




## 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: September 18, 2019

TO: John Puccinelli, Jim Sewell, Juan Aguilar, Joseph Buchanan, Corporate Counsel, Town of Harrah, BOCC, Assessor, Treasurer, Elections Division, Sheriff's Office, GIS, Public Services (Director, Planning, Accounting, Building & Fire Safety, Code Enforcement, Environmental Services, Water Resources Manager, Water Resources Supervisor), County Roads, Fire District #5, Yakima Valley Libraries, Mt. Adams School District, YVCOG, Wapato Irrigation Project, South Yakima Conservation District

FROM: Bridget Pechtel   
Chief Clerk - Boundary Review Board

SUBJ: File No.: BRB2019-004, Town of Harrah – Lon Inaba Annexation

A Notice of Intention Letter was originally mailed on September 10, 2019, for the annexation into the Town of Harrah of approximately 35 acres and adjacent road right-of-way, known as the "**Lon Inaba Annexation**". This is an updated letter reflecting the correct assessed valuation of \$149,500.

The 45-day time period for this proposed annexation expires October 25, 2019.

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

*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. 2<sup>nd</sup> Street, 4<sup>th</sup> 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 # 2019-00004

1. Name of City, Town or special purpose district: Town of Harrah
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: Lon Inaba Annexation
4. Driving directions to location of proposed action: Take SR 97 south to Lateral A Road, South on Lateral A Road to the intersection of Lateral A Road and Branch Road, then West on Branch Road approximately 14,000 feet to the site located south of Branch Road.
5. Briefly describe proposal: Annexation of approximately 35 acres and road right-of-way.
6. Method used to initiate the proposed action: ☒ Petition ☐ Election ☐ Resolution
7. State statute under which action is sought: RCW 35A.14.120.et.seq.

## FACTORS THE BOARD MUST CONSIDER

### POPULATION AND LAND USE:

1. Provide the following information:

POPULATION OF PROPOSED AREA			POPULATION OF EXISTING ENTITY	
	EXISTING	10-YEAR PROJECTION	EXISTING	10-YEAR PROJECTION
People	0	0	675	693
Residences	0	Unknown	193	200
Businesses	0	Unknown	NA	NA

2. What source is the basis for this projection information? Yakima County, US Census
3. Acres within the proposed area 35 Acres Acres within existing entity 533 Acres
4. Assessed valuation of proposed area \$149,500 of existing entity \$49,889,883
5. Existing land use of the proposed area: vacant Agricultural
6. Existing land use of the area surrounding the proposal: Agricultural, Residential, Railroad and Commercial

7. Are all surrounding & interior roads included in the annexation? ☒ Yes ☐ No  
If no, why not? \_\_\_\_\_
8. Is there new residential, commercial, or industrial development that is associated with this proposal? Yes  
If yes, describe any projects being considered or proposed: The public hearing process the property owner provided that the future use of the property could include a public school.
9. If the proposal is approved, will there be land use changes within the next 18 months?  
o Land Use:  
o Zoning: Yes, the property will be zoned Residential when annexed into the City  
o Comprehensive Plan: Yes, the property will have a future land use designation of Residential.
10. Has the proposed area been the subject of land use action by Yakima County? Yes  
If so, please explain: In 2019 part of the area was included into the Harrah UGA by the County.
11. a. Yakima County Comprehensive Plan designation for the proposed area: Urban Residential Area and Agricultural Resource  
b. For surrounding areas: Agricultural  
c. Yakima County Zoning for the proposed area: R-1 and Agricultural  
d. For surrounding areas: Agricultural
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: August 13, 2019.
14. Describe how this proposal is consistent with the adopted comprehensive plan: The recent update to the Harrah Comprehensive Plan included the properties for annexation with the Harrah UGA.
- a. Proposed city zoning upon annexation: Residential  
Has any portion of this area been previously reviewed by the Boundary Review Board? No  
Explain \_\_\_\_\_
15. Describe the following as required by RCW 36.93.170 and the effects on land use, accessibility and potential development:  
a. Topography: The site is mostly flat.  
b. Natural Boundaries: The proposal is using the existing boundaries of the property.  
c. Drainage Basins: This area is part of a larger 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	None	Town of Harrah	Upon development	Developer
Sewer	None	Town of Harrah	Upon development	Developer
Fire	Fire District 5	Mabton/Fire District 5	Current provider	Taxes
Stormwater	County	Town of Harrah	Upon Annexation	Taxes
Roads	County	Town of Harrah	Upon Annexation	Taxes
Parks	Town of Harrah	Town of Harrah	Current provider	Taxes
Police	Yakima County	Yakima County	Current provider	Taxes
School	Mt. Adams School District 209	Mt. Adams School District 209	Current provider	Taxes
Library	Harrah Library	Mabton Community Library/Yakima Valley Libraries	Current provider	Taxes

2. Does your jurisdiction have a current Capital Facilities Plan? Yes, within the Comprehensive Plan  
Does it consider the proposed area? Yes, reviewed as part of the 2019 update.
3. Describe the effect your jurisdiction's ordinances, governmental codes, regulations and resolutions will have on existing uses in the proposed area: The existing use is vacant land.
4. Describe the probable future needs for services and additional regulatory controls in the area? Upon development of the property City services will be required.
5. Describe the probable effects of the proposal on the cost and adequacy of services and regulatory controls:
- In the proposed area? Minimal effect. Any additional costs to service the site will be responsibility of the developer.
  - In the adjacent area? Minimal.
6. Estimate the following to be incurred under the proposal:
- Proponent Expenditures to be incurred: \$ 0
  - Proponent Revenues to be gained: \$ 200
  - County Revenue Lost: \$ 200
  - County Expenditure Reduction: \$ 480
  - Fire District Revenue Lost: \$ 0
  - Fire District Expenditure Reduction: \$ 0
  - Financial Impact to Special Districts (library, parks, hospital): \$ 0
7. What is the future impact of your proposal on the school district? No.

## 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 No development proposed at this time.
3. Expected impact of any proposed development on air quality? No development proposed at this time.
4. Does the area under consideration contain "critical areas"? (floodplain, wetland, steep slope wildlife habitat area, etc.): No.
5. Please describe any potential adverse impacts that could occur upon development. There is adequate area on the parcel for future development without impacting any critical area.

## 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: N/A
2. Use of physical boundaries, including but not limited to bodies of water, highways, and land contours: Using existing property lines and road right-of-way lines.
3. Creation and preservation of logical service areas: The location of the proposed annexation is located near the Cities existing utilities.
4. Prevention of abnormally irregular boundaries: N/A
5. Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities more than 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: All the property are located within the Harrah UGA.

## EXHIBITS

See attached **Notice of Intention Filing Instrucitons** 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 5th day of September, 2019.

Sarah Hovis

Signature

Sarah Hovis,

Name of person completing this form

Clerk /Treasurer

Title

(509) 848-2432

Phone Number

(509) 848-2430

Fax Number

Town of Harrah, P.O. Box 10, Harrah, WA 98933

Mailing Address

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

---

---

---

---

---

## **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 A**  
**Legal Descriptions of Annexed Parcels**

**Parcel 181135-21003**

15.30 Acres

Legal Description: That portion of the North Half of the Northeast Quarter of the Northwest Quarter of Section 35, Township 11, Range 18, Lying in Tax District 602,

Owner: Inaba Produce Farms Inc.

**Parcel 181135-21002**

19.71 Acres

Legal Description: The South Half of the Northeast Quarter of the Northwest Quarter of Section 35, Township 11, Range 18.

Owner: Inaba Produce Farms Inc.

Including the Railroad Right-of-way and complete Right-of-way for Branch Road from the existing Town limit line to the Northeast corner of the real property as described under the legal description of tax parcel 181135-21003.



## Yakima County Roads

Matt Pietrusiewicz P.E. - County Engineer

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

Yakima Valley Conference of Governments  
C/O Mike Shuttleworth  
311 N 4<sup>th</sup> Street, Suite 204  
Yakima, WA 98901

RE: Legal description for an Annexation Petition – School District Annexation Tax Parcels  
181135-21003 and 181135-21002.

