ft	
												SW-Qtr 1"=200ft		SE-Qtr 1"=200ft	

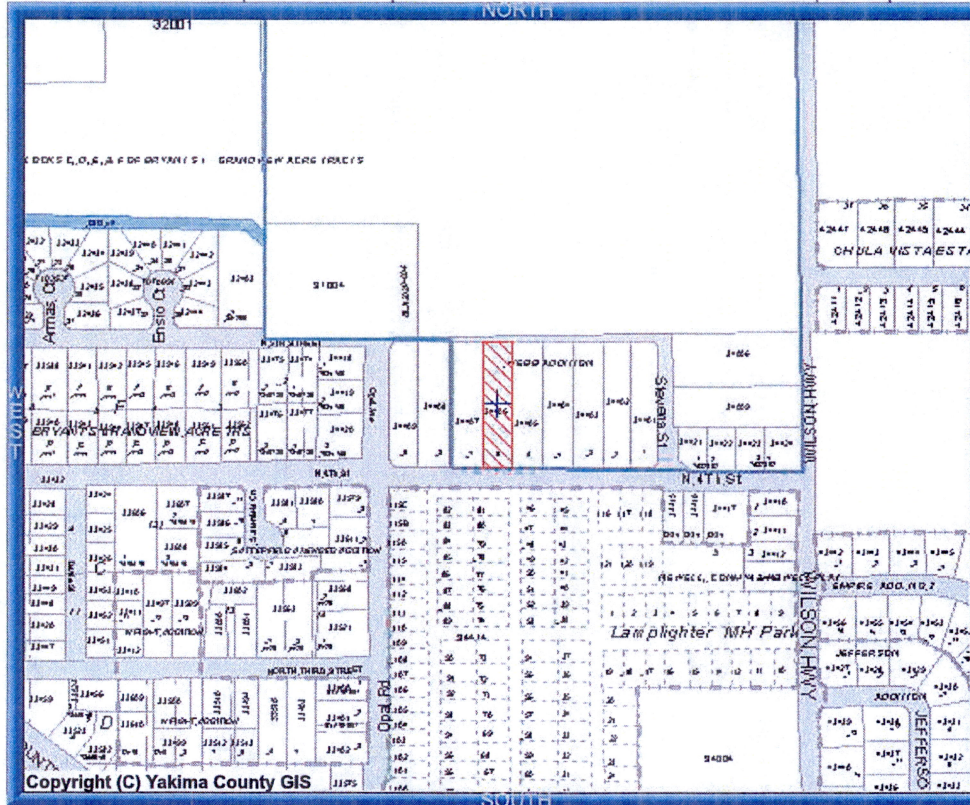
OVERLAY INFORMATION			
Zoning:	R-1	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Residential (Yakima County Plan 2015)
FEMA 100 Year:	<a href="#">FEMA Map</a>	FIRM Panel Number:	53077C1925D <a href="#">Download Map</a>
LOCATION INFORMATION			
+ Latitude: 46° 15' 42.002"	+ Longitude: -119° 54' 27.986"	Range: 23	Township: 09 Section: 14
Narrative Description: WEBB ADDITION LOT 5			
DISCLAIMER			
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Assessor Planning Real Estate

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Parcel #:

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Search

MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography: ☒

☐ FEMA ☐ Critical Areas  
☐ Contours ☐ Utilities

MapSize: Small (800x600)

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Map Report

Easting(ft) : Northing(ft)  
Longitude(W) : Latitude(N)  
Click Map to: [Get Information](#)  
One Inch = 400 Feet  
Feet 200 400 600

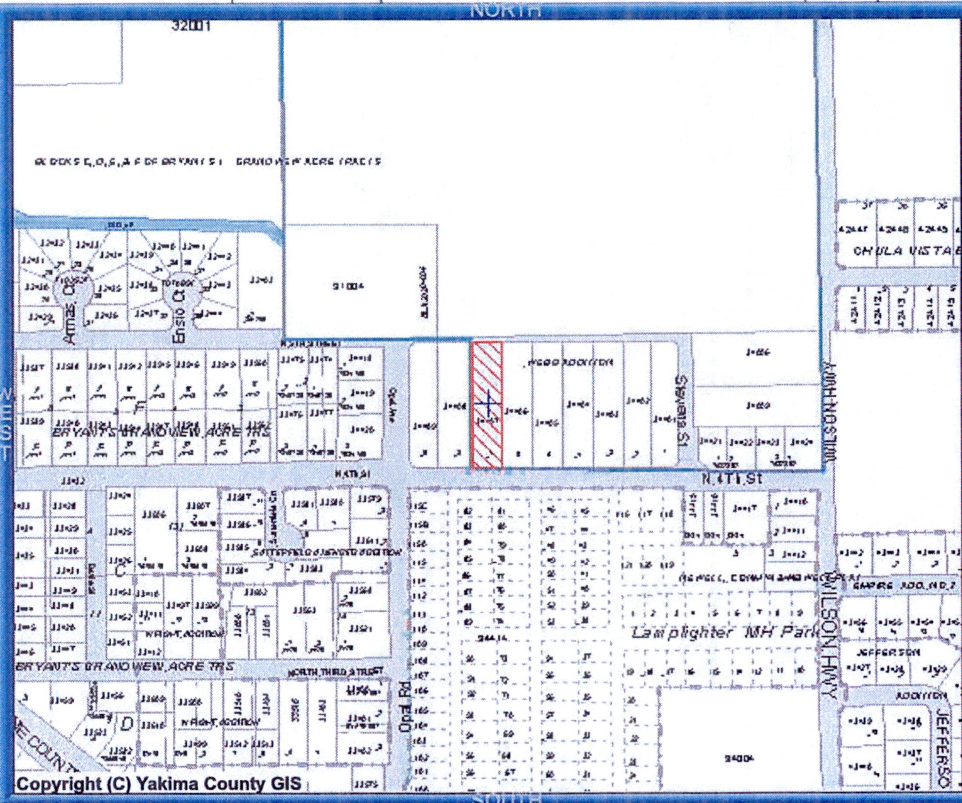
PROPERTY PHOTOS: <a href="#">1</a> <a href="#">2</a> <a href="#">3</a> <a href="#">4</a>		PROPERTY INFORMATION AS OF 1/12/2022 11:10:23 PM							PRINTING			
		Parcel Address:		501 N 4TH ST, GRANDVIEW ,WA 98930						Printer-Friendly Page		
		Parcel Owner(s):		GUADALUPE & ANTONIA CHADIS								
		Parcel Number:		23091434406		Parcel Size:		0.54 Acre(s)				
		Property Use:		11 Single Unit						Detailed Report		
		TAX AND ASSESSMENT INFORMATION										
Tax Code Area (TCA):		441		Tax Year:		2022		Print Detailed MAP				
Improvement Value:		\$59600		Land Value:		\$30500						
CurrentUse Value:		\$0		CurrentUse Improvement:		\$0						
New Construction:		\$0		Total Assessed Value:		\$90100						
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		
FAIR	1920	1.00	946		0/0	2	1/0/0	0/0/0				
SALE INFORMATION											Qtr SECTION MAPS	
Excise	Sale Date	Sale Price	Grantor	Portion					No Sales Information Found.			
DISCLAIMER											NW-Qtr 1"=200ft NE-Qtr 1"=200ft	
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OVERLAY INFORMATION				
Zoning:	R-1	Jurisdiction:	County	
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Residential (Yakima County Plan 2015)	
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D	<a href="#">Download Map</a>
LOCATION INFORMATION				
+ Latitude:46° 15' 42.008"	+ Longitude:-119° 54' 29.053"		Range:23	Township:09
Narrative Description: WEBB ADDITION LOT 6			Section:14	
DISCLAIMER				
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Assessor Planning Real Estate FAQ Help Legend Search Tools Overview



Search By: Parcel Number

Parcel #:

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Search

MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography: ☒

☐ FEMA ☐ Critical Areas  
☐ Contours ☐ Utilities


MapSize: Small (800x600)

Maps brought to you by:

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Map Report

Easting(ft) : Northing(ft)  
Longitude(W) : Latitude(N)  
Click Map to: [Get Information](#)  
One Inch = 400 Feet  
Feet 200 400 600

