



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: March 15, 2023

TO: Boundary Review Board Members, City of Yakima, Board of Yakima County Commissioners, Corporate Counsel, Assessor, Treasurer, Elections Division, Sheriff's Office, Public Services (Director, Planning, Building & Fire Safety, Code Enforcement, Environmental Services, Water Resources, GIS), County Roads, Yakima County Parks and Trails, West Valley School District, Fire District #12, Yakima Valley Libraries, Yakima-Tieton Irrigation District, Yakima Valley Libraries, Yakima Valley Conference of Governments, North Yakima Conservation District, Bureau of Indian Affairs, and Yakama Nation.

FROM: Tua Vang
Chief Clerk - Boundary Review Board

SUBJ: **File No.: BRB2023-00001, City of Yakima – Golden Ridge Annexation**

Enclosed is the Notice of Intention packet that proposes the annexation of approximately **38.4** acres having an assessed valuation of \$358,970 into the City of Yakima. The annexation is known as the **"Golden Ridge Annexation."**

The 45-day review period for this proposed annexation expires **April 29, 2023.**

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 FILING INSTRUCTIONS

Please submit this Notice of Intention form and the Exhibits listed below to the Boundary Review Board Office: 128 N. 2nd Street, 4th Floor, Yakima, WA 98901, for determination of sufficiency by the Chief Clerk of the Board. Please submit the original and the required \$50.00 filing fee. When deemed sufficient, the original and 25 copies of the Notice and exhibits shall be submitted.

The Notice of Intention is to be completed by an elected official or employee of the governmental jurisdiction that is seeking the proposed annexation or boundary change or the proponent in the case of incorporation or formation.

The following items must be submitted and labeled as follows:

- **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 Services Division.
- **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.
- **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.
 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.
 7. The Yakima County zoning, Comprehensive Plan designation, Urban Growth Area Boundary, and proposed city plan and zoning designations.
 8. Floodways or floodplains.
- **EXHIBIT D** Documentation of the process: certified copy of the petition; proof of assessed valuation; affidavit of publication of public hearing notice; copy of the minutes of public hearing; a signed and certified copy of the resolution accepting the proposal as officially passed.
- **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.

MUNICIPAL INCORPORATIONS: Exhibits A, B, C, a certified copy of assessed valuation and a certified copy of the petition calling for the incorporation as required.

WASHINGTON STATE BOUNDARY REVIEW BOARD FOR YAKIMA COUNTY

NOTICE OF INTENTION

for office use only:

BRB FILE # 2023-00001

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

<input checked="" type="checkbox"/>	Annexation
<input type="checkbox"/>	Formation of a Special Purpose District
<input type="checkbox"/>	Incorporation
<input type="checkbox"/>	Other Boundary Change
<input type="checkbox"/>	Merger/Consolidation of Special Purpose District
<input type="checkbox"/>	Dissolution of Special Purpose District
<input type="checkbox"/>	Water or Sewer Extension _____ Size of Water Line _____ Sewer Line
3. This proposal shall be known as: Golden Ridge Annexation
4. Driving directions to location of proposed action: From US Hwy 12, take 40th Avenue/Fruitvale Blvd exit. Travel South on 40th Avenue to W Washington Avenue. Travel West on W Washington Ave to S 72nd Avenue. Travel South on S 72nd Avenue to Coolidge Road. Travel West on Coolidge Road approximately 1.3 miles. The Annexation area is at the on the North.
5. Briefly describe proposal: Annexing approximately 38.4 acres of unincorporated land into the City of Yakima.
6. Method used to initiate the proposed action: ☒ Petition ☐ Election ☐ Resolution
7. State statute under which action is sought: RCW 35.13.125-160

FACTORS THE BOARD MUST CONSIDER

POPULATION AND LAND USE:

1. Provide the following information:

POPULATION OF PROPOSED AREA			POPULATION OF EXISTING ENTITY	
	EXISTING	10-YEAR PROJECTION	EXISTING	10-YEAR PROJECTION
People	+/- 2	+/- 234	98,200	106,189
Residences	1	+/-100	38,028	40,068
Businesses	0	0	6,882	7,986

2. What source is the basis for this projection information? 2040 Comp Plan, OFM Estimates, Yakima County Planning, ACS Estimates, City Planning Estimates
3. Acres within the proposed area 38.4 Acres within existing entity 18,126
4. Assessed valuation of proposed area \$ 358,970 of existing entity \$ \$7,936,363,031
5. Existing land use of the proposed area Single family home and vacant land
6. Existing land use of the area surrounding the proposal: Single family homes, vacant land, and agriculture

7. Are all surrounding & interior roads included in the annexation? ☐ Yes ☒ No

If no, why not? Coolidge Road to the south of the annexation area is already in City Limits. The western boundary of the annexation area appears to be adjacent to an undeveloped portion of County ROW that would connect S 96th Avenue from Zier Road to Coolidge Road at some time in the future.

8. Is there new residential, commercial, or industrial development that is associated with this proposal? Yes
If yes, describe any projects being considered or proposed: Yakima County Planning is processing the Plat of Golden Ridge, Phase 1

9. If the proposal is approved, will there be land use changes within the next 18 months?
- o Land Use It is anticipated that vacant parcels will be developed with residential uses when no longer used for agriculture.
 - o Zoning none
 - o Comprehensive Plan none

10. Has the proposed area been the subject of land use action by Yakima County? Yes
If so, please explain Plat of Golden Ridge, Phase 1

11. a. Yakima County Comprehensive Plan designation for the proposed area: Urban Residential
b. For surrounding areas: Same
c. Yakima County Zoning for the proposed area: R-1
d. For surrounding areas: R-1

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

13. Does your jurisdiction have an adopted comprehensive plan? Yes Date Adopted: June 6, 2017

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

- a. Proposed city zoning upon annexation: R-1

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

16. Describe the following as required by RCW 36.93.170 and the effects on land use, accessibility and potential development:

- a. Topography: Flat
b. Natural Boundaries: n/a
c. Drainage Basins: The annexation area is within the Wide Hollow Creek drainage basin

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

MUNICIPAL SERVICES

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

	EXISTING PROVIDER	PROPOSED PROVIDER	TIME FRAME for SERVICES	HOW FINANCED
Water	Nob Hill Water	Same	No Change	Developer
Sewer	City of Yakima	Same	No Change	Developer
Fire	Yakima County Fire District 12	City of Yakima	Upon Annexation	Taxes
Stormwater	Yakima County	City of Yakima	Upon Annexation	Taxes
Roads	Yakima County	City of Yakima	Upon Annexation	Taxes
Parks	Yakima County	City of Yakima	Upon Annexation	Taxes
Police	Yakima County Sheriff	City of Yakima	Upon Annexation	Taxes
School	West Valley School District	Same	No Change	Taxes
Library	Yakima Valley Regional Library	Same	No Change	Taxes

2. Does your jurisdiction have a current Capital Facilities Plan? Yes
Does it consider the proposed area? Yes
3. Describe the effect your jurisdiction's ordinances, governmental codes, regulations and resolutions will have on existing uses in the proposed area: No effect on existing uses; all uses are permitted under current city codes.
4. Describe the probable future needs for services and additional regulatory controls in the area? Future development will require the extension and connection to utilities, along with new frontage improvements. Regulatory development standards will be implemented for, setbacks, lot coverage, building height, parking requirements, and other controls as needed.
5. Describe the probable effects of the proposal on the cost and adequacy of services and regulatory controls:
- In the proposed area? Current services are adequate for the area. The cost to extend services will be borne by future development.
 - In the adjacent area? No effect.
6. Estimate the following to be incurred under the proposal:
- Proponent Expenditures to be incurred: \$ not known
 - Proponent Revenues to be gained: \$ 3,625
 - County Revenue Lost: \$ 1,734
 - County Expenditure Reduction: \$ not known
 - Fire District Revenue Lost: \$ 1,703
 - Fire District Expenditure Reduction: \$ not known
 - Financial Impact to Special Districts (library, parks, hospital): \$ no change
7. What is the future impact of your proposal on the school district? No change

ENVIRONMENTAL INFORMATION

1. Is there an existing environmental review pertinent or related to this proposal? ☐ Yes ☒ No
If No, answer questions 2 through 5.
2. Expected impact of any proposed development to adjacent roads and highways: The impact to adjacent roads and highways will be minimal and there are no mitigation measures proposed as part of this annexation. When future development occurs the land use, transportation concurrency and traffic impact studies (as necessary) will address the future impact and include mitigation measures as necessary.
3. Expected impact of any proposed development on air quality: No impact to air quality. Future development will require mitigation as necessary. The property is already within the Urban Growth Boundary and as such subject to certain standards, as applicable, of the Yakima Regional Clean Air Agency.
4. Does the area under consideration contain "critical areas"? (floodplain, wetland, steep slope wildlife habitat area, etc.): There are no mapped floodplain/floodway, habitat areas or oversteepened slopes in the annexation area. There is an existing pond on the NW corner of the annexation area which will be assessed for Critical Areas, if necessary, as part of a future development proposal.
5. Please describe any potential adverse impacts that could occur upon development: Future development will undergo land use and environmental review, as appropriate. Potential adverse impacts will be mitigated as required by City Ordinance.

OBJECTIVES OF THE BOUNDARY REVIEW BOARD

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

1. Preservation of natural neighborhoods and communities: The proposed annexation area includes mostly vacant land. Future development on the vacant R-1 zoned areas is anticipated to be consistent with recent development projects in the area.
2. Use of physical boundaries, including but not limited to bodies of water, highways, and land contours: The annexation area is anticipated to extend development along Coolidge Road.
3. Creation and preservation of logical service areas: The annexation creates a logical service area as it can be served by existing and extended City of Yakima services such as sewer and streets.
4. Prevention of abnormally irregular boundaries: The annexation area does not create abnormally irregular boundaries.
5. Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities in excess of ten thousand (10,000) population in heavily populated urban areas: n/a
6. Dissolution of inactive special purpose districts: n/a
7. Adjustment of impractical boundaries: n/a
8. Incorporation as cities or towns or annexation to cities and towns of unincorporated areas which are urban in character: n/a
9. Protection of agricultural and rural lands which are designated for long term productive agricultural and resource use by a comprehensive plan adopted by the county legislative authority: n/a

EXHIBITS

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

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

Dated this 13 day of March, 20 23.


Signature

Joseph Calhoun

Name of person completing this form

City of Yakima Planning Manager

Title

509-575-6042

Phone Number

509-575-6105

Fax Number

129 N 2nd St, Yakima WA, 98901

Mailing Address

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

Exhibit A
Golden Ridge Annexation BRB Packet



Yakima County Roads

Matt Pietrusiewicz P.E. - County Engineer

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

October 20th, 2022

City of Yakima
Attn: Joseph Calhoun, Manager
129 North Second Street, 2nd Floor
Yakima, WA 98901

RECEIVED
OCT 24 2022
CITY OF YAKIMA
COMMUNITY DEVELOPMENT

RE: "Golden Ridge Annexation" Certification of Legal Description

Mr. Calhoun,

As requested in your letter dated August 11th, 2022, the legal description for the "Golden Ridge Annexation" which includes parcels 181331-32007, 18133132001, 18133132005, and 181331-32008 been reviewed and is hereby certified to be true and accurate for the purposes of the annexation. The exhibits are re-attached herein for ease and clarity.

If any further assistance is needed, please feel free contact us at 509-574-2300.

Sincerely,

FOR MATT

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

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.

BEFORE THE CITY COUNCIL OF THE CITY OF YAKIMA

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

WE THE UNDERSIGNED, being the OWNERS of a majority of the acreage, of the real property described on EXHIBIT A attached hereto or any portion thereof, lying contiguous to the City of Yakima, Washington, do hereby petition that such territory be annexed to and made a part of the City of Yakima, Washington under the provisions of RCW 35.13, et seq., and any amendment thereto, of the State of Washington. The territory proposed to be annexed is within Yakima County, Washington and is described on EXHIBIT A attached hereto and depicted on EXHIBIT B, a diagram which outlines the boundaries of the property sought to be annexed, further attached hereto.

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

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

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

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

PRAYER OF PETITION:

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

MINUTES FROM THE July 5, 2022 CITY COUNCIL MEETING:

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

INSTRUCTIONS TO SIGNERS AND VOLUNTEER SOLICITORS

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

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

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

Exhibit A
Golden Ridge Annexation BRB Packet


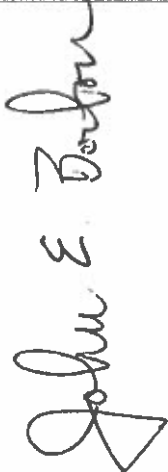
Owner Signature	Printed Name	Address	Phone Number	Parcel Number(s) Represented	Date Signed
	Claudia Richardson	9409 Coolidge Rd. Yakima, WA 98903	509- 9660953	181331-32008	8/5/22
	Apple Tree Construction Co LLC	2550 Boston Rd. Yakima, WA 98903	509-945-3715 509-945-3715	181331-32007 181331-32001 181331-32005	8/5/22

Exhibit A
Golden Ridge Annexation BRB Packet

EXHIBIT "A"

**Apple Tree Construction Company, LLC
Annexation
HLA Job No. 20154
July 12, 2022**

Legal Description

That portion of Government Lot 3, Section 31, Township 13 North, Range 18 East, W.M., described as follows;

Beginning at the Northeast corner of said Lot 3;
Thence Westerly along the North line of said Lot 3 to the Easterly right of way line of 96th Avenue;
Thence Southerly along said East right of way line to the North right of way line of Coolidge Road;
Thence Easterly along said North right of way line to the West line of the East 205 feet of said Lot 3;
Thence Northerly along said West line to the North line of the South 486 feet of said Lot 3;
Thence Easterly along said North line to the East line of said Lot 3;
Thence Northerly along said East line to the Point of Beginning;

Situate in Yakima County, Washington.