As requested in your letter dated July 16<sup>th</sup>, 2019 the legal description given in Exhibit "A" and as shown in the accompanied map has been reviewed and is certified to be true and accurate for the purposes of the annexation of tax parcels: 181135-21003 and 181135-21002 including the railroad right-of way and the entire right-of way of Branch Road. The exhibits are re-attached herein for ease and clarity.

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

Sincerely,

Matt Pietrusiewicz, P.E.  
Yakima County Engineer

JUL 23 2019

*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.*

# **PETITION FOR ANNEXATION TO THE TOWN OF HARRAH, WASHINGTON**

TO: Town Council  
Town of Harrah  
PO Box 10  
Harrah, WA 98933

WE, the undersigned, being the owners of not less than sixty percent in value (according to the assessed valuation for general taxation), of the real property described on Exhibit "A" attached hereto, lying contiguous to the Town of Harrah, Washington, do hereby petition that such territory be annexed to and made a part of the Town of Harrah under the provisions of RCW 35.13, et seq., and any amendments thereto, of the State of Washington.

The territory proposed to be annexed is within Yakima County, Washington, and is described in Exhibit "A", attached hereto.

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

(a) That appropriate action be taken to entertain this petition, fixing a date for a public hearing, causing notice to be published and posted, specifying the time and place of such hearing, and inviting all persons interested to appear and voice approval or disapproval of such annexation; and

(b) That following such hearing, the Town Council determine by Ordinance that such annexation shall be effective; and that property so annexed shall become a part of the Town of Harrah, Washington, subject to its laws and ordinances then and thereafter in force.

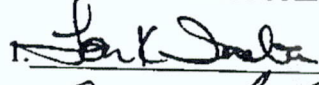

The Petitioners subscribing hereto agree "...that all property within the territory hereby sought to be annexed shall be assessed and taxed at the same rate and on the same basis as property within the Town of Harrah for any now outstanding indebtedness of said Town, including assessments or taxes in payments of any bonds issued or debts contracted, prior to or existing at the date of annexation, and that simultaneous adoption of proposed zoning regulations be required" in accordance with the requirements of the Town Council of said Town, and as quoted herein from the minute entry of the records of said Town Council meeting. It is further understood that the zoning of said area proposed for annexation is R-1, consistent with the Town of Harrah Comprehensive Plan.

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

These pages are a group of pages containing an identical text and prayer intended by the signers of this petition to 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.

**WARNING:** Every person who signs this petition with any other than his true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he is not a legal voter, or signs a petition when he is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

PRAYER OF PETITION: (1) Annexation of area described in Exhibits "A" and "B", and (2) Assumption of indebtedness of the Town of Harrah and (3) Zoning of R-1, consistent with the Town of Harrah Comprehensive Plan.

OWNER'S SIGNATURE	PRINTED NAME	ADDRESS	DATE SIGNED
1. 	Lon K. Fuaka	8351 McDonald Wapato, WA 98951	7/9/19
2. 	Curtis Guay	6221 Signal Peak Road White Swan WA 98952	7/8/19
3. _____			
4. _____			
5. _____			

LEGAL DESCRIPTIONS (attached)



## YAKIMA VALLEY CONFERENCE OF GOVERNMENTS

311 North 4th Street, Suite 204 • Yakima, Washington 98901  
509-574-1550 • FAX 574-1551  
website: [www.yvcog.org](http://www.yvcog.org)

July 16, 2019

Yakima County Engineer  
128 North Second Street  
Yakima, WA 98901

RE: Legal description for an Annexation Petition – School District Annexation Tax Parcels  
181135-21003 and 181135-21002.

I am working with the Town of Harrah on this annexation request. Enclosed herein please find an annexation petition and map. Please determine if the legal description is correct and accurate.

If you have any questions or require additional documentation, please contact me at (509) 574-1550 or contact Sarah Hovis, Town Clerk/Treasurer, Town of Harrah at (509) 848-2432.

Thank you in advance for your assistance.

Sincerely,

Mike Shuttleworth  
Planning Manager

### MEMBER JURISDICTIONS

Grandview • Granger • Harrah • Mabton • Moxee • Naches • Selah  
Sunnyside • Tieton • Toppenish • Union Gap • Wapato • Yakima • Yakima County • Zillah

## **Exhibit A**

### **Legal Descriptions of Annexed Parcels**

#### **Parcel 181135-21003**

15.30 Acres

Legal Description: That portion of the North Half of the Northeast Quarter of the Northwest Quarter of Section 35, Township 11, Range 18, Lying in Tax District 602,

Owner: Inaba Produce Farms Inc.

#### **Parcel 181135-21002**

19.71 Acres

Legal Description: The South Half of the Northeast Quarter of the Northwest Quarter of Section 35, Township 11, Range 18.

Owner: Inaba Produce Farms Inc.

Including the Railroad Right-of-way and complete Right-of-way for Branch Road from the existing Town limit line to the Northeast corner of the real property as described under the legal description of tax parcel 181135-21003.

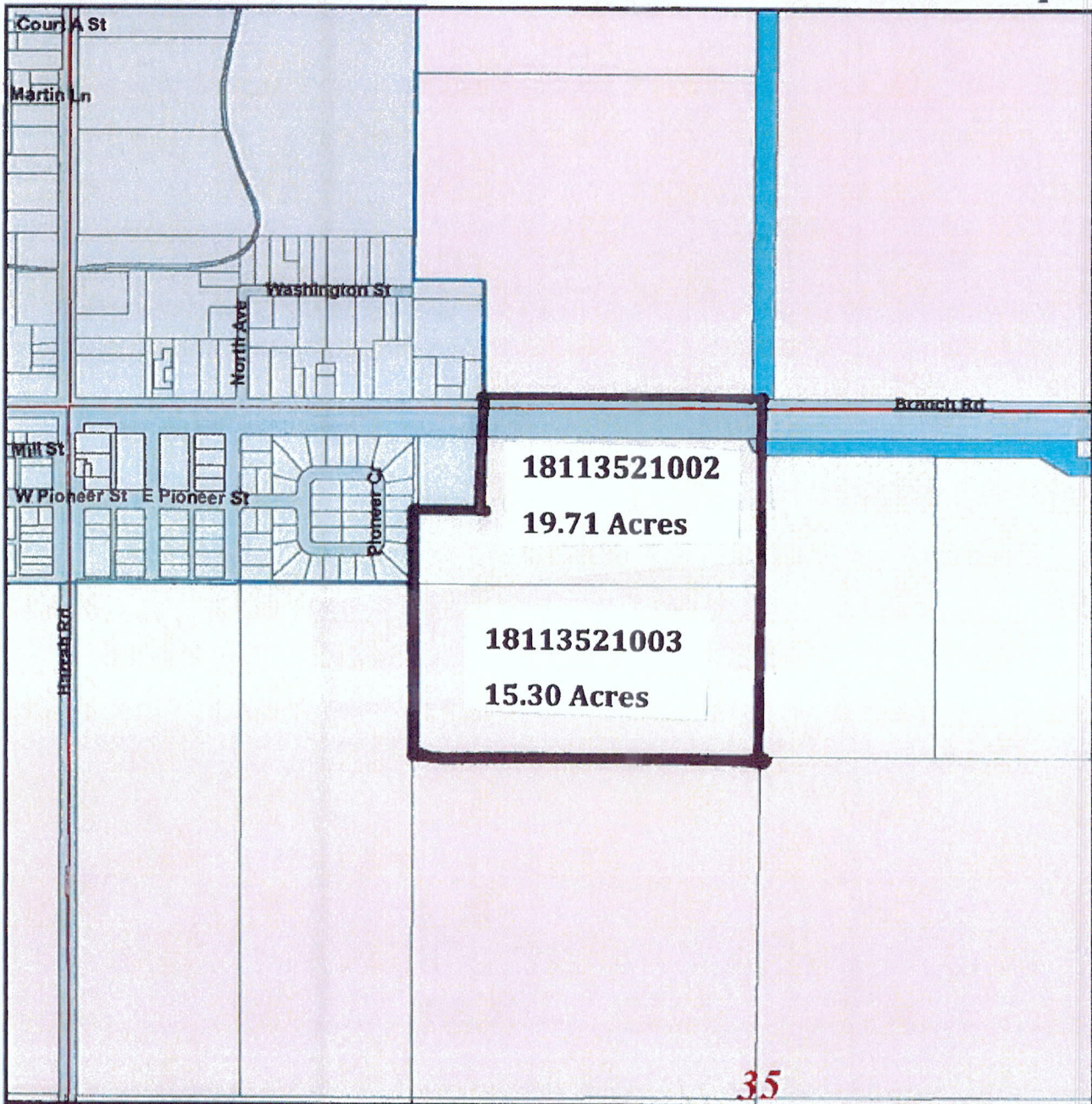
## **EXHIBIT B**

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.