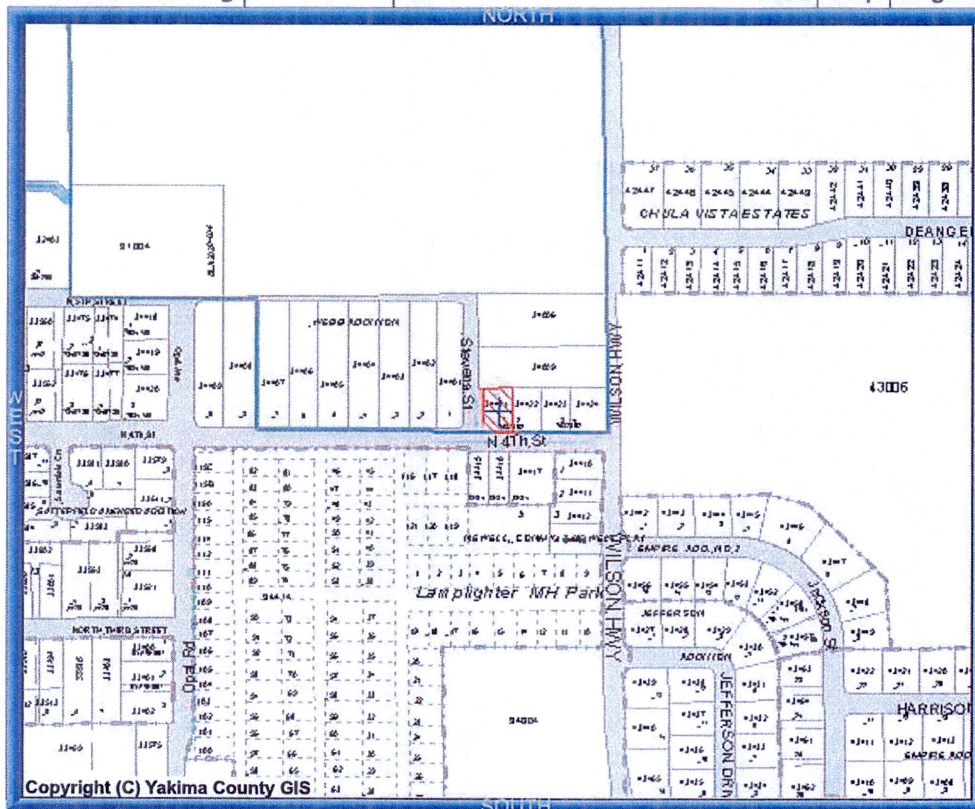
PROPERTY PHOTOS: 12345		PROPERTY INFORMATION AS OF 1/12/2022 11:10:23 PM							PRINTING			
		Parcel Address:		505 N 4TH ST, GRANDVIEW ,WA 98930					Printer-Friendly Page			
		Parcel Owner(s):		JOSE LUIS & FRANCISA MENDEZ								
		Parcel Number:		23091434407	Parcel Size:		0.54 Acre(s)			Detailed Report		
		Property Use:		11 Single Unit								
		TAX AND ASSESSMENT INFORMATION										
		Tax Code Area (TCA):		441			Tax Year:		2022	Print Detailed MAP		
		Improvement Value:		\$155100			Land Value:		\$32500			
		CurrentUse Value:		\$0			CurrentUse Improvement:		\$0			
		New Construction:		\$0			Total Assessed Value:		\$187600			
RESIDENTIAL INFORMATION											SECTION MAPS	
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltn)	Carport	Section Map 1in=400ft		
AVERAGE	2006	1.00	1184		0/0	3	2/0/0	0/0/0				
SALE INFORMATION											Qtr SECTION MAPS	
Excise	Sale Date		Sale Price		Grantor				Portion		NW-Qtr 1"=200ft  SW-Qtr 1"=200ft  NE-Qtr 1"=200ft  SE-Qtr 1"=200ft	
No Sales Information Found.												
DISCLAIMER												
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OVERLAY INFORMATION			
Zoning:	R-1	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Residential (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D
Download Map			
LOCATION INFORMATION			
+ Latitude: 46° 15' 42.014"	+ Longitude: -119° 54' 30.121"	Range: 23	Township: 09 Section: 14
Narrative Description: WEBB ADDITION LOT 7			
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			





Assessor Planning Real Estate FAQ Help Legend Search Tools Overview



Search By: Parcel Number

Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

Search

MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography: ☒ FEMA ☐ Critical Areas ☐ Contours ☐ Utilities

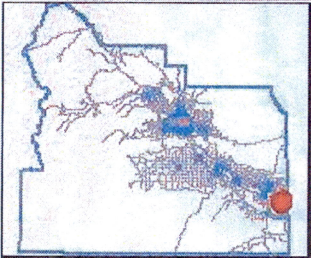
MapSize: Small (800x600)

Maps brought to you by:

**Valley Title Guarantee**  
Title Insurance & Escrow Service  
www.vtgco.com  
(509) 248-4442

Map Report

Easting(ft) : Northing(ft)  
Longitude(W) : Latitude(N)  
Click Map to: [Get Information](#)  
One Inch = 400 Feet  
Feet 200 400 600

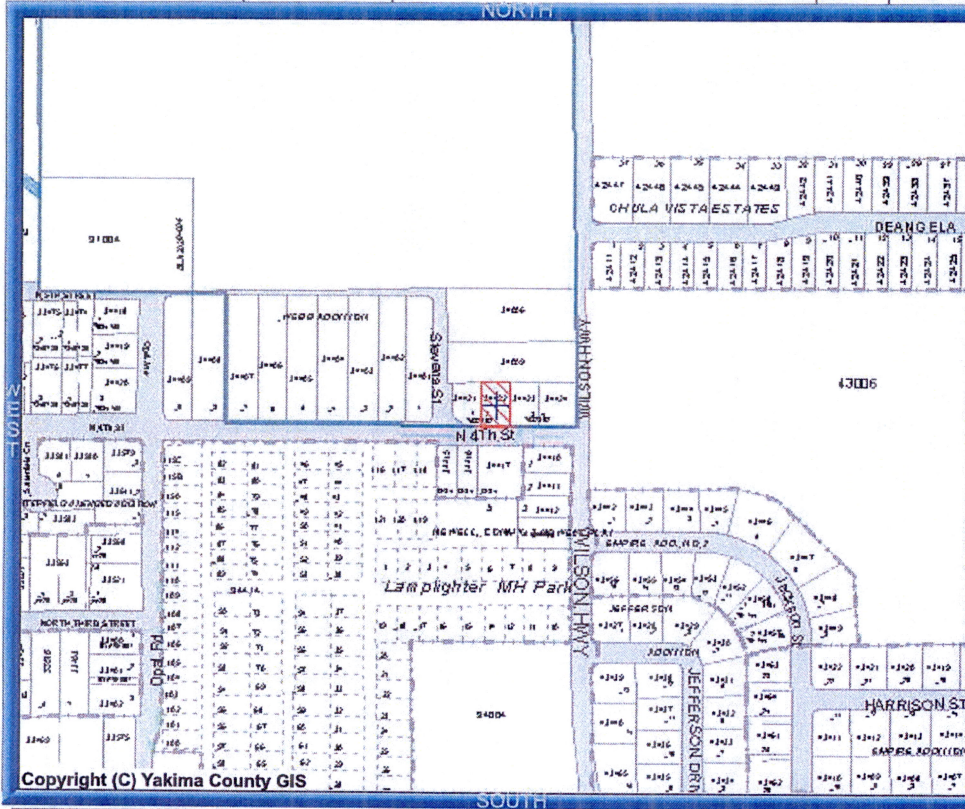
PROPERTY PHOTOS: 1 2 3 4		PROPERTY INFORMATION AS OF 1/12/2022 11:10:23 PM							PRINTING		
		Parcel Address:		307 N 4TH STR, GRANDVIEW ,WA 98930					Printer-Friendly Page		
		Parcel Owner(s):		DAVID BARAJAS MARIA RUIZ							
		Parcel Number:		23091434421		Parcel Size:		0.17 Acre(s)			
		Property Use:		11 Single Unit					Detailed Report		
TAX AND ASSESSMENT INFORMATION											
Tax Code Area (TCA):		441		Tax Year:		2022					
Improvement Value:		\$155600		Land Value:		\$29900			Print Detailed MAP		
CurrentUse Value:		\$0		CurrentUse Improvement:		\$0					
New Construction:		\$0		Total Assessed Value:		\$185500					
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)	Carpport	Section Map 1in=400ft	
FAIR/AVERAGE	2013	1.00	1216		0/0	4	2/0/0	0/0/0			
SALE INFORMATION										Qtr SECTION MAPS	
Excise	Sale Date	Sale Price		Grantor				Portion		NW-Qtr 1"=200ft NE-Qtr 1"=200ft SW-Qtr 1"=200ft SE-Qtr 1"=200ft	
E002635	4/1/2013	\$27500		JENNINGS CHARLES & VICKIE				N			
393086	5/17/2007	\$60000		FORGEY, JUDY S				N			
E003689	10/30/2013	\$116450		YAKIMA VALLEY PARTNERS HABITAT FOR HUMANITY				N			
DISCLAIMER											
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OVERLAY INFORMATION			
Zoning:	R-1	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Residential (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D
Download Map			
LOCATION INFORMATION			
+ Latitude: 46° 15' 40.877"	+ Longitude: -119° 54' 22.214"	Range: 23	Township: 09 Section: 14
Narrative Description: Section 14 Township 09 Range 23 Quarter SW: SP 7532862 Lot 1			





Assessor Planning Real Estate FAQ Help Legend Search Tools Overview



Search By: Parcel Number

Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

Search

MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography: ☐ FEMA ☐ Critical Areas ☐ Contours ☐ Utilities

MapSize: Small (800x600)