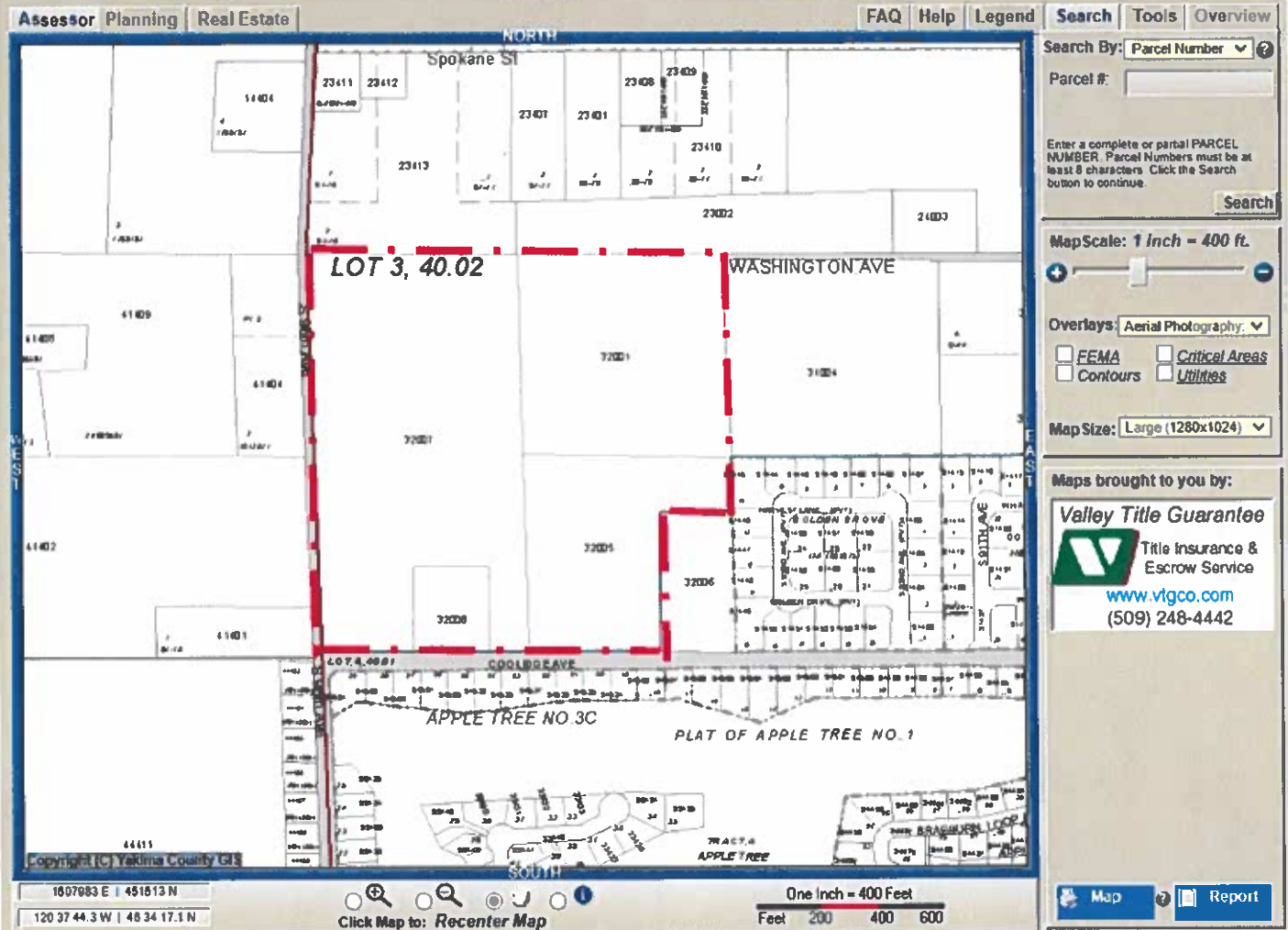
EXHIBIT "B"

Exhibit B
Golden Ridge Annexation BRB Packet

Yakima County GIS - Washington
Land Information Portal

Yakima County Assessor
 Yakima County GIS
 Yakima County

VALLEY TITLE GUARANTEE
 WWW.VTGCO.COM
 (509) 248-4442



Parcels	Acres
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18133132001	10.4
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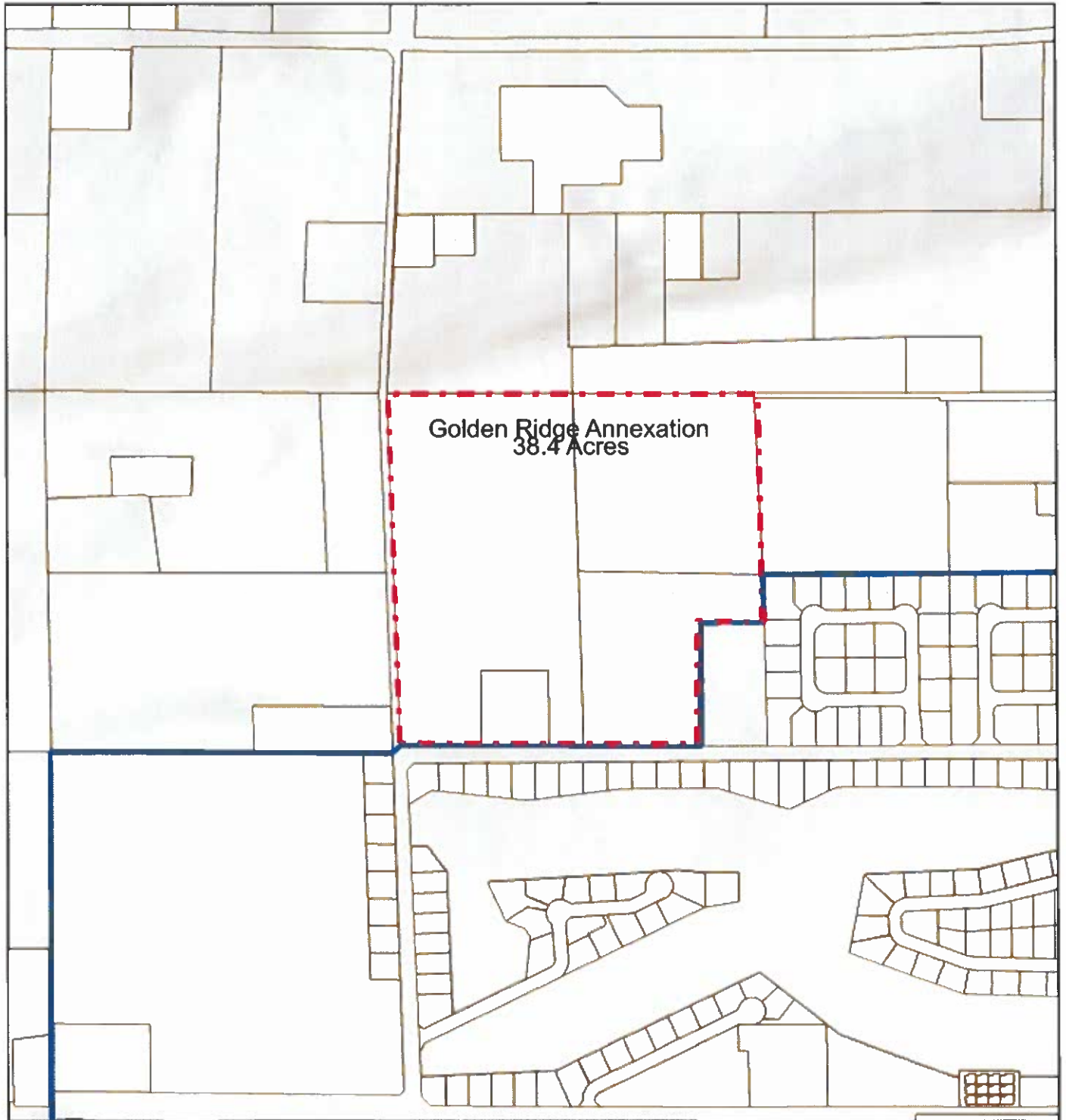
18133132005	7.61
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18133132007	18.81
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18133132008	1.6
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Total Acres 38.4

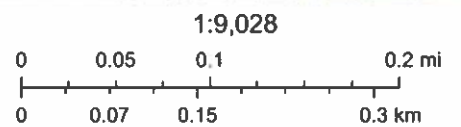
Exhibit C.1.
Golden Ridge Annexation BRB Packet



January 30, 2023

Annexation Boundary

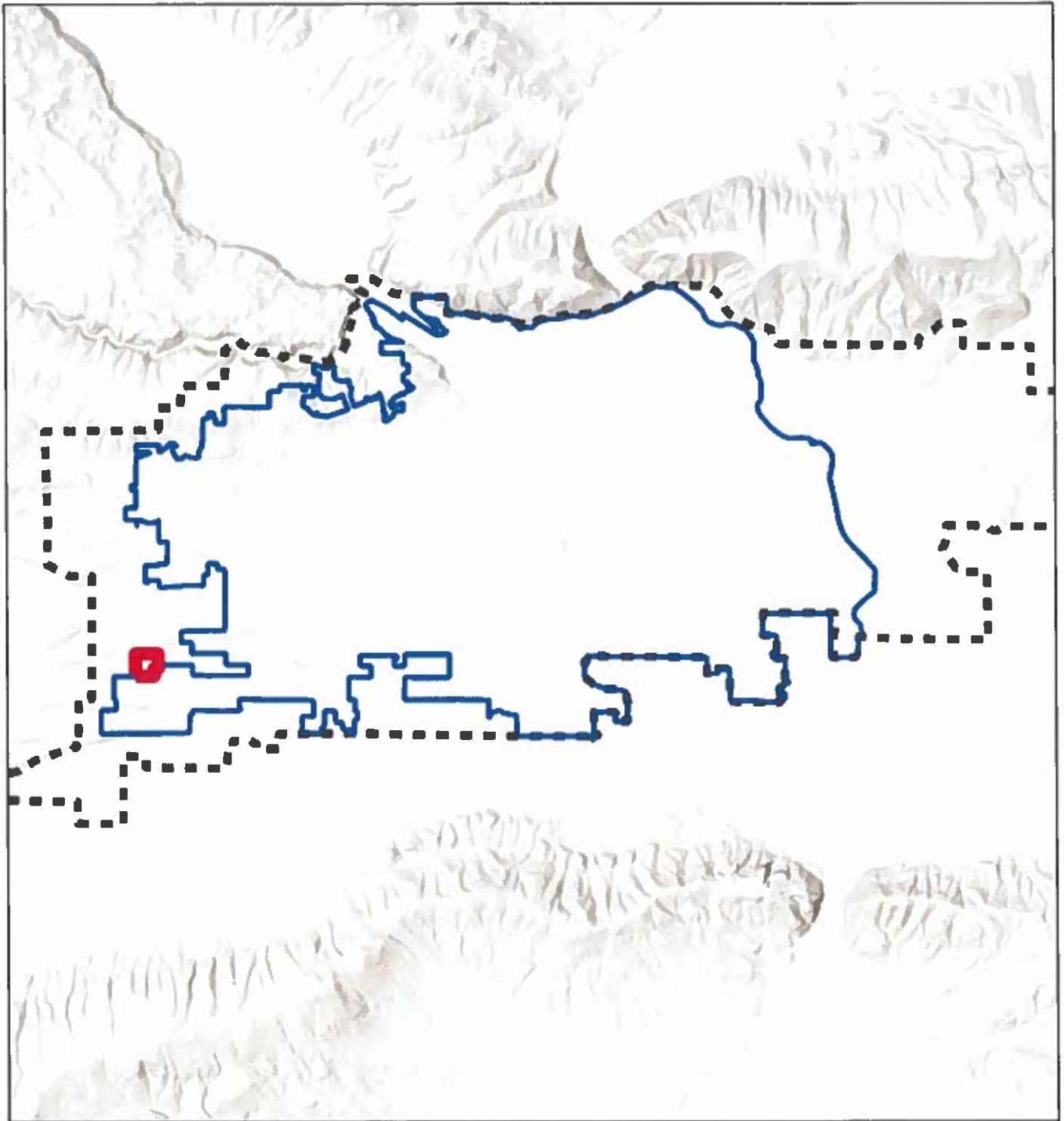
-  Parcels
-  Yakima City Limits
-  Yakima Urban Area



Yakima GIS, City of Yakima, Washington, City of Yakima GIS, Esri, NASA, NGA, USGS, FEMA

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

Exhibit C.2.
Golden Ridge Annexation BRB Packet

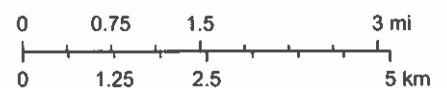


January 30, 2023

Corporate Boundary

1:144,448

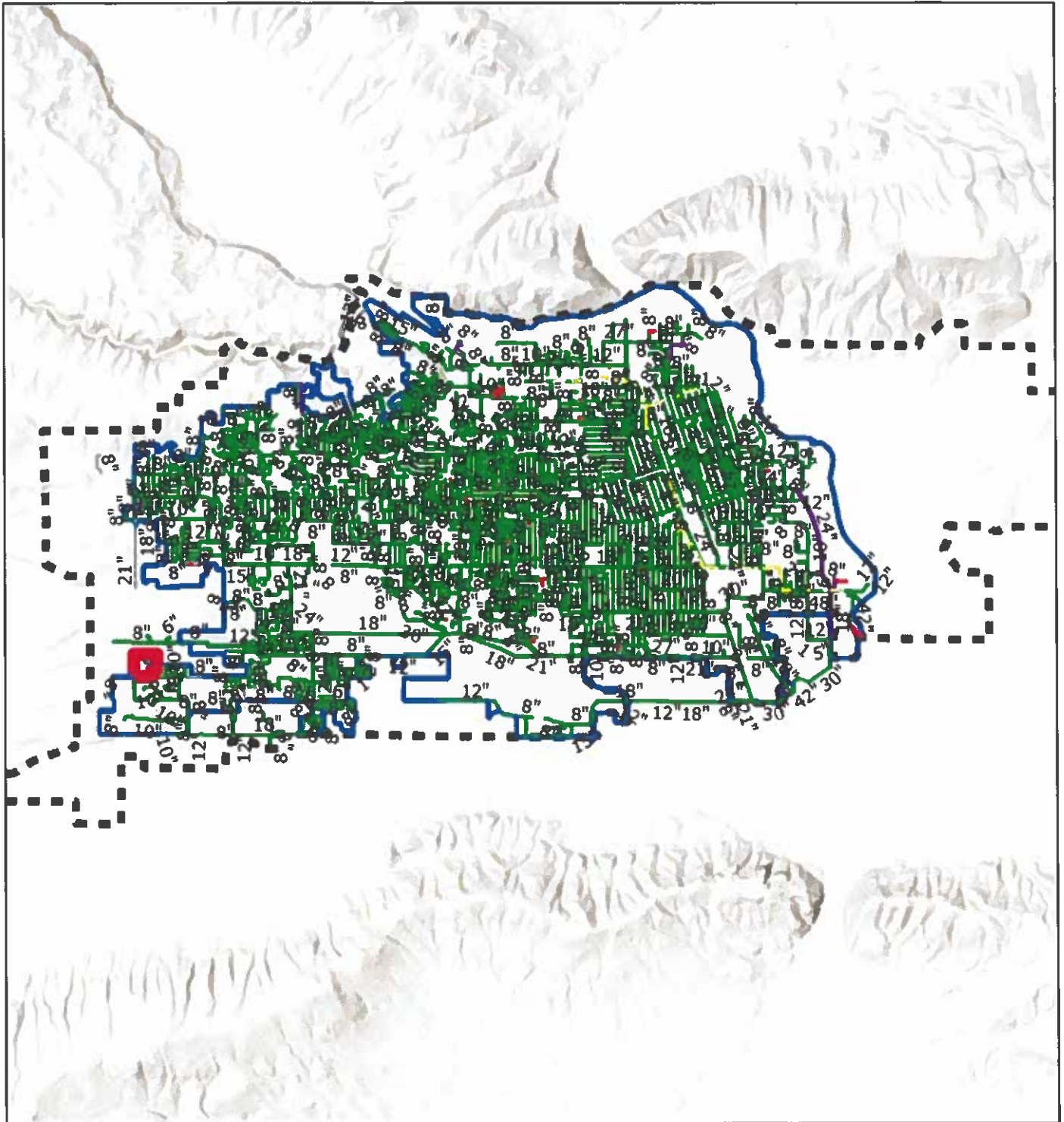
- Yakima Urban Area
- Yakima City Limits