Yakima County GIS - Washington  
Land Information Portal

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

[Yakimap.com](http://Yakimap.com)



Map Center: Range:18 Township:11 Section:35

City Limits  
 Sections

[WWW.YAKIMAP.COM](http://WWW.YAKIMAP.COM)  
Yakima County GIS  
128 N 2nd Street  
Yakima, WA 98901  
(509)574-2992



One Inch = 600 Feet

Feet 250 500 750 1000

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

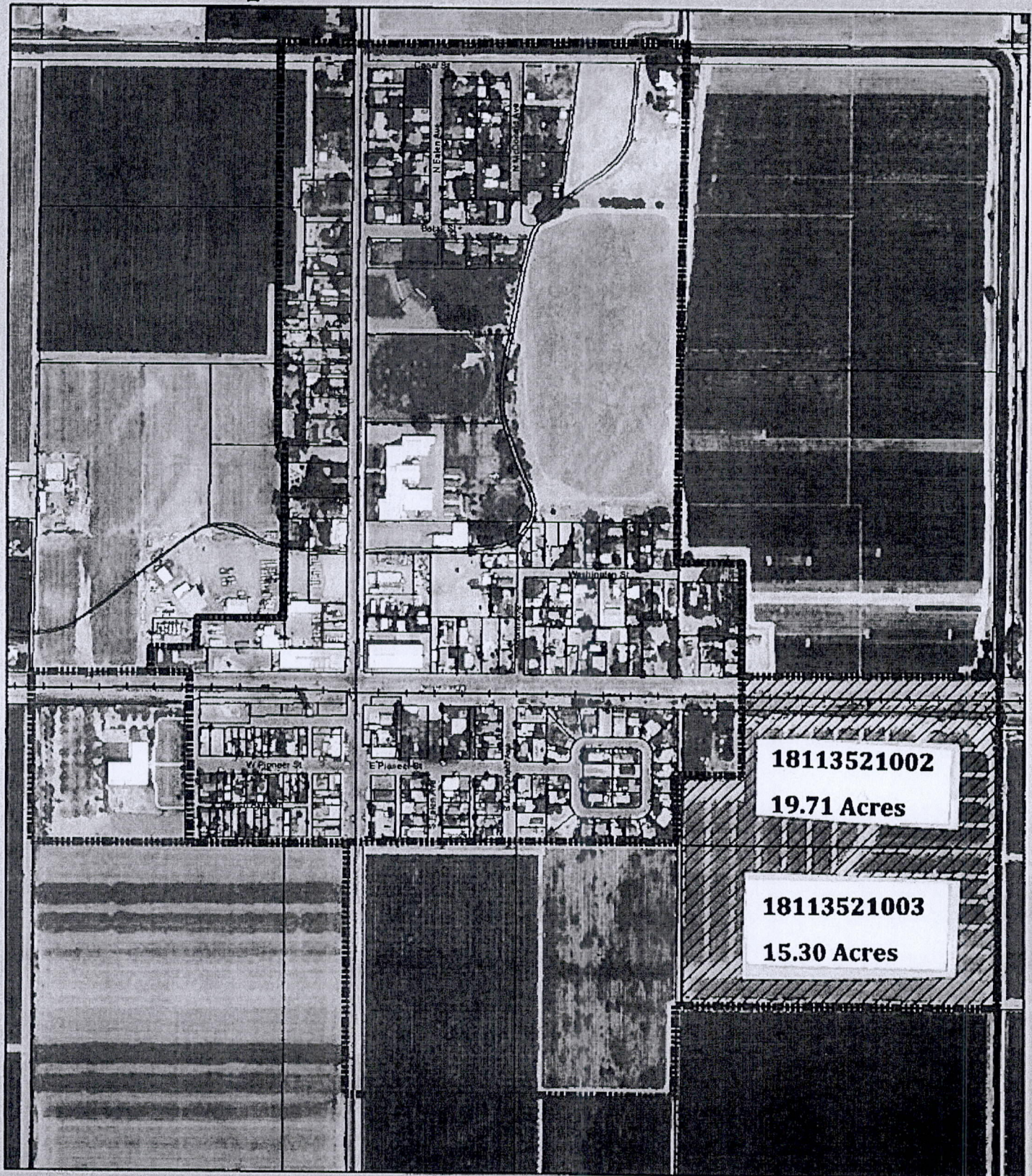
Copyright (C) Yakima County GIS  
Printed On: 8/23/2017 12:01:40 PM

**EXHIBIT C:**

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.

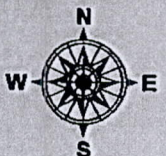
# Town of Harrah, WA

## Proposed Annexation - 2019



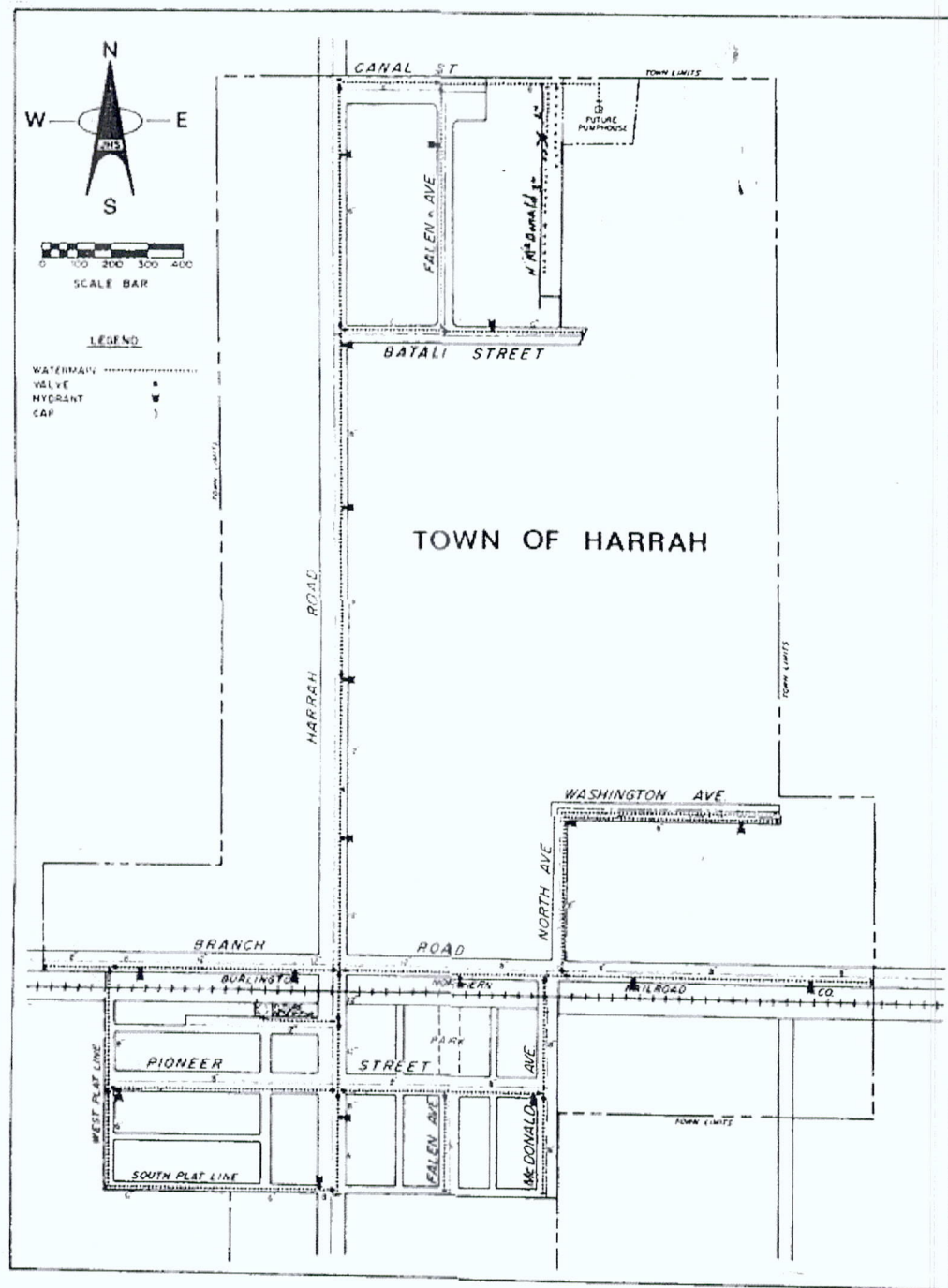
Prepared for the town of Harrah, WA by:  
Yakima Valley Conference of Governments  
311 North 4th Street SUITE 204  
Yakima, WA 98901  
July, 2019