Maps brought to you by:

**Valley Title Guarantee**

Title Insurance & Escrow Service

www.vtgc.com

(509) 248-4442

Map Report

Copyright (C) Yakima County GIS

Easting(ft) : Northing(ft)

Longitude(W) : Latitude(N)

Click Map to: [Get Information](#)

One Inch = 400 Feet  
Feet 200 400 600

PROPERTY PHOTOS: 1 2 3 4		PROPERTY INFORMATION AS OF 1/12/2022 11:10:23 PM							PRINTING	
		Parcel Address:		305 N 4TH ST, GRADNVIEW ,WA 98930					Printer-Friendly Page	
		Parcel Owner(s):		JOEL MARTINEZ-FRANCO						
		Parcel Number:		23091434422		Parcel Size:		0.18 Acre(s)		
		Property Use:		11 Single Unit					Detailed Report	
TAX AND ASSESSMENT INFORMATION										
Tax Code Area (TCA):		441		Tax Year:		2022				
Improvement Value:		\$163400		Land Value:		\$29600				
CurrentUse Value:		\$0		CurrentUse Improvement:		\$0			Print Detailed MAP	
New Construction:		\$0		Total Assessed Value:		\$193000				
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
AVERAGE	2013	1.00	1260		0/0	3	2/0/0	0/0/0		
SALE INFORMATION									Qtr SECTION MAPS	
Excise	Sale Date	Sale Price		Grantor				Portion		NW-Qtr 1"=200ft NE-Qtr 1"=200ft SW-Qtr 1"=200ft SE-Qtr 1"=200ft
393086	5/17/2007	\$60000		FORGEY, JUDY S				N		
433918	12/12/2013	\$125000		JENNINGS, CHARLES & VICKI				N		
DISCLAIMER										
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OVERLAY INFORMATION			
Zoning:	R-1	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Residential (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D
Download Map			
LOCATION INFORMATION			
+ Latitude: 46° 15' 40.871"	+ Longitude: -119° 54' 21.204"	Range: 23	Township: 09
Section: 14			
Narrative Description: Section 14 Township 09 Range 23 Quarter SW: SP 7532862 Lot 2			
DISCLAIMER			
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD			





Assessor Planning Real Estate

FAQ Help Legend Search Tools Overview

Search By: Parcel Number

Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

Search

MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography:

☐ FEMA ☐ Critical Areas  
☐ Contours ☐ Utilities

MapSize: Small (800x600)

Maps brought to you by:

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www.vtgco.com

(509) 248-4442

Map Report



Easting(ft) : Northing(ft)

Longitude(W) : Latitude(N)

Click Map to: [Get Information](#)

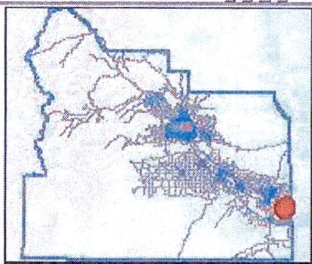
One Inch = 400 Feet

Feet 200 400 600

PROPERTY PHOTOS: 1 2 3 4

PROPERTY INFORMATION AS OF 1/12/2022 11:10:23 PM

PRINTING



Parcel Address: 301 N 4TH ST, GARDVIEW, WA 98930  
Parcel Owner(s): MARIA S SHERRILL  
Parcel Number: 23091434423 Parcel Size: 0.18 Acre(s)  
Property Use: 11 Single Unit

Printer-Friendly Page

**TAX AND ASSESSMENT INFORMATION**  
Tax Code Area (TCA): 441 Tax Year: 2022  
Improvement Value: \$85400 Land Value: \$24200  
Current Use Value: \$0 Current Use Improvement: \$0  
New Construction: \$0 Total Assessed Value: \$109600

Detailed Report

Print Detailed MAP

**RESIDENTIAL INFORMATION**

**SECTION MAPS**

Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltn)	Carport
FAIR	2001	1.00	1080		0/0	3	2/0/0	0/0/0	

Section Map 1in=400ft

**SALE INFORMATION**

**Qtr SECTION MAPS**

Excise	Sale Date	Sale Price	Grantor	Portion
393086	5/17/2007	\$60000	FORGEY, JUDY S	N
E019947	10/4/2018	\$143400	GARCIA, MELINDA A	N

NW-Qtr 1"=200ft	NE-Qtr 1"=200ft
SW-Qtr 1"=200ft	SE-Qtr 1"=200ft

**DISCLAIMER**

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**OVERLAY INFORMATION**

Zoning: R-1	Jurisdiction: County
Urban Growth Area: Grandview	Future Landuse Designation: Urban Residential (Yakima County Plan 2015)
FEMA 100 Year: FEMA Map	FIRM Panel Number: 53077C1925D

[Download Map](#)

**LOCATION INFORMATION**

+ Latitude: 46° 15' 40.866" + Longitude: -119° 54' 20.193" Range: 23 Township: 09 Section: 14

Narrative Description: Section 14 Township 09 Range 23 Quarter SW: SP 7532862 Lot 3 MH>REAL 2001 MODULINE 40X28 SER# 11827948 (TE)

**DISCLAIMER**

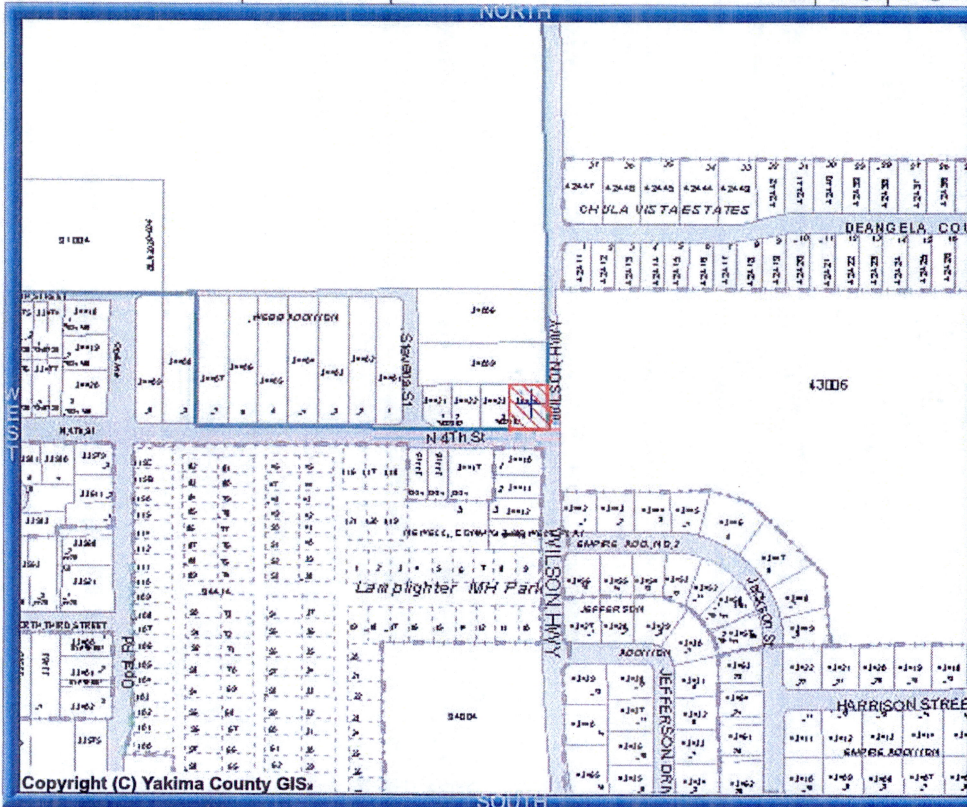
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Assessor Planning Real Estate

FAQ Help Legend Search Tools Overview



Search By: Parcel Number

Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

Search

MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography: ☐ FEMA ☐ Critical Areas ☐ Contours ☐ Utilities

MapSize: Small (800x600)

Maps brought to you by:

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Title Insurance & Escrow Service  
www.vtgc.com  
(509) 248-4442

Map Report

Easting(ft) | Northing(ft)

Longitude(E) | Latitude(N)

Click Map to: [Get Information](#)

One Inch = 400 Feet  
Feet 200 400 600

PROPERTY PHOTOS: 1 2 3



PROPERTY INFORMATION AS OF 1/12/2022 11:10:23 PM

Parcel Address: **410 WILSON HWY, GRANDVIEW, WA 98930**  
Parcel Owner(s): **MATTHEW SEARS**  
Parcel Number: **23091434424** Parcel Size: **0.25 Acre(s)**  
Property Use: **11 Single Unit**

TAX AND ASSESSMENT INFORMATION

Tax Code Area (TCA): **441** Tax Year: **2022**  
Improvement Value: **\$125500** Land Value: **\$31600**  
CurrentUse Value: **\$0** CurrentUse Improvement: **\$0**  
New Construction: **\$18800** Total Assessed Value: **\$157100**

RESIDENTIAL INFORMATION

Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/btlin)	Carport
FAIR/AVERAGE	1935	1.00	1500		0/0	3	1/0/1	0/0/0	

SALE INFORMATION

Excise	Sale Date	Sale Price	Grantor	Portion
No Sales Information Found.				