Yakima GIS, Esri, NASA, NGA, USGS, City of Yakima GIS

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

Exhibit C. 3. Sewer Service Area
Golden Ridge Annexation BRB Packet



January 30, 2023

Sewer Service

Wastewater Pipes

— Abandoned

— Dry Line Pipe

— Industrial Waste Pipe

— Lift Station Pipe

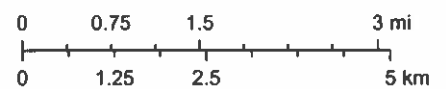
— Private Owned Pipe

— Wastewater Pipe

- - - Yakima Urban Area

— Yakima City Limits

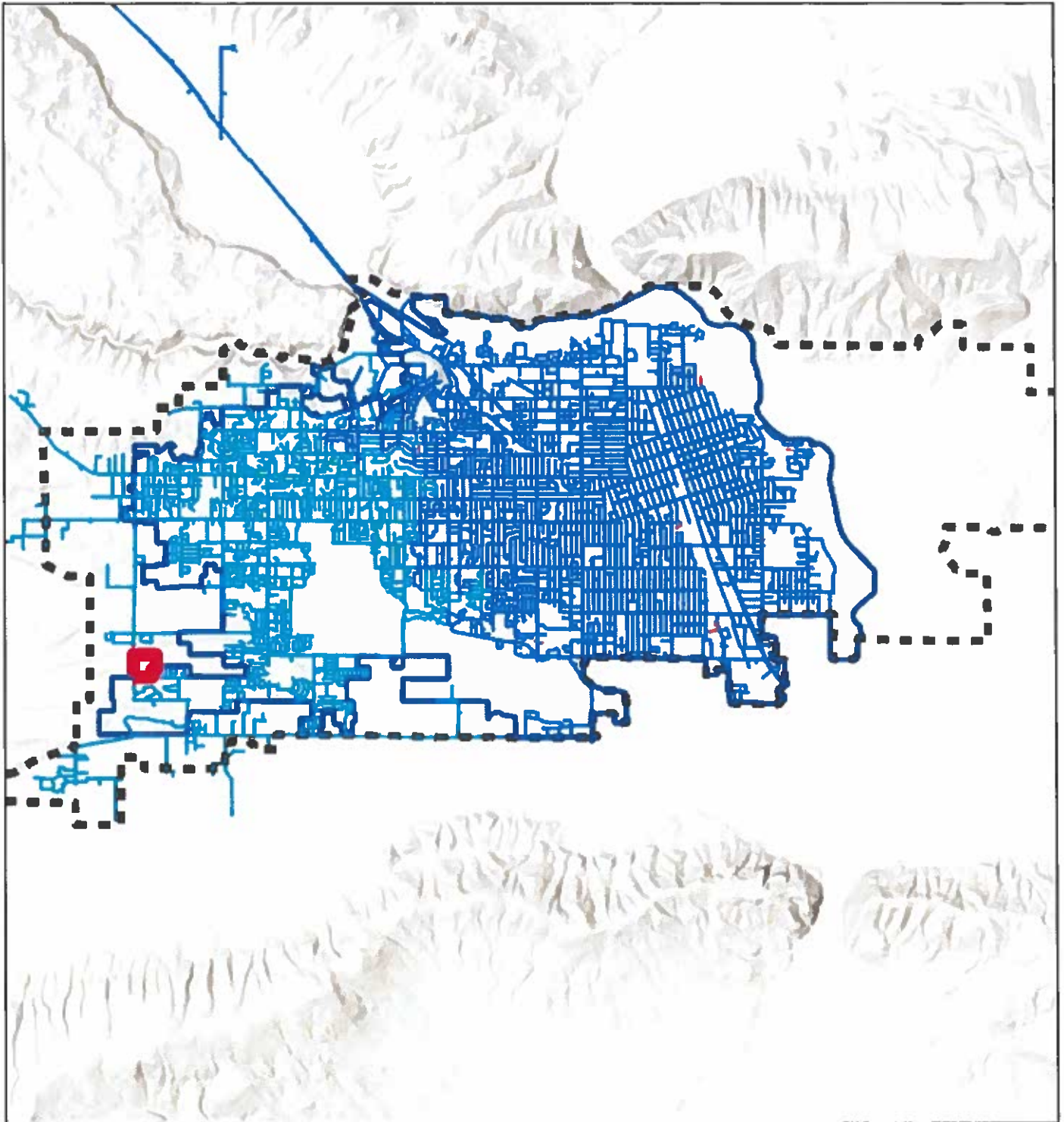
1:144,448



Yakima GIS, City of Yakima, Washington, Esri, NASA, NGA, USGS, City of Yakima GIS

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

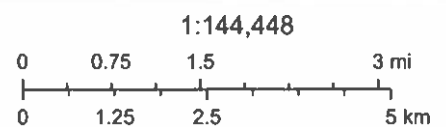
Exhibit C.3. Water Service Area
Golden Ridge Annexation BRB Packet



January 30, 2023

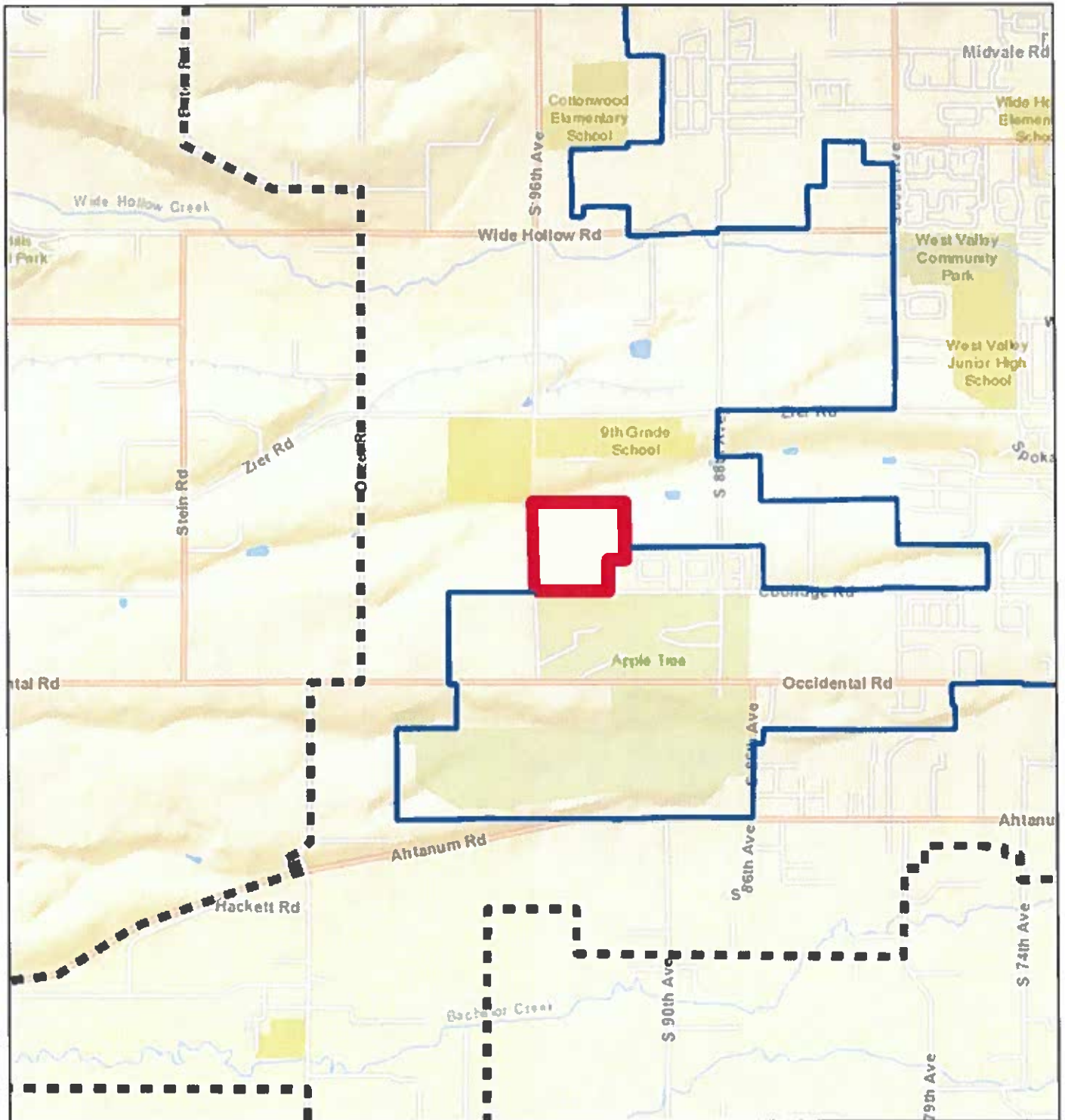
Water Service

- Water Pipes
- Nob Hill Water Pipes
 - Private
 - City Owned
- Yakima Urban Area
- Yakima City Limits



Yakima GIS, Esri, NASA, NGA, USGS, City of Yakima GIS

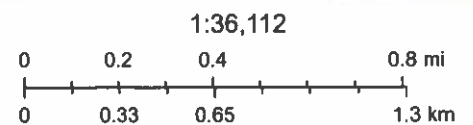
Exhibit C.4.
Golden Ridge Annexation BRB Packet



January 30, 2023

Physical Features

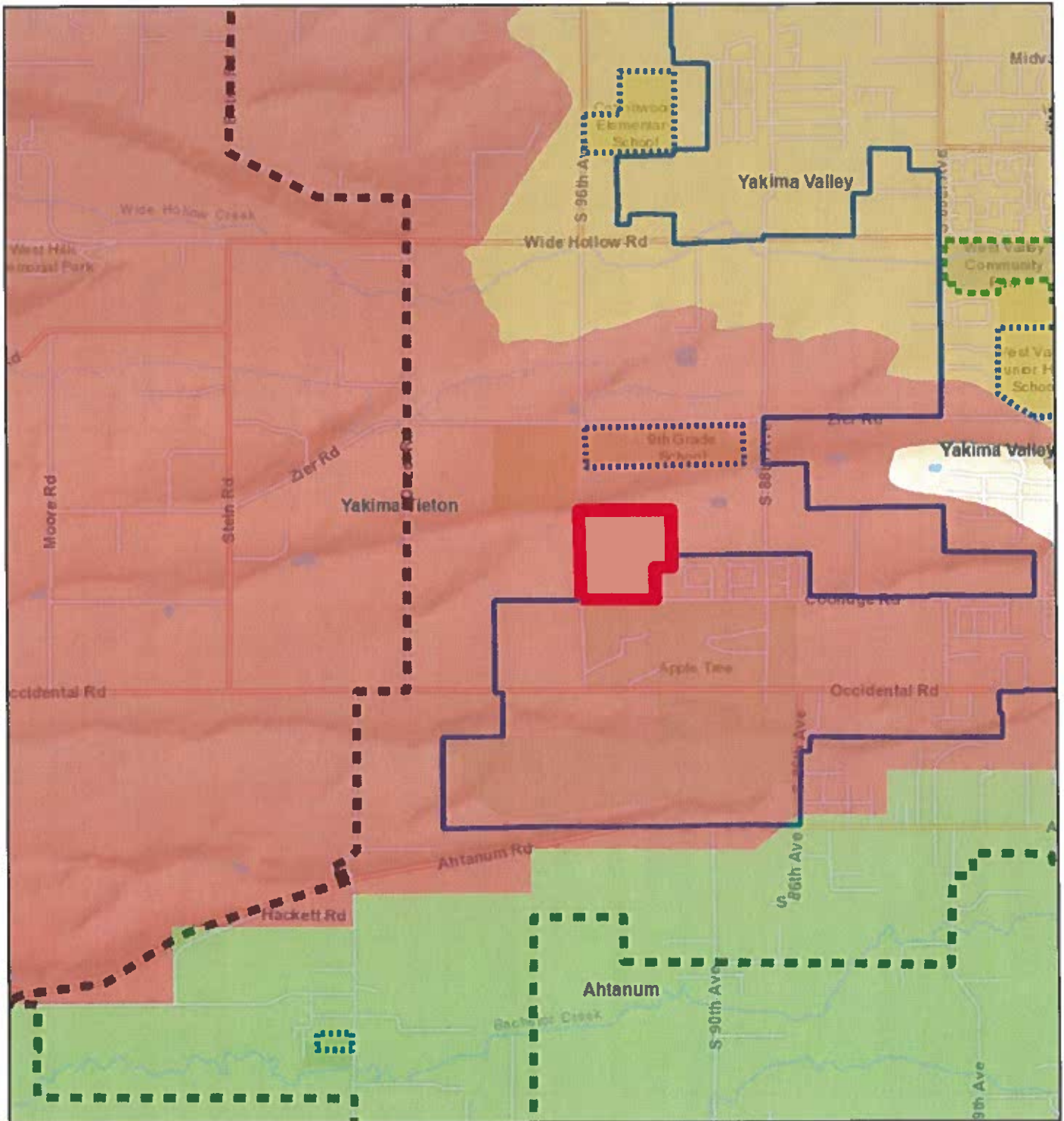
- Yakima Urban Area
- Yakima City Limits



