



WASHINGTON STATE BOUNDARY REVIEW BOARD FOR YAKIMA COUNTY

128 North Second Street
Fourth Floor Courthouse
Yakima, Washington 98901

(509) 574-2300 • FAX (509) 574-2301

Date: July 1, 2022

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

FROM: Aman Walia
Chief Clerk - Boundary Review Board

SUBJ: **File No.: BRB2022-00003, City of Grandview – Statewide Development Annexation**

Enclosed is the Notice of Intention packet that proposes the annexation into the City of Grandview of approximately 3.30 acres having an assessed valuation of \$ 207,300. The annexation is known as the **“Statewide Development Annexation”**.

The 45-day review period for this proposed annexation expires **August 9, 2022**.

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

Enclosure: Notice of Intention

Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, national origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300.

If this letter pertains to a meeting and you need special accommodations, please call us at 509-574-2300 by 10:00 a.m. three days prior to the meeting. For TDD users, please use the State's toll free relay service 1-800-833-6388 and ask the operator to dial 509-574-2300.

WASHINGTON STATE BOUNDARY REVIEW BOARD FOR YAKIMA COUNTY

NOTICE OF INTENTION

for office use only:

BRB FILE #BRB2022-00003

1. Name of City, Town or special purpose district: City of Grandview
2. Action Sought: Annexation
3. This proposal shall be known as: Statewide Development Annexation
4. Driving directions to location of proposed action: I-82 East; take Exit 75 toward Grandview/County Line Road, turn left onto McCreadie Road, turn left onto Olmstead Road.
5. Briefly describe proposal: Annexation and rezone of property to be developed in the future and to receive City services to include water/sewer/garbage utilities and police/fire protection.
6. Method used to initiate the proposed action: Petition
7. State statute under which action is sought: RCW 35A.14.120, et.seq.

FACTORS THE BOARD MUST CONSIDER

POPULATION AND LAND USE:

1. Provide the following information:

| POPULATION OF PROPOSED AREA | | | POPULATION OF EXISTING ENTITY | |
|-----------------------------|----------|-------------------------|-------------------------------|--------------------|
| | EXISTING | 10-YEAR PROJECTION | EXISTING | 10-YEAR PROJECTION |
| People | 54 | Unknown until developed | 11,010 | Unknown |
| Residences | 16 | Unknown until developed | 2715 | Unknown |
| Businesses | 0 | Unknown until developed | 282 | Unknown |

2. What source is the basis for this projection information? U.S. Census Bureau, City utility accounts and business licenses
3. Acres within the proposed area: 3.30 Acres within existing entity: Approximately 2320 acres
4. Assessed valuation of proposed area \$207,300.00 of existing entity: \$436,107,256.00
5. Existing land use of the proposed area: Commercial and Residential
6. Existing land use of the area surrounding the proposal: North—Agriculture; South—Interstate 82; East—Mini-storage facility; West—Interstate 82

7. Are all surrounding & interior roads included in the annexation? **Yes**
If no, why not?
8. Is there new residential, commercial, or industrial development that is associated with this proposal? **No**
If yes, describe any projects being considered or proposed: _____
9. If the proposal is approved, will there be land use changes within the next 18 months?
- o Land Use – **Yes: Commercial development**
 - o Zoning – **Yes: City Zoning C-2 General Business District**
 - o Comprehensive Plan – **Yes: City Comp Plan Future Land Uses of Commercial**
10. Has the proposed area been the subject of land use action by Yakima County? **Unknown**
If so, please explain _____
11. a. Yakima County Comprehensive Plan designation for the proposed area: **Commercial**
b. For surrounding areas: **Commercial and Industrial**
c. Yakima County Zoning for the proposed area: **Highway/Tourist Commercial**
d. For surrounding areas: **Commercial and Industrial**
12. Is this proposal consistent with the coordinated water system plan, if any? **Yes**
13. Does your jurisdiction have an adopted comprehensive plan? **Yes** Date Adopted: **March 22, 2016**
14. Describe how this proposal is consistent with the adopted comprehensive plan: **The subject property is within the City's Urban Growth Area and designated commercial and has therefore been pre-planned as eventually being annexed into the City of Grandview.**
- a. Proposed city zoning upon annexation: **C-2 General Business District**
15. Has any portion of this area been previously reviewed by the Boundary Review Board? **No**
Explain _____
16. Describe the following as required by RCW 36.93.170 and the effects on land use, accessibility and potential development:
- a. Topography: **Flat**
 - b. Natural Boundaries: **City Limits**
 - c. Drainage Basins: **None**
17. Is the proposed area within the Urban Growth Area for your municipality? **Yes**

MUNICIPAL SERVICES

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

| | EXISTING PROVIDER | PROPOSED PROVIDER | TIME FRAME for SERVICES | HOW FINANCED |
|------------|--|------------------------------|---------------------------------|----------------|
| Water | City of Grandview & private wells | City of Grandview | Upon development | Developer |
| Sewer | City of Grandview & private septic systems | City of Grandview | Upon development | Developer |
| Fire | Yakima County Fire District No. 5 | City of Grandview | Upon annexation | Property taxes |
| Stormwater | Yakima County & Sunnyside Valley Irrigation District | City of Grandview | Upon annexation | Developer |
| Roads | Yakima County | City of Grandview | Upon annexation | Developer |
| Parks | Yakima County | City of Grandview | Upon annexation | Property taxes |
| Police | Yakima County Sheriff; Washington State Patrol | City of Grandview | Upon annexation | Property taxes |
| School | Grandview School District | Grandview School District | Currently providing services | Property taxes |
| Library | Yakima Valley Regional Library & City of Grandview | City of Grandview | Upon annexation | Property taxes |

2. Does your jurisdiction have a current Capital Facilities Plan? Yes
Does it consider the proposed area? Yes
3. Describe the effect your jurisdiction's ordinances, governmental codes, regulations and resolutions will have on existing uses in the proposed area: Area annexed will assume proportionate share of existing city indebtedness. City codes and ordinances will apply. Water, sewer and irrigation services, as well as solid waste collection will be provided by and charges paid to the City.
4. Describe the probable future needs for services and additional regulatory controls in the area? City sewer and domestic water, police and fire services.
5. Describe the probable effects of the proposal on the cost and adequacy of services and regulatory controls: Minimal effect if any. Water and Sewer Comprehensive Plans have been updated to address future needs. Adequate sized water and sewer lines are in place in this area for development. Costs and controls unique to the development, if any, would be determined at the time of development.
- a. In the proposed area? Encourage development within the proposed annexation.
- b. In the adjacent area? Encourage development within the Urban Growth Area.
6. Estimate the following to be incurred under the proposal:
- | | |
|--|-----------------------------------|
| a. Proponent Expenditures to be incurred: | \$ -0- |
| b. Proponent Revenues to be gained: | \$298.66 |
| c. County Revenue Lost: | \$631.49 |
| d. County Expenditure Reduction: | \$631.49 |
| e. Fire District Revenue Lost: | \$229.33 |
| f. Fire District Expenditure Reduction: | \$229.33 |
| g. Financial Impact to Special Districts (library, parks, hospital): | \$75.96 – Yakima Regional Library |
7. What is the future impact of your proposal on the school district? Potential to add more tax revenue to the district. Other than that, there will be minimal impact to the School District.

ENVIRONMENTAL INFORMATION

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

OBJECTIVES OF THE BOUNDARY REVIEW BOARD

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


1. Preservation of natural neighborhoods and communities: The property is a natural extension of the planned commercial area and is consistent with the Comprehensive Plan for this area.
2. Use of physical boundaries, including but not limited to bodies of water, highways, and land contours: I-82.
3. Creation and preservation of logical service areas: The property is within the City of Grandview's designated Urban Growth Area and meets the definition of "Urban Growth" as defined under RCW 36.70A.030 and also "Urban Growth Area" as stated in RCW 36.70A.110.
4. Prevention of abnormally irregular boundaries: NA
5. Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities in excess of ten thousand (10,000) population in heavily populated urban areas: NA
6. Dissolution of inactive special purpose districts: NA
7. Adjustment of impractical boundaries: NA
8. Incorporation as cities or towns or annexation to cities and towns of unincorporated areas which are urban in character: NA
9. Protection of agricultural and rural lands which are designated for long term productive agricultural and resource use by a comprehensive plan adopted by the county legislative authority: The property is currently zoned Highway Tourist/Commercial in Yakima County.

EXHIBITS

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

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

Dated this 23 day of June, 2022


Signature

Anita Palacios

Name of person completing this form

City Clerk

Title

(509) 882-9200

Phone Number

(509) 882-3099

Fax Number

207 West Second Street, Grandview, WA 98930

Mailing Address

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

Darren Still dba Statewide Development LLC
273 South County Line Road
Grandview, WA 98930

Karissa Carpenter & Ethan Bradshaw
9820 Welsh Drive
Pasco, WA 99301

EXHIBIT A

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



Yakima County Roads

Matt Pietrusiewicz P.E. - County Engineer

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

March 10th, 2022

City of Grandview
ATTN: Anita Palacios, MMC
207 West 2nd Street
Grandview, WA

RECEIVED

MAR 15 2022

CITY OF GRANDVIEW

RE: Statewide Development Annexation Legal Description Certification

Ms. Palacios,

As requested in your correspondence dated March 10th, 2022, the legal description for the proposed "Statewide Development Annexation" has been reviewed and are hereby certified to be true and accurate for the purpose of annexation of tax Parcels 230924-12008, 230924-12004 and including portions of the Northwest Quarter of the Northeast Quarter of Section 24 and the Southwest Quarter of the Southeast Quarter of Section 13, all in Township 9 North, Range 23 East, W.M. The exhibits are re-attached herein for ease and clarity.

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

Sincerely,

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

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.

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March 9, 2022

HLA Project No. 22007

Legal Description for Statewide Development Annexation

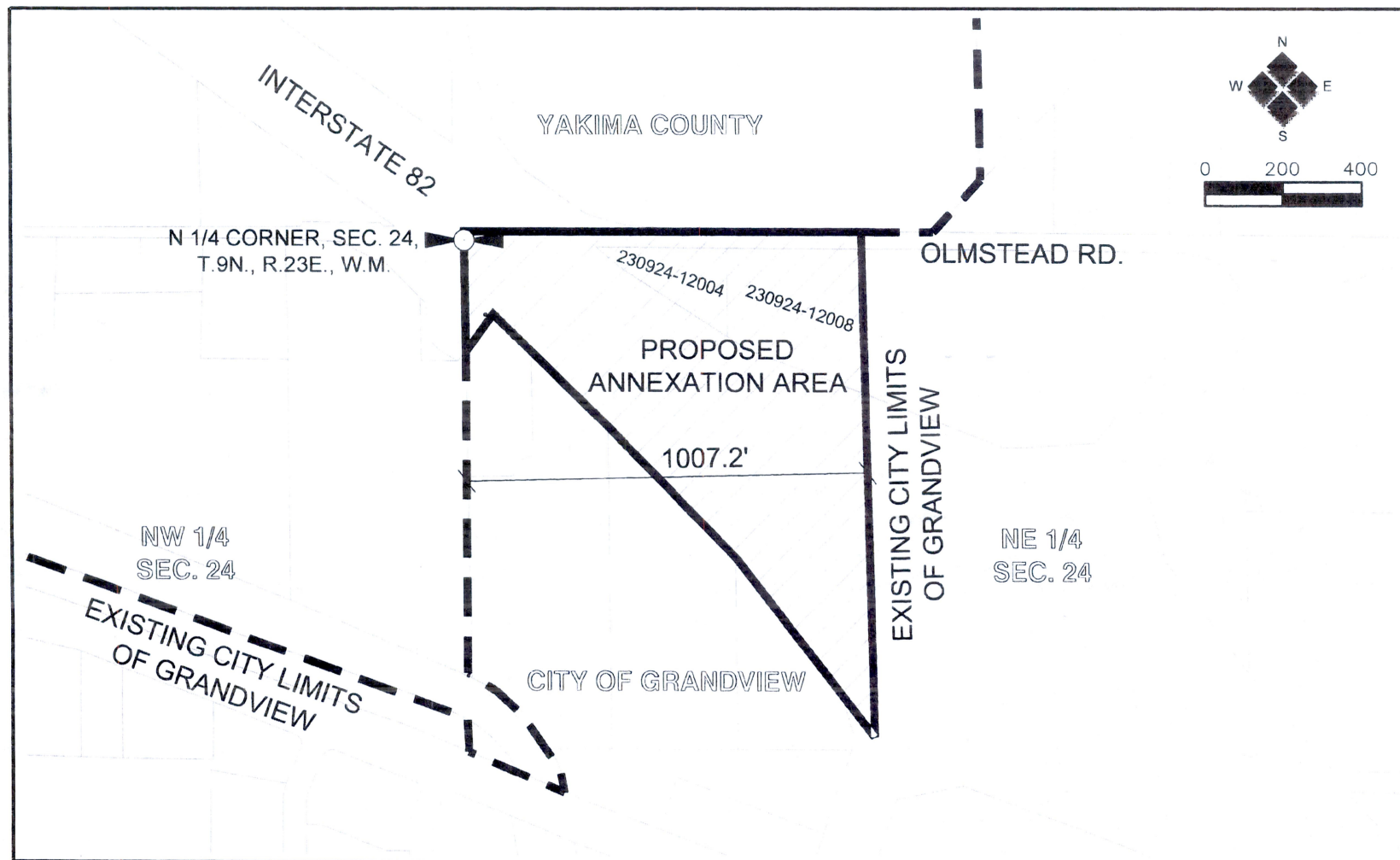
LEGAL DESCRIPTION

That portion of the Northwest Quarter of the Northeast Quarter of Section 24 and the Southwest Quarter of the Southeast Quarter of Section 13, all in Township 9 North, Range 23 East, W.M. described as follows:

Beginning at the Northwest Corner of said Northeast Quarter of Section 24;
Thence Southerly along the West line of said subdivision to the existing Northerly line of the City Limits established by City of Grandview Ordinance 2008-11, and recorded under Auditor's file number 7612985, records of Yakima County, Washington;
Thence Northeasterly along said existing northerly line of the City limits 139 feet, more or less. to the Southerly right of way line of State Route I-82;
Thence Southeasterly along said right of way line to the intersection with of the East line of the West 1007.2 feet of said Northwest Quarter of the Northeast Quarter,
Thence Northerly along said line and its Northerly extension to the North right of way line of Olmstead Road;
Thence Westerly along said North right of way line, parallel with the North line of said Section 24 to the Northerly extension of the West line of said Northeast Quarter of Section 24;
Thence South to the Point of Beginning.