- Harrah City Boundary
- Proposed Updated UGA Boundary
- Annexation Area



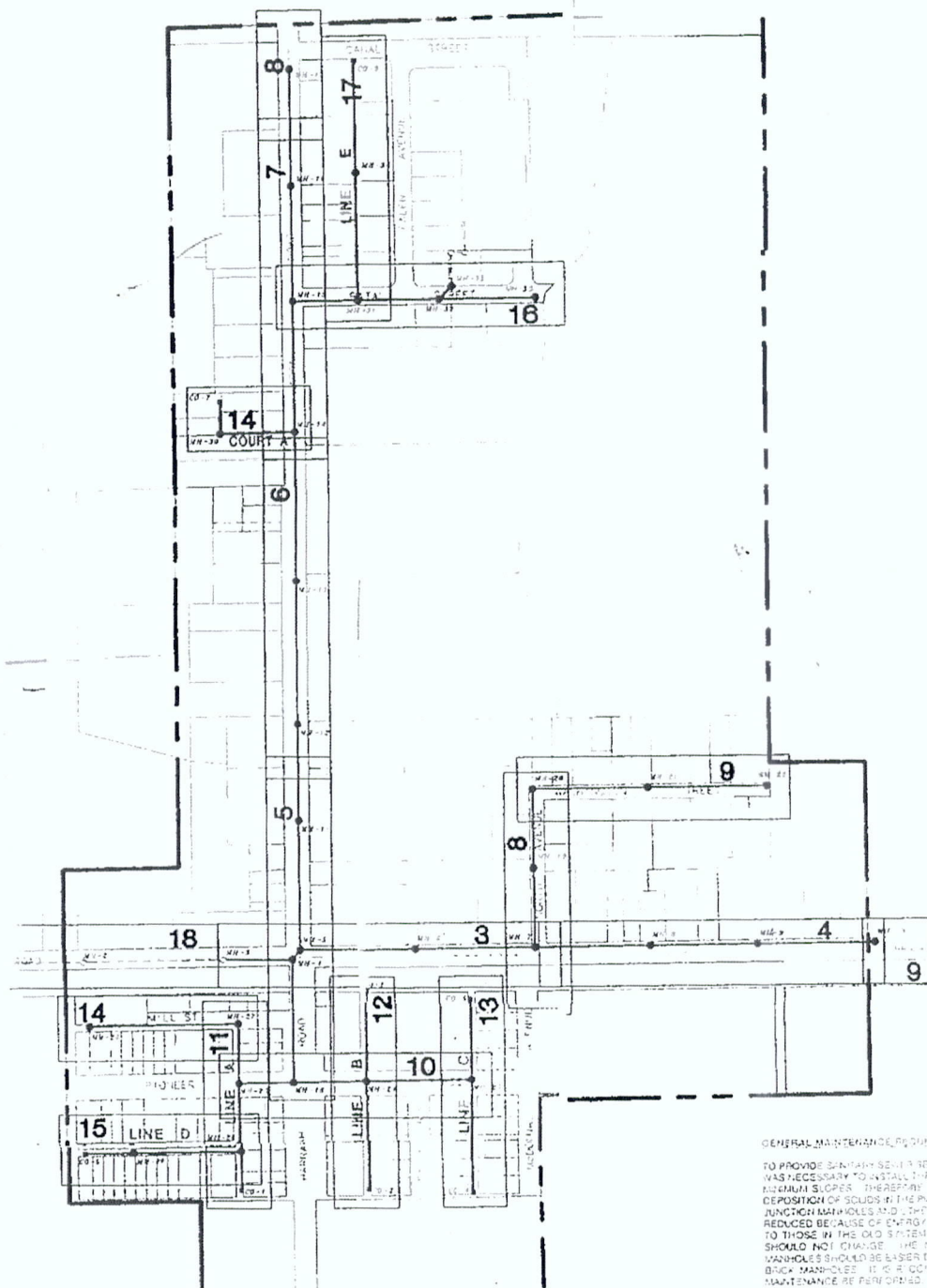
**EXHIBIT C:**

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.



TOTAL WATER SYSTEM MAP

NEW TRANSMISSION  
WATERMAIN  
NEW DISTRIBUTION



GENERAL MAINTENANCE REQUIREMENTS  
 TO PROVIDE SUFFICIENT CLEARANCE FOR THE  
 DEPOSITION OF SOLIDS IN THE PIPES, THERE  
 JUNCTION MANHOLES AND THE PIPES ARE  
 REDUCED BECAUSE OF ENERGY LOSS. AS  
 TO THOSE IN THE OLD SYSTEM AND OTHER  
 SHOULD NOT CHANGE. THE NEW AND  
 MANHOLES SHOULD BE EASIER TO MAINTAIN.  
 BRICK MANHOLES 10' 0" RADIUS. 2' 0"  
 MAINTENANCE BE PERFORMED.

1. DEVELOP A MANHOLE AND PIPES MAP OF  
 OF MAINTENANCE PLANTS MAPS  
 SHOWS MAINTENANCE DATES AND
2. ON AN ANNUAL BASIS OPEN AND MAINT  
 INSPECT CATCHES FOR SETBACKS, A  
 LEAKAGE OR GRADY'S STEPS AND  
 MANHOLE FRAME. NOTE SP. 20. 10

ND

REFILE SHEET NUMBER

START SEWER MAIN

## GENERAL LAYOUT

**EXHIBIT C:**


7. The Yakima County zoning, Comprehensive Plan designation, Urban Growth Area Boundary, and proposed city plan and zoning designations.

GEOGRAPHIC INFORMATION SERVICES

YAKIMA COUNTY



# Harrah Proposed Urban Plan Designations and Zoning Map

Date: 5/23/2019

-  Proposed Urban Growth Boundaries
-  Urban Growth Boundaries
-  Harrah City Limits