DISCLAIMER

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Detailed Report

Print Detailed MAP

SECTION MAPS

Section Map 1in=400ft

Qtr SECTION MAPS

NW-Qtr 1"=200ft	NE-Qtr 1"=200ft
SW-Qtr 1"=200ft	SE-Qtr 1"=200ft

OVERLAY INFORMATION

Zoning: <b>R-1</b>	Jurisdiction: <b>County</b>
Urban Growth Area: <b>Grandview</b>	Future Landuse Designation: <b>Urban Residential (Yakima County Plan 2015)</b>
FEMA 100 Year: <b>FEMA Map</b>	FIRM Panel Number: <b>53077C1925D</b> <a href="#">Download Map</a>

LOCATION INFORMATION

+ Latitude: **46° 15' 40.983"** + Longitude: **-119° 54' 18.882"** Range: **23** Township: **09** Section: **14**  
Narrative Description: **Section 14 Township 09 Range 23 Quarter SW: SP 7532862 Lot 4**

DISCLAIMER

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## AFFIDAVIT OF PUBLICATION

State of Washington } ss.  
County of Yakima }

The undersigned on oath states that

Jacob Hatch  
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 of

Application - Wilson Estates

was published on September 22, 2021

The amount of the fee charged for the foregoing publication is the sum of \$ 182.12 which amount has been paid in full.

Jacob Hatch

Subscribed and sworn to before me on

September 22, 2021

Annette 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):** Pro Made Construction - Peter Strizhak & Ruslen Gorbatyuk

**Property Owner(s)/Address/Parcel No.:**

Felicitas & Maria S. Lara\*, 720 Wilson Hwy, 230914-24006

Donald E. & Terry Golladay, Wilson Hwy, 230914-24010

Pro Made Construction Inc.\*, 650 Wilson Hwy, 230914-31003

Patricia Schlotfeldt\*, 507 N. 5th Street, 230914-31004

Frank J. & Patricia C. Coleman\*, 450 Wilson Hwy, 230914-34006

Tom Honeycutt, 430 Wilson Hwy, 230914-34009

Estuardo Velasquez\*, 315 N. 4th Street, 230914-34401

Juanita I. & Salvador Avalos\*, 401 N. 4th Street, 230914-34402

Roberto & Mayra E. Frias\*, 405 N. 4th Street, 230914-34403

Lorenzo & Marlene Cisneros, 407 N. 4th Street, 230914-34404

Jose B. & Margarita Ramirez Prieto\*, 411 N. 4th Street, 230914-34405

Guadalupe & Antonia Chadis, 501 N. 4th Street, 230914-34406

Jose Luis & Francisca Mendez, 505 N. 4th Street, 230914-34407

David Barajas Maria Ruiz\*, 307 N. 4th Street, 230914-34421

Joel Martinez-Franco\*, 305 N. 4th Street, 230914-34422

Maria S. Sherrill\*, 301 N. 4th Street, 230914-34423

Matthew Sears, 410 Wilson Hwy, 230914-34424

(\*)denotes property owners who signed annexation petition

**Proposed Project:** Annexation & Rezone

**Current Zoning/Future Land Use:** R-1 Single Family Residential

**Proposed Zoning:** R-1 Single Family Residential

**Location of Project:** Wilson Hwy, N. 4th Street, N. 5th Street, Grandview, Yakima County, WA

The City of Grandview Hearing Examiner will hold a public hearing pursuant to GMC 14.03 on, **Thursday, October 28, 2021 at 2:00 p.m.** The public hearing will be held in person and will also be available via teleconference as follows:

Please join the public hearing from your computer, tablet or smartphone.

Join Zoom Meeting

<https://us06web.zoom.us/j/89254149942?pwd=RmhUS3JNOTU1UjNXMlVpbnRnVjQhZTJkZ09>

Meeting ID: 892 5414 9942

Passcode: 164701

Join by phone:

1-253-215-8782

Meeting ID: 892 5414 9942

Passcode: 164701

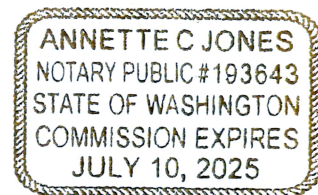
The public hearing will consider the application of the project described above. To request accommodation for special needs, contact Anita Palacios, City Clerk, 24-hours in advance at (509) 882-9200. Interpreters will be available upon request. American Disabilities Act (ADA) accommodations provided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

**CITY OF GRANDVIEW**

Anita G. Palacios, MMC, City Clerk

Published: The Grandview Herald

Publish Date: September 22, 2021





## 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):** Pro Made Construction – Peter Strizhak & Ruslen Gorbatyuk

**Property Owner(s)/Address/Parcel No.:**

Felicitas & Maria S. Lara\*, 720 Wilson Hwy, 230914-24006

Donald E. & Terry Golladay, Wilson Hwy, 230914-24010

Pro Made Construction Inc.\*, 650 Wilson Hwy, 230914-31003

Patricia Schlotfeldt\*, 507 N. 5<sup>th</sup> Street, 230914-31004

Frank J. & Patricia C. Coleman\*, 450 Wilson Hwy, 230914-34006

Tom Honeycutt, 430 Wilson Hwy, 230914-34009

Estuardo Velasquez\*, 315 N. 4th Street, 230914-34401

Juanita I. & Salvador Avalos\*, 401 N. 4th Street, 230914-34402

Roberto & Mayra E. Frias\*, 405 N. 4th Street, 230914-34403

Lorenzo & Marlene Cisneros, 407 N. 4th Street, 230914-34404

Jose B. & Margarita Ramirez Prieto\*, 411 N. 4th Street, 230914-34405

Guadalupe & Antonia Chadis, 501 N. 4th Street, 230914-34406

Jose Luis & Francisca Mendez, 505 N. 4th Street, 230914-34407

David Barajas Maria Ruiz\*, 307 N. 4th Street, 230914-34421

Joel Martinez-Franco\*, 305 N. 4th Street, 230914-34422

Maria S. Sherrill\*, 301 N. 4th Street, 230914-34423

Matthew Sears, 410 Wilson Hwy, 230914-34424

(\*)denotes property owners who signed annexation petition

**Proposed Project:** Annexation & Rezone

**Current Zoning/Future Land Use:** R-1 Single Family Residential

**Proposed Zoning:** R-1 Single Family Residential

**Location of Project:** Wilson Hwy, N. 4th Street, N. 5th Street, Grandview, Yakima County, WA

**Application Date:** August 10, 2021

**Application Acceptance:** September 14, 2021

**Decision-Making Authority:** City of Grandview

**Project Description:** Applicants request annexation and rezone to R-1 Single Family Residential

**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 comments 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 **Thursday, October 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.grandview.wa.us](http://www.grandview.wa.us). All interested persons are invited to (a) comment on the application, (b) receive notice of and participate in any hearings, 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](mailto:anitap@grandview.wa.us). Comments concerning the application should be submitted no later than **Thursday, October 14, 2021**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **Thursday, October 14, 2021** may not be considered in the staff report.

#### Public Hearing

The City of Grandview Hearing Examiner will hold a public hearing pursuant to GMC 14.03 on **Thursday, October 28, 2021 at 2:00 p.m.** The public hearing will be held in person and will also be available via teleconference as follows: Please join the public hearing from your computer, tablet or smartphone.

Join Zoom Meeting

<https://us06web.zoom.us/j/89254149942?pwd=RmhUS3JNOTU1UjNXMVpnRnVJQHZIdz09>

Meeting ID: 892 5414 9942

Passcode: 164701

Join by phone:

1-253-215-8782

Meeting ID: 892 5414 9942

Passcode: 164701

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. American Disabilities Act (ADA) accommodations provided upon request 24-hours in advance.

#### **CITY OF GRANDVIEW**

Anita G. Palacios, MMC, City Clerk

Published: The Grandview Herald

Publish Date: September 22, 2021



## AFFIDAVIT OF PUBLICATION

State of Washington } ss.  
County of Yakima }

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Record Public Hearing - Wilson Highway

was published on November 10, 2021

The amount of the fee charged for the foregoing publication is the sum of \$ 101.12 which amount has been paid in full.