Situate in Yakima County, Washington.





HLA
Engineering and Land Surveying, Inc.

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

JOB NO: 22007G
Statewide_Annex.dwg
DATE: 3-1-22
DRAWN BY: TDF
CHECKED BY: ETH

ANNEXATION EXHIBIT
for, CITY OF GRANDVIEW
YAKIMA COUNTY, WASHINGTON
STATEWIDE DEVELOPMENT ANNEXATION

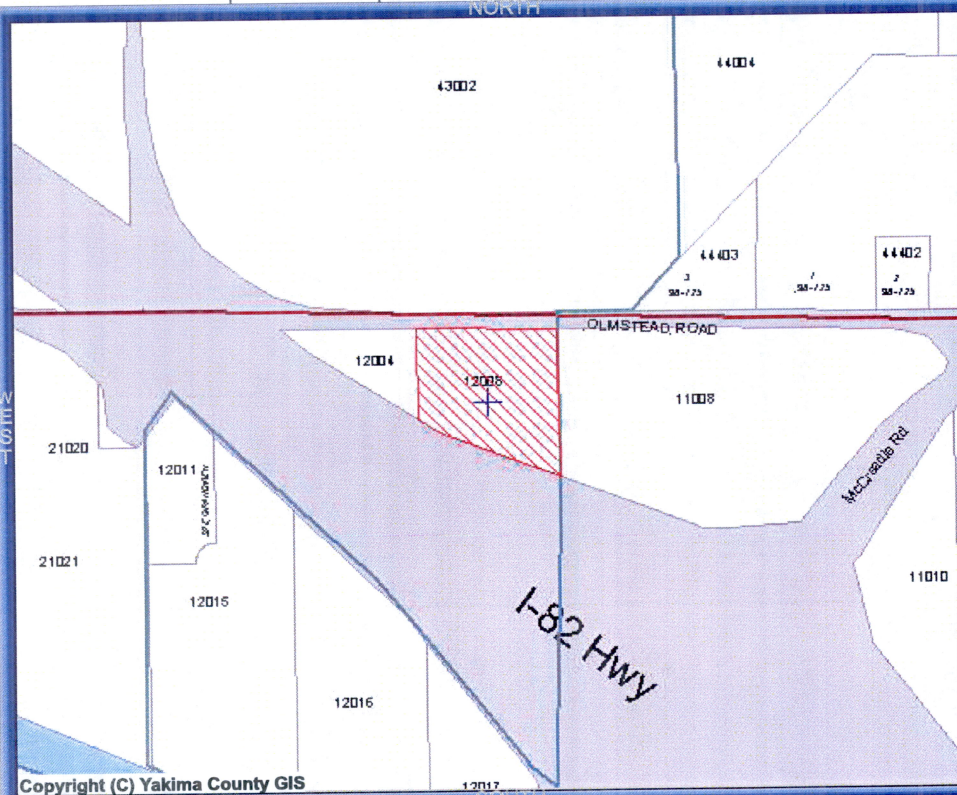
EXHIBIT B

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

| Parcel No. | Property Owner | Address | Parcel Size (Acres) |
|---------------|----------------------------|-----------------------------------|---------------------|
| 230924-12008 | Karissa Carpenter Bradshaw | 3130 Olmstead Road, Grandview, WA | 2.40 |
| 230924-12004 | Statewide Development LLC | 3160 Olmstead Road, Grandview, WA | 0.90 |
| TOTAL ACREAGE | | | 3.30 |



Assessor Planning Real Estate FAQ Help Legend Search Tools Overview



Search By: Parcel Number

Parcel #:

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

Search

MapScale: 1 inch = 400 ft.



Overlays: Aerial Photography: ☒

☐ FEMA ☐ Critical Areas
☐ Contours ☐ Utilities

MapSize: Small (800x600)

Maps brought to you by:


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

Map Report

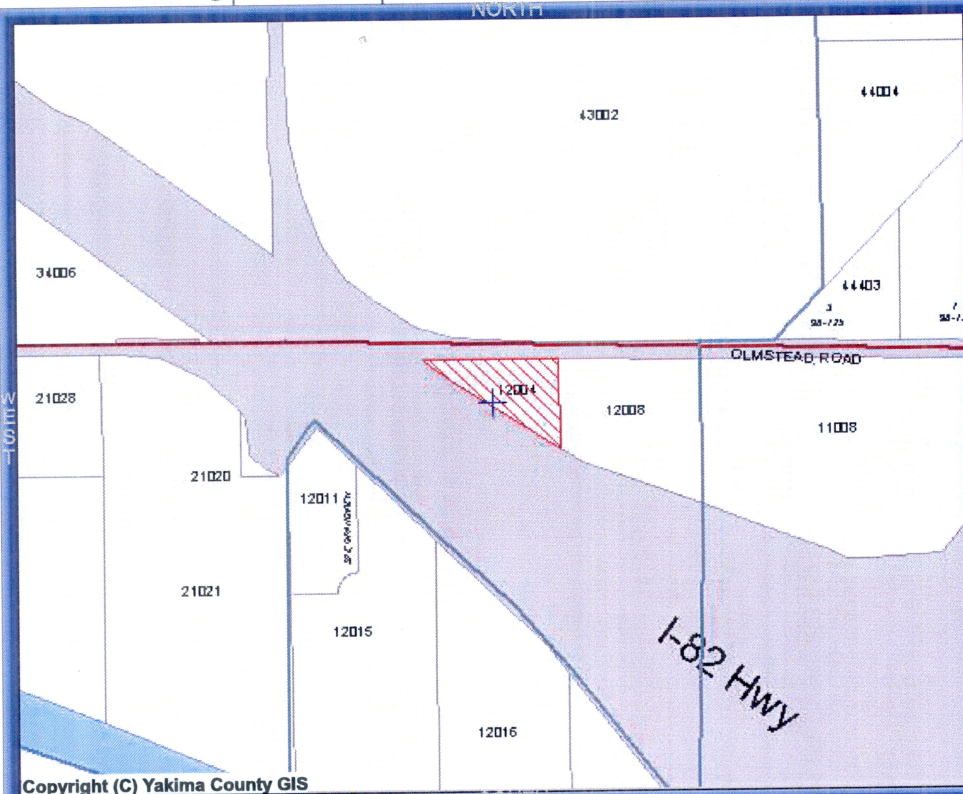
Easting(ft) : Northing(ft)
Longitude(W) : Latitude(N)

Click Map to: [Get Information](#)

One Inch = 400 Feet
Feet 200 400 600

| PROPERTY PHOTOS: 1 2 3 4 5 | | | | PROPERTY INFORMATION AS OF 6/22/2022 11:08:27 PM | | | | | | | PRINTING | | | | | |
|---|------------|------------|-----------|--|-----------|---------------------------------------|---------------------------|-------------------------|---------|-----------------------|-----------------|-------------|-----------------------|--|-----------------|--|
|  <div>230924-12008 11-6-06 #83</div> | | | | Parcel Address: | | 3130 OLMSTEAD RD, GRANDVIEW ,WA 98930 | | | | | | | Printer-Friendly Page | | | |
| | | | | Parcel Owner(s): | | KARISSA CARPENTER | | | | | | | | | | |
| | | | | Parcel Number: | | 23092412008 | | | | Parcel Size: | | 2.4 Acre(s) | | | Detailed Report | |
| | | | | Property Use: | | 11 Single Unit | | | | | | | | | | |
| | | | | TAX AND ASSESSMENT INFORMATION | | | | | | | | | Print Detailed MAP | | | |
| Tax Code Area (TCA): | | 441 | | | | Tax Year: | | 2022 | | | | | | | | |
| Improvement Value: | | \$141200 | | | | Land Value: | | \$46500 | | | | | | | | |
| CurrentUse Value: | | \$0 | | | | CurrentUse Improvement: | | \$0 | | | | | | | | |
| New Construction: | | \$0 | | | | Total Assessed Value: | | \$187700 | | | | | | | | |
| RESIDENTIAL INFORMATION | | | | | | | | | | | | | SECTION MAPS | | | |
| Quality | Year Built | Stories | Main SqFt | Upper SqFt | Bsmt SqFt | Bedrooms | Bathrooms (full/3/4, 1/2) | Garage (bsmt/att/bltin) | Carport | Section Map 1in=400ft | | | | | | |
| AVERAGE | 1930 | 1.00 | 1802 | | 0/0 | 3 | 2/0/1 | 0/0/0 | | | | | | | | |
| SALE INFORMATION | | | | | | | | | | | | | Qtr SECTION MAPS | | | |
| Excise | Sale Date | Sale Price | | Grantor | | | | Portion | | | NW-Qtr 1"=200ft | | NE-Qtr 1"=200ft | | | |
| E014296 | 6/19/2017 | \$180000 | | SCHLAX, STEVEN H & CAROLYN A | | | | N | | | | | | | | |
| DISCLAIMER | | | | | | | | | | | | | SW-Qtr 1"=200ft | | SE-Qtr 1"=200ft | |
| While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us . | | | | | | | | | | | | | | | | |

| OVERLAY INFORMATION | | | |
|--|--------------------------------|-----------------------------|---------------------------|
| Zoning: | HC | Jurisdiction: | County |
| Urban Growth Area: | Grandview | Future Landuse Designation: | (Yakima County Plan 2015) |
| FEMA 100 Year: | FEMA Map | FIRM Panel Number: | 53077C1925D |
| Download Map | | | |
| LOCATION INFORMATION | | | |
| + Latitude: 46° 15' 28.380" | + Longitude: -119° 52' 50.102" | Range: 23 | Township: 09 Section: 24 |
| Narrative Description: TH PT OF E 323.6 FT OF W 1007.2 FT OF NW 1/4 NE 1/4 LY N'LY OF SR-82 R/W | | | |
| DISCLAIMER | | | |
| MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION | | | |



Search By: Parcel Number ▼ ?

Parcel #:

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

Search

MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography: ▼

☐ Critical Areas

Contours

☐ **Utilities**

MapSize: Small (800x600) ▼

Maps brought to you by:

Valley Title Guarantee



Title Insurance &
Escrow Service

www.vtqco.com

(509) 248-4442



Map



Report

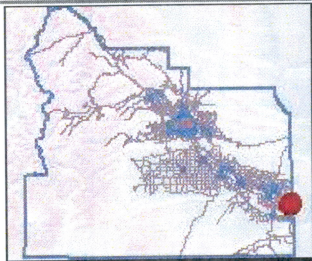
Easting(ft) : Northing(ft)

Longitude(W) : Latitude(N)

Click Map to: **Get Information**

One Inch = 400 Feet

Feet 200 400 600

| | | | | | | | | | | | | |
|---|------------|--|-----------|---------------------------------------|-----------|--------------|---------------------------|-------------------------|-----------------------|-----------------------|--------------------|--|
| PROPERTY PHOTOS: 1 2 3 4 | | PROPERTY INFORMATION AS OF 6/22/2022 11:08:27 AM | | | | | | | PRINTING | | | |
|  | | Parcel Address: | | 3160 OLMSTEAD RD, GRANDVIEW ,WA 98930 | | | | | Printer-Friendly Page | | | |
| | | Parcel Owner(s): | | STATEWIDE DEVELOPMENT LLC | | | | | | | | |
| | | Parcel Number: | | 23092412004 | | Parcel Size: | | 0.9 Acre(s) | | | | |
| | | Property Use: | | 99 Other Undeveloped Land | | | | | Detailed Report | | | |
| TAX AND ASSESSMENT INFORMATION | | | | | | | | | | | | |
| Tax Code Area (TCA): | | 441 | | Tax Year: | | 2022 | | | | | Print Detailed MAP | |
| Improvement Value: | | \$0 | | Land Value: | | \$19600 | | | | | | |
| CurrentUse Value: | | \$0 | | CurrentUse Improvement: | | \$0 | | | | | | |
| New Construction: | | \$0 | | Total Assessed Value: | | \$19600 | | | | | | |
| RESIDENTIAL INFORMATION | | | | | | | | | | | SECTION MAPS | |
| Quality | Year Built | Stories | Main SqFt | Upper SqFt | Bsmt SqFt | Bedrooms | Bathrooms (full/3/4, 1/2) | Garage (bsmt/att/bltin) | Carport | Section Map 1in=400ft | | |
| No Residence Information Found. | | | | | | | | | | | | |
| SALE INFORMATION | | | | | | | | | | | Qtr SECTION MAPS | |
| Excise | Sale Date | Sale Price | | Grantor | | Portion | | | | | | |
| 396784 | 9/27/2007 | \$288750 | | EARL INGHAM FARMS LLC | | N | | | | NW-Qtr 1"=200ft | NE-Qtr 1"=200ft | |
| E011193 | 9/1/2016 | \$7000 | | INGHAM JANET | | N | | | | SW-Qtr 1"=200ft | SE-Qtr 1"=200ft | |
| DISCLAIMER | | | | | | | | | | | | |
| While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us . | | | | | | | | | | | | |

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| MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD | | | |

EXHIBIT C

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

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



Assessor | Planning | Real Estate

FAQ

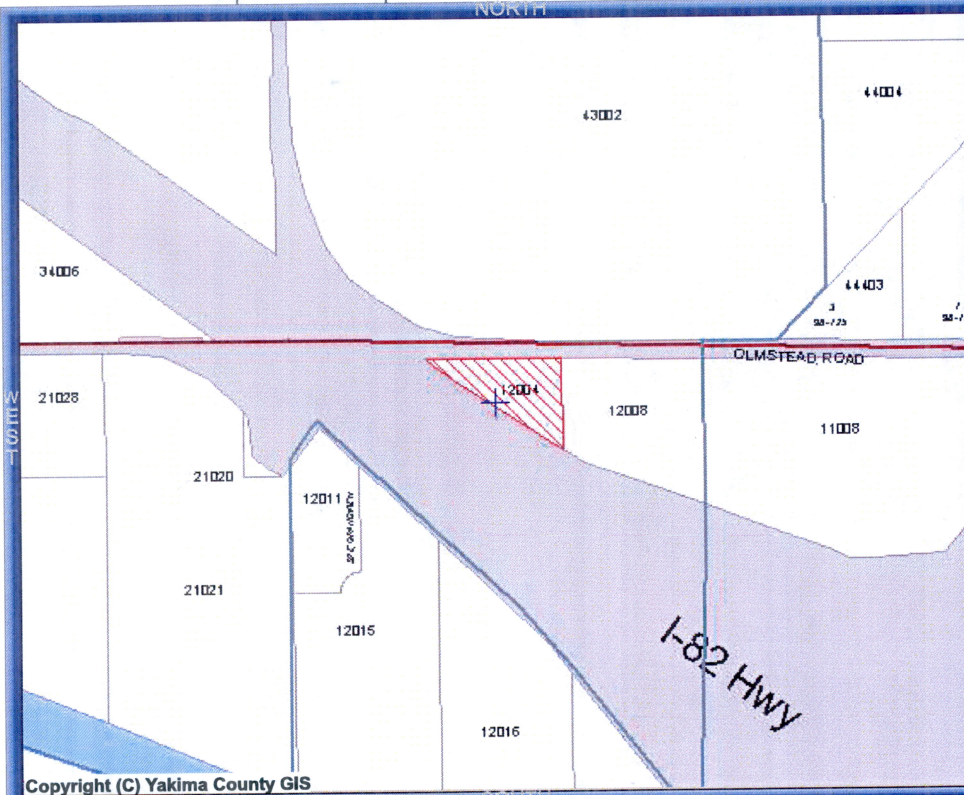
Help

Legend

Search

Tools

Overview



Search By: Parcel Number

Parcel #:

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

Search

MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography: ☒

☐ FEMA

☐ Critical Areas

☐ Contours

☐ Utilities

MapSize: Small (800x600)

Maps brought to you by:

Valley Title Guarantee



Title Insurance &
Escrow Service

www.vtgc.com

(509) 248-4442

Map

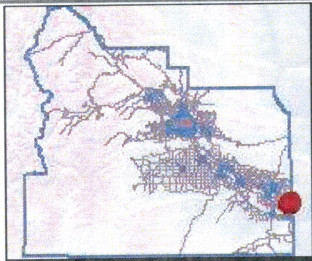
Report

Easting(ft) : Northing(ft)

Longitude(W) : Latitude(N)

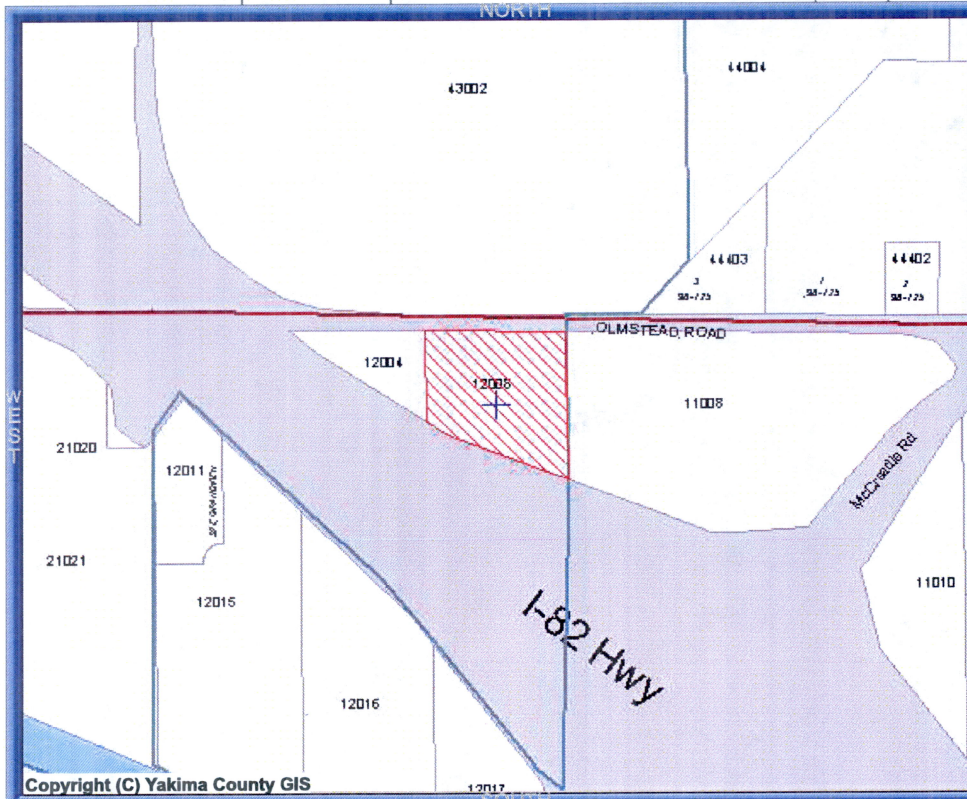
Click Map to: [Get Information](#)

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Feet 200 400 600

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| Improvement Value: | | \$0 | | Land Value: | | \$19600 | | | | | | | | |
| CurrentUse Value: | | \$0 | | CurrentUse Improvement: | | \$0 | | | | | | | | |
| New Construction: | | \$0 | | Total Assessed Value: | | \$19600 | | | SECTION MAPS | | | | | |
| RESIDENTIAL INFORMATION | | | | | | | | | | | | | | |
| Quality | Year Built | Stories | Main SqFt | Upper SqFt | Bsmt SqFt | Bedrooms | Bathrooms (full/3/4, 1/2) | Garage (bsmt/att/bltin) | Carport | Section Map 1in=400ft | | | | |
| No Residence Information Found. | | | | | | | | | | | | | Qtr SECTION MAPS | |
| SALE INFORMATION | | | | | | | | | | | | | | |
| Excise | Sale Date | Sale Price | Grantor | Portion | | | | | NW-Qtr 1"=200ft | | NE-Qtr 1"=200ft | | | |
| 396784 | 9/27/2007 | \$288750 | EARL INGHAM FARMS LLC | N | | | | | | | | | | |
| E011193 | 9/1/2016 | \$7000 | INGHAM JANET | N | | | | | SW-Qtr 1"=200ft | | SE-Qtr 1"=200ft | | | |
| DISCLAIMER | | | | | | | | | | | | | | |
| While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us . | | | | | | | | | | | | | | |

| OVERLAY INFORMATION | | | |
|--|--------------------------------|-----------------------------|---------------------------|
| Zoning: | HC | Jurisdiction: | County |
| Urban Growth Area: | Grandview | Future Landuse Designation: | (Yakima County Plan 2015) |
| FEMA 100 Year: | FEMA Map | FIRM Panel Number: | 53077C1925D |
| Download Map | | | |
| LOCATION INFORMATION | | | |
| + Latitude: 46° 15' 29.147" | + Longitude: -119° 52' 54.990" | Range: 23 | Township: 09 Section: 24 |
| Narrative Description: TH PT OF W 683.6 FT OF NW1/4 NE1/4 LYN'LY OF SR-82 R/W EX CO RD | | | |
| DISCLAIMER | | | |
| MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD | | | |

EXHIBIT C-1



Search By: Parcel Number ▼ ?

Parcel #:

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

Search

MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography: ▼

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

MapSize: Small (800x600) ✓

Maps brought to you by:

Valley Title Guarantee



Title Insurance &
Escrow Service

www.vtqco.com

(509) 248-4442

Map

Map

Report


Easting(ft) : Northing(ft)

Longitude(W) : Latitude(N)

Click Map to: [Get Information](#)

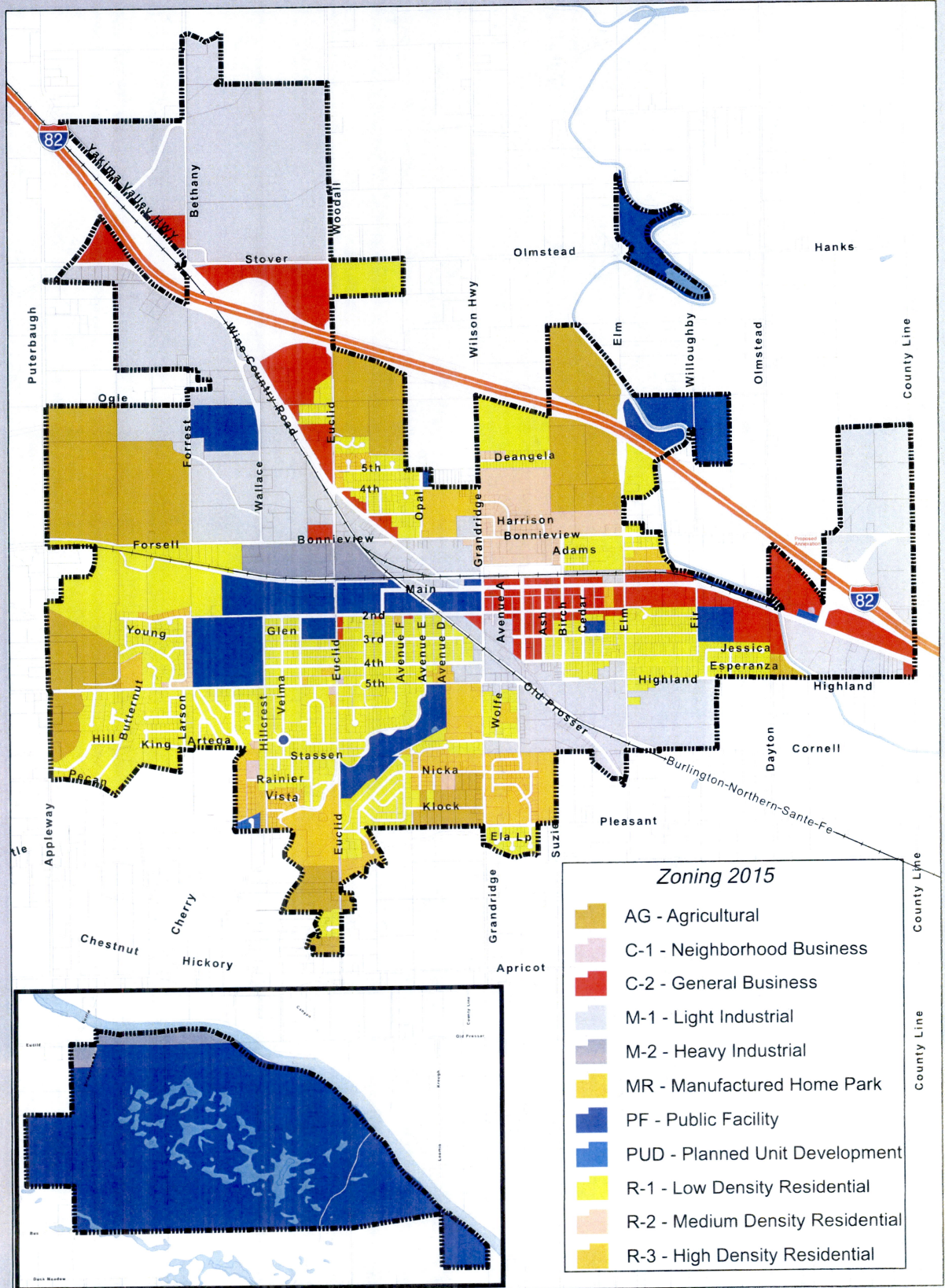
One Inch = 400 Feet

Feet 200 400 600

| | | | | | | | | | | |
|---|------------|--|-----------|---------------------------------------|-----------|--------------|---------------------------|-------------------------|-----------------------|--------------------------|
| PROPERTY PHOTOS: 1 2 3 4 5 | | PROPERTY INFORMATION AS OF 6/22/2022 11:08:27 PM | | | | | | | PRINTING | |
|  | | Parcel Address: | | 3130 OLMSTEAD RD, GRANDVIEW ,WA 98930 | | | | | Printer-Friendly Page | |
| | | Parcel Owner(s): | | KARISSA CARPENTER | | | | | | |
| | | Parcel Number: | | 23092412008 | | Parcel Size: | | | 2.4 Acre(s) | |
| | | Property Use: | | 11 Single Unit | | | | | Detailed Report | |
| | | TAX AND ASSESSMENT INFORMATION | | | | | | | | |
| | | Tax Code Area (TCA): | | | 441 | | Tax Year: | | 2022 | |
| | | Improvement Value: | | | \$141200 | | Land Value: | | \$46500 | |
| | | CurrentUse Value: | | | \$0 | | CurrentUse Improvement: | | \$0 | |
| | | New Construction: | | | \$0 | | Total Assessed Value: | | \$187700 | |
| | | RESIDENTIAL INFORMATION | | | | | | | SECTION MAPS | |
| Quality | Year Built | Stories | Main SqFt | Upper SqFt | Bsmt SqFt | Bedrooms | Bathrooms (full/3/4, 1/2) | Garage (bsmt/att/bltin) | Carport | Section Map 1in=400ft |
| AVERAGE | 1930 | 1.00 | 1802 | | 0/0 | 3 | 2/0/1 | 0/0/0 | | |
| SALE INFORMATION | | | | | | | | | | Qtr SECTION MAPS |
| Excise | Sale Date | Sale Price | | Grantor | | | | Portion | | |
| E014296 | 6/19/2017 | \$180000 | | SCHLAX, STEVEN H & CAROLYN A | | | | N | | |
| DISCLAIMER | | | | | | | | | | |
| While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us . | | | | | | | | | | |

| | | | |
|--|--------------------------------|-----------------------------|--|
| OVERLAY INFORMATION | | | |
| Zoning: | HC | Jurisdiction: | County |
| Urban Growth Area: | Grandview | Future Landuse Designation: | (Yakima County Plan 2015) |
| FEMA 100 Year: | FEMA Map | FIRM Panel Number: | 53077C1925D Download Map |
| LOCATION INFORMATION | | | |
| + Latitude: 46° 15' 28.380" | + Longitude: -119° 52' 50.102" | Range: 23 | Township: 09 Section: 24 |
| Narrative Description: TH PT OF E 323.6 FT OF W 1007.2 FT OF NW1/4 NE1/4 LY N'LY OF SR-82 R/W | | | |
| DISCLAIMER | | | |
| MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION | | | |

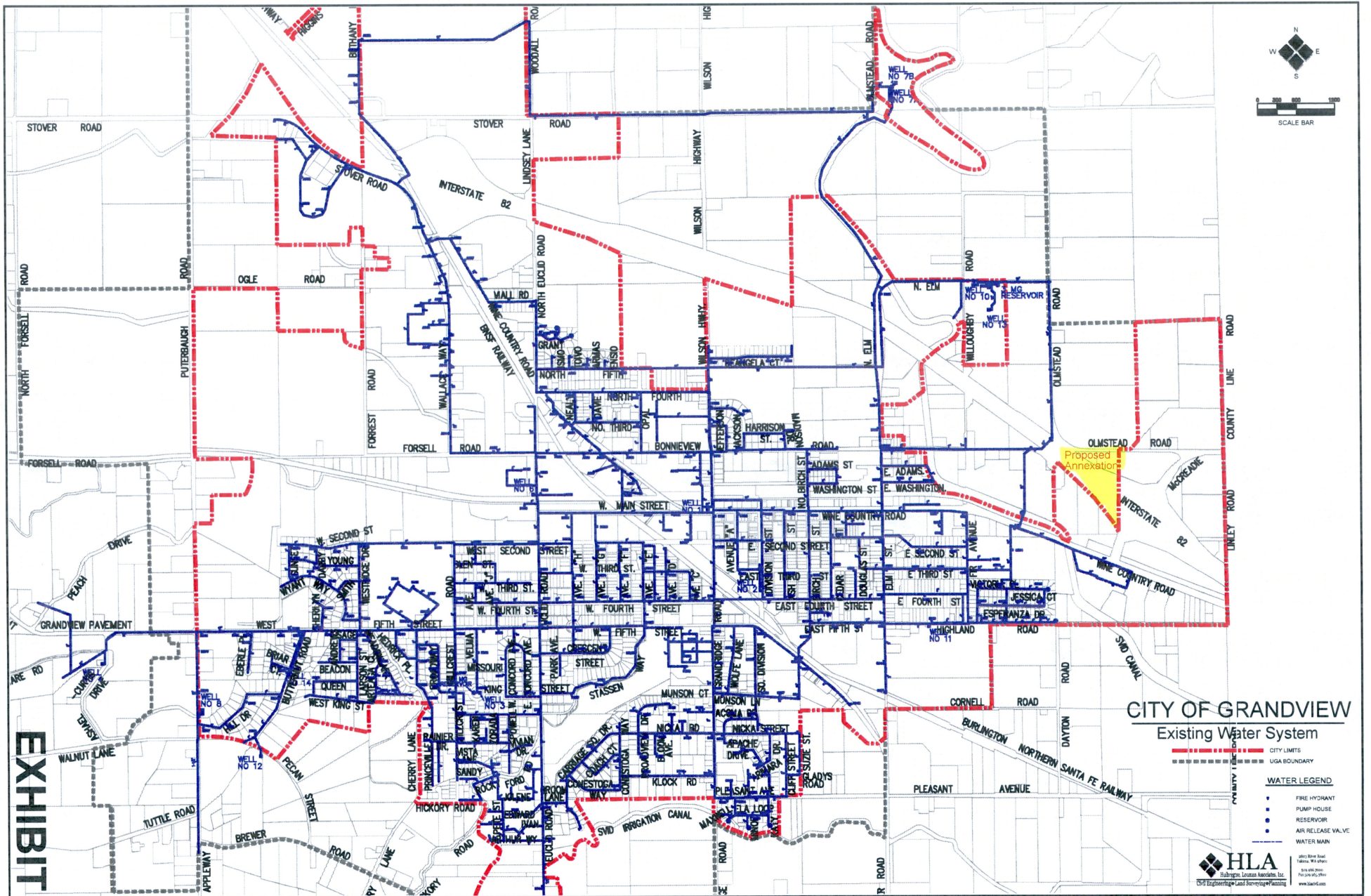
City of Grandview, WA Zoning 2015

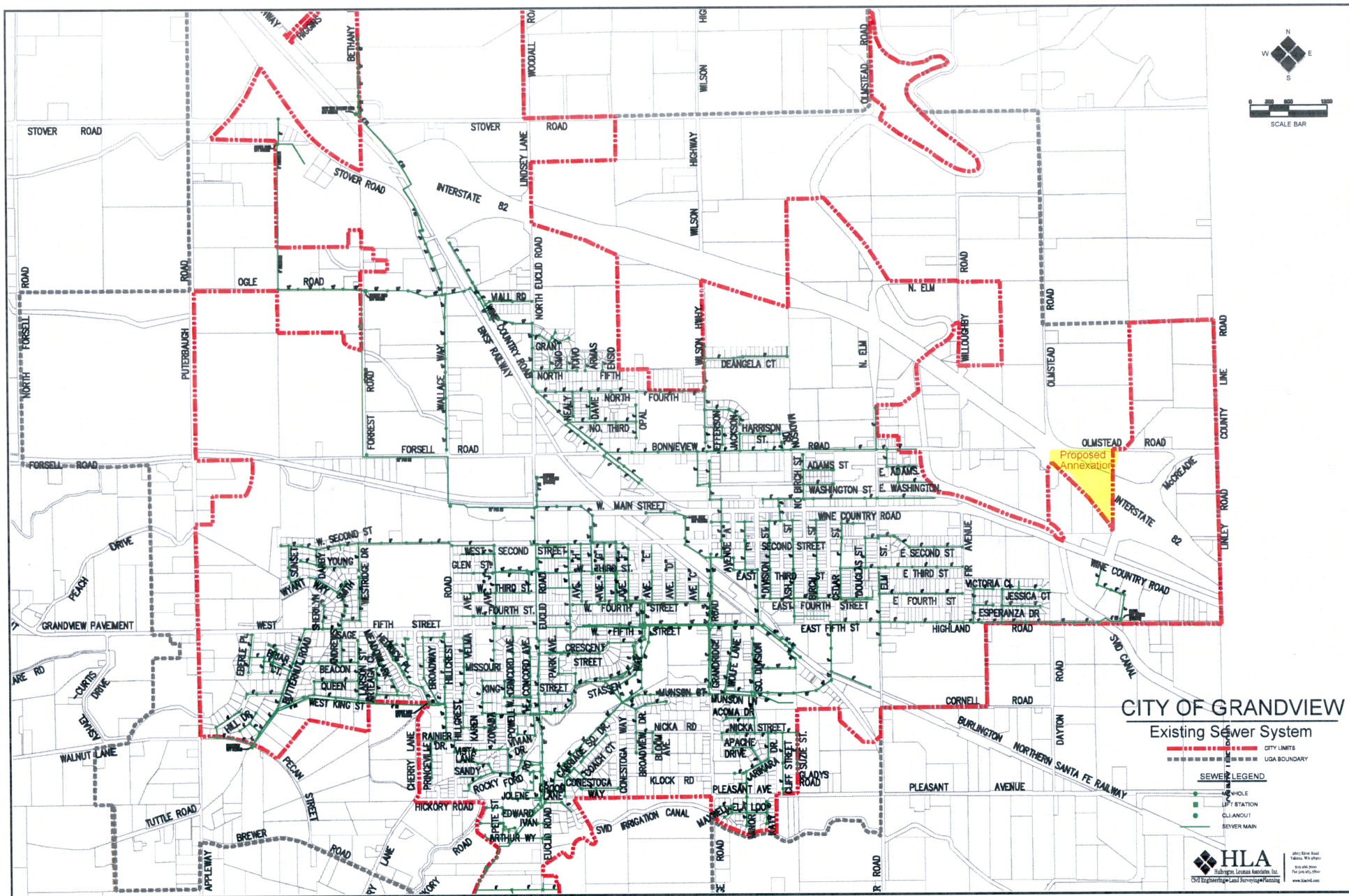


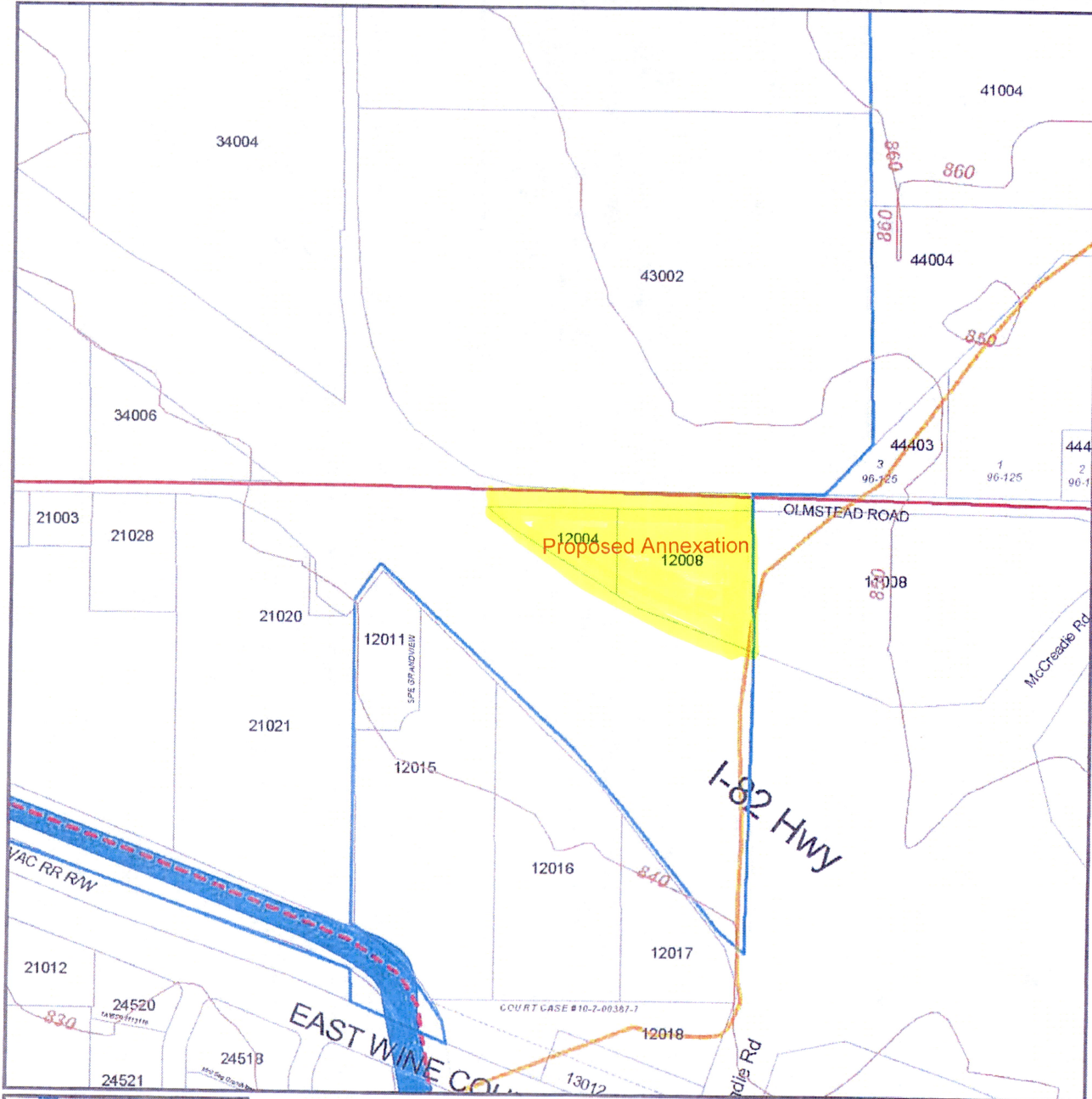
Yakima Valley Conference of Governments
311 North 4th Street, Suite 204
Yakima, Washington 98901
Phone: (509) 574-1550
June 2015



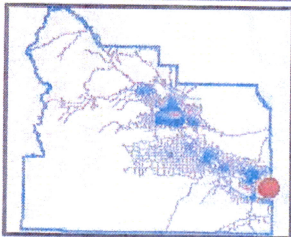
EXHIBIT C-2







Map Center: Range:23 Township:9 Section:24



- City Limits
- Sections
- Contours
- City of Yakima Water
- City of Yakima Sewer
- Nob Hill Water
- Terrace Heights Water
- Terrace Heights Sewer