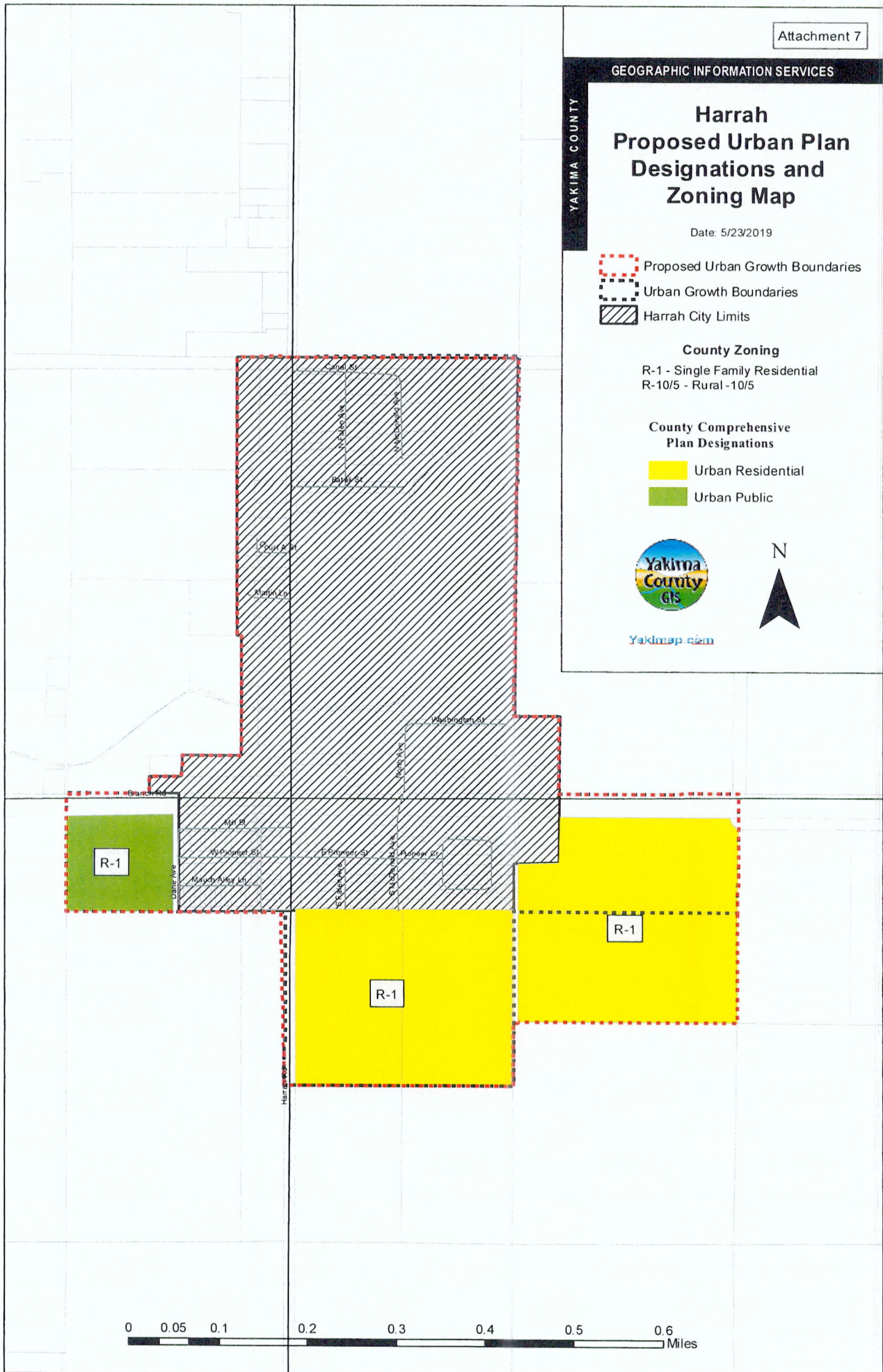
**County Zoning**  
R-1 - Single Family Residential  
R-10/5 - Rural -10/5

**County Comprehensive  
Plan Designations**

-  Urban Residential
-  Urban Public

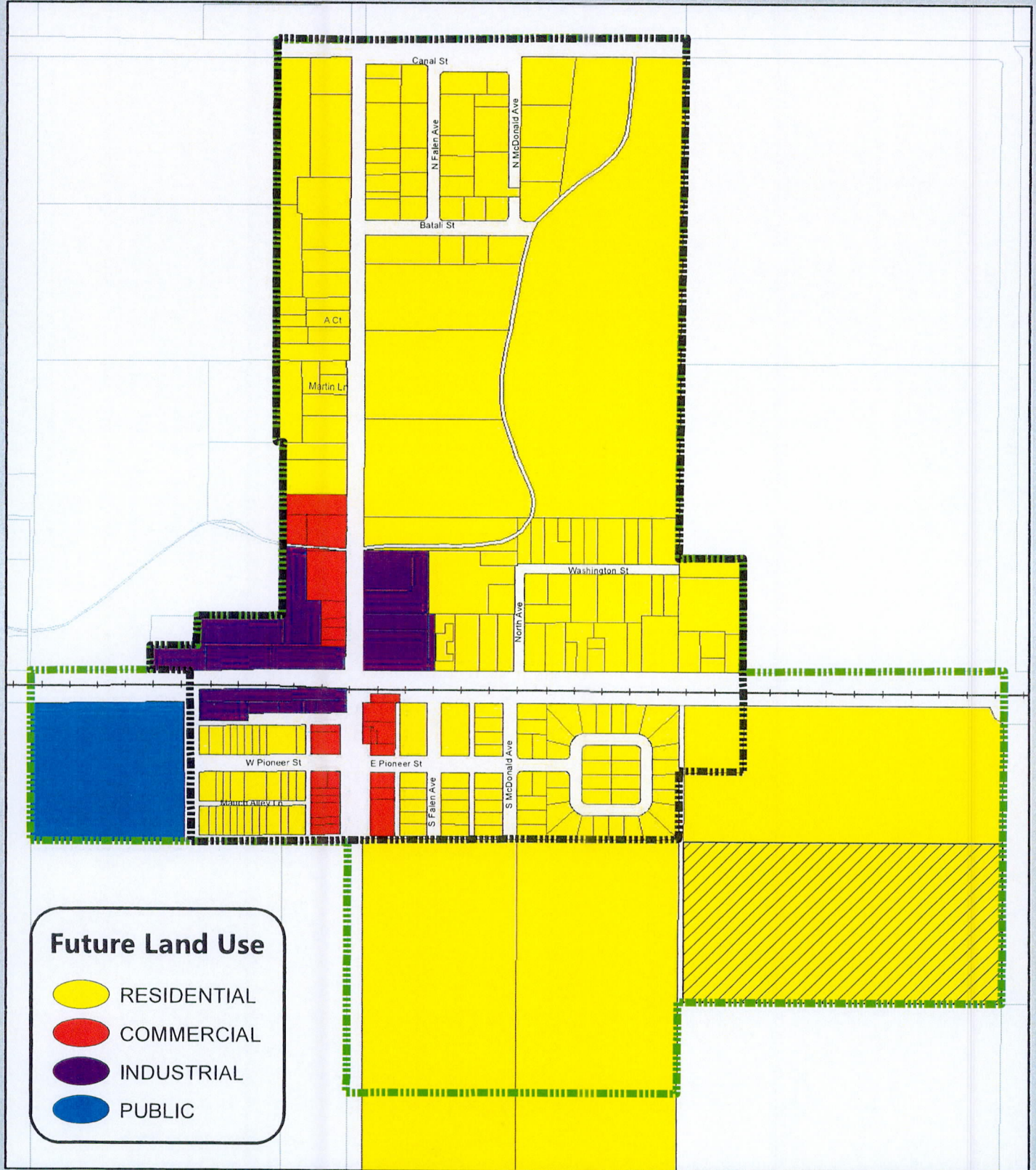


[yakimap.com](http://yakimap.com)



# Town of Harrah, WA

## Future Land Use - 2019



Prepared for the town of Harrah, WA by:  
Yakima Valley Conference of Governments  
311 North 4th Street SUITE 204  
Yakima, WA 98901  
June 2019