Jacob Hatch

Subscribed and sworn to before me on

November 10, 2021

Annette C. Jones

Notary Public for the State of Washington

## Notice

**CITY OF GRANDVIEW  
NOTICE OF CLOSED RECORD PUBLIC  
HEARING  
PRO-MADE CONSTRUCTION ANNEXATION &  
REZONE WILSON HWY, N. 4<sup>TH</sup> STREET AND N.  
5<sup>TH</sup> STREET**

NOTICE IS HEREBY GIVEN that the City Council of the City of Grandview will hold a closed record public hearing on **Tuesday, December 14, 2021 at 7:00 p.m.**, to consider the Hearing Examiner's recommendation that the City Council approve the requested 92-Lot Preliminary Plat for the following: **Applicant(s):** Pro Made Construction - Peter Strizhak & Ruslen Gorbatyuk

**Property Owner(s)/Address/Parcel No.:**

Felicitas & Maria S. Lara\*, 720 Wilson Hwy, 230914-24006  
Donald E. & Terry Golladay, Wilson Hwy, 230914-24010  
Pro Made Construction Inc.\*, 650 Wilson Hwy, 230914-31003  
Patricia Schlotfeldt\*, 507 N. 5<sup>th</sup> Street, 230914-31004  
Frank J. & Patricia C. Coleman\*, 450 Wilson Hwy, 230914-34006  
Tom Honeycutt, 430 Wilson Hwy, 230914-34009  
Estuardo Velasquez\*, 315 N. 4th Street, 230914-34401  
Juanita I. & Salvador Avalos\*, 401 N. 4th Street, 230914-34402  
Roberto & Mayra E. Frías\*, 405 N. 4th Street, 230914-34403  
Lorenzo & Marlene Cisneros, 407 N. 4th Street, 230914-34404  
Jose B. & Margarita Ramirez Prieto\*, 411 N. 4th Street, 230914-34405  
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Jose Luis & Francisca Mendez, 505 N. 4th Street, 230914-34407  
David Barajas Maria Ruiz\*, 307 N. 4th Street, 230914-34421  
Joel Martinez-Franco\*, 305 N. 4th Street, 230914-34422  
Maria S. Sherrill\*, 301 N. 4th Street, 230914-34423  
Matthew Sears, 410 Wilson Hwy, 230914-34424

(\*denotes property owners who signed annexation petition)

**Proposed Project:** Annexation & Rezone

**Current Zoning/Future Land Use:** R-1 Single Family Residential

**Proposed Zoning:** R-1 Single Family Residential

**Location of Project:** Wilson Hwy, N. 4th St., N. 5th St., Grandview, Yakima County, WA

The closed record public hearing will be held in person in the Council Chambers at City Hall, 207 West Second Street, Grandview, Washington and will also be available via teleconference as follows:

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

Join Zoom Meeting

<https://us06web.zoom.us/j/84269287904?pwd=R0cvRjRCVWZkdWRSRlpJYXhJNlBGUT09>

Meeting ID: 842 6928 7904

Passcode: 708384

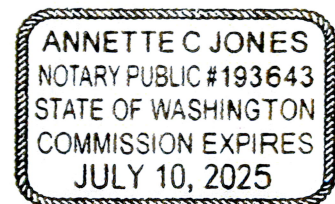
A copy of the Hearing Examiner's recommendation is available at no charge from the City Clerk's Office, 207 West Second Street, Grandview, WA 98930, PH: (509) 882-9200 or [anitagp@grandview.wa.us](mailto:anitagp@grandview.wa.us).

**CITY OF GRANDVIEW**

Anita G. Palacios, MMC, City Clerk

Published: The Grandview Herald

Publish Date: November 10, 2021





**GRANDVIEW CITY COUNCIL  
REGULAR MEETING MINUTES EXCERPT  
DECEMBER 14, 2021**

**1. CALL TO ORDER**

Mayor Gloria Mendoza called the regular meeting to order at 7:05 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 and Joan Souders

Present via teleconference: Councilmembers Mike Everett, Diana Jennings and Javier Rodriguez

Absent: None

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

**6. ACTIVE AGENDA**

**A. Closed Record Public Hearing – Pro-Made Construction Annexation & Rezone – Wilson Hwy, North 4<sup>th</sup> Street and North 5<sup>th</sup> Street and Resolution No. 2021-52 authorizing the petition to annex properties known as the Pro-Made Construction 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 a Petition for Annexation and Rezone submitted by Pro-Made Construction LLC., to annex 17 parcels located on Wilson Hwy, North 4<sup>th</sup> Street and North 5<sup>th</sup> Street, Grandview, Washington to the City of Grandview, 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 Pro-Made Construction LLC., to annex the following 17 parcels located on Wilson Hwy, North 4<sup>th</sup> Street and North 5<sup>th</sup> Street, Grandview, Washington, to the City of Grandview:



Parcel No.	Property Owner	Address	Assessed Value	60%
230914-24006	Felicitas & Maria S. Lara*	720 Wilson Hwy	\$ 238,400	\$ 238,400
230914-24010	Donald E. & Terry Golladay	Wilson Hwy	\$ 6,300	
230914-31003	Pro Made Construction Inc.*	650 Wilson Hwy	\$ 402,960	\$ 402,960
230914-31004	Patricia Schlotfeldt*	507 N. 5 <sup>th</sup>	\$ 136,100	\$ 136,100
230914-34006	Frank J. & Patricia C. Coleman*	450 Wilson Hwy	\$ 159,600	\$ 159,600
230914-34009	Tom Honeycutt	430 Wilson Hwy	\$ 97,200	
230914-34401	Estuardo Velasquez*	315 N. 4 <sup>th</sup>	\$ 128,900	\$ 128,900
230914-34402	Juanita I. & Salvador Avalos*	401 N. 4 <sup>th</sup>	\$ 99,500	\$ 99,500
230914-34403	Roberto & Mayra E. Frias*	405 N. 4 <sup>th</sup>	\$ 133,800	\$ 133,800
230914-34404	Lorenzo & Marlene Cisneros	407 N. 4 <sup>th</sup>	\$ 132,200	
230914-34405	Jose B. & Margarita Ramirez Prieto*	411 N. 4 <sup>th</sup>	\$ 160,000	\$ 160,000
230914-34406	Guadalupe & Antonia Chadis	501 N. 4 <sup>th</sup>	\$ 67,700	
230914-34407	Jose Luis & Francisa Mendez	505 N. 4 <sup>th</sup>	\$ 162,700	
230914-34421	David Barajas Maria Ruiz*	307 N. 4 <sup>th</sup>	\$ 170,800	\$ 170,800
230914-34422	Joel Martinez-Franco*	305 N. 4 <sup>th</sup>	\$ 169,700	\$ 169,700
230914-34423	Maria S. Sherrill*	301 N. 4 <sup>th</sup>	\$ 85,400	\$ 85,400
230914-34424	Matthew Sears	410 Wilson Hwy	\$ 123,800	
			<b>\$ 2,475,060</b>	<b>\$ 1,885,160</b>

(\*) denotes property owners who signed annexation petition

The 17 parcels included in the annexation consist of 54 acres. The 11 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 parcels be annexed with an R-1 Low Density Residential District zoning designation as identified on the City's Future Land Use map. The parcels are included in the City's designated Urban Growth Area as residential.

At the September 14, 2021 City Council meeting, Council approved Resolution No. 2021-39 accepting a request from Pro-Made Construction for annexation of Parcel Nos. Resolution No. 2021-39 accepting a request from Pro Made Construction LLC for annexation of Parcel Nos. 230914-24006, 230914-24010, 230914-31003, 230914-31004, 230914-34006, 230914-34009, 230914-34401, 230914-34402, 230914-34403, 230914-34404, 230914-34405, 230914-34406, 230914-34407, 230914-34421, 230914-34422, 230914-34423, 230914-34424 located on Wilson Hwy, North 4<sup>th</sup> Street, and North 5<sup>th</sup> Street, Grandview, Yakima County, Washington to the City of Grandview and directed staff to present the Petition for Annexation to the Hearing Examiner for a public hearing.



On October 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.

Following the closed record public hearing, staff recommended Council accept the Hearing Examiner's conclusions and recommendation that the Petition for Annexation of the 54-acre area submitted by Pro Made Construction LLC., be approved with R-1 Low Density Residential District zoning.

Staff further recommended Council approve Resolution No. 2021-52 authorizing the petition to annex properties known as the Pro-Made Construction 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.

Council requested clarification of the record as follows (transcribed verbatim):

Diaz – Madam Mayor.

Mendoza – Yes.

Diaz – I know that this is already kind of going on, but just I've heard some concerns from some of the folks that live in that Wilson area and the traffic will be increasing, there's no sidewalks there, so, probably the City would be the one responsible for a lot of that later on down the road.

Arteaga – The developer, the developer.

Diaz – Outside Wilson Highway.

Arteaga – Each developer, the developer for this property will be responsible for improving half a road of Wilson Highway to include curb, gutter, sidewalk.

Diaz – On Wilson.

Arteaga – On Wilson Highway on the west side. The developer that we're working with on the east side will then widen that section, curb, gutter and sidewalk on that side so when these two developments are complete, you will have a wider street, sidewalk on both sides, curb, gutter, illumination. It will improve that roadway. The other concern was the speed and as it is annexed into the City, the City then has the ability to reduce the speed to 25 which we have talked about that all the way to the interstate and then the north side of the interstate would then be county.

Plant – This is just an annexation and rezone right?

Arteaga – I'm just answering his question.

Plant – Okay, okay. You had mentioned traffic. This is just annexing property. There is no development being contemplated.

Everett – Would you speak up? I can't hear you very well.



Souders – Oh, sorry, sorry, sorry.