- FloodPlain
- FloodWay
- Existing Shoreline Environments:
- Conservative/Natural/Rural/Urban
- Potential Wetlands
- Local Wetland Inventory
- Stream Type - 2006 CAO
- 1/2/3/4/4 or 5/Undetermined/5/Man-

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

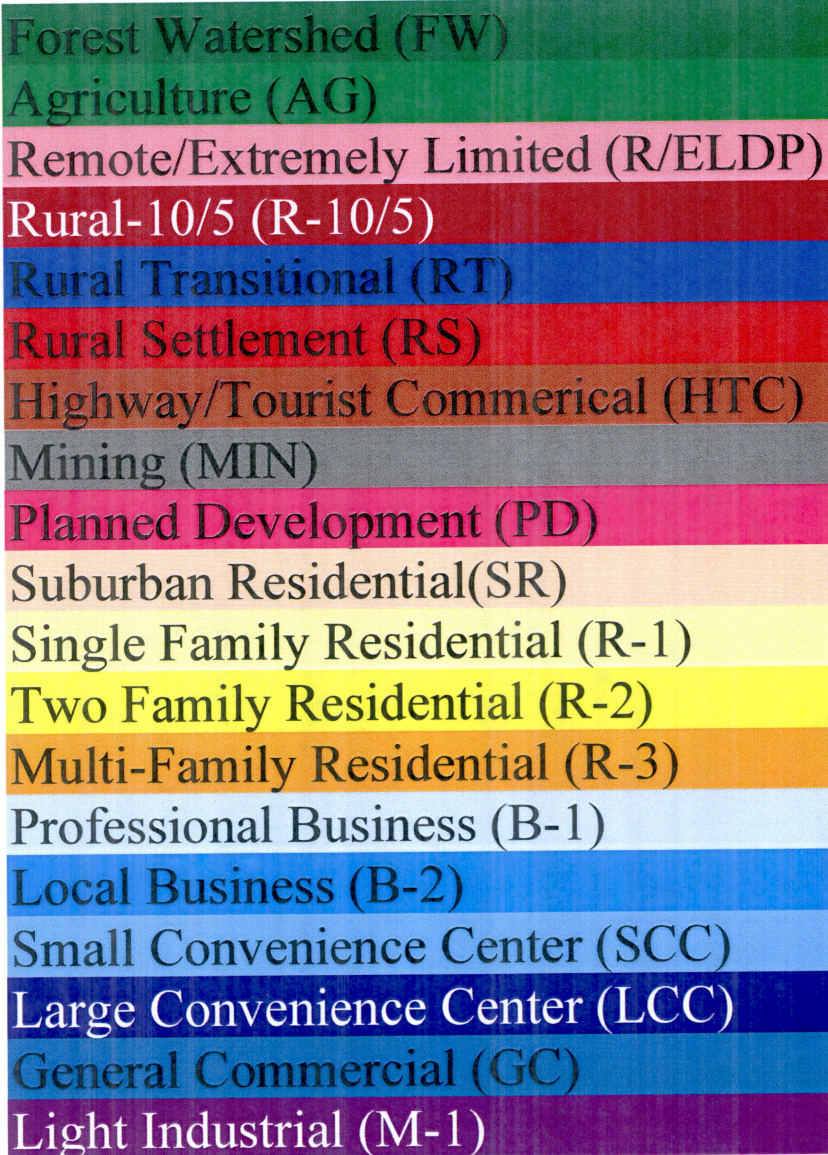


One Inch = 400 Feet
Feet 200 400 600

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: 6/22/2020 9:51:20 AM

Yakima County Zoning
YCC Title 19



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

Yakima County GIS
128 N 2nd Street
Yakima, WA 98901
(509)574-2992



| Item | Feet |
|-----------------|------|
| Basketball hoop | 200 |
| Baseball bat | 400 |
| Football | 600 |

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

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Printed On: 6/22/2020 10:01:17 AM

Yakima County Plan 2015 Designations

Agricultural Resource

Forest Resource

Rural Settlement LAMIRD

Rural Transitional

Rural Self-Sufficient

Rural Remote/ELDP

Fed/Trust Lands/Closed Area

Urban Residential

Urban Commercial

Urban Industrial

Urban Public

Urban Parks and Open Space

Urban Tribal

Urban Growth Area

City of Yakima

Future Landuse Designations

Low Density Residential

Medium Density Residential

High Density Residential

Professional Office

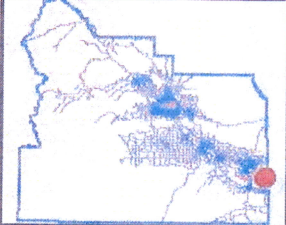
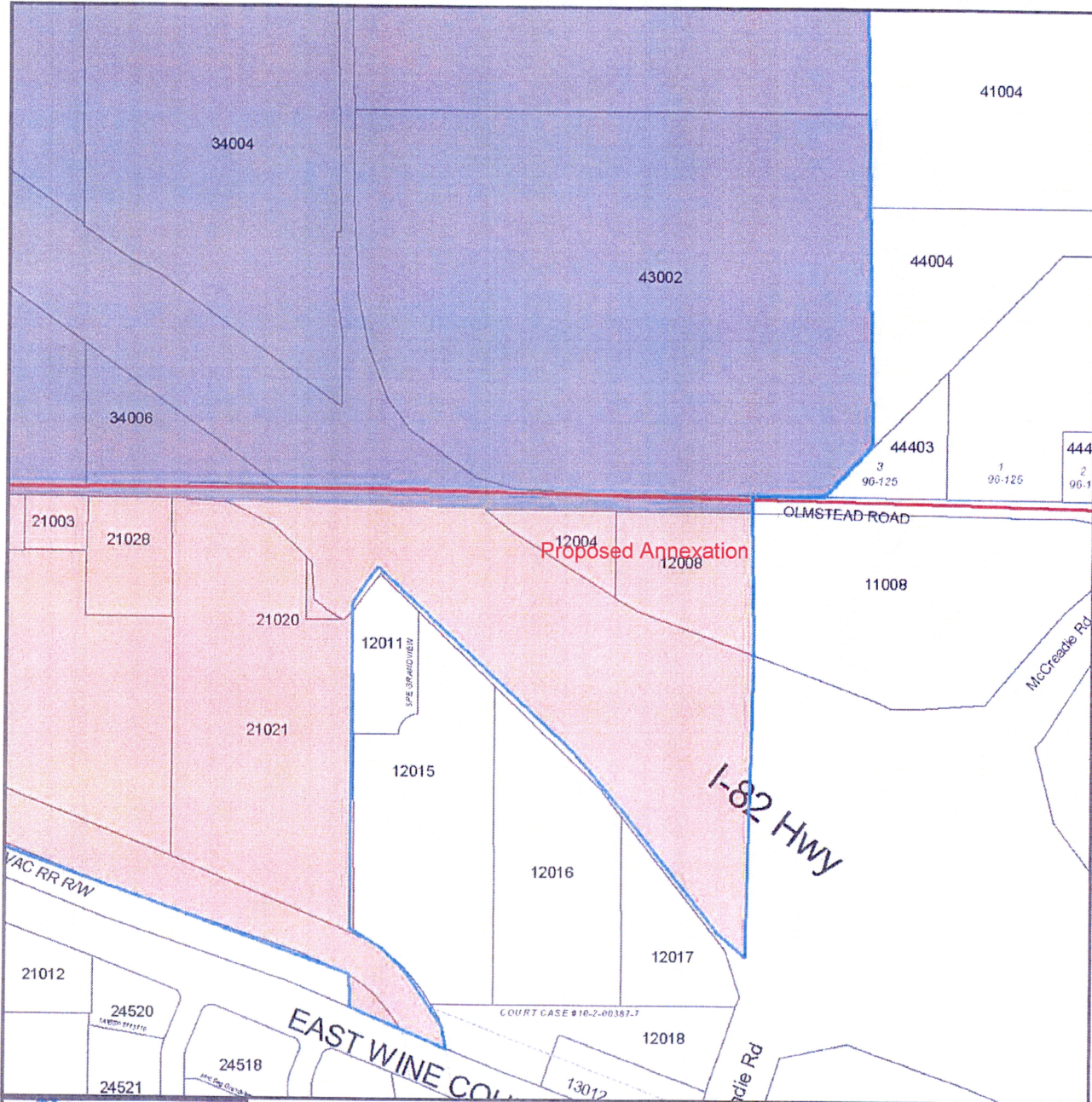
Neighborhood Commerical

Large Convenience Center

Arterial Commercial

CDB Core Commerical Industrial

Industrial



Map Center: Range:23 Township:9 Section:24

City Limits
 Sections

WWW.YAKIMAP.COM

Yakima County GIS
128 N 2nd Street
Yakima, WA 98901
(509)574-2992



One Inch = 400 Feet

Feet 200 400 600

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

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Printed On: 6/22/2020 10:01:52 AM



City of Grandview, WA Future Land Use 2016

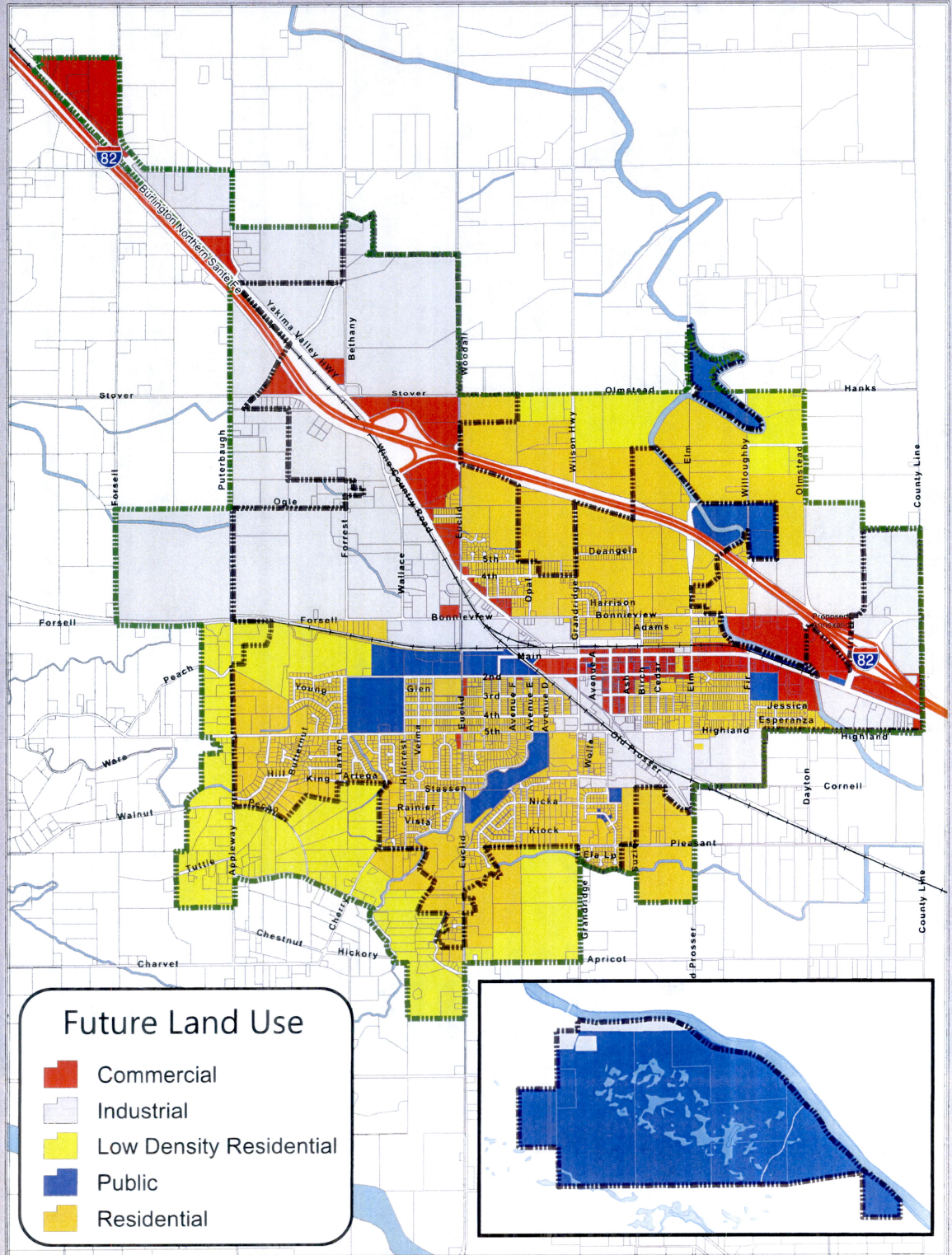
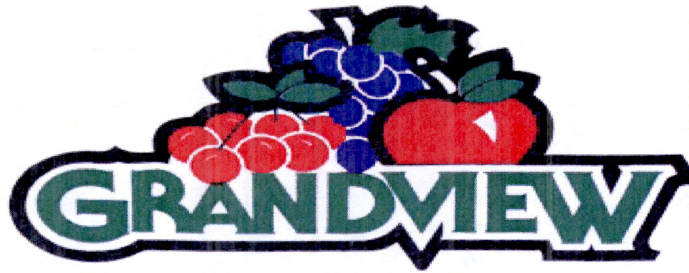


EXHIBIT D

Documentation of the process:

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




CITY OF GRANDVIEW, WASHINGTON

PETITION CERTIFICATION

I, Anita G. Palacios, am appointed by the Mayor of the City of Grandview as the City Clerk. I am the custodian of the City's records and I am authorized to make certified copies of official records. I do hereby certify under penalty of perjury that the attached Petition for Annexation submitted by Statewide Development LLC, for annexation of Parcel Nos. 230924-12004 and 230924-12008 located at 3160 and 3130 Olmstead Road, Grandview, Yakima County, Washington, is a certified copy of an official record maintained by the City of Grandview and is an exact, complete, and unaltered photocopy of such official record.