Yakima GIS, City of Yakima GIS, City of Yakima, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

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

Exhibit C.5. Special Districts
Golden Ridge Annexation BRB Packet



January 30, 2023

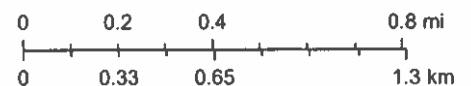
Special Districts

1:36,112

Irrigation Districts

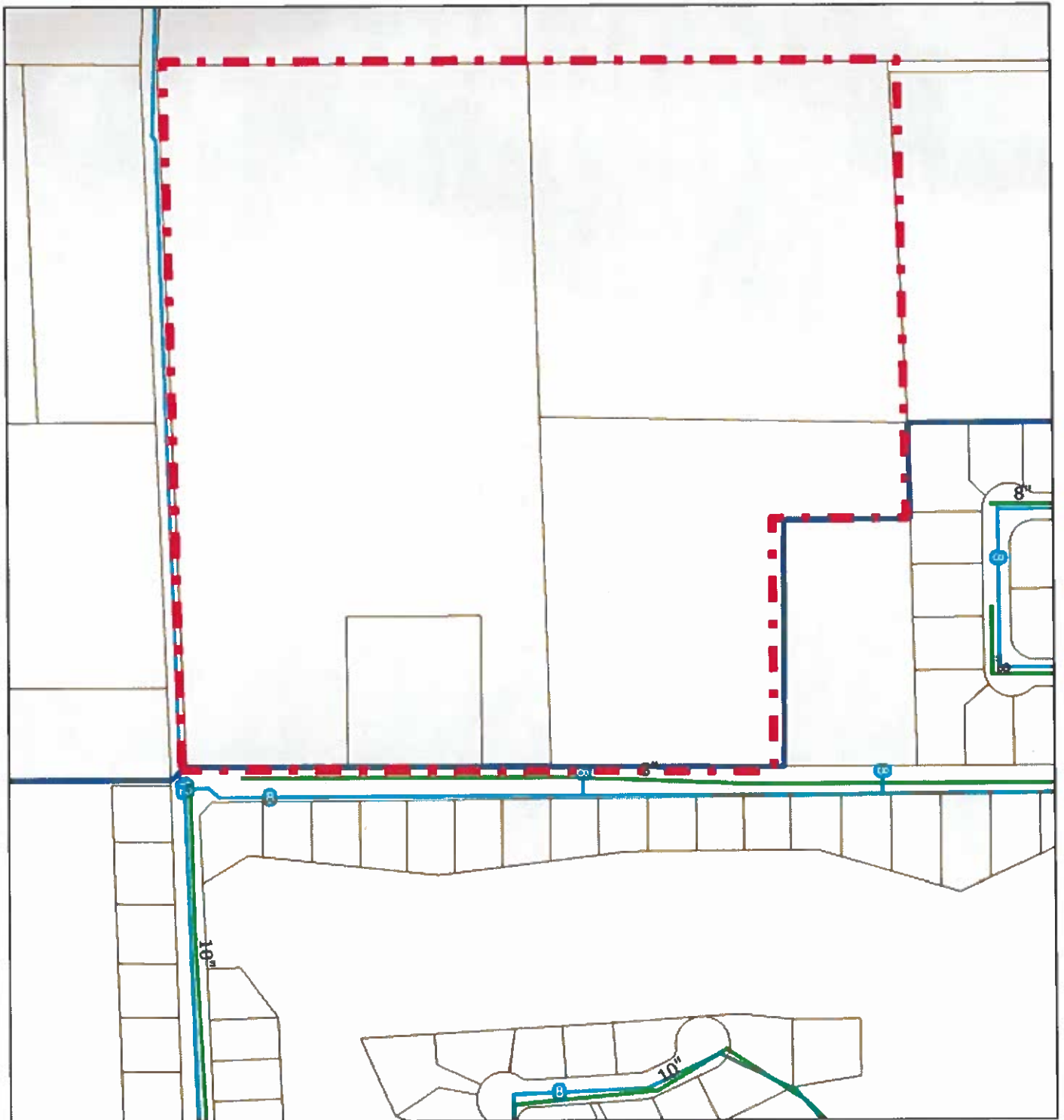
- Ahtanum
- YAKIMA VALLEY
- Yakima-Tieton

- Parks Outlines
- School Outlines
- Yakima Urban Area
- Yakima City Limits



Yakima GIS, City of Yakima GIS, City of Yakima, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

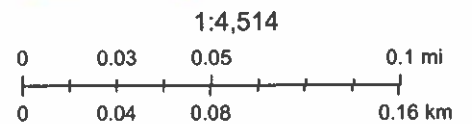
Exhibit C.6. Service Points
Golden Ridge Annexation BRB Packet



January 30, 2023

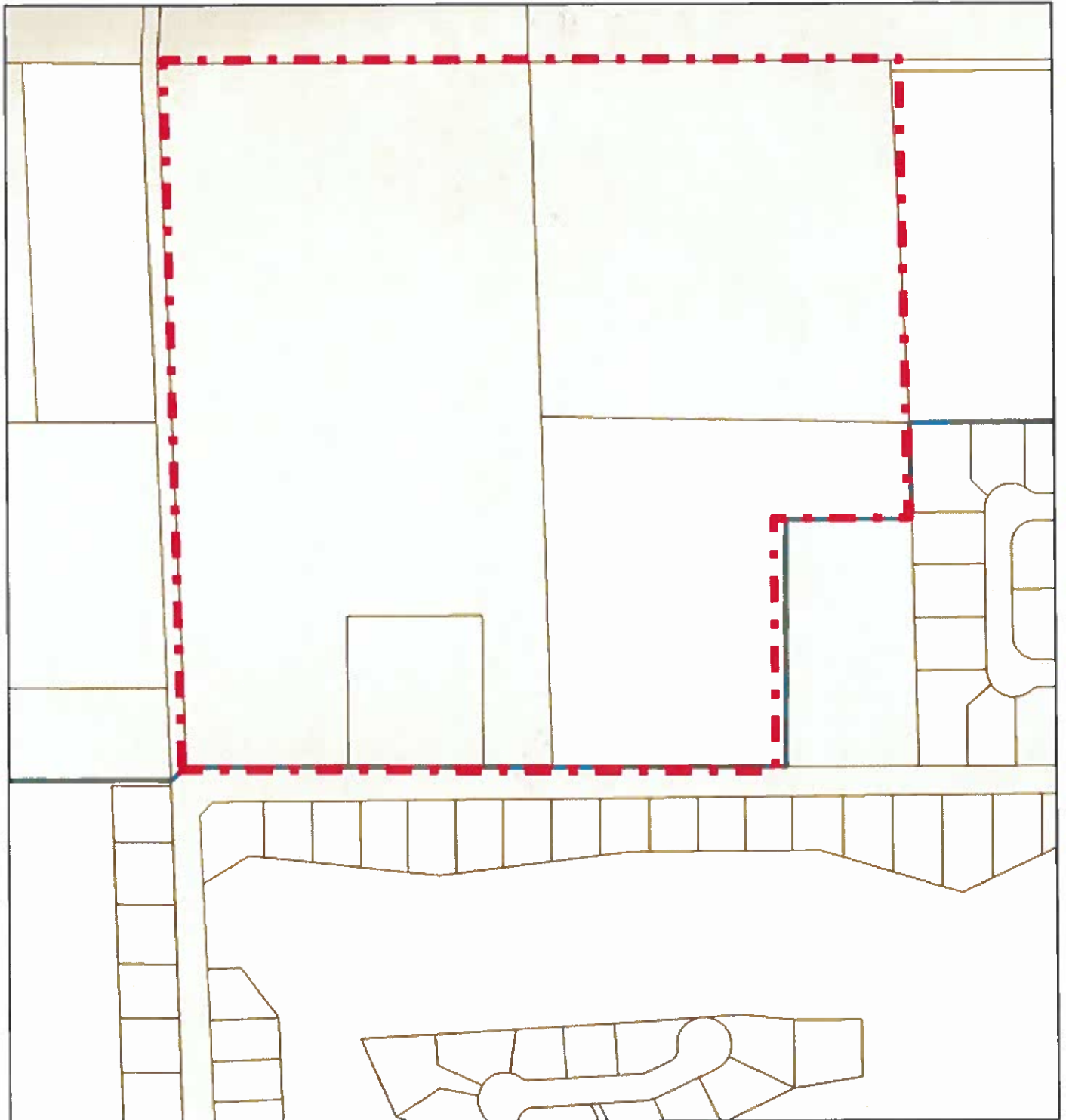
Service Points

- Parcels
- Yakima Urban Area
- Yakima City Limits
- Nob Hill Water Pipes
- Wastewater Pipes
- Wastewater Pipe



Yakima GIS, City of Yakima, Washington, City of Yakima GIS, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

Exhibit C.7. City Future Land Use
Golden Ridge Annexation BRB Packet



January 30, 2023

Parcels

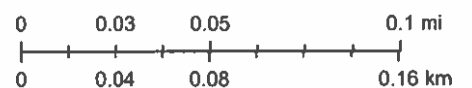
Future Land Use

Low Density Residential

Yakima Urban Area

Yakima City Limits

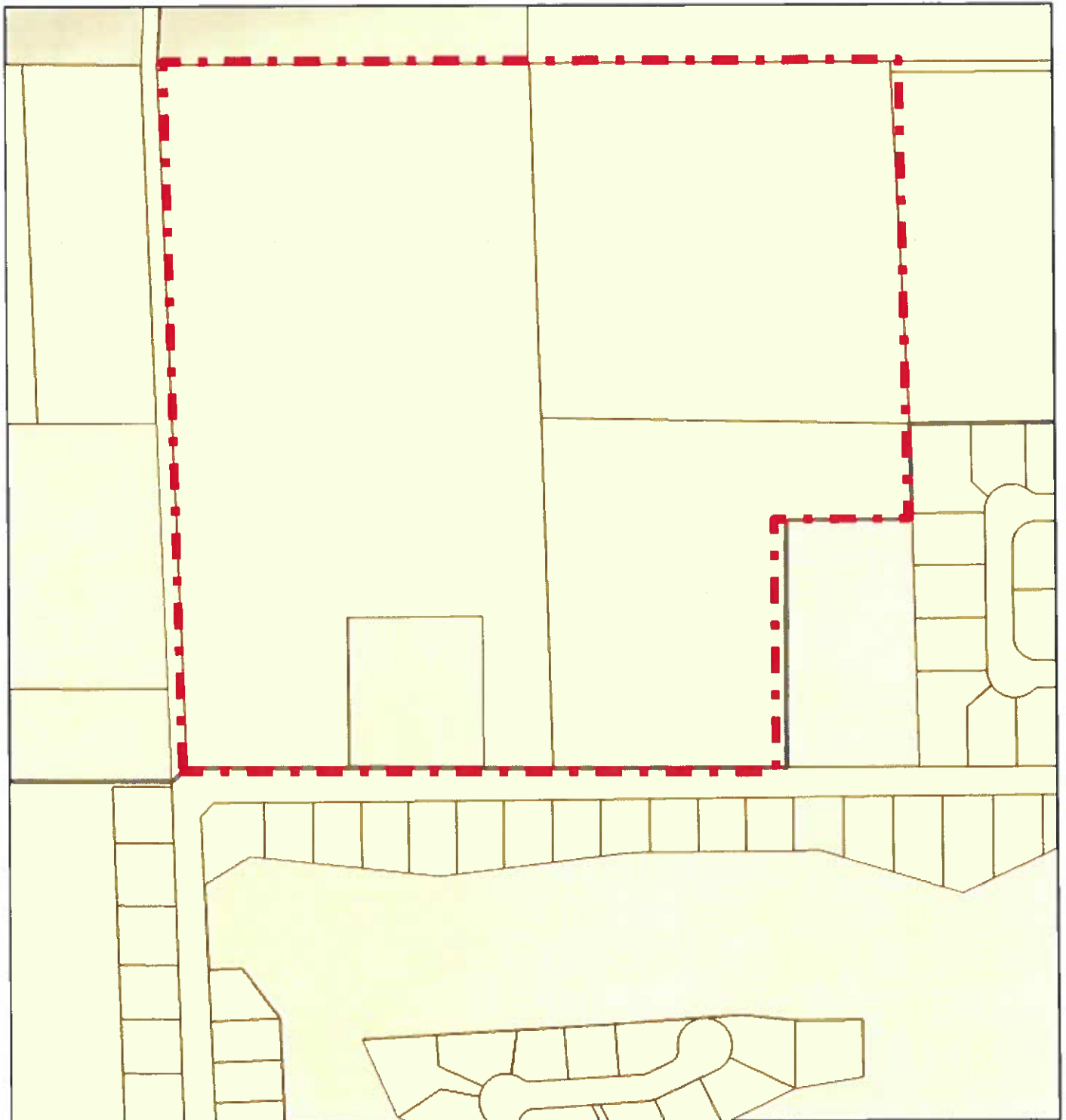
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Yakima GIS, City of Yakima GIS, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastysreisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

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

Exhibit C.7. City Zoning
Golden Ridge Annexation BRB Packet



January 30, 2023

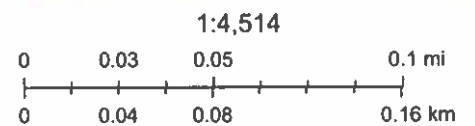
 Parcels

Yakima Urban Area Zoning

 R-1 Single Family

 Yakima Urban Area

 Yakima City Limits



Yakima GIS, City of Yakima GIS, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

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

7/18/01

103

23413

1 91-10

1 91-11

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23002

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LOT 3, 40.02

PT 3

41404

2 7072611

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32001

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32006

32008

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44405

LOT 4, 40.01

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31444

31450

Coolidge Rd

APPLE TREE NO. 3C

PLAT OF APPLE TREE NO. 1

0 100

1:4,514

 Taxlots
  Urban Residential

 City Limits
  Urban Public

Yakima County

City of Yakima, Bureau of Land Management, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | Yakima county boundary is from the Washington State Department of Ecology.