Plant – I just wanted to clarify the record, Councilmember Diaz had indicated he heard there would be an increase in traffic, but the application that's before you is to annex and rezone property. There's no development contemplated at all. There will be nothing built on the property under this proposal that's before you right now. It's just being annexed to the City. That's all that's happening.

Diaz – But, I mean, it's foreseeable that eventually, that's the intent, I mean.

Plant – Yeah, eventually there may, something else may come before you, but right now all that's coming is an annexation.

Diaz – No, I understand that.

Mendoza – Okay. Any other clarification on the rezone and annexation before you. Okay, now that we have reviewed the record concerning this issue, this subject is open for decision. Council may: (A) approve as recommended, (B) approve with conditions, (C) modify with or without the applicant's concurrence provided that the modifications do not: enlarge the area or scope of the project, increase the density or proposed building size, significantly increase adverse environmental impacts as determined by the responsible official, deny re-application and re-submittal is permitted, deny with prejudice re-application or re-submittal is not allowed for one year, remand for further proceedings and/or evidentiary hearing in accordance with Section 14.09.070.

The public hearing was declared closed.

**On motion by Councilmember Moore, second by Councilmember Souders, Council accepted the Hearing Examiner's conclusions and recommendation that the Petition for Annexation of the 54-acre area submitted by Pro-Made Construction LLC., be approved with R-1 Low Density Residential District zoning and approved Resolution No. 2021-52 authorizing the petition to annex properties known as the Pro-Made Construction 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

November 10, 2021

In the Matter of a Petition for )  
Annexation of Property with )  
R-1 Low Density Residential )  
District Zoning Submitted by: )  
 ) Annexation Resolution No. 2021-39  
Pro Made Construction LLC )  
 )  
For the Annexation of about )  
54 Acres with R-1 Low Density )  
Residential District Zoning on )  
The West Side of Wilson Highway )  
North of North 4<sup>th</sup> Street and )  
North of North 5<sup>th</sup> Street )

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

(1) The Hearing Examiner conducted an open record public hearing on October 28, 2021, regarding this petition to annex approximately 54 acres into the City of Grandview (City) with R-1 Low Density Residential District zoning.

(2) A 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 R-1 Low Density Residential District zoning for the 17 parcels included in this petition.

(3) Paul Lavrentiev, the General Manager of the construction portion of the applicant's operation, testified in favor of this application.



(4) City Administrator/Public Works Director Cus Arteaga and City Clerk Anita Palacios answered questions regarding the matter.

(5) No written public comments were submitted by residents and 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 with R-1 zoning of 17 parcels totaling about 54 acres located west of Wilson Highway and north of North 4<sup>th</sup> Street and North 5<sup>th</sup> Street as recommended by the City's Planner.

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

## **FINDINGS**

**I. Applicant/Petitioners/Property Owners.** The applicant, petitioners and property owners within this request for annexation with R-1 zoning are as follows:

(1) Managing Members Peter Strizhak and Ruslen Gorbatyuk signed the Letter of Intention (60% Petition Method) to Commence Annexation Proceedings to the City of Grandview, Washington for Pro Made Construction, LLC which



owns the 36.7-acre parcel #230914-31003. The County Assessor included the \$170,800 assessed value of parcel #230914-34421 as a parcel whose owners signed the 60% Petition because the signature of one of the two owners was deemed sufficient even though the assessed value of that parcel was not included for that purpose in Resolution No. 2021-39. Therefore, the names of the owners of the 11 parcels who signed the 60% Petition Method for Annexation to the City of Grandview, Washington, and the addresses and assessed values of their parcels are as follows:

<i>Parcel No. 230914-</i>	<i>Property Owner(s)</i>	<i>Address</i>	<i>Value</i>
24006	Felicitas & Maria S. Lara	720 Wilson Hwy	\$238,400
31003	Pro Made Construction LLC	650 Wilson Hwy	\$402,960
31004	Patricia Schlotfeldt	507 N. 5 <sup>th</sup>	\$136,100
34006	Frank J. & Patricia C. Coleman	450 Wilson Hwy	\$159,600
34401	Estuardo Velasquez	315 N. 4 <sup>th</sup>	\$128,900
34402	Juanita I. & Salvador Avalos	401 N. 4 <sup>th</sup>	\$99,500
34403	Roberto & Mayra E. Frias	405 N. 4 <sup>th</sup>	\$133,800
34405	Jose B. & Margarita Ramirez Prieto	411 N. 4 <sup>th</sup>	\$160,000
34421	David Barajas & Maria Ruiz	307 N. 4 <sup>th</sup>	\$170,800
34422	Joel Martinez-Franco	305 N. 4 <sup>th</sup>	\$169,700
34423	Maria S. Sherrill	301 N. 4 <sup>th</sup>	<u>\$85,400</u>
Total:			\$1,885,160

(2) The names of the owners of the 6 parcels to be included in the annexation area who did not sign the 60% Petition Method for Annexation to the City of Grandview, Washington, and the addresses and assessed values of their parcels are as follows:

<i>Parcel No. 230914-</i>	<i>Property Owner(s)</i>	<i>Address</i>	<i>Value</i>
24010	Donald E. & Terry Golladay	Wilson Hwy	\$6,300
34009	Tom Honeycutt	430 Wilson Hwy	\$97,200
34404	Lorenzo & Marlene Cisneros	407 N. 4 <sup>th</sup>	\$132,200
34406	Guadalupe & Antonia Chadis	501 N. 4 <sup>th</sup>	\$67,700
34407	Jose Luis & Francisca Mendez	505 N. 4 <sup>th</sup>	\$162,700
34424	Matthew Sears	410 Wilson Hwy	<u>\$123,800</u>
Total			\$589,900
			+ <u>\$1,885,160</u>
Total Assessed Value in the Proposed Annexation Area:			= \$2,475,060



(3) The \$1,885,160 assessed value of the parcels whose owners signed the petition equals more than 75% of the total assessed value of the property in the proposed annexation area even though only 60% of the assessed value of the area is needed to process the petition *(page 33 of the record)*.

**II. Location.** The 17 parcels proposed for annexation with R-1 Low Density Residential District zoning are located within the City of Grandview Urban Growth Area west of Wilson Highway, south of the Interstate 82 right-of-way, and north of North 4<sup>th</sup> Street and North 5<sup>th</sup> Street *(page 10 of the record)*. The legal description of the area included within the annexation petition is as follows:

Land located in the Northeast Quarter and the Southeast Quarter of Section 14, Township 9 North, Range 23 East of the Willamette Meridian, Yakima County, Washington, described as follows: Beginning at the intersection of the Westerly right of way of Wilson Highway and the Southerly boundary of the Interstate Highway 82, thence South along the Westerly right of way of Wilson Highway to its intersection with the Northerly right of way of North 4<sup>th</sup> Street; thence West along the Northerly right of way of North 4<sup>th</sup> Street to its intersection with the Westerly line of Lot 7 of Webb Addition, records of Yakima County; thence North along the Westerly line of Lot 7 of Webb Addition and its extension thereof to the South line of the Northeast Quarter of the Southwest Quarter of said Section 14; thence West along the South line of the Northeast Quarter of the Southwest Quarter of said Section 14 to the Southwest corner thereof; thence North along the West line of the Northeast Quarter of the Southwest Quarter of said Section 14 to the Northwest corner thereof; thence North along the West line of the Southeast Quarter of the Northwest Quarter of said Section 14 to its intersection with the Southerly boundary of the Interstate Highway 82; thence Southeasterly along the Southerly boundary of said Interstate Highway 82 to the point of beginning *(page 31 of the record)*.

**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 signed by Peter Strizhak and Ruslen Gorbatyuk as the Managing Members of applicant Pro Made Construction LLC, which owns the 36.7-acre parcel #230914-31003. The 60% Petition was also signed by the owners of the 10 other parcels set forth above in Section I of this recommendation. The proposed annexation area contains 6 parcels whose owners did not sign the 60% Petition. The assessed value of the proposed annexation area is \$2,475,060. The 60% Petition has been signed by the owners of 11 of the parcels having a total assessed value of \$1,885,160 which is more than 75% of the assessed value of the proposed annexation area *(pages 3-28 of the record)*.

(2) The petition requests annexation of the 17 parcels with assumption of existing City indebtedness and with R-1 Low Density Residential District zoning. That zoning would be consistent with the City's "Residential" Comprehensive Plan designation for the 54-acre area. The current County zoning is Single-Family Residential (R-1) *(pages 4-11 of the record)*.

(3) If the area is annexed with the City's R-1 Low Density Residential District zoning, existing single-family residences in the annexation area would constitute permitted uses under that zone, and new uses could be developed in the annexation area consistent with the regulations of that zone *(pages 100-101 of the record)*.