Harrah City Boundary



Proposed Updated UGA Boundary

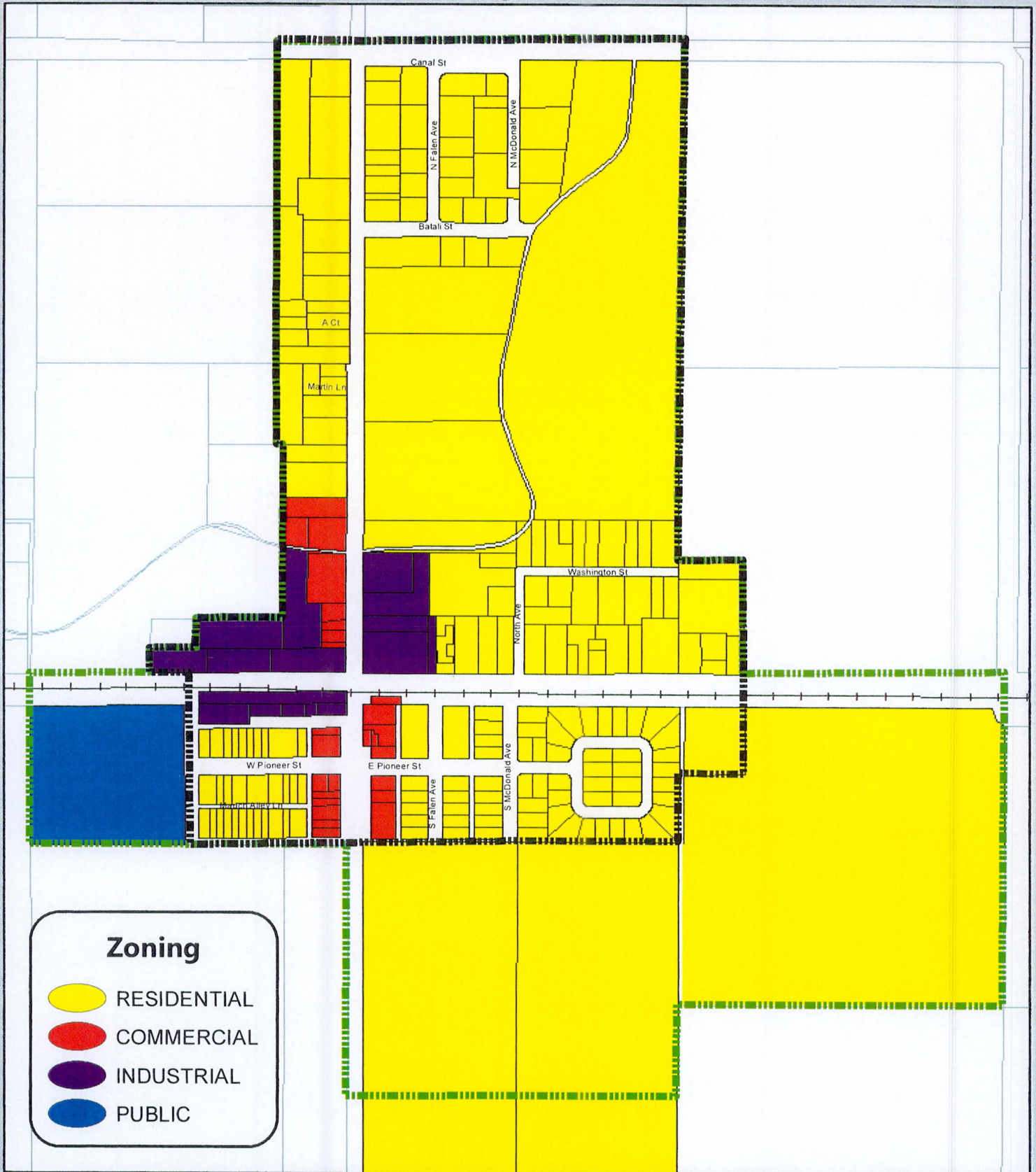


Included Parcel



# Town of Harrah, WA

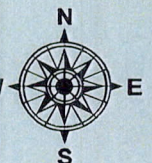
## Zoning - 2019



Prepared for the town of Harrah, WA by:  
Yakima Valley Conference of Governments  
311 North 4th Street SUITE 204  
Yakima, WA 98901  
September 2019



Harrah City Boundary  
Harrah Urban Growth Area Boundary



- **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.

TOWN OF HARRAH, WASHINGTON

PETITION CERTIFICATION

I, Sarah Hovis, am appointed by the Mayor of Harrah as the Town Clerk/Treasurer. I am the custodian of the Town's records and I am authorized to make certified copies of official records. I do hereby certify under penalty of perjury that the attached Petition for Annexation submitted by Lon K. Inaba, dba Inaba Produce Farms Inc for Parcel Nos. 181135-21002 and 181135-21003 is a certified copy of an official record maintained by the Town of Harrah and is an exact, complete, and unaltered photocopy of such official record.

Dated:

Sarah Hovis

Sarah Hovis  
Town Clerk/Treasurer

## PETITION FOR ANNEXATION TO THE TOWN OF HARRAH, WASHINGTON

TO: Town Council  
Town of Harrah  
PO Box 10  
Harrah, WA 98933

WE, the undersigned, being the owners of not less than sixty percent in value (according to the assessed valuation for general taxation), of the real property described on Exhibit "A" attached hereto, lying contiguous to the Town of Harrah, Washington, do hereby petition that such territory be annexed to and made a part of the Town of Harrah under the provisions of RCW 35.13, et seq., and any amendments thereto, of the State of Washington.

The territory proposed to be annexed is within Yakima County, Washington, and is described in Exhibit "A", attached hereto.

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

(a) That appropriate action be taken to entertain this petition, fixing a date for a public hearing, causing notice to be published and posted, specifying the time and place of such hearing, and inviting all persons interested to appear and voice approval or disapproval of such annexation; and

(b) That following such hearing, the Town Council determine by Ordinance that such annexation shall be effective; and that property so annexed shall become a part of the Town of Harrah, Washington, subject to its laws and ordinances then and thereafter in force.

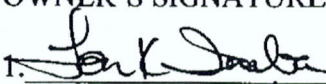

The Petitioners subscribing hereto agree "...that all property within the territory hereby sought to be annexed shall be assessed and taxed at the same rate and on the same basis as property within the Town of Harrah for any now outstanding indebtedness of said Town, including assessments or taxes in payments of any bonds issued or debts contracted, prior to or existing at the date of annexation, and that simultaneous adoption of proposed zoning regulations be required" in accordance with the requirements of the Town Council of said Town, and as quoted herein from the minute entry of the records of said Town Council meeting. It is further understood that the zoning of said area proposed for annexation is R-1, consistent with the Town of Harrah Comprehensive Plan.

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

These pages are a group of pages containing an identical text and prayer intended by the signers of this petition to 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.

**WARNING:** Every person who signs this petition with any other than his true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he is not a legal voter, or signs a petition when he is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

PRAYER OF PETITION: (1) Annexation of area described in Exhibits "A" and "B", and (2) Assumption of indebtedness of the Town of Harrah and (3) Zoning of R-1, consistent with the Town of Harrah Comprehensive Plan.

OWNER'S SIGNATURE	PRINTED NAME	ADDRESS	DATE SIGNED
1. 	Lon K. Finaaba	8351 McDonald Wapato, WA 98951	7/9/17
2. 	Curtis Guay	621 Signal Peak Road White Swan WA 98952	7/8/17
3. _____			
4. _____			
5. _____			

LEGAL DESCRIPTIONS (attached)

**Exhibit A**  
**Legal Descriptions of Annexed Parcels**

**Parcel 181135-21003**

15.30 Acres

Legal Description: That portion of the North Half of the Northeast Quarter of the Northwest Quarter of Section 35, Township 11, Range 18, Lying in Tax District 602, Except Rail Road Right of Way, Except the West 22.5 feet.

Owner: Inaba Produce Farms Inc.

**Parcel 181135-21002**

19.71 Acres

Legal Description: The South Half of the Northeast Quarter of the Northwest Quarter of Section 35, Township 11, Range 18, Except the West 22.5 feet.

Owner: Inaba Produce Farms Inc.



# Dave Cook, Assessor

Courthouse • Room 112 • Yakima, WA 98901 • (509) 574-1100

Toll Free 800-572-7354 • FAX (509) 574-1101

website: [www.yes.co.yakima.wa.us/assessor](http://www.yes.co.yakima.wa.us/assessor)

**Determination of Sufficiency of Annexation Petition;  
Town of Harrah – Inaba Produce Farms  
(RCW 35A.01.050(4))**

JUL 24 2019

To: Mike Shuttleworth, Planning Manager  
Yakima Valley Council of Governments

On July 15<sup>th</sup>, 2019 a petition for annexation was received by this office for determinations of the sufficiency of the petition according to RCW 35.13.130 and 35.21.005 from the Town of Harrah.

The determination of the sufficiency was begun by this office on the terminal date of July 15<sup>th</sup>, 2019 and has now been completed based on the records of this office, the above-mentioned Certificate of Transmittal, and the agreements and legal authorities cited therein.

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

Done this 19<sup>th</sup> day of July 2019

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

Dave Cook, Yakima County Assessor

Determination of Sufficiency of Annexation Petition

**Affidavit of Publication**

STATE OF WASHINGTON, )  
 )  
COUNTY OF YAKIMA )

Jackie Chapman, being first duly sworn on oath deposes and says that she/he is the Accounting clerk of Yakima Herald-Republic, Inc., a daily newspaper. Said newspaper is a legal newspaper approved by the Superior Court of the State of Washington for Yakima County under an order made and entered on the 13th day of February, 1968, and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continually as a daily newspaper in Yakima, Yakima County, Washington. Said newspaper is now and has been during all of said time printed in an office maintained at the aforesaid place of publication of said newspaper.