Exhibit C.7. County Zoning Golden Ridge Annexation BRB Packet



1/30/2023, 3:29:36 PM

Tax Lot Text

Taxlots

Zoning

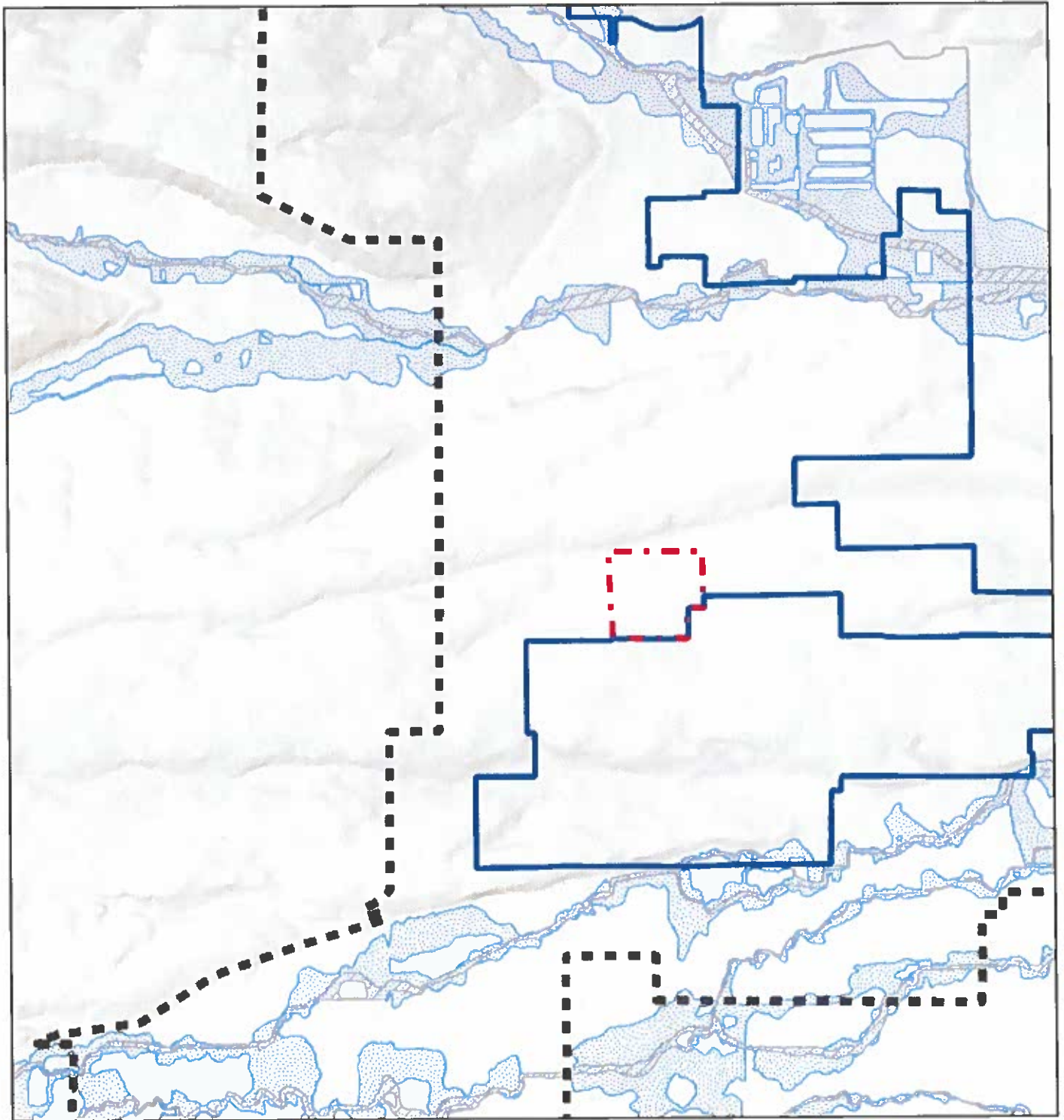
Single-Family Residential

City of Yakima, Bureau of Land Management, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA





Yakima County

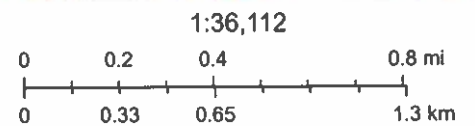
City of Yakima, Bureau of Land Management, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | Yakima county boundary is from the Washington State Department of Ecology,

Exhibit C.8. FEMA Floodplain/Floodway
Golden Ridge Annexation BRB Packet



January 30, 2023

-  Floodway Areas
- FEMA Floodplain Zones
-  AE
-  Yakima City Limits
-  Yakima Urban Area



Yakima GIS, City of Yakima, Washington, City of Yakima GIS, Esri, NASA, NGA, USGS, FEMA

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

BEFORE THE CITY COUNCIL OF THE CITY OF YAKIMA

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

WE THE UNDERSIGNED, being the **OWNERS** of a majority of the acreage, of the real property described on **EXHIBIT A** attached hereto or any portion thereof, lying contiguous to the City of Yakima, Washington, do hereby petition that such territory be annexed to and made a part of the City of Yakima, Washington under the provisions of RCW 35.13, et seq., and any amendment thereto, of the State of Washington.
The territory proposed to be annexed is within Yakima County, Washington and is described on **EXHIBIT A** attached hereto and depicted on **EXHIBIT B**, a diagram which outlines the boundaries of the property sought to be annexed, further attached hereto.

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

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

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

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

PRAYER OF PETITION:

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

MINUTES FROM THE July 5, 2022 CITY COUNCIL MEETING:

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

INSTRUCTIONS TO SIGNERS AND VOLUNTEER SOLICITORS

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

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

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

Exhibit D
Golden Ridge Annexation BRB Packet


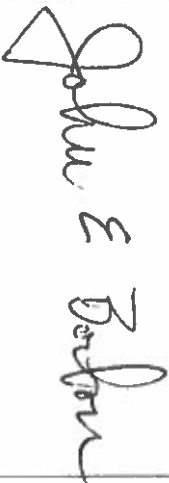
Owner Signature	Printed Name	Address	Phone Number	Parcel Number(s) Represented	Date Signed
	Claudia Richardson	9409 Coolidge Rd. Yakima, WA 98903	509- 966 0953 966 0953	181331-32008	8/5/22
	Apple Tree Construction Co LLC	2550 ROBERTSON RD. Yakima, WA 98903	509-945-3715 509-945-3715	181331-32007 181331-32001 181331-32005	8/5/22

Exhibit D
Golden Ridge Annexation BRB Packet

EXHIBIT "A"

Apple Tree Construction Company, LLC
Annexation
HLA Job No. 20154
July 12, 2022

Legal Description

That portion of Government Lot 3, Section 31, Township 13 North, Range 18 East, W.M., described as follows;

Beginning at the Northeast corner of said Lot 3;
Thence Westerly along the North line of said Lot 3 to the Easterly right of way line of 96th Avenue;
Thence Southerly along said East right of way line to the North right of way line of Coolidge Road;
Thence Easterly along said North right of way line to the West line of the East 206 feet of said Lot 3;
Thence Northerly along said West line to the North line of the South 486 feet of said Lot 3;
Thence Easterly along said North line to the East line of said Lot 3;
Thence Northerly along said East line to the Point of Beginning;

Situate in Yakima County, Washington.

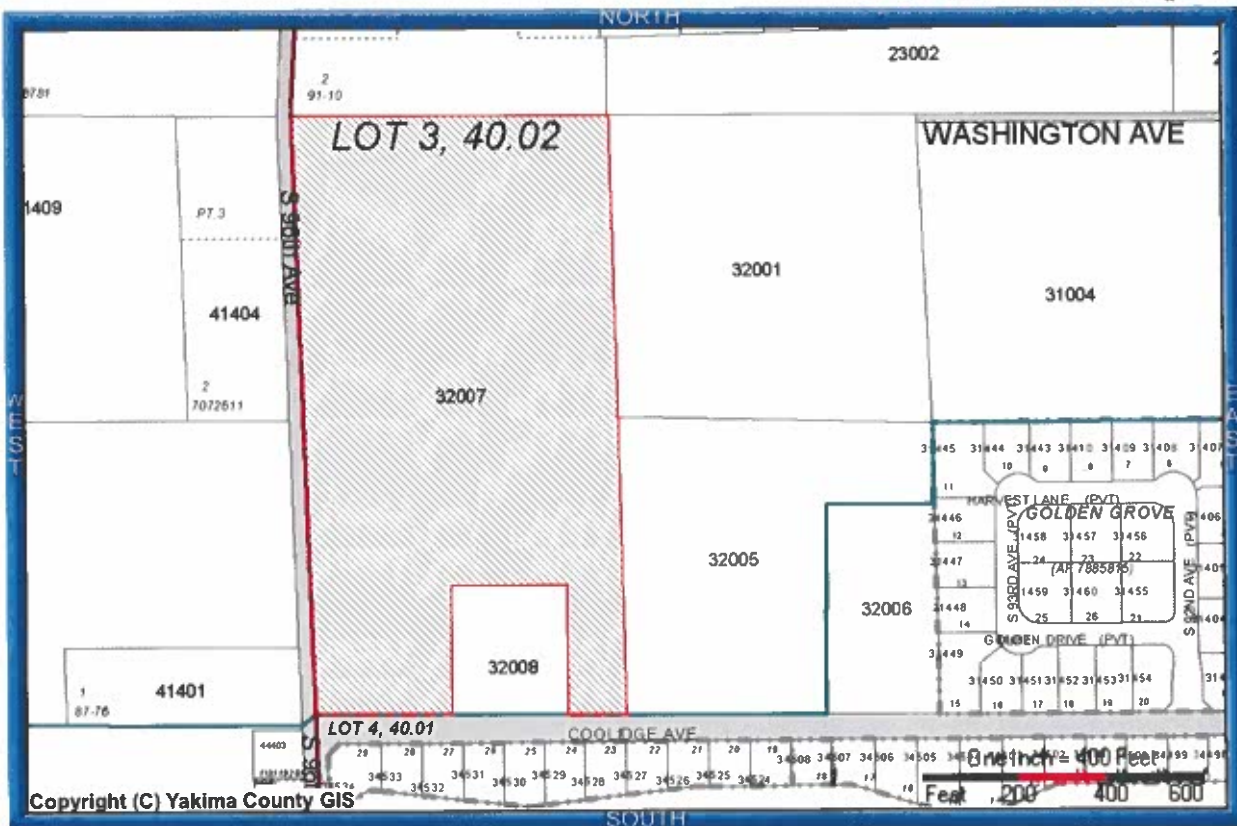
EXHIBIT "B"





Exhibit D
Golden Ridge Annexation BRB Packet

[Print Map] [Close Map]

Yakimap.com



PROPERTY PHOTO		PROPERTY INFORMATION	
		Parcel Address: UN-ASSIGNED, ,WA	
		Parcel Owner(s): APPLE TREE CONSTRUCTION COMPANY LLC	
		Parcel Number: <u>18133132007</u>	Parcel Size: 18.81 Acre(s)
		Property Use: 83 Current Use Agricultural	
TAX AND ASSESSMENT INFORMATION			
Tax Code Area (TCA): <u>584</u>		Tax Year: 2023	
Improvement Value: \$17300		Land Value: \$103500	
Current Use Value: \$45450		Current Use Improvement: \$17300	
New Construction: \$0		Total Assessed Value: \$62750	
OVERLAY INFORMATION			
Zoning: R-1		Jurisdiction: County	
Urban Growth Area: Yakima		Future Landuse Designation: (LD) Low Density Residential (Yakima Urban Area Plan)	
FEMA: 		FIRM Panel Number: 53077C1009E	
LOCATION INFORMATION			
+ Latitude: 46° 34' 10.234"		+ Longitude: -120° 38' 05.785"	Range: 18 Township: 13 Section: 31
Narrative Description: Section 31 Township 13 Range 18 Quarter SW: The West half of Government Lot 3, Section 31, Township 13 North, Range 18 E.W.M., EXCEPT the South 30 feet thereof for road. AND EXCEPT commencing at the Southeast corner of said West half; Thence South 89°55'48"" West along the South line thereof 129.50 feet to the Point of Beginning; Thence North 07°04'12"" West 308.78 feet; Thence South 89°55' 48"" West 250.00 feet; Thence South 07°04'12"" East 308.78 feet to the South line of said West half; Thence North 89°55'48"" East along said South line 250.00 feet to the Point of Beginning; EXCEPT the South 30 feet thereof for county road. Situate in Yakima County, State of Washington.			
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			