Dated: June 23, 2022



Anita G. Palacios, MMC
City Clerk

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

TO: The City Council
City of Grandview
Grandview, Washington

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

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

see Attached

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

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

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

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


indebtedness of said City, including assessments or taxes in payment of any bonds issued or debts contracted, prior to or existing at the date of annexation, and that simultaneous adoption of proposed zoning regulations be required" in accordance with the requirements of the City Council of said City, and as quoted herein from the minute entry of the records of said City Council meeting. It is further understood that the zoning of said area proposed for annexation as shown in the Comprehensive Plan as adopted by Resolution No. 95-33 is Commercial.

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

PRAYER OF PETITION:

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

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

OWNER'S SIGNATURE:  DATE: 1-20-2022
OWNER'S SIGNATURE: _____ DATE: _____
PRINTED NAME: Darren Still, Statwide Development, LLC
MAILING ADDRESS: 273 S. County Line Rd Grandview WA 98930
TELEPHONE NO.: 509 203 0127
PARCEL NO.: 23092412004
PROPERTY LEGAL DESCRIPTION:

OWNER'S SIGNATURE: Kim Carpenter Bradshaw DATE: 2/15/2022

OWNER'S SIGNATURE: [Signature] DATE: 2/15/2022

PRINTED NAME: Karissa Carpenter Bradshaw Ethan Bradshaw

MAILING ADDRESS: 9820 Welsh Drive Pasco, WA 99301

TELEPHONE NO.: (509) 830-1671

PARCEL NO.: 23092-4/2008

PROPERTY LEGAL DESCRIPTION:

OWNER'S SIGNATURE: _____ DATE: _____

OWNER'S SIGNATURE: _____ DATE: _____

PRINTED NAME: _____

MAILING ADDRESS: _____

TELEPHONE NO.: _____

PARCEL NO.: _____

PROPERTY LEGAL DESCRIPTION:

OWNER'S SIGNATURE: _____ DATE: _____

OWNER'S SIGNATURE: _____ DATE: _____

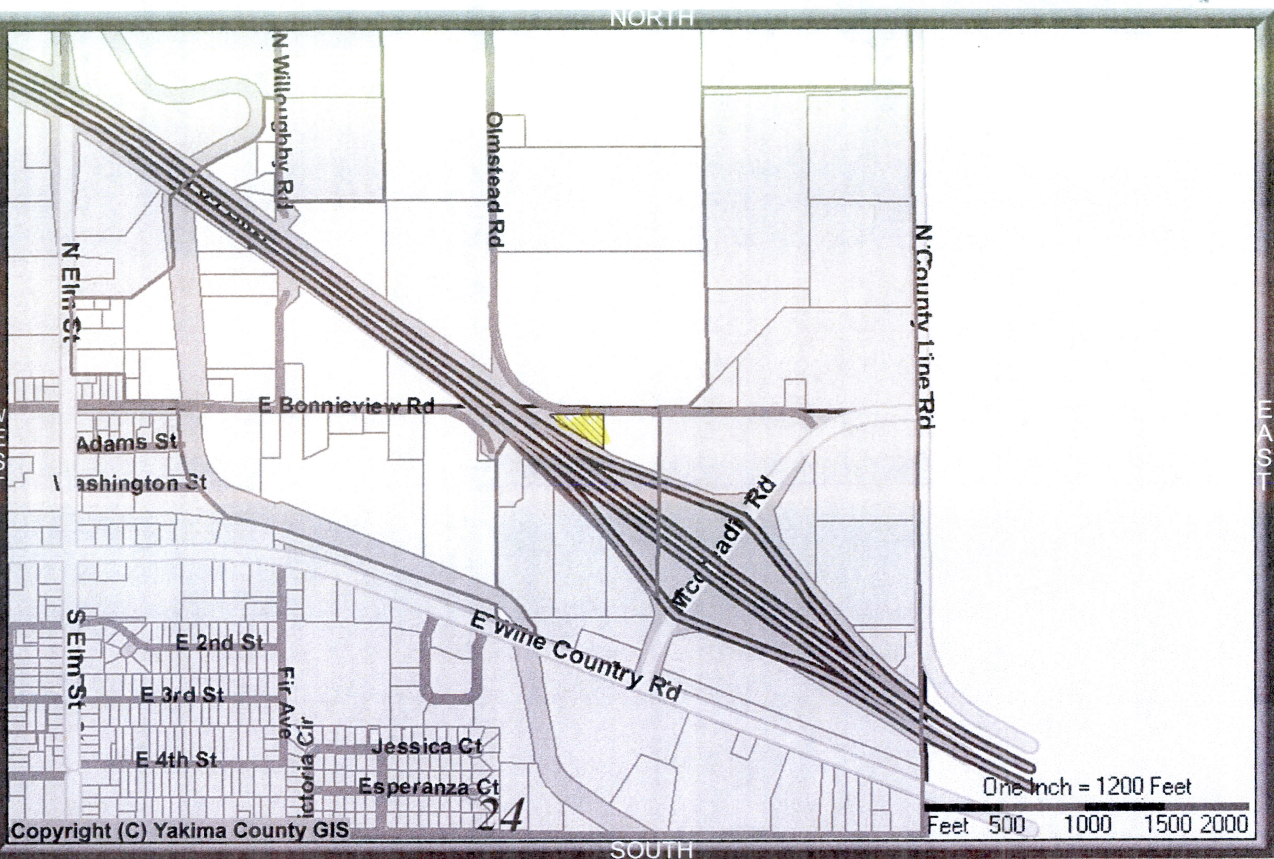
PRINTED NAME: _____

MAILING ADDRESS: _____

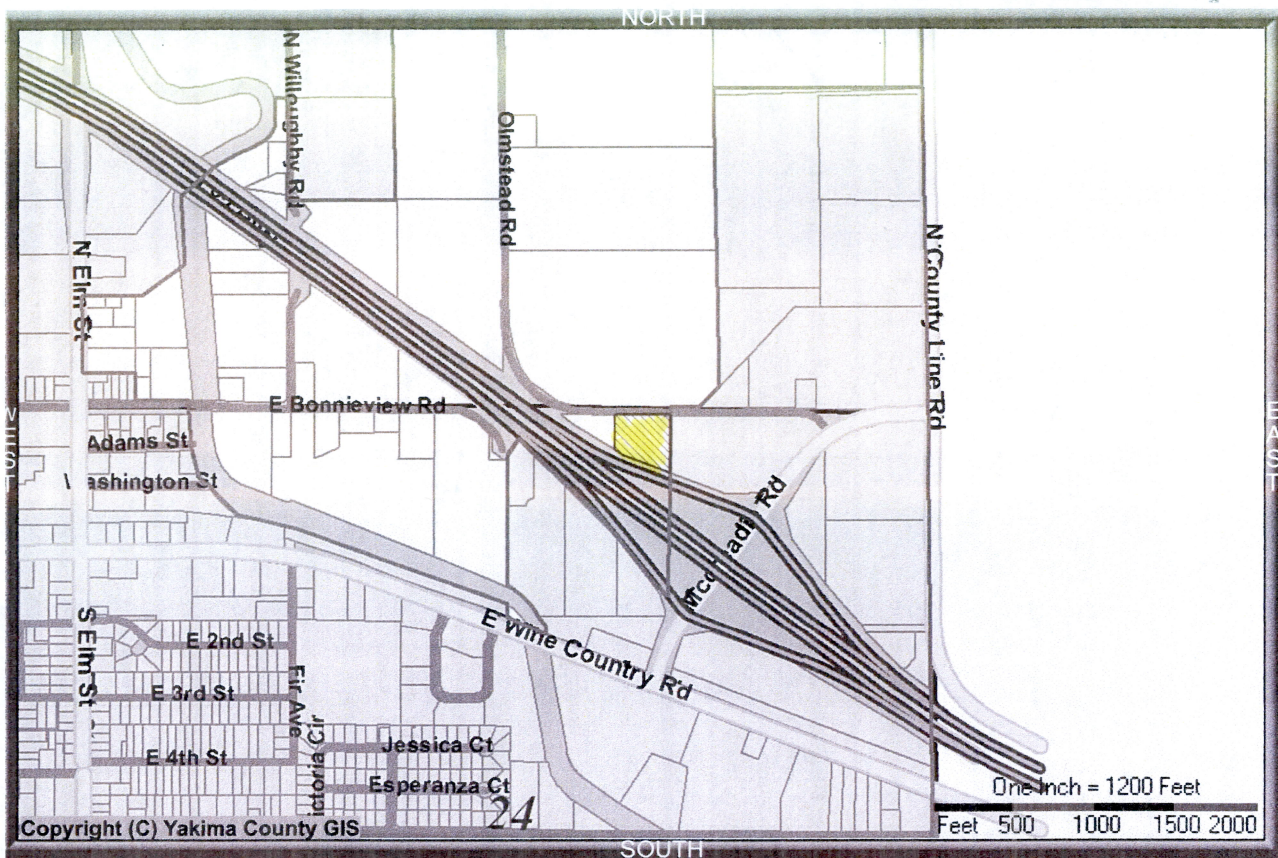
TELEPHONE NO.: _____


PARCEL NO.: _____

PROPERTY LEGAL DESCRIPTION:



| PROPERTY PHOTO | | PROPERTY INFORMATION | |
|--|--|--|---|
| | Parcel Address: 3160 OLMSTEAD RD, GRANDVIEW ,WA 98930 | | |
| | Parcel Owner(s): STATEWIDE DEVELOPMENT LLC | | |
| | Parcel Number: <u>23092412004</u> | Parcel Size: 0.9 Acre(s) | |
| | Property Use: 99 Other Undeveloped Land | | |
| | TAX AND ASSESSMENT INFORMATION | | |
| | Tax Code Area (TCA): <u>441</u> | Tax Year: 2022 | |
| Improvement Value: \$0 | | Land Value: \$19600 | |
| CurrentUse Value: \$0 | | CurrentUse Improvement: \$0 | |
| New Construction: \$0 | | Total Assessed Value: \$19600 | |
| OVERLAY INFORMATION | | | |
| Zoning: HC | | Jurisdiction: County | |
| Urban Growth Area: Grandview | | Future Landuse Designation: (Yakima County Plan 2015) | |
| FEMA: | | FIRM Panel Number: 53077C1925D | |
| FEMA Map | | | |
| LOCATION INFORMATION | | | |
| + Latitude: 46° 15' 29.493" | | + Longitude: -119° 52' 54.252" | Range: 23 Township: 09 Section: 24 |
| Narrative Description: TH PT OF W 683.6 FT OF NW1/4 NE1/4 LYN'LY OF SR-82 R/W EX CO RD | | | |
| 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 | | | |



| PROPERTY PHOTO | | PROPERTY INFORMATION | |
|--|--|--|---|
|  <p>230924-12008 11-8-06 #63</p> | | Parcel Address: 3130 OLMSTEAD RD, GRANDVIEW ,WA 98930 | |
| | | Parcel Owner(s): KARISSA CARPENTER | |
| | | Parcel Number: <u>23092412008</u> | Parcel Size: 2.4 Acre(s) |
| | | Property Use: 11 Single Unit | |
| | | TAX AND ASSESSMENT INFORMATION | |
| Tax Code Area (TCA): <u>441</u> | | Tax Year: 2022 | |
| Improvement Value: \$141200 | | Land Value: \$46500 | |
| CurrentUse Value: \$0 | | CurrentUse Improvement: \$0 | |
| New Construction: \$0 | | Total Assessed Value: \$187700 | |
| OVERLAY INFORMATION | | | |
| Zoning: HC | | Jurisdiction: County | |
| Urban Growth Area: Grandview | | Future Landuse Designation: (Yakima County Plan 2015) | |
| FEMA: | | FIRM Panel Number: 53077C1925D | |
| FEMA Map | | | |
| LOCATION INFORMATION | | | |
| + Latitude: 46° 15' 28.680" | | + Longitude: -119° 52' 49.937" | Range: 23 Township: 09 Section: 24 |
| Narrative Description: TH PT OF E 323.6 FT OF W 1007.2 FT OF NW1/4 NE1/4 LY N'LY OF SR-82 R/W | | | |
| DISCLAIMER | | | |
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**Determination of Sufficiency of Annexation Petition;
City of Grandview – Statewide Development Annexation
(RCW 35A.01.050(4))**

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

On February 24th, 2022, a petition for annexation was received by this office for determinations of the sufficiency of the petition according to RCW 35.13.130 and 35.21.005 from the City of Grandview.

The determination of the sufficiency was begun by this office on the terminal date of February 24th, 2022 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 24th day of February 2022



Dave Cook, Yakima County Assessor

Determination of Sufficiency of Annexation Petition

EXHIBIT D-2

AFFIDAVIT OF PUBLICATION

State of Washington } ss.
County of Yakima }

The undersigned on oath states that

Jacob Hatch

is an authorized representative of the GRANDVIEW HERALD, a weekly newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the publications hereinafter referred to, published in the English language continually as a weekly newspaper in Grandview, Yakima County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of said newspaper. The notice, in the exact form annexed, was published in regular issues of The GRANDVIEW HERALD, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a Notice of Development Application for Parcels 230924-12004 and 230924-12008

was published on March 23, 2022

The amount of the fee charged for the foregoing publication is the sum of \$ 145.00 which amount has been paid in full.

Subscribed

Subscribed and sworn to before me on

March 23, 2022

Annette C. Jones

Notary Public for the State of Washington

Notice – City of Grandview

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

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

Applicant(s) & Property Owner(s): Darrin Still dba Statewide Development LLC., and Karissa Carpenter Bradshaw

Proposed Project: Annexation & Rezone

Current Zoning/Future Land Use: Commercial

Proposed Zoning: C-2 General Business

Location of Project: 3160 and 3130 Olmstead Road, Grandview, Yakima County, WA

Parcel No(s): 230924-12004 and 230924-12008

Application Date: February 1, 2022

Application Acceptance: March 8, 2022

Decision-Making Authority: City of Grandview

Project Description: Applicants request annexation and rezone to C-2 General Business

Requested Approvals & Actions: Annexation and rezone

Existing Environmental Documents: An environmental Checklist has been prepared and is available from the City upon request.