That the annexed is a true copy of a:  
Town of Harrah Notice of Town Council

it was published in regular issues (and not in supplement form) of said newspaper once each day and for a period of 1 times, the first insertion being on 07/26/2019 and the last insertion being on 07/26/2019

Yakima Herald-Republic 07/26/19  
YakimaHerald.com 07/26/19

and the such newspaper was regularly distributed to its subscribers during all of the said period. That the full amount of the fee charged for the foregoing publication is the sum of \$75.56

Jackie Chapman  
Accounting Clerk



Sworn to before me this 26th day of July 2019  
Lisa M Driggs  
Notary Public in and for the  
State of Washington,  
residing at Yakima

Town of Harrah  
Notice of Town Council  
Public Hearings

Notice is hereby given that the Harrah Council will conduct the following public hearings on Tuesday, August 13, 2019 at 7:00 p.m. or as soon thereafter as possible, in the Harrah Council Chambers, 11 East Pioneer Street, Harrah WA:

1. To consider an amendment to the Harrah Comprehensive Plan to include 19.71 acres into the town's urban growth area (UGA). The City Council will also consider pre-zoning the property to "R-Residential District". The area to be included in the Town of Harrah's UGA is Tax Parcel 181135-21002, located the South Half of the Northeast Quarter of the Northwest Quarter of Section 35, Township 11, Range 18.

2. To consider annexing 35 acres into the Town's limits of the Town of Harrah. The area to be annexed is Tax Parcels 181135-21002 and 181135-21003, located in that portion of the North Half of the Northeast Quarter of the Northwest Quarter of Section 35, Township 11, Range 18, Lying in Tax District 602, and the South Half of the Northeast Quarter of the Northwest Quarter of Section 35, Township 11, Range 18, including the Railroad Right-of-way and complete Right-of-way for Branch Road from the existing Town limit line to the Northeast corner of the real property as described under the legal description of tax parcel 181135-21003.

Copies of maps showing the proposed annexations, can be obtained by contacting Sarah Hovis, Town Clerk/Treasurer, Town of Harrah, 11 East Pioneer Street, Harrah, WA 98933 or by phone at (509) 848-2432.

The public is invited to testify at the hearings. Written comments on the proposed annexations may be submitted to the Town prior to the hearings or provided at the hearings. Mail your written comments on these proposals to the Town of Harrah, P.O. Box 10, Harrah, WA 98933 or emailed them at townharrah@embarqmail.com.

(898699) July 26, 2019

Courtesy of Yakima Herald-Republic

TOWN OF HARRAH, WASHINGTON  
COUNCIL MINUTES CERTIFICATION

I, Sarah Hovis, am appointed by the Mayor of Harrah as the Town Clerk/Treasurer. I am the custodian of the City's records and I am authorized to make certified copies of official records. I do hereby certify under penalty of perjury that the attached minutes of the Town of Harrah, Town Council meeting of August 13, 2019, is a certified copy of an official record maintained by the Town of Harrah and is an exact, complete, and unaltered photocopy of such official record.

Dated: 9-5-19

Sarah Hovis

Sarah Hovis  
Town Clerk/Treasurer

## MINUTES OF THE HARRAH TOWN COUNCIL

August 13, 2019

Council Members Present: Pat Krueger, Joseph Larez, Kathy Henry, Avelina Garcia, Christina Cordova

Council Members Absent: None

Town Persons Present: See attached public hearing sign in sheet

Others Present: Attorney Maxwell, Lon Inaba – Inaba Produce Farms, Inc, Bill Hordan – Hordan Planning, Mike Shuttleworth, YVCOG

1. **Call Meeting to Order** – Mayor Barbara Harrer called the meeting to order at 7:01 P.M., which was followed by the flag salute.
2. **Pledge to American Flag** – Barbara initiated the Pledge to the American Flag.
3. **Information on Public Hearings** – Barbara gave a brief summary on public hearings including they provide opportunities for presenting information on a topic and for attendees to ask questions and make comments. Barbara asked that comments be limited to five minutes.

### **OLD BUSINESS:**

#### 4. **Public Hearings** –

- a. **Comprehensive Plan Amendment** – Barbara opened the public hearing at 7:05 pm. The notices for the public hearings were advertised in the Yakima Herald on July 26, 2019 and were posted at Town Hall, Harold's Store, Harrah Post office & La Guadalupana. Barbara introduced Mike Shuttleworth and she requested he explain the reasoning for the Comprehensive Plan Amendment. He explained the purpose of the public hearing was to provide information regarding considering an amendment to Harrah's Comprehensive Plan that will include tax parcel 181135-21002 in the Town's Urban Growth Area (UGA) and include it on the Harrah Comprehensive Plan Future Land Use Map and zone residential. He said adding parcel 181135-21002 had included approval from the Yakima County Planning Commission and from the Yakima County Commissioners. He and Barbara then opened the hearing up for public comments. Jan Whitefoot voiced her concerns over the water table in the area because the architects only tested six inches down. She stated her concern that the proposed school location was close to a dairy but no air quality testing has been done. She believes it is harmful for children to be near dairies based on a CDC report completed recently as well as other studies from various medical entities. Mike informed Jan, the process the Town is going through right now is just whether to include the property into the town's urban growth or not and that once the school has their design and their site plan in place they will go through a SEPA, State Environmental Policy Act process. Jan replied SEPA doesn't look at air quality. Mike assured her they do but he would look into it. She doesn't feel they look out for public safety and the school could be a liability for the Town. She continued stating the Town needs to know about the air quality issues. Pastor Jerral Campfield said he is thankful our community can live without worry and can deal with problems if they come up. Jan continued with additional comments regarding which agencies the Town should be looking into for studies. Mike stated other residents will have a chance to comment. Pastor Jerral is thankful for the water we have and that it's not like some areas that truly struggle for good water. He explained, if we didn't have good water we wouldn't be here. Donald Gasperson asked if there was going to be a well drilled on the property because he has a shallow well and a new town well will pull the water away from his well. Barbara replied there won't be a new well because the school will use municipal water. He was also concerned about

his right to bear arms. He has farm animals he has in the past needed to protect. Barbara informed Donald it is illegal to shoot firearms in the town limits. It is possible if he shoots his firearm the school could be put on lockdown if it is heard or someone sees it. Dog issues were brought up as well. Jan stood up and officially introduced herself. She stated she opposes the annexation because of the rates, the amount of water usage by the school and that the cost of repairs due to the school usage will be passed onto the customers. Jan provided letters, one from her to the council stating her opposition to the annexation and the other to the school district opposing the district's decision to build the school on the property the town is adding to the urban growth because of its location near a dairy. She continued with her comments until Sarah informed her, her time was up. Barbara asked if there were further comments. Donald Gasperson asked about the railroad track safety and the irrigation canal. Barbara informed him the town will be applying for grants from Safe Routes to Schools for sidewalks for students to get to school safely in addition to the sidewalks the school will be constructing. The school has plans to cover the irrigation canal. Pastor Jerral Campfield feels the problems are common sense. Safety needs to be taught at home, if there is safety at home there will be safety in the community. He feels that the school project is a worthwhile project. Barbara asked if there were any further questions and no one replied. Barbara then asked Bill Hordan, Hordan Planning for his comments. He stated the hearing is regarding the Comprehensive Plan Amendment to bring a parcel of land (181135-21002) to Harrah's UGA and that one parcel, the school district is purchasing, is already in the UGA. Bill is in support of the parcel being added to the UGA because the schools needs will be met with this addition to the UGA. There was some confusion regarding which parcels were in or will go into the UGA for the school. Lon Inaba, Inaba Produce Farms, introduced himself and explained which parcels the school district is purchasing through a contract. He also explained the reasoning behind purchasing extra property east of the school parcels which was to create a buffer between the school and the surrounding businesses. Lon Henry asked if the feed lots have requirements to dispose of the manure. It seemed no one was knowledgeable about this issue. Council member Chris Cordova asked if the school will get the same discount as all the other businesses. Sarah and Barbara both replied the school doesn't get discount. They have a rate calculated specifically for the school by the Town's engineers, HLA. Jan feels her \$200 bill and the schools \$1,200 bill are too similar and feels the rates are skewed. The schools bill will be recalculated based on the approximate 150 additional students and teachers. Pastor Jerral asked Larry Garcia, Mt. Adams school board member, what will happen with the current school, Larry replied the school will eventually sell it. After brief discussion on law enforcement in Harrah, Barbara closed the public hearing on the Comprehensive Plan Amendment at 7:40pm.