Yakimap.com

Copyright (C) Yakima County GIS


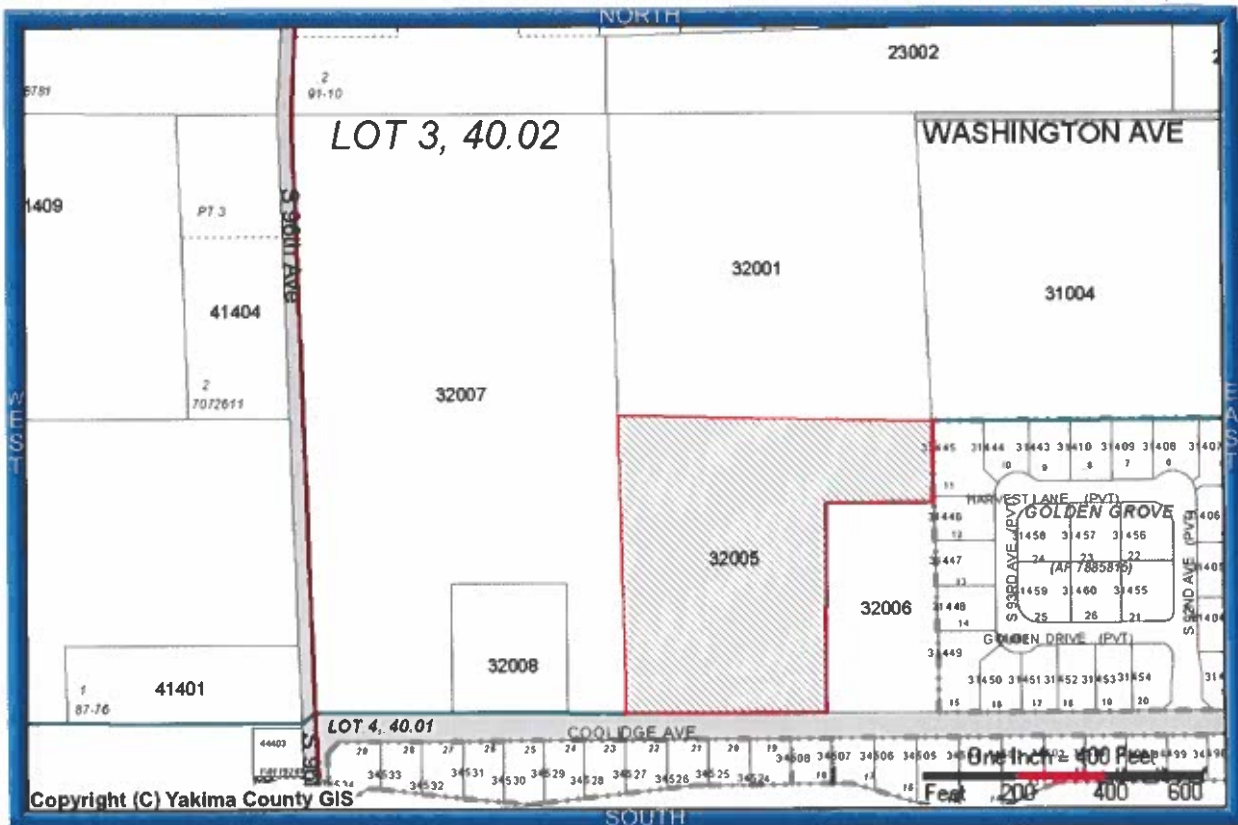
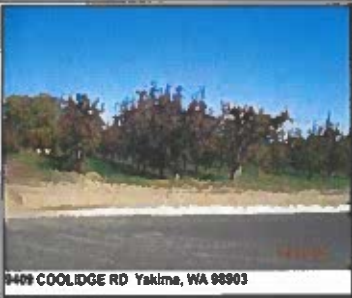
PROPERTY PHOTO		PROPERTY INFORMATION	
		Parcel Address: COOLIDGE RD/WASHINGTON, WA	
		Parcel Owner(s): APPLE TREE CONSTRUCTION COMPANY LLC	
		Parcel Number: <u>18133132001</u>	Parcel Size: 10.4 Acre(s)
		Property Use: 83 Current Use Agricultural	
TAX AND ASSESSMENT INFORMATION			
Tax Code Area (TCA): <u>584</u>		Tax Year: 2023	
Improvement Value: \$10000		Land Value: \$85300	
Current Use Value: \$25130		Current Use Improvement: \$10000	
New Construction: \$0		Total Assessed Value: \$35130	
OVERLAY INFORMATION			
Zoning: R-1		Jurisdiction: County	
Urban Growth Area: Yakima		Future Land Use Designation: (LD) Low Density Residential (Yakima Urban Area Plan)	
FEMA: FEMA Map		FIRM Panel Number: 53077C1009E	
LOCATION INFORMATION			
+ Latitude: 46° 34' 12.939"		+ Longitude: -120° 37' 56.015"	
		Range: 18 Township: 13 Section: 31	
Narrative Description: N1/2 E1/2 LOT 3			
DISCLAIMER			
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION			

Exhibit D
Golden Ridge Annexation BRB Packet

[Print Map] [Close Map]

Yakimap.com



PROPERTY PHOTO	PROPERTY INFORMATION	
	Parcel Address: 9409 COOLIDGE RD, Yakima ,WA 98903	
	Parcel Owner(s): APPLE TREE CONSTRUCTION COMPANY LLC	
	Parcel Number: <u>18133132005</u>	Parcel Size: 7.61 Acre(s)
	Property Use: 83 Current Use Agricultural	
	TAX AND ASSESSMENT INFORMATION	
	Tax Code Area (TCA): <u>584</u>	Tax Year: 2023
	Improvement Value: \$13900	Land Value: \$72000
	CurrentUse Value: \$18390	CurrentUse Improvement: \$13900
	New Construction: \$0	Total Assessed Value: \$32290
OVERLAY INFORMATION		
Zoning: R-1	Jurisdiction: County	
Urban Growth Area: Yakima	Future Landuse Designation: (LD) Low Denisity Residential (Yakima Urban Area Plan)	
FEMA: FEMA Map	FIRM Panel Number: 53077C1009E	
LOCATION INFORMATION		
+ Latitude: 46° 34' 06.830"	+ Longitude: -120° 37' 56.846"	Range: 18 Township: 13 Section: 31
Narrative Description: S1/2 E1/2 OF GOVT LOT 3 EX E 205 FT OFS 486 FT		
DISCLAIMER		
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION		



AFFIDAVIT OF PUBLICATION

Sonya Claar Tee
City Of Yakima City Clerk
129 N 2nd Street
Yakima WA 98901

RECEIVED
JAN 25 2023
FINANCE DEPT.

STATE OF WASHINGTON, COUNTIES OF YAKIMA

The undersigned, on oath states that he/she is an authorized representative of Yakima Herald-Republic, Inc., publisher of Yakima Herald-Republic and El Sol de Yakima, of general circulation published daily in Yakima County, State of Washington. Yakima Herald-Republic and El Sol de Yakima have been approved as legal newspapers by orders of the Superior Court of Yakima County.

The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

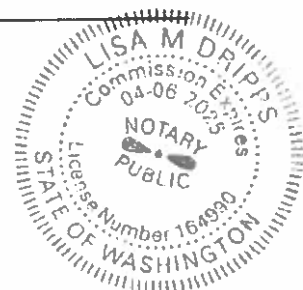
01/20/2023

Agent JACKIE CHAPMAN Signature Jackie Chapman

Subscribed and sworn to before me on January 23, 2023

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

Publication Cost: \$74.00
Order No: 48097
Customer No: 23216
PO #:



**CITY OF YAKIMA
NOTICE OF PUBLIC
HEARING
GOLDEN RIDGE
ANNEXATION**

Publication Cost: \$74.00
Order No: 48097
Customer No: 23216
PO #:

NOTICE IS HEREBY GIVEN that the Yakima City Council will conduct a Public Hearing on **Tuesday, February 7, 2023, at 6 p.m.** or as soon thereafter as the matter may be heard, in the City Council Chambers at Yakima City Hall, 129 N. Second St., Yakima, to consider the annexation, located in the vicinity of S. 96th Ave & Coolidge Rd. Any citizen wishing to comment on this request is welcome to attend or call in to the public hearing (information provided on the agenda) and voice their approval or disapproval of the annexation or contact the City Council in the following manner: 1) Send a letter via regular mail to "*Yakima City Council, 129 N. 2nd Street, Yakima, WA 98901*", or, 2) E-mail your comments to citycouncil@yakimawa.gov. Include in the e-mail subject line, "*Golden Ridge Annexation*." Please also include your name and mailing address. Sonya Claar Tee, City Clerk

(48097) January 20, 2023

Exhibit D
Golden Ridge Annexation BRB Packet

Yakima Herald-Republic
PO Box 9668
Yakima, WA 98909

Charge to
Planning -

act #001-2164140
PO#23-472

**YAKIMA
HERALD-REPUBLIC**
WE TELL YOUR STORIES YAKIMAHERALD.COM

City Of Yakima City Clerk
Ann Northrup
129 N 2nd Street
Yakima, WA 98901
USA

Order Confirmation

Order #:	48097
Order Ref #:	
Date:	1/18/2023
Advertiser #:	23216
Advertiser Name:	City Of Yakima City Clerk
Agency #:	
Agency Name:	
Account Manager:	YHR - No Sales Rep igned@yakimaherald.com

\$ 74.00

Ad No.	Date	Description	Position	Format
289093	1/20/2023	CITY OF YAKIMA NOTICE OF PUBLIC HEARING GOLDEN RIDGE ANNEXATION NOTICE IS HEREBY GIVEN that the Yakima City Council will condu	Yakima Herald Republic Broadsheet - CL-Legals	1.67 x 5.06 in x 1.0000 col.
289094	1/20/2023	CITY OF YAKIMA NOTICE OF PUBLIC HEARING GOLDEN RIDGE ANNEXATION NOTICE IS HEREBY GIVEN that the Yakima City Council will condu	Yakima Herald Republic CL Online - CL-Legals	1.67 x 5.06 in x 1.0000 col.

RECEIVED

JAN 26 2023

FINANCE DEPT.

Summary

Total Net Amount	\$ 74.00
Taxes	\$ 0.00
Total Amount	\$ 74.00

Remittance Address:

Yakima Herald-Republic
PO Box 9668
Yakima, WA 98909
Tel: (206) 464-2550



**MINUTES
YAKIMA CITY COUNCIL**

February 7, 2023

City Hall – Council Chambers

5:30 p.m. regular meeting; 6:00 p.m. public hearings -- meeting conducted in person and virtually via Zoom

1. Roll Call

Present: Mayor Janice Deccio, presiding, and Councilmembers Matt Brown, Patricia Byers, Holly Cousens and Danny Herrera

Staff: City Manager Robert Harrison, City Attorney Sara Watkins and City Clerk Sonya Claar Tee

Absent and excused: Assistant Mayor Soneya Lund and Councilmember Eliana Macias

2. Pledge of Allegiance

Mayor Deccio led the Pledge of Allegiance.

3. Interpreter Services

Mayor Deccio introduced Jorge Villasenor who announced interpreter services are available in Spanish.

4. Open Discussion for the Good of the Order

A. Proclamations

i. Black History Month proclamation

Mayor Deccio proclaimed February 2023 as Black History Month. Eric Silvers and Reesha Cosby accepted the proclamation.

ii. National Parent Leadership Month proclamation

Councilmember Brown proclaimed the month of February 2023 as National Parent Leadership Month. Alicia Urwin and Anna Jackson accepted the proclamation. Semi Bird commended City Council for the recognition of parents and families in the community.

B. Presentations / Recognitions / Introductions

i. Retirement recognition of Dave Brown for 39 years of service

Public Works Director Schafer recognized Dave Brown on his retirement and 39 years of service to the City. Mike Shane spoke at Dave's request to give thanks to the City, staff and Council.

5. **Council Reports**

None.

6. **Consent Agenda**

Mayor Deccio referred to the items placed on the Consent Agenda, questioning whether there were any additions or deletions from Council members present. There were no changes. The City Clerk read the Consent Agenda items, including resolutions and ordinances, by title. (Items on the Consent Agenda are handled under one motion without further discussion—see motion directly below.)

MOTION: Byers moved and Brown seconded to approve the consent agenda. The motion carried by unanimous vote, Lund and Macias absent.

- A. Approval of minutes from the January 17, 2023 City Council regular meeting and January 24, 2023 City Council study session
- B. Set date of February 21, 2023 for a public hearing on the City of Yakima HOME-ARP Allocation Plan
- C. Set date of March 7, 2023 for a public hearing to consider the Hearing Examiner's recommendation on a Rezone proposal in the vicinity of 1406 S. Fair Ave.
- D. Project Completion and Contract Acceptance for Interwest Construction Inc for the Water Transmission Main Repair EPO #2212E Project AC2655
- E. Request to extend time to file memorandum in APP#002-22/APP#004-22 pursuant to YMC 16.08.025
- F. Resolution accepting and approving 4th Quarter 2022 Claim Report

RESOLUTION NO. R-2023-017, A RESOLUTION accepting and approving the 4th Quarter 2022 Claim Report for the City of Yakima.

- G. Resolution authorizing a Contract with ESF Solutions LLC for the Robertson Elementary School Safety Improvements Project 2562

RESOLUTION NO. R-2023-018, A RESOLUTION authorizing an agreement with ESF Solutions LLC for the Robertson Elementary Safe Routes to School project (PROJECT) 2562.

- H. Resolution awarding and authorizing an agreement with RedZone Robotics, Inc., for condition assessment of Wastewater pipelines

RESOLUTION NO. R-2023-019, A RESOLUTION awarding of RFP 12244P and authorizing an agreement with RedZone Robotics, Inc., for Condition Assessment of Wastewater Pipeline Services.

- I. Resolution authorizing acceptance of a Transportation Improvement Board (TIB) grant award agreement for \$1,335,000 for Nob Hill Boulevard Overlay Project 2619

RESOLUTION NO. R-2023-020, A RESOLUTION authorizing an agreement for a Transportation Improvement Board (TIB) Fuel Tax Grant Award of \$1,335,000 for the Nob Hill

Boulevard Overlay project 2619.

- J. Resolution awarding and authorizing an agreement with ALSC Architects, for architectural design & space planning

RESOLUTION NO. R-2023-021, A RESOLUTION awarding of RFQ 12213Q and authorizing an agreement with ALSC Architects for Architectural Design and Space Planning Services.

- K. Resolution authorizing a Memorandum of Understanding between the United States Marshals Service Fugitive Task Force and the City of Yakima Police Department

RESOLUTION NO. R-2023-022, A RESOLUTION authorizing a Memorandum of Understanding between the United States Marshals Service Fugitive Task Force and the City of Yakima Police Department.

- L. Ordinance adopting City of Yakima Contribution and Donation Policy

ORDINANCE NO. 2023-006, AN ORDINANCE adopting the City of Yakima Contribution and Donation Policy.

- M. Ordinance amending Yakima Municipal Code Chapter 6.91 to add an alternative to immediate criminal sanctions

ORDINANCE NO. 2023-007, AN ORDINANCE amending Yakima Municipal Code Chapter 6.91 to add an alternative to immediate criminal sanctions and bring the code in line with the current practice of the Yakima Police Department.

7. Public Comment

Joy Erb and Steve Edwards, County residents, spoke in favor of the National Parent Leadership proclamation and thanked Council for passing the proclamation.

Jordan Mesa and Elisio Montenegro, residents, spoke about inequities in the community based on race and economic differences and requested opportunities for increased citizen engagement.