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

Environmental Determination

The City of Grandview is the lead agency for this application and intends to issue a Determination of Non-Significance. The City is utilizing the optional DNS process set forth in WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of this proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement is prepared. The City will review all timely comments prior to making a final threshold determination. Any person has the right to comment on the application and receive notice of and participate in any hearings on the application, if any are scheduled or held. At this time, the City does not intend to hold a public hearing to consider the environmental aspects of this application. A copy of the threshold determination ultimately issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by **WEDNESDAY, APRIL 13, 2022.**

Comment Period and Where to View Documents

The development application and environmental checklist may be viewed at the City of Grandview, 207 West Second Street, Grandview, WA or on the City's website at www.grandview.wa.us. All interested persons are invited to (a) comment on the application, (b) receive notice of and participate in any hearings, and (c) receive a copy of the decision by submitting such written comments/requests to the City of Grandview, Attn: City Clerk, 207 West Second Street, Grandview, WA 98930, PH: (509) 882-9200, email: anitap@grandview.wa.us. Comments concerning the application should be submitted no later than **WEDNESDAY, APRIL 13, 2022**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **WEDNESDAY, APRIL 13, 2022** may not be considered in the staff report.

Public Hearing

The City of Grandview Hearing Examiner will hold a public hearing pursuant to GMC 14.03 on **WEDNESDAY, APRIL 27, 2022 at 2:00 p.m.** The public hearing will be held in person in the Council Chambers at City Hall, 207 West Second Street, Grandview, WA, and will also be available via teleconference as follows:

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

Join the Zoom Meeting

<https://us06web.zoom.us/j/87135871928?pwd=OFhKTTFxTFlnYSStGaHXdEplMkw5Zz09>

Meeting ID: 871 3587 1928

Passcode: 848044

To join by phone: +1 253 215 8782, US

Meeting ID: 871 3587 1928

Passcode: 848044

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

CITY OF GRANDVIEW

Anita G. Palacios, MMC, City Clerk

Published: Grandview Herald

EXHIBIT D-3

AFFIDAVIT OF PUBLICATION

State of Washington } ss.
County of Yakima }

The undersigned on oath states that

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

The annexed notice, a Notice of
closed record public hearing
Statewide Development
Annexation and Rezone

was published on May 18, 2022

The amount of the fee charged for the foregoing publication is the sum of \$ 65.68 which amount has been paid in full.

Madelyne Creasy

Subscribed and sworn to before me on

May 18, 2022

Annette C. Jones

Notary Public for the State of Washington

Notice

**CITY OF GRANDVIEW
NOTICE OF CLOSED RECORD PUBLIC HEARING
STATEWIDE DEVELOPMENT ANNEXATION &
REZONE**

3160 AND 3130 OLMSTEAD ROAD, GRANDVIEW, WA
NOTICE IS HEREBY GIVEN that the City Council of the City of Grandview, Washington, will hold a closed record public hearing on **TUESDAY, JUNE 14, 2022 at 7:00 p.m.**, to consider the Hearing Examiner's recommendation that the City Council approve the requested annexation and rezone for the following:

Applicant(s) & Property Owner(s): Darren Still dba Statewide Development LLC., and Karissa Carpenter Bradshaw

Proposed Project: Annexation & Rezone

Current Zoning/Future Land Use: Commercial

Proposed Zoning: C-2 General Business

Location of Project: 3160 and 3130 Olmstead Road, Grandview, Yakima County, WA

Parcel No(s): 230924-12004 and 230924-12008

The closed public hearing will be held in person and will also be available via teleconference as follows: Please join the meeting from your computer, tablet or smartphone.

Join Zoom Meeting <https://us06web.zoom.us/j/86095128083?pwd=OTJXWXMvbmNlMDdjZDBkYzh5S2Fkdz09>

Meeting ID: 860 9512 8083

Passcode: 499751 To join via phone: +1-253-215-8782

Meeting ID: 860 9512 8083

Passcode: 499751

A copy of the Hearing Examiner's recommendation is posted on the City's website www.grandview.wa.us or you may request a copy at no charge from the City Clerk's Office, 207 West Second Street, Grandview, WA 98930.

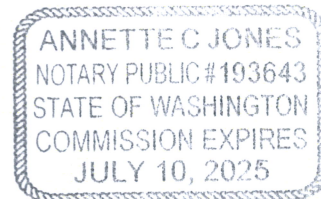
PH: (509) 882-9200 or anitap@grandview.wa.us.

CITY OF GRANDVIEW

Anita G. Palacios, MMC, City Clerk

Published: The Grandview Herald

Published: May 18, 2022



**GRANDVIEW CITY COUNCIL
REGULAR MEETING MINUTES EXCERPT
JUNE 14, 2022**

1. CALL TO ORDER

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

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

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

Present via teleconference: None

Absent: Councilmember Mike Everett

On motion by Councilmember Moore, second by Councilmember Souders, Council excused Councilmember Everett from the meeting.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Espinoza – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

Staff present: City Administrator/Public Works Director Cus Arteaga, City Treasurer Matt Cordray,

7. ACTIVE AGENDA

A. Closed Record Public Hearing – Darren Still dba Statewide Development LLC., and Karissa Carpenter Bradshaw Annexation & Rezone, 3160 and 3130 Olmstead Road, Grandview, Yakima County, Washington

Present on behalf of the applicant was Darren Still dba Statewide Development LLC.

Mayor Mendoza opened the closed record public hearing to consider an Annexation and Rezone submitted by Darren Still dba Statewide Development LLC., and Karissa Carpenter Bradshaw for Parcel Nos. 230924-12004 and 230924-12008 located at 3160 and 3130 Olmstead Road, Grandview, Yakima County, Washington, by reading the public hearing procedure.

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

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

City Administrator Arteaga provided the following review of the record:

- The City received a Letter of Intent and Petition for Annexation and Rezone signed by Darren Still dba Statewide Development LLC., and Karissa Carpenter Bradshaw to annex Parcel Nos. 230924-12004 and 230924-12008 located at 3160 and 3130 Olmstead Road, Grandview, Washington, consisting of 3.3 acres to the City of Grandview. The petitioners elected to request annexation under the 60% petition method of annexation. The 60% petition method requires signatures by owners of not less than 60% of the assessed value of the total property proposed for annexation. The petition contained sufficient signatures of the assessed value.
- The petitioners requested the parcels be annexed with a C-2 General Business zoning designation as identified on the City's Future Land Use map. The parcels were included in the City's designated Urban Growth Area as commercial.
- At the March 8, 2022 City Council meeting, Council approved Resolution No. 2022-08 accepting a request from Statewide Development LLC and Karissa Carpenter Bradshaw for annexation of Parcel Nos. 230924-12004 and 230924-12008 located at 3160 and 3130 Olmstead Road, Grandview, Yakima County, Washington and directed staff to present the Petition for Annexation to the Hearing Examiner for a public hearing.
- On April 27, 2022, a public hearing was held before the Hearing Examiner to receive comments on the proposed annexation and rezone. A copy of the Hearing Examiner's Recommendation was presented.
- Staff recommended Council accept the Hearing Examiner's conclusions and recommendation that the Petition for Annexation of Parcel No. 230924-12004 at 3160 Olmstead Road and Parcel No. 230924-12008 at 3130 Olmstead Road, together with the Olmstead Road and I-82 rights-of-way adjacent to said parcels be approved with C-2 General Business District zoning subject to the assumption of an appropriate share of all existing City indebtedness by the annexed area.
- Staff further recommended Council approve Resolution No. 2022-26 authorizing the petition to annex properties known as the Darren Still dba Statewide Development LLC., and Karissa Carpenter Bradshaw that is contiguous to the City of Grandview and providing for transmittal of said petition to the Yakima County Boundary Review Board for a 45-day review prior to taking final action.

Discussion took place.

The public hearing was declared closed.

On motion by Councilmember Ozuna, second by Councilmember Moore, Council accepted the Hearing Examiner's conclusions and recommendation that the Petition for Annexation of Parcel No. 230924-12004 at 3160 Olmstead Road and Parcel No. 230924-12008 at 3130 Olmstead Road, together with the Olmstead Road and I-82 rights-of-way adjacent to said parcels be approved with C-2 General Business District zoning subject to the assumption of an appropriate share of all existing City indebtedness by the annexed area.

- B. **Resolution No. 2022-26 authorizing the petition to annex properties known as the Darren Still dba Statewide Development LLC., and Karissa Carpenter Bradshaw that is contiguous to the City of Grandview and providing for transmittal of said petition to the Yakima County Boundary Review Board for a 45-day review prior to taking final action**

On motion by Councilmember Moore, second by Councilmember Rodriguez, Council approved Resolution No. 2022-26 authorizing the petition to annex properties known as the Darren Still dba Statewide Development LLC., and Karissa Carpenter Bradshaw that is contiguous to the City of Grandview and providing for transmittal of said petition to the Yakima County Boundary Review Board for a 45-day review prior to taking final action.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Espinoza – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

City of Grandview, Washington Hearing Examiner's Recommendation

May 11, 2022

In the Matter of a Petition for)
Annexation of Two Parcels with)
C-2 General Business District)
Zoning Submitted by:)
) Annexation Resolution No. 2022-08
Statewide Development LLC)
& Karissa Carpenter Bradshaw)
)
Relative to About 3.3 Acres at)
3160 and 3130 Olmstead Road)

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

(1) The Hearing Examiner conducted an open record public hearing on April 27, 2022, regarding this petition to annex about 3.3 acres at 3160 and 3130 Olmstead Road into the City of Grandview with C-2 General Business District zoning.

(2) The staff report was presented by Byron Gumz, Planning Manager of the Yakima Valley Conference of Governments acting as the City's Planner. He recommended approval of the proposed annexation with C-2 zoning.

(3) Petitioner/property owner Darren Still d/b/a Statewide Development LLC also testified in favor of the application and answered questions.

(4) City Administrator/Public Works Director Cus Arteaga testified about the existence of a 12-inch waterline along the frontage of the parcels which provides fire flow to the adjacent mini-storage facility to the east also owned by Mr. Still. City

Clerk Anita Palacios indicated that one written agency comment was received from the Washington State Department of Transportation.

(5) No other testimony was presented at the hearing and no other written comments were submitted during or before the hearing.

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

B. Summary of Recommendation. The Hearing Examiner recommends that the Grandview City Council approve the proposed annexation of the two adjacent parcels at 3160 and 3130 Olmstead Road on the south side of Olmstead Road with the requested C-2 General Business District zoning as recommended by the City's Planner in order to be consistent with the Comprehensive Plan Future Land Use Map designation of "Commercial" for the parcels.

C. Basis for Recommendation. Based upon a view of the site without anyone else present on April 27, 2022; the information contained in the staff report, the exhibits, the testimony, and the other evidence presented at the open record public hearing on April 27, 2022; and a consideration of the Grandview Comprehensive Plan and Grandview Zoning Ordinance; the Hearing Examiner makes the following:

FINDINGS

I. Petitioners and Property Owners. The petitioner and property owner as to the westernmost triangular-shaped parcel at 3160 Olmstead Road is Darren Still d/b/a Statewide Development LLC, 273 South County Line Road, Grandview,

Washington 98930. The petitioner and property owner of the parcel at 3130 Olmstead Road between that parcel and a mini-storage facility to the east is Karissa Carpenter Bradshaw, 9820 Welsh Drive, Pasco, Washington 99301.

II. Location. The 0.9-acre Statewide Development LLC parcel #230924-12004 that is proposed for annexation with C-2 General Business District zoning at 3160 Olmstead Road is located on the south side of the road about one-fourth of a mile west of the intersection of Olmstead Road and McCreddie Road. The 2.4-acre Karissa Carpenter Bradshaw parcel #230924-12008 proposed for annexation with C-2 General Business District zoning at 3130 Olmstead Road is adjacent to the east between the Statewide Development LLC parcel and the existing mini-storage facility within the City limits which is also owned by that entity. The parcels abut Interstate 82 right-of-way on the south and are contiguous to the City limits on the south of I-82 and on the east of the easternmost Karissa Carpenter Bradshaw parcel.

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

(1) The Letter of Intention (60% Petition Method) to Commence Annexation Proceedings to the City of Grandview, Washington and the 60% Petition Method for Annexation to the City of Grandview, Washington were both signed by Darren Still d/b/a Statewide Development LLC and Karissa Carpenter Bradshaw who each own one of the two parcels proposed for annexation.

(2) The petition requests annexation of the two parcels with assumption of existing City indebtedness and with C-2 General Business District zoning. That zoning would be consistent with the City's "Commercial" Comprehensive Plan designation for the two parcels.

(3) The annexation with zoning consistent with the current Comprehensive Plan designation for the two parcels would allow the owners to construct residential mini-storage units as a permitted use in the C-2 General Business District pursuant to GMC §17.44.020(CC). It would be west of an adjacent existing mini-storage facility. The existing residence at 2130 Olmstead Road would remain.

(4) At the City Council's regular meeting of March 8, 2022, the City Council by means of Resolution No. 2022-08 accepted the request for annexation subject to the following conditions: (i) that the annexation is accepted for the legal description attached to the Resolution; (ii) that the City requires simultaneous adoption of the City's zoning regulations consistent with the Urban Growth Area Future Land Use Designation: C-2 General Business for the proposed annexation; and (iii) that the City requires the assumption of an appropriate share of all existing City indebtedness by the area to be annexed. The City Council by that Resolution also referred the petition for annexation to the Hearing Examiner to receive and examine available information, conduct a public hearing, prepare a record thereof, and enter findings of fact and conclusions based upon those facts, together with a recommendation to the City Council.