- b. **Authorizing the Petition to Annex Parcels 181135-21002 & 181135-21003 (35.01 Acres) into the Town of Harrah** - Barbara opened the public hearing at 7:41 pm. The notices for the public hearings were advertised in the Yakima Herald on July 26, 2019 and were posted at Town Hall, Harold's Store, Harrah Post office and La Guadalupana. Three notices were also posted on the property to be annexed and notices were mailed to all property owners within 300 feet of the property to be annexed. Barbara asked Mike to explain the purpose of the public hearing. He explained the town is looking at annexing 35 acres into the Town of Harrah. When the town adopts the petition to annex the two parcels 181135-21002 and 181135-21003, the request will then be sent to the

## MINUTES OF THE HARRAH TOWN COUNCIL

August 13, 2019

Yakima County Boundary Review Board for a forty five day review. If the annexation is approved by the board, the request comes back to the town to be adopted at the next meeting following the notice of approval. Barbara opened the hearing up for public comment. Jan continued her comments opposing the annexation for the same reasons as above. Bill Hordan, Hordan Planning, explained they are here to support the annexation. He said the annexation is a logical extension of the existing town corporate limits and it is a good candidate to be annexed to the town and he encouraged the town to approve the annexation request. Pastor Jerral stated he approves the annexation. Barbara closed the public hearing at 7:56 pm.

### 5. Ordinances 2019-2 & 2019-3 –

- a. Ordinance 2019-2 Adopting the 2019 Harrah Comprehensive Plan Amendment – Barbara introduced Ordinance 2019-2 and Sarah read the ordinance to the council. After a brief discussion, a motion approving Ordinance 2019-2 Adopting the 2019 Harrah Comprehensive Plan Amendment, was made by Pat Krueger seconded by Kathy Henry and the motion carried. Joseph stated he would like to abstain from the vote but later redacted the decision.
  - b. Ordinance 2019-3 Amending the Town of Harrah Official Zoning Map – Barbara introduced Ordinance 2019-3 to the council and requested Mike Shuttleworth, YVCOG, explain the reasoning of the ordinance. Mike explained whenever changes are made to official zoning maps, the change must be done by ordinance. The ordinance amends the zoning of the parcel being added to the Town's UGA to residential from agricultural. After a brief discussion a motion approving Ordinance 2019-3 Amending the Town's Official Zoning Map to zone parcel 181135-21002 to Residential District, was made by Kathy Henry seconded by Avelina Garcia and the motion carried.
6. Resolution 2019-9 Authorizing Petition to Annex Properties – Barbara introduced Resolution 2019-9 which authorizes a petition to annex parcels 181135-21002 and 181135-21003 owned by Lon Inaba, Inaba Produce Farms, Inc. and allowing the submittal of said petition to the Yakima County Boundary Review Board for a 45 day review. After a brief discussion, a motion adopting Resolution 2019-9 regarding a petition to annex parcels and the submission of said petition to the Yakima County Boundary Review Board, was made by Avelina Garcia seconded by Kathy Henry and the motion carried.
7. Ordinance 2019-4 PP&L Franchise Agreement – The PP&L Franchise Agreement was discussed again briefly and a motion to adopt Ordinance 2019-4 approving a twenty year franchise agreement with Pacific Power & Light, was made by Pat Krueger seconded by Chris Cordova and the motion carried unanimously.

The minutes of the July 23, 2019 meeting were read and approved with one sentence revision.  
The minutes of the July 30, 2019 special meeting were read and approved as read.

### NEW BUSINESS:

1. July Sheriff's Report – The July Sheriff's Report was discussed and Barbara reported that the number of calls were down compared to last year at this time.
2. July Treasurer's Report – The July Treasurer's Report was discussed.

Vouchers 12651 – 12666 + EFT = \$14,421.54

MINUTES OF THE HARRAH TOWN COUNCIL

August 13, 2019

A motion to pay the above bills, was made by Joseph Larez seconded by Avelina Garcia and the motion carried.

The motion to close the meeting, which was made by Joseph Larez, seconded by Avelina Garcia, carried and the meeting closed at 8:39 p.m.

Barbara Harrier  
MAYOR

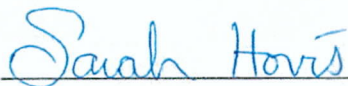
Sarah Horis  
CLERK

TOWN OF HARRAH, WASHINGTON

RESOLUTION CERTIFICATION

I, Sarah Hovis, am appointed by the Mayor of Harrah as the Town Clerk/Treasurer. I am the custodian of the City's records and I am authorized to make certified copies of official records. I do hereby certify under penalty of perjury that the attached Resolution 2019-9 authorizing the Petition for Annexation submitted Lon K. Inaba, dba Inaba Produce Farms Inc for Parcel Nos. 181135-21002 and 181135-21003, that are contiguous to the Town of Harrah and providing for the transmittal of said petition to the Yakima County Boundary Review Board for a 45-day review prior to taking final action, is a certified copy of an official record maintained by the Town of Harrah and is an exact, complete, and unaltered photocopy of such official record.

Dated:



Sarah Hovis  
Town Clerk/Treasurer

**RESOLUTION NO. 2019-9**

**A RESOLUTION OF THE TOWN OF HARRAH, WASHINGTON, AUTHORIZING  
THE PETITION TO ANNEX PROPERTIES KNOWN AS THE LON INABA,  
INABA PRODUCE FARMS, INC THAT IS CONTIGUOUS TO THE TOWN OF  
HARRAH AND PROVIDING FOR TRANSMITTAL OF SAID PETITION TO THE  
YAKIMA COUNTY BOUNDARY REVIEW BOARD FOR A 45-DAY REVIEW  
PRIOR TO TAKING FINAL ACTION**

**WHEREAS**, the Town of Harrah, Washington received a petition for annexation commonly known as the Lon Inaba, Inaba Produce Farms Annexation of certain real property pursuant to RCW 35A.14.120, a legal description of which is attached hereto as Exhibit "A";

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

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

**WHEREAS**, petitioners further understood the zoning of said area proposed for annexation would be Residential District for Parcel Nos. 181135-21002 and 181135-21003;

**WHEREAS**, notices of hearings before the Town Council were published and posted in the manner as provided by law,

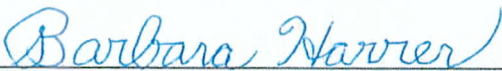
**WHEREAS**, all property within the territory so annexed is a part of the Urban Growth Area of the Town of Harrah as presently adopted or as is hereafter amended;

**WHEREAS**, the Council of the Town of Harrah has determined that the best interests and general welfare of the Town would be served by the annexation; and

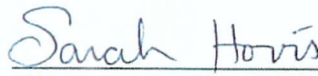
**WHEREAS**, prior to the Town Council taking final action on this annexation, the "Notice of Intention" is to be completed by an elected official or employee of the governmental jurisdiction that is seeking the boundary change action or the proponent in the case of incorporation or formation and submitted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

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

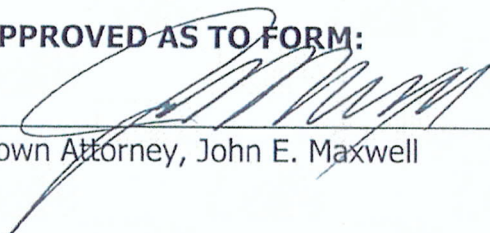
**PASSED BY THE TOWN COUNCIL OF THE TOWN OF HARRAH, WASHINGTON, AT A REGULAR MEETING AUGUST 13, 2019.**

  
Barbara Harrer, Mayor

**ATTEST:**

  
Sarah Hovis, Town Clerk/Treasurer

**APPROVED AS TO FORM:**

  
Town Attorney, John E. Maxwell