(4) At the City Council's regular meeting of September 14, 2021, the City Council by means of Resolution No. 2021-39 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 *(page 29-30 of the record)*. The sufficiency of the petition signed by owners of more than 60% of the assessed value within the area of the proposed annexation was confirmed by a letter from Yakima County Assessor Dave Cook dated August 17, 2021. That letter indicated that owners of more than 75% of the assessed value of the proposed annexation area signed the 60% Petition *(page 33 of the record)*. The accuracy of the legal description for the proposed annexation area prepared by a Professional Land Surveyor that is set forth in Section II of this recommendation was confirmed by a letter from Yakima County Engineer Matt Pietrusiewicz, P.E. dated October 18, 2021 *(pages 31 and 79-81 of the record)*.



(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.** A Final Determination of Non-Significance was issued on October 15, 2021, to the effect that the proposed annexation with R-1 zoning will not have a probable significant adverse environmental impact. It was not appealed (*pages 56-57 of the record*).

**V. Zoning and Land Uses.** The proposed annexation area which is adjacent to the City limits on the west, south and east sides is currently zoned as Single-Family Residential (R-1) by Yakima County. Most of the area is vacant with some existing single-family residences. The properties near the proposed annexation area have the following characteristics:

<i>Location</i>	<i>Zoning</i>	<i>Existing Uses</i>
North	Right-of Way	WSDOT Interstate 82
South	MR	Manufactured Home Park
East	R-1	Residential/Vacant
West	AG, R-1, R-3	Vineyard/Vacant

**VI. Comprehensive Plan.** The 2016 Grandview Comprehensive Plan Future Land Use Map designation for the proposed 54-acre annexation area located in the City's Urban Growth Area is "Residential" (*page 85 of the record*).

**VII. Floodways, Floodplains, Flood Hazard Areas or Shorelines.** There are no FEMA floodways, floodplains, flood hazard areas or designated Shoreline



Environments within or near the proposed annexation area *(page 86 of the record)*.

**VIII. Critical Areas.** There are no known critical areas as defined by GMC Chapter 18.06 within the proposed annexation area *(page 86 of the record)*.

**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 *(page 87 of the record)*.

**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 new development of the annexation area is proposed at this time *(page 87 of the record)*.

**XI. Infrastructure.** Water and sewer lines are in the area of this proposed annexation. When development is proposed for the undeveloped portions of this proposed annexation area, 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. The undeveloped portions of the proposed annexation area will be served by Wilson Highway along the east side of the property which is paved and is already within the City's inventory. Additional right-of-way and improvements may be required to accommodate the increased traffic generated by future development of the proposed annexation area. The



portions of the proposed annexation area already developed with single-family residences along the south side of the area are served by North 4<sup>th</sup> Street and North 5<sup>th</sup> Street which are paved City streets *(page 87 of the record)*.

**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 October 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 Development Application and SEPA Checklist were sent to agencies potentially having an interest in the proposed annexation on September 16, 2021 *(page 72 of the record)*.

(3) Notice of the public hearing of October 28, 2021, was published in the City's official newspaper, the Grandview Herald, on September 22, 2021, at least 10 working days prior to the hearing in accordance with RCW 35A.14.130 and GMC §2.50.120(B) *(pages 62-63 of the record)*.



(4) Notice of the public hearing before the Hearing Examiner was posted on September 29, 2021, in three places on the property proposed for annexation (*pages 74-78 of the record*).

(5) Additional notice for the requested rezone for the parcels proposed for annexation was provided on September 27, 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 parcels 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 at [www.grandview.wa.us](http://www.grandview.wa.us) (*pages 64-71 of the record*).

**XIV. Comments.** No written comments from members of the public were received relative to this petition for annexation with R-1 zoning. The only written comment received from an interested agency was from the Sunnyside Valley Irrigation District (SVID) which stated:

“SVID has multiple facilities within the Annexation/Rezone area. All SVID facilities are situated within SVID right of way or easement. Please contact SVID before any development takes place within the proposed Wilson Estates project area for location of SVID facilities and easement information.

Thank you for the opportunity to comment. If you have any questions, please contact Diane Weber at (509) 837-6980 or [weberd@svid.org](mailto:weberd@svid.org).”

**XV. Annexation Review Criteria.** The annexation review criteria (*page 102 of the record*) 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 the owners of more than 75% of the assessed value of the property within the proposed annexation area signed the 60% Petition.



(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 R-1 Low Density Residential District zoning is in keeping with the Comprehensive Plan’s “Residential” designation for the 54-acre proposed annexation area. Low density residential development in the R-1 Low Density Residential District as specified by GMC Chapter 17.30 includes single-family conventional dwellings with smaller lots and useful yard spaces. 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 the proposed annexation area is recommended by the petitioners, the City’s Planner and the City’s Hearing Examiner to be the R-1 Low Density Residential District. That zoning would also be in keeping with goals and policies of the 2016 Comprehensive Plan including the following:

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 4.2: Provide residential areas that offer a variety of housing densities, types, sizes, costs and locations to meet future demand.

Policy 4.3: Ensure that new residential development makes efficient use of the existing transportation network and provides adequate access to all lots (*pages 100-102 and 93 of the record*).

(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 a proposed annexation area to be in keeping with the best arrangement of land uses to promote public health, safety, morals, and general welfare. The proposed annexation area is within the City’s



Urban Growth Area and is contiguous to the current City limits on the west, south and east sides. It abuts the WSDOT right of way for Interstate 82 on the north side. 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 residential uses in the future that would be compatible with nearby zoning and land uses even though none 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 Single-Family Residential (R-1) zoning to the City's R-1 Low Density Residential District 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 §17.88.020(A)(2) provide that a recommendation is to be made to the City Council regarding rezones in accordance with GMC Title 14. GMC §14.09.030(A)(3) and GMC §14.09.030(A)(4) provide 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 recom-



mendation, the zoning of the 54-acre proposed annexation area is recommended by the City's Planner and Hearing Examiner to be the R-1 Low Density Residential District in order to be consistent with the intent of the 2016 Comprehensive Plan "Residential" designation and to be consistent with the 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 undeveloped portion of the proposed annexation area is accessed by Wilson Highway which may require additional right-of-way and improvements by a developer in the future depending upon the nature of the development. Existing utilities which are available in the area and which are adequate for R-1 Low Density Residential District uses can be extended to the area to serve future development.

**(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 that was issued pursuant to GMC Title 18 on October 15, 2021, as the final threshold determination.

**(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 it can serve in the future as a site for additional residential 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 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 the development of R-1 Low Density Residential District uses in the area proposed for annexation would lower the level of service of transportation below the minimum standards as shown within the Comprehensive Plan so long as necessary improvements are made to accommodate the increased traffic that the future development would generate. 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 at this time, but that may be required as a condition of future development of the proposed annexation area.

In addition, Section 17.88.060 of the Grandview Municipal Code (*page 103 of the record*) provides that the Hearing Examiner shall enter findings for a rezone indicating whether the following additional criteria are satisfied:

**(1) Whether the proposal is in accord with the goals and policies of the Comprehensive Plan.** The rezone of the 54-acre proposed annexation area to the R-1 Low Density Residential District 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 R-1 Low Density Residential District zoning for the 54-acre proposed annexation area will not be materially detrimental to the immediate vicinity and will have merit and value for



the community as a whole. The proposed annexation area is adjacent to existing residential development to the south and will likely also be adjacent to future residential development to the west and east. Although notice was given to nearby property owners by mailing, posting and publication, no members of the public submitted written comments or testimony in opposition to the requested annexation with R-1 zoning.

**(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 proposed annexation area for the community as a whole because it can provide an area for residential development in the future that will provide needed additional housing in the City to help the City meet its future growth projections without impacting critical areas.

**(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 significant adverse impacts from the proposed annexation and recommended zoning. The City's SEPA Determination of Non-Significance determined that no likely significant adverse environmental impacts will result.

**(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 R-1 zoning because there is no proposal to develop the property or use it in any specific way at this time.

## **CONCLUSIONS**

Based on the foregoing findings, the Hearing Examiner reaches conclusions consistent with the City Planner's conclusions (*page 103 of the record*) as follows:

(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 October 15, 2021, which has not been appealed.

(3) The area proposed for annexation is located within the City of Grandview Urban Growth Area and is contiguous to the City limits on the west, south and east sides with WSDOT Interstate 82 right-of-way on the north side.

(4) The annexation petition has met the signature requirement for the 60% petition method authorized by RCW 35A.14.120 by being signed by the owners of more than 75% of the assessed value of the 17 parcels included within the proposed annexation area.

(5) The City of Grandview has sufficient water and sewer lines in the area that could be extended to the area proposed for annexation.

(6) The proposed 54-acre area should upon annexation be zoned R-1 Low Density Residential District and be subject to the assumption of an appropriate share of all existing City indebtedness by the area to be annexed as was the undertaking set forth in the 60% Petition.

(7) The requested annexation with the recommended zoning satisfies the applicable requirements and criteria in the Grandview Municipal Code needed to recommend that it be approved by the Grandview City Council.