Rhonda Cook, Tammy Zerr and George Pechtel, residents and downtown business owners, spoke against the current reporting of parking complaints through YakBack, increased delays in response to abandoned vehicles, patron safety, human and animal biological waste and refuse on and around historic Front Street.

Martha Rickey, resident, spoke against the airport expansion and the survey poll on the City's website regarding the same.

Tony Courcy, resident, spoke on several subjects.

PUBLIC HEARINGS

8. Public hearing and Ordinance on the Golden Ridge Annexation in the vicinity of Coolidge Road and S 96th Avenue

Planning Manager Calhoun briefed Council on the public hearing.

Mayor Deccio opened the public hearing speak. Tony Courcy, resident, spoke against the annexation. Mayor Deccio closed the hearing. The City Clerk read the ordinance by title only.

MOTION: Cousens moved and Byers seconded to pass the ordinance and direct staff to submit an application to the Boundary Review Board. The motion carried by unanimous vote, Lund and Macias absent.

ORDINANCE NO. 2023-008, AN ORDINANCE annexing the Golden Ridge Annexation area to the City of Yakima, contingent on Yakima County Boundary Review Board approval.

DEPARTMENT ITEMS

9. Resolution amending the City of Yakima Proclamation Issuance Policy

City Attorney Watkins briefed Council on the amendments to the proclamation policy.

The City Clerk read the resolution by title only.

MOTION: Cousens moved and Brown seconded to adopt the resolution. The motion carried by unanimous vote, Lund and Macias absent.

RESOLUTION NO. R-2023-023, A RESOLUTION amending the City of Yakima Proclamation Issuance Policy.

10. Resolution amending a Fee Schedule for Land Use Development Fees for the City of Yakima

Planning Manager Calhoun briefed Council on the resolution.

The City Clerk read the resolution by title only.

MOTION: Byers moved and Cousens seconded to adopt the resolution. The motion carried by unanimous vote, Lund and Macias absent.

RESOLUTION NO. R-2023-024, A RESOLUTION amending the City of Yakima Master Fee Schedule – Land Use Fees.

11. Resolution authorizing a contract with the Young Women's Christian Association (YWCA of Yakima) to provide \$2,000,000 of Coronavirus State and Local Fiscal Recovery Funds to construct a domestic violence shelter

City Manager Harrison briefed Council on the contract. Cheri Kilty, Executive Director of the YWCA, described the project and anticipated community benefits following project completion.

The City Clerk read the resolution by title only.

MOTION: Byers moved and Herrera seconded to adopt the resolution. The motion carried by unanimous vote, Lund and Macias absent.

RESOLUTION NO. R-2023-025, A RESOLUTION authorizing the contract with the Young Women's Christian Association (YWCA of Yakima) to provide \$2,000,000.00 of Coronavirus State and Local Fiscal Recovery Funds to construct a domestic violence shelter.

12. **Other Business**

Councilmember Brown would like to speak to the downtown business owners regarding their concerns voiced during public comment.

13. **Adjournment**

MOTION: Cousens moved and Byers seconded to adjourn to the next City Council study session on February 14, 2023, at 5:00 p.m. in the Council Chambers. The motion carried by unanimous vote, Lund and Macias absent. The meeting adjourned at 6:30 p.m.

CERTIFICATION

READ AND CERTIFIED ACCURATE BY

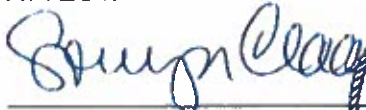

COUNCIL MEMBER

DATE


COUNCIL MEMBER

DATE

ATTEST:



CITY CLERK



MAYOR



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

Item No. 8.
For Meeting of: February 7, 2023

ITEM TITLE: Public hearing and Ordinance on the Golden Ridge Annexation in the vicinity of Coolidge Road and S 96th Avenue

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

SUMMARY EXPLANATION:

A Notice of Intent to Annex was received on May 12, 2022, and accepted by Council on July 5, 2022. The Petition has been drafted and signed by no less than 60% of the owners of real property based upon assessed value, as certified by the Yakima County Assessor on September 15, 2022. The legal description of the annexation area was certified by the Yakima County Engineer on October 24, 2022. The Golden Ridge annexation includes approximately 38.3 acres of R-1 zoned land.

If approved by Council, staff will finalize the packet for submittal to the Boundary Review Board (BRB). If approved by the Boundary Review Board, the Ordinance will be recorded and become effective 60-days thereafter.

ITEM BUDGETED: NA

STRATEGIC PRIORITY: Neighborhood and Community Building

APPROVED FOR SUBMITTAL BY THE CITY MANAGER

RECOMMENDATION:

Pass Ordinance and direct staff to submit application to the Boundary Review Board

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> Ordinance	1/18/2023	Ordinance
<input type="checkbox"/> Ordinance (black and white)	1/18/2023	Ordinance
<input type="checkbox"/> Staff analysis	1/18/2023	Backup Material
<input type="checkbox"/> Annexation Background Information	1/18/2023	Backup Material

ORDINANCE NO. 2023-008

AN ORDINANCE annexing the Golden Ridge Annexation area to the City of Yakima, contingent on Yakima County Boundary Review Board approval.

WHEREAS, on May 12, 2022, the owners of not less than ten percent (10%) of the acreage in property within the proposed Golden Ridge Annexation submitted a Notice of Intent to Commence Annexation, pursuant to the direct petition method form of annexation found in RCW 35.13.125 through RCW 35.13.160; and

WHEREAS, on July 5, 2022, the City Council, at an open public meeting, accepted the Notice of Intent to Commence Annexation as presented, including the information that the current zoning of the property is consistent with the City's comprehensive plan, that the properties will be taxed at the same rate and on the same basis as other parcels in the City, and that the properties would be subject to any outstanding indebtedness to the City, and directed staff to draft the petition and collect signatures from property owners; and

WHEREAS, following acceptance of the Notice of Intent, Petition number 22-05, was drafted and circulated for signature; and

WHEREAS, the proponents presented the City with a signed petition, consistent with RCW 35.13.130, reflecting the signatures of parties who own not less than sixty percent in value of the Golden Ridge Annexation area, and

WHEREAS, on September 15, 2022 the Yakima County Assessor issued a Determination of Sufficiency which identifies that the signatures on the petition comprise not less than sixty percent of the assessed value of real property; and

WHEREAS, the Golden Ridge Annexation area is approximately 38.3 acres of unincorporated Yakima County, contiguous to and generally located North of Coolidge Road, in between S 96th Ave and the future alignment of S 94th Ave; and

WHEREAS, the assessed value of the annexation area is approximately \$530,800 which is expected to generate approximately \$1,097 in property tax revenue to the City of Yakima. In addition, expected development in the area will be processed by the City of Yakima, which will generate permit connection fee revenue along with increased property tax revenues as development occurs; and

WHEREAS, garbage and refuse collection within the Golden Ridge Annexation area is presently capable of being served by Yakima Waste Systems, Inc., under authority issued by the Washington Utilities and Transportation Commission (WUTC) to both residential and commercial accounts and the City desires to provide such services to residential accounts only in accordance with RCW 35.13.280; and

WHEREAS, RCW 35.13.280 requires the City to grant Yakima Waste Systems, Inc., as the current WUTC-authorized provider of garbage and refuse collection and disposal service within the Golden Ridge Annexation area, a franchise to continue such service to residential properties within the Golden Ridge Annexation area for a term of not less than seven years after annexation becomes effective, such franchise does not apply to garbage and refuse generated by commercial establishments because the City does not provide or contract for such service.

WHEREAS, pursuant to due and legal notice, the City Council held a public hearing on said annexation on February 7, 2023 and;

WHEREAS, the City Council has been fully advised and finds that all statutory requirements have been satisfied in order and accomplish the proposed annexation, and that it is in the best interest of the City and its residents to annex said property; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF YAKIMA:

Section 1. Findings

1. The annexation petition requirements of RCW 35.130. have been satisfied by annexation petitions signed by the owners of not less than sixty percent of the assessed value of the property.
2. The Golden Ridge Annexation should be annexed to the City of Yakima.
3. The Golden Ridge Annexation property shall be assessed and taxed at the same rate and basis as other property within the City of Yakima to pay for all or of any portion of the outstanding indebtedness of the City as incurred before, or existing at, the date of the annexation.
4. The Golden Ridge Annexation area's Comprehensive Plan Designation of Low Density Residential shall be in effect.
5. The City of Yakima shall file a completed Notice of Intention to the Yakima County Boundary Review Board.

Section 2. The real property identified on the map attached hereto as Exhibit "A" and legally described in Exhibit "B" attached hereto and incorporated by reference herein, referred to as the "Golden Ridge Annexation," is hereby annexed into the City of Yakima, Washington, pending approval of the Yakima County Boundary Review Board of the proposed annexation as presented to it.

Section 3. The Golden Ridge Annexation area's Comprehensive Plan designation shall be Low Density Residential, and the zoning shall be Single-Family Residential (R-1) as outlined in Exhibit "C."

Section 4. The next regularly amended Zoning District Map prepared by the City of Yakima shall show the Golden Ridge Annexation area zoned and classified as set forth in Section 3 above.

Section 5. The City Clerk is hereby authorized and directed to file, pending approval of the Yakima County Boundary Review Board to the proposal as specifically outlined herein, a certified copy of this ordinance with the Yakima County Auditor and with the Board of County Commissioners of Yakima County, Washington, and to transmit a certified copy of this ordinance to the Washington Utilities and Transportation Commission to notify it of the City's intent to annex and to provide residential refuse collection and disposal service to the Golden Ridge Annexation area.

Section 6. As required by RCW 35.13.270, the City Clerk is hereby authorized and directed to provide, pending approval of the Yakima County Boundary Review Board, notification by certified mail that includes a list of the Assessor's tax parcel numbers of all properties within the Golden Ridge Annexation area to the Yakima County Treasurer and Assessor at least sixty days before the effective date of the annexation.

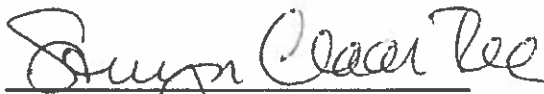
Exhibit D
Golden Ridge Annexation BRB Packet

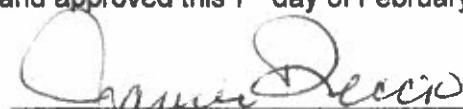
Section 7. There is hereby granted to Yakima Waste Systems, Inc., in accordance with and for the term provided by RCW 35.13.280, an exclusive franchise to provide garbage and refuse collection and disposal service to residential properties in the Golden Ridge Annexation area for a record of seven years from the effective date of the annexation. Such franchise does not apply to garbage and refuse generated by commercial establishments.

Section 8. This ordinance shall be in full force and effect 60 days after consideration and approval of the Yakima County Boundary Review Board, and publication as provided by law and by the City Charter.

PASSED BY THE CITY COUNCIL, signed and approved this 7th day of February, 2023.

ATTEST:


Sonya Claar Tee, City Clerk


Janice Deccio, Mayor

Publication Date: _____

Effective Date: _____

Section 7 above is accepted by Franchisee this _____ day of _____.

Yakima Waste Systems, Inc.