## **RECOMMENDATION**


Consistent with the City Planner's recommendation (*page 103 of the record*), the Hearing Examiner recommends to the Grandview City Council that this petition for annexation of the 54-acre area described in the documentation submitted for this request be **APPROVED** with R-1 Low Density Residential District zoning, which area is legally described as follows:

Land located in the Northeast Quarter and the Southeast Quarter of Section 14, Township 9 North, Range 23 East of the Willamette Meridian, Yakima



County, Washington, described as follows: Beginning at the intersection of the Westerly right of way of Wilson Highway and the Southerly boundary of the Interstate Highway 82, thence South along the Westerly right of way of Wilson Highway to its intersection with the Northerly right of way of North 4<sup>th</sup> Street; thence West along the Northerly right of way of North 4<sup>th</sup> Street to its intersection with the Westerly line of Lot 7 of Webb Addition, records of Yakima County; thence North along the Westerly line of Lot 7 of Webb Addition and its extension thereof to the South line of the Northeast Quarter of the Southwest Quarter of said Section 14; thence West along the South line of the Northeast Quarter of the Southwest Quarter of said Section 14 to the Southwest corner thereof; thence North along the West line of the Northeast Quarter of the Southwest Quarter of said Section 14 to the Northwest corner thereof; thence North along the West line of the Southeast Quarter of the Northwest Quarter of said Section 14 to its intersection with the Southerly boundary of the Interstate Highway 82; thence Southeasterly along the Southerly boundary of said Interstate Highway 82 to the point of beginning.

**DATED** this 10<sup>th</sup> day of November, 2021.

  
\_\_\_\_\_  
Gary M. Cuillier, Hearing Examiner

**RESOLUTION NO. 2021-52**

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,  
AUTHORIZING THE PETITION TO ANNEX PROPERTIES KNOWN AS THE  
PRO-MADE CONSTRUCTION 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 Pro-Made Construction 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 R-1 Low Density Residential for Parcel Nos. 230914-24006, 230914-24010, 230914-31003, 230914-31004, 230914-34006, 230914-34009, 230914-34401, 230914-34402, 230914-34403, 230914-34404, 230914-34405, 230914-34406, 230914-34407, 230914-34421, 230914-34422, 230914-34423, 230914-34424;

**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

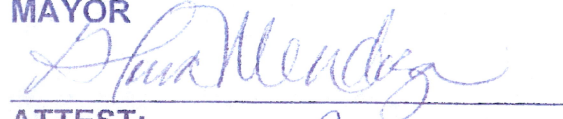
**WHEREAS**, prior to the City Council taking final action on this annexation, the "Notice of Intention" is to be completed by an elected official or employee of the governmental jurisdiction that is seeking the boundary change action or the proponent in the case of incorporation or formation and submitted 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 December 14, 2021.

**MAYOR**

A handwritten signature in blue ink, appearing to read "Frank Mendez", written over a horizontal line.

**ATTEST:**

A handwritten signature in blue ink, appearing to read "C. H. Harris", written over a horizontal line.

**CITY CLERK**

**APPROVED AS TO FORM:**

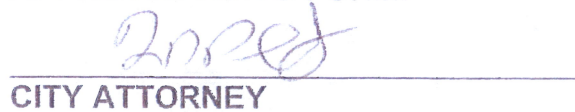
A handwritten signature in blue ink, appearing to read "D. J. [unclear]", written over a horizontal line.  
**CITY ATTORNEY**

Exhibit "A"

City of Grandview  
Wilson Estates Annexation  
HLA Project 21007G  
August 30, 2021

LEGAL DESCRIPTION

That portion of the West half of Section 14, Township 9 North, Range 23 East, W.M., described as follows:

Commencing at the Center of said Section 14;

Thence Westerly along the North line of the Southwest quarter of said Section 14, to the Westerly right of way line of Wilson Highway and the Point of Beginning;

Thence Southerly along said right of way line to the Northerly right of way line of North 4<sup>th</sup> Street;

Thence Westerly along said right of way line to the Southwest corner of Lot 7 of WEBB ADDITION according to the official plat thereof recorded in Volume 'Y', Page 8, records of Yakima County, Washington;

Thence North along the West line thereof and its Northerly extension to the South line of the Northeast quarter of the Southwest quarter of said Section 14;

Thence Westerly along said South line to the Southwest corner of said Northeast quarter of the Southwest quarter;

Thence North along the West line of said Northeast quarter of the Southwest quarter to the Northwest corner thereof;

Thence North along the West line of the Southeast quarter of the Northwest quarter of said Section 14 to the Southerly right of way line of Interstate 82;

Thence Southeasterly along said right of way line to the Westerly right of way line of Wilson Highway;

Thence Southerly along said Westerly right of way line to the Point of Beginning;

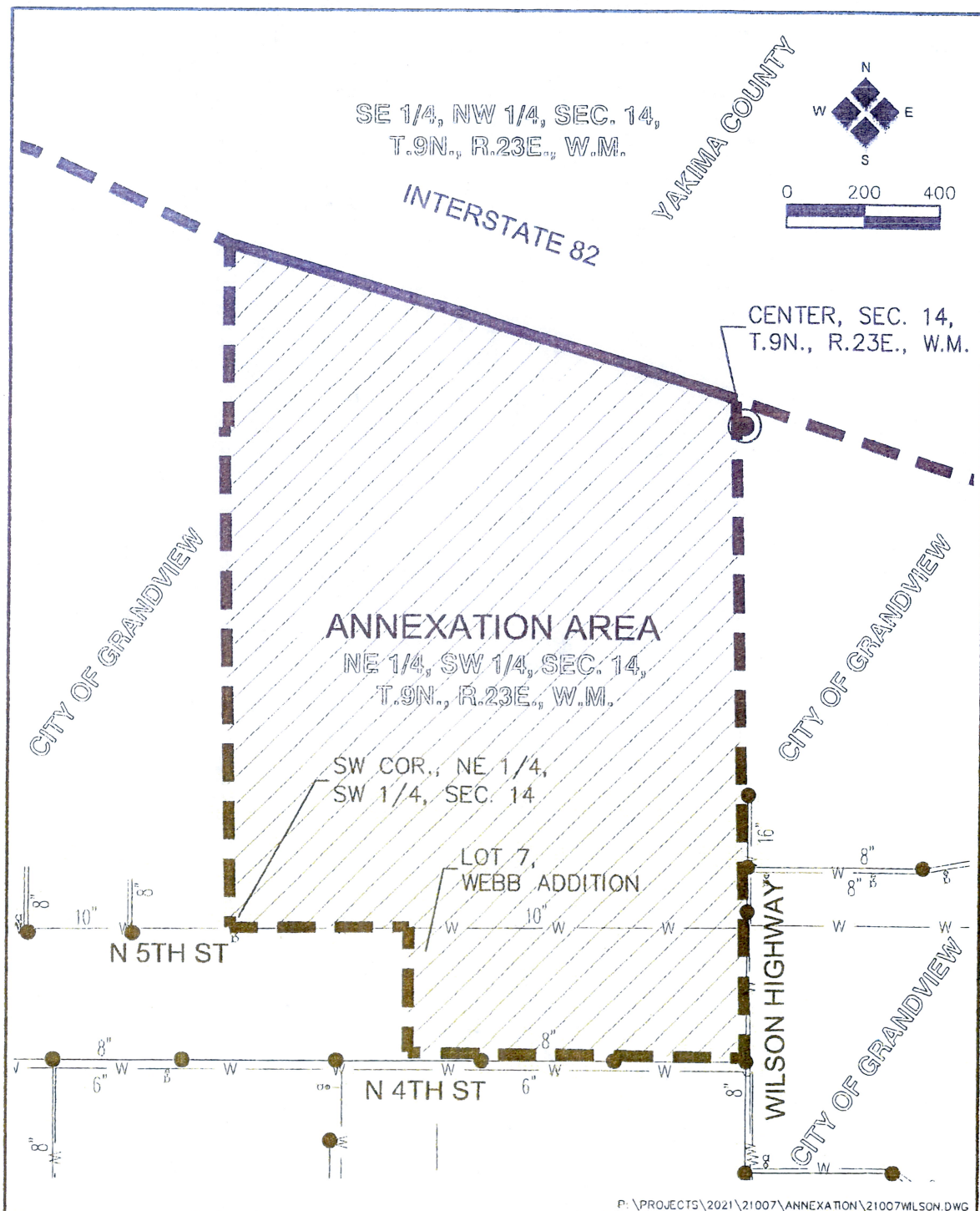
Situate in Yakima County, State of Washington.

Yakima County Parcel Numbers

230914-24006  
230914-24010  
230914-31003  
230914-31004  
230914-34407  
230914-34406  
230914-34405  
230914-34404  
230914-34403  
230914-34402  
230914-34401  
230914-34006  
230914-34009  
230914-34421  
230914-34422  
230914-34423  
230914-34424







P:\PROJECTS\2021\21007\ANNEXATION\21007WILSON.DWG



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

**ANNEXATION EXHIBIT**  
for, CITY OF GRANDVIEW  
YAKIMA COUNTY, WASHINGTON  
WILSON ESTATES ANNEXATION

# EXHIBIT E

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.***