By: _____

Signer's Name Printed: _____

Signer's Title: _____

Exhibit D
Golden Ridge Annexation BRB Packet

EXHIBIT "A"
Annexation Map

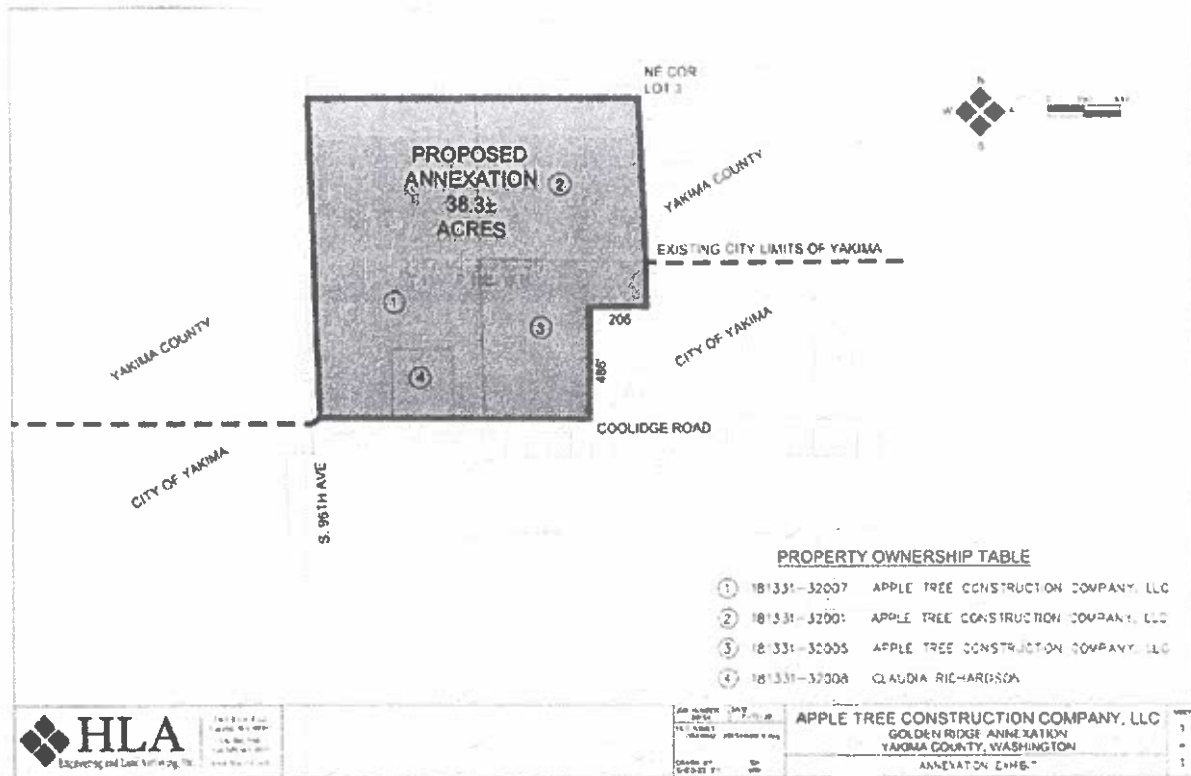


EXHIBIT "B"
Legal Description

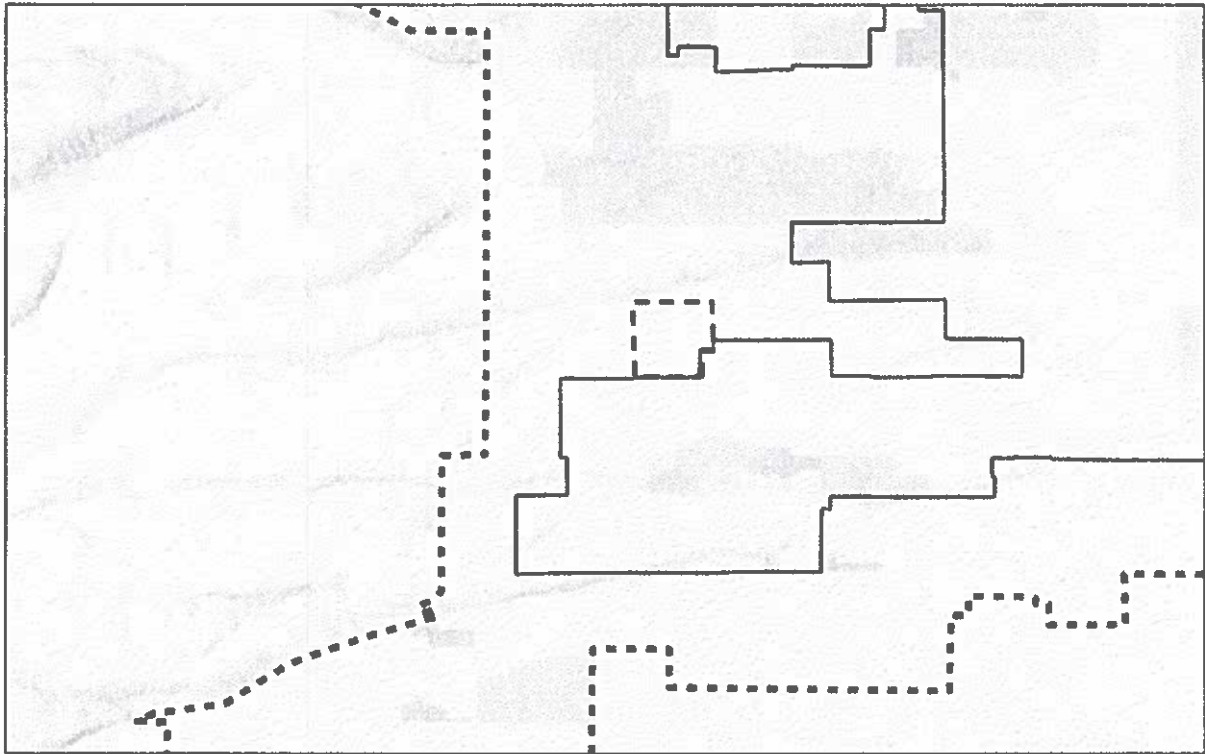
That portion of Government Lot 3, Section 31, Township 13 North, Range 18 East, W.M., described as follows;

Beginning at the Northeast corner of said Lot 3;
Thence Westerly along the North line of said Lot 3 to the Easterly right of way of 96th Avenue;
Thence Southerly along said East right of way line to the North right of way line of Coolidge Road;
Thence Easterly along said North right of way line to the West line of the East 205 feet of said Lot 3;
Thence Northerly along said West line to the North line of the South 246 feet of said Lot 3;
Thence Easterly along said North line to the East line of said Lot 3;
Thence Northerly along said East line to the Point of Beginning;

Situate in Yakima County, Washington.

EXHIBIT "C"
Zoning and Future Land Use

Golden Ridge Annexation - Future Land Use



January 18, 2023

Future Land Use

Low Density Residential

Mixed Residential

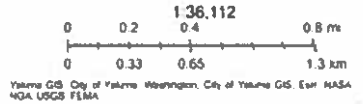
Commercial Mixed Use

Community Mixed Use

Industrial

Yakima City Limits

Yakima Urban Area

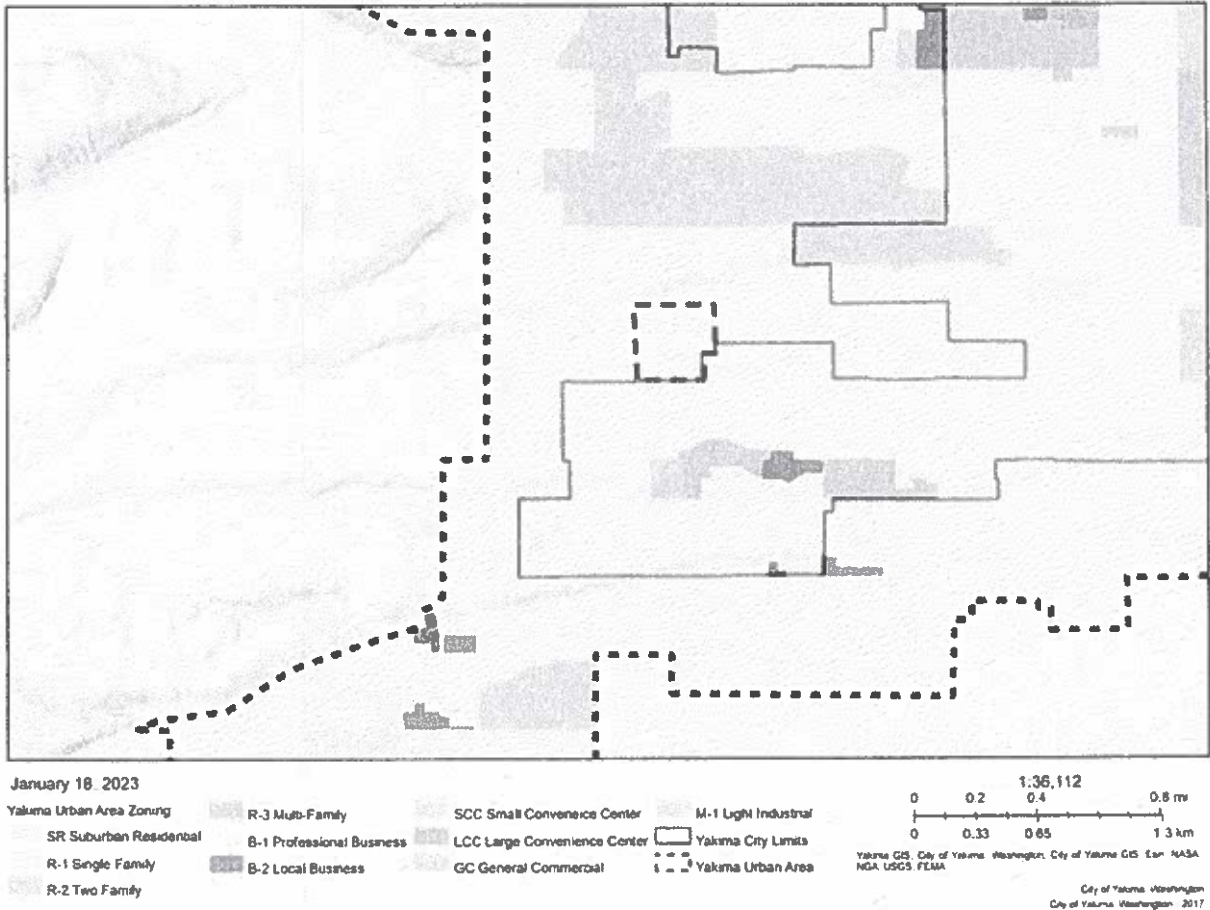


City of Yakima, Washington
City of Yakima, Washington, 2017

Exhibit D
Golden Ridge Annexation BRB Packet

EXHIBIT "C"
Zoning and Future Land Use

Golden Ridge Annexation - City Zoning



MASTER INTERLOCAL AGREEMENT
FOR GROWTH MANAGEMENT ACT IMPLEMENTATION
IN YAKIMA COUNTY

TABLE OF CONTENTS

I. PREAMBLE

A. Purpose	1
B. Background	2

II. AGREEMENT

A. Parties to Agreement.....	3
B. Authority	3
C. Objectives.....	3
D. Cooperative Planning System	4
E. Planning Implementation	5
F. Infrastructure Services and Level of Service	8
G. Annexation.....	12
H. Sub-Agreements.....	14
I. General Provisions	15

III. SIGNATURES

I. PREAMBLE

A. PURPOSE

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

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

B. BACKGROUND

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

1. Growth Management Act

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

2. County-wide Planning Policies (CWPPs)

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

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

3. Urban Growth Areas

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

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

4. Provision of Services within UGAs

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

II. AGREEMENT

A. PARTIES TO AGREEMENT

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

B. AUTHORITY

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

C. OBJECTIVES

The objectives of this Agreement are:

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

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

D. COOPERATIVE PLANNING SYSTEM

1. UGA Boundaries

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

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

2. Urban Growth Area Future Land Use Designations

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

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

E. PLANNING IMPLEMENTATION

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

1. Amending Urban Growth Boundaries

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

a. Urban Growth Boundary Amendment Cycle

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

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

b. Population Allocations

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

c. Buildable Lands Model (BLM)

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

d. Land Capacity Analysis (LCA)

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

e. Capital Facilities Planning

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

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

2. Amending Urban Growth Area Future Land Use Designations and Zoning Districts
 - a. Future Land Use Designation Amendments

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

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

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

- b. Zoning District Amendments

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

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

F. INFRASTRUCTURE SERVICES AND LEVEL OF SERVICE

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

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

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

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

1. Streets

a. Responsibility

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

b. Design Standards

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

c. Level of Service (LOS)

Transportation Policy – LOS

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

Performance Evaluation – LOS

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

2. Water

a. Responsibility

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

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

b. Financial and Service Policies

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

c. Standards

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

3. Sewer

a. Responsibility

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

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

b. Financial and Service Policies

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

customers within the UGA consistent with the capital facilities plans.

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

c. Standards

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

4. Stormwater

a. Responsibility

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

b. Financial and Service Policies

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

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

c. Standards

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

G. ANNEXATION

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

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

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

2. **Development Review Within Pending Annexation Areas**

a. **Early Transfer of Authority**

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

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

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

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

(1) Vesting

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

(2) Land Use Dedications, Deeds, or Conveyances

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

(3) Appeals of Land use Permits

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

(4) Permit Renewal or Extension

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

(5) Land use Code Enforcement Cases

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

(6) Enforcement of County Conditions

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

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

(7) Financial Considerations/Revenue Adjustments and Transfers

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

(8) Administration of Bonds

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

(9) Records Transfer

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

H. SUB-AGREEMENTS

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

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

I. GENERAL PROVISIONS

1. Relationship to Existing Laws and Statutes

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

2. Oversight

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

3. ILA Noncompliance

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

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

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

4. Amendments to the ILA

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

5. Amendments to the CWPP

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

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

6. The County-wide Planning Policy Committee

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

7. Effective Date and Term of the ILA Agreement

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

8. Severability

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

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

III. SIGNATURES

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

MASTER INTERLOCAL AGREEMENT
FOR GROWTH MANAGEMENT ACT IMPLEMENTATION
IN YAKIMA COUNTY

SIGNATURE PAGE

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

IN WITNESS WHEREOF

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



J. Rand Elliott, Chairman
Board of Yakima County Commissioners

Date: December 29, 2015

Attest:

By: 

(City Clerk/Town Clerk/Clerk of the Board)



Approved as to Form:

By: 

(City Attorney/Corporate Counsel)

SEAL:

MASTER INTERLOCAL AGREEMENT
FOR GROWTH MANAGEMENT ACT IMPLEMENTATION
IN YAKIMA COUNTY

SIGNATURE PAGE

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

IN WITNESS WHEREOF

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

By: [Signature]
Title: City Manager
Date: 11/18/15

Attest:

By: [Signature]
City Clerk/Town Clerk/Clerk of the Board

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

Approved as to Form:

By: [Signature]
City Attorney/Corporate Counsel

SEAL:

BOARD OF YAKIMA COUNTY COMMISSIONERS

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

RESOLUTION 462-2015

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

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

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

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

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

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

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

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

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


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

DONE this 29th day of December, 2015






Attest: Tiera L. Girard
Clerk of the Board


J. Rand Elliott, Chairman


Michael D. Leita, Commissioner


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

Casey Dunbar

From: Casey Dunbar
Sent: Wednesday, March 15, 2023 7:55 AM
To: jim@portofgrandview.org; jrbinev@gmail.com; Don Anderson; Joseph Calhoun; Julie Lawrence; Erin Franklin; Treasurer Accounting; Kathy Fisher; Sheriff; Lisa Freund; Thomas Carroll; Marivel Garcia; John Walkenhauer; David Haws; Troy Havens; GIS; Matt Pietrusiewicz; Jack Wells; Jason Alvord; referenceyvl@yvl.org; YVCOG INFO; Byron Gumz; 'mike-tobin@northyakimacd.org'; jessica@yakama.com; corrine_camuso@yakama.com; Yakama SEPA
Subject: BRB2023-00001 Notice of Intention
Attachments: BRB23-001 NOI Cover Page.pdf; BRB23-001 NOI Packet_Golden Ridge.pdf

Casey Dunbar

Planning Office Specialist

128 N 2nd St, 4th Floor

Yakima, WA 98901

(509)574-2300

Casey.dunbar@co.yakima.wa.us

This email and replies to it are subject to public disclosure under Washington state statute (RCW 42.56 - Public Records Act).

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North Yakima
Conservation District
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Fire Chief
Fire District #12
10000 Zier Road
Yakima, WA 98908

For final ordinance mailing only:
Ryan Calhoun
John Stanton
Carmen Hayter

FILE NO.: BRB2023-00001
Notice of Intention

AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF YAKIMA)

I, Casey Dunbar, being first duly sworn, and as an employee of the Yakima County Public Services, Planning Division, dispatched through the United States Mails, or otherwise by electronic mail, a NOTICE OF INTENTION, a true and correct copy of which is enclosed here-with; that a NOTICE OF INTENTION was addressed to the applicant and agencies pursuant to Yakima County Code Title 16B.05, that said parties are individually listed on the Mailing List retained by the Planning Division and that said notice was mailed by me on the 15th day of March, 2023.

That I mailed said notice in the manner herein set forth and that all of the statements are made herein are just and true. Dated this 15th day of March, 2023.


Casey Dunbar
Office Specialist