(5) The sufficiency of the petition signed by at least 60% of the property owners was confirmed by a letter from Yakima County Assessor Dave Cook dated February 24, 2022. The accuracy of the legal description for the proposed annexation which includes the portion of Olmstead Road and I-82 rights-of-way adjacent to the parcels and which was prepared by Professional Land Surveyor Eric T. Herzog on March 9, 2022, was confirmed by a letter from Yakima County Engineer Matt Pietrusiewicz, P.E. dated March 10, 2022.

(6) If the City Council agrees with this recommendation, it will authorize the annexation petition to be forwarded to the Boundary Review Board. If it is approved by that Board or if 45 days pass without the filing of a request for review, it will be returned for the City Council's adoption of an annexation ordinance.

IV. State Environmental Policy Act. The City of Grandview distributed a Notice of Application and utilized the optional SEPA process authorized by WAC 197-11-355 with a comment period that ended on April 13, 2022. A final threshold

determination was issued on April 14, 2022, which retained the initial Determination of Non-significance (DNS). The DNS determined that the proposed annexation with appropriate zoning will not have a probable significant adverse environmental impact. The DNS became final without any appeals.

V. Zoning and Land Uses. The easternmost parcel of the two is adjacent to the City limits on the east and also to the City limits across I-82 to the south. Both parcels are currently zoned by Yakima County as Highway/Tourist Commercial. The parcel within the City on the east is the site of an existing mini-storage facility and is currently zoned as M-1 Light Industrial because it currently has a Comprehensive Plan designation of Industrial rather than Commercial. The easternmost parcel subject to this petition is improved with a single-family residence that will remain. The westernmost parcel subject to this petition is undeveloped. Both parcels are within the City's Urban Growth Area. The properties near this parcel have the following characteristics:

| <i>Location</i> | <i>Zoning</i> | <i>Existing Uses</i> | <i>Jurisdiction</i> |
|-----------------|----------------------------|----------------------|---------------------|
| North: | M-1 Light Industrial | Agriculture | Yakima County |
| South: | Highway/Tourist Commercial | Interstate 82 | Yakima County |
| East: | M-1 Light Industrial | Mini-storage | City of Grandview |
| West: | Highway/Tourist Commercial | Interstate 82 | Yakima County |

VI. Comprehensive Plan. The 2016 Grandview Comprehensive Plan Future Land Use Map designation for the subject two parcels is "Commercial."

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

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

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

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

XI. Infrastructure. There is a 12-inch water line providing fire flow to the mini-storage units east of these two parcels. The water line runs along the Olmstead Road frontage of the proposed annexation area. Sewer lines are not in the area of the proposed annexation. The two parcels in this petition are served by Olmstead Road which is a paved County Road. The portion of the Olmstead Road and I-82 rights-of-way adjacent to the parcels is included in the legal description of the proposed annexation. Future development in this area may require road improvements and additional right-of-way for Olmstead Road.

XII. Hearing Examiner Jurisdiction. Annexation procedures are governed by Chapter 17.96 of the Grandview Municipal Code (GMC) and Chapter 35A.14 of the Revised Code of Washington (RCW). The Hearing Examiner has jurisdiction to make a recommendation regarding annexation with appropriate zoning to the City Council based on the criteria set forth in GMC Chapter 17.96, GMC Chapter 14.09 and GMC Chapter 17.88 after a public hearing with prior notice described in RCW 35A.14.130.

XIII. Notices of Hearing. Notices of the Hearing Examiner's open record public hearing of April 27, 2022, were provided as follows:

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

(2) Notice of the public hearing before the Hearing Examiner was posted on the property proposed for annexation on March 23, 2022.

(3) Notice of the public hearing was published in the City's official newspaper, the Grandview Herald, on March 23, 2022, at least 10 working days prior to the hearing in accordance with RCW 35A.14.130 and GMC §2.50.120(B).

(4) Additional notice for the requested rezone of the parcel proposed for annexation was provided on March 21, 2022, in the manner required for permit or development applications such as rezones by mailing the notice of the public hearing to property owners within 300 feet of the parcels proposed for annexation and for rezoning, and by posting the notice of the public hearing at City Hall, the Library, the Police Department and the City's website.

XIV. Comments. No written comments were received from any members of the public relative to this petition. The following written comments were submitted by the Washington State Department of Transportation:

“The application indicates future use of the parcels as storage units. As future development applications are submitted, they will be subject to review for their impacts to the highway system in addition to meeting the following requirements:

- The southern boundary of the parcels is adjacent to Interstate 82 (I-82) right of way just west of Exit 75. I-82, including the ramps, is a fully controlled limited access highway with a posted speed limit of 70 miles per hour. No direct access to I-82 will be allowed. Access to this highway is limited to approved intersections.
- Stormwater and surface runoff generated by this project must be retained and treated on site in accordance with regulating agencies’ standards, and not be allowed to flow onto WSDOT rights-of-way.
- Any work to be done in WSDOT rights-of-way must be coordinated with the South Central Regional Utilities office prior to beginning any work. The South Central Region Utilities Engineer is Jamil Anabtawi. He can be reached at (509) 577-1785.
- Any outdoor advertising or motorist signing considered for this project will need to comply with state criteria. Please contact Trevor McCain of the WSDOT Headquarters Traffic Office for specifics. He can be reached at (360) 705-7282.
- Any proposed lighting should be directed down towards the site, and away from Interstate 82.”

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

(1) 60% Petition (RCW 35A.14.120). This annexation petition satisfies the requirements of RCW 35A.14.120 because 100% of the two owners of the two

parcels of property in the proposed annexation have submitted the petition even though only 60% rather than 100% is required.

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

(3) Zoning District Classification in Keeping with the Comprehensive Plan. The requested C-2 General Business District zoning is in keeping with the Comprehensive Plan’s “Commercial” designation for the 3.3-acre area proposed for annexation. The intent of the C-2 General Business District described in part in GMC §17.44.010 is to promote the centralization of business and reinforce a positive public image and confidence in commercial revitalization, within a compact commercial area having primarily common-wall building construction. That section also states that such construction offers the unique opportunity within the Grandview urban area to cluster together types of retail business and retail services which functionally interact well together, and will economically fare better, as a result of close proximity by cumulatively attracting more persons than as individual destination points. GMC §17.44.060(A) provides that there are no lot area requirements in the C-2 zone except for nonconforming residential uses. The possible potential development of residential mini-storage units on the two parcels as envisioned by the petitioners/property owners and noted in the SEPA Checklist would provide retail services in a compact area adjacent to existing mini-storage units. Since GMC §17.96.040 requires the establishment of zoning for annexed areas to be governed by the land use designations and the policies of the Comprehensive Plan, the zoning of this parcel is recommended by the petitioners, the City’s Planner and the City’s Hearing Examiner to be the C-2 General Business District because that zoning would be consistent with the following goals and policies of the 2016 Comprehensive Plan:

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

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

GOAL 6: Develop an economic development program or plan that establishes guidelines or actions that accomplish the following:

- Maintains and enhances the existing agricultural production and related agricultural businesses and industries within the community.
- Recruits new business, industry, or facilities to the community that supports diversifying Grandview's economy and provides year-round employment.
- Encourages new business development and supports the retention and expansion of existing businesses and industries.
- Targets industries that are mutually supportive and can serve as suppliers to existing local businesses and industries.
- Decreases small business failures.

(4) Zoning District Classification in Keeping with the Best Arrangement of Land Uses (GMC §17.96.030): GMC §17.96.030 also requires a recommendation regarding the zoning district classification for an area to be annexed to be in keeping with the best arrangement of land uses to promote public health, safety, morals, and general welfare. The parcels proposed for annexation are within the City's Urban Growth Area. Since the property adjacent to the east side of the easternmost parcel is within the City limits and also fronts on Olmstead Road, approval of the proposed annexation would therefore result in a natural and expected expansion of the City's boundaries. The recommended zoning for the annexed area would allow for additional general commercial uses in the future that would be compatible with nearby zoning and land uses even though no mini-storage or other specific uses are proposed at this time. This general criterion as to the best arrangement of land uses to promote the public health, safety, morals and general welfare can also be determined through a consideration of the more specific rezone criteria in the following section that apply here since this petition requests a change of the zoning from the current Yakima County Highway/Tourist Commercial zoning to the City's C-2 General Business District zoning as part of this annexation process.

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

(1) The development (proposed rezone) is consistent with the Comprehensive Plan and meets the requirements and intent of the Grandview Municipal Code. As explained above in Subsection XV(3) of this Recommendation, the zoning of the 3.3-acre annexation area is recommended by the petitioners, the City's Planner and the Hearing Examiner to be the C-2 General Business District in order to be consistent with the intent of the Commercial 2016 Comprehensive Plan designation and to be consistent with the goals and policies of the 2016 Comprehensive Plan. The rezone to that district would also meet the requirements and intent of the City's zoning ordinance so long as that zone satisfies all of the following criteria for approval of a rezone.

(2) The development (proposed rezone) makes adequate provisions for drainage, streets and other public ways, irrigation water, domestic water supply and sanitary wastes. Development of the parcels will require adequate

provisions for drainage. Any future development on the parcels would be accessed by Olmstead Road which is a paved road. The residential mini-storage use envisioned by the petitioners would be a permitted use in the C-2 General Business District. It could be provided with fire flow by means of a 12-inch water line along the frontage of the parcels. Mini-storage units would not necessarily require irrigation water, domestic water or sewer services.

(3) The development (proposed rezone) adequately mitigates impacts identified under other GMC chapters and in particular GMC Title 18. The proposed annexation has been determined to lack any probable significant adverse impacts on the environment through the SEPA Determination of Non-significance issued as the final threshold determination per GMC Title 18 on April 14, 2022.

(4) The development (proposed rezone) is beneficial to the public health, safety, morals and welfare and is in the public interest. The requested rezone is beneficial to the public health, safety, morals and welfare and is in the public interest because the parcels could serve as a future site for additional general commercial uses within the City that would be compatible with nearby land uses. If the mini-storage use envisioned by petitioners is developed on the parcels, that use could provide additional storage facilities for current and future residents of the City.

(5) The development (proposed rezone) does not lower the level of service of transportation below the minimum standards as shown within the Comprehensive Plan. If the development results in a level of service lower than those shown in the Comprehensive Plan, the development may be approved if improvements or strategies to raise the level of service are made concurrent with the development. For the purpose of this section, “concurrent with the development” is defined as the required improvements or strategies in place at the time of occupancy, or a financial commitment is in place to complete the improvements or strategies within six years of approval of the development. No development of any particular use or uses is proposed at this time and any future development will be subject to the Transportation Concurrency Management requirements of GMC Chapter 14.10. Here there is no indication in the record that uses in the C-2 General Business District on the parcels would lower the level of service of transportation below the minimum standards as shown within the Comprehensive Plan. If the development would result in a level of service lower than those shown in the Comprehensive Plan, the development could be approved subject to incorporating improvements or strategies concurrent with the development

that would raise the level of service. The term “concurrent with the development” is defined as the required improvements or strategies in place at the time of occupancy, or a financial commitment is in place to complete the improvements or strategies within six years of approval of the development.

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

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

(1) Whether the proposal is in accord with the goals and policies of the Comprehensive Plan. The rezone of the 3.3-acre annexation area to the C-2 General Business District zoning would be in accord with the goals and policies of the 2016 Comprehensive Plan set forth above in Subsection XV(3) of this Recommendation.

(2) Whether the effect of the proposal on the immediate vicinity will be materially detrimental. The proposed annexation with C-2 General Business District zoning for the 3.3-acre annexation area will not be materially detrimental to the immediate vicinity and will have merit and value for the community as a whole. The parcel can be utilized in the future for general commercial uses in an area currently utilized for one type of general commercial use without adversely affecting uses in the vicinity.

(3) Whether there is merit and value in the proposal for the community as a whole. There is merit and value in the recommended zoning of this parcel for the community as a whole because it is consistent with the Comprehensive Plan designation for the property and will allow for development of future general commercial uses on the parcels similar to one type of general commercial use that exists on adjacent property.

(4) **Whether conditions should be imposed in order to mitigate any significant adverse impacts from the proposal.** There is no need for conditions to be imposed in order to mitigate probable significant adverse environmental impacts of the proposed annexation and recommended zoning. The City's SEPA Determination of Non-significance determined that no impacts of that nature are likely.

(5) **Whether a development agreement should be entered into between the City and the petitioner and, if so, the terms and conditions of such an agreement.** There is no need for a development agreement between the City and the petitioners for the proposed annexation with the recommended zoning because there is no proposal to develop the property with any specific use or uses at this time. Future development will be reviewed at the time of application to ensure consistency with applicable development standards.

CONCLUSIONS

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

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

(2) A Final SEPA Determination of Non-significance (DNS) was issued on April 14, 2022, and became final without any appeals.

(3) The two adjacent parcels proposed for annexation are located within the City of Grandview Urban Growth Area. The easternmost parcel is contiguous to the City limits on the east and a portion of the annexation area is contiguous to the City limits to the south across I-82.

(4) Sufficiency of water, sewer and street capacity for development of the proposed annexation area will be based on the size, scope and nature of the future development.

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

(6) The 3.3-acre area proposed for annexation should upon annexation have C-2 General Business District zoning.

(7) The requested annexation with the recommended C-2 General Business District zoning satisfies the applicable requirements and criteria set forth in the Grandview Municipal Code that are needed to be satisfied in order to recommend its approval by the Grandview City Council.

RECOMMENDATION

The Hearing Examiner recommends to the Grandview City Council that this petition for annexation of parcel #230924-12004 at 3160 Olmstead Road and parcel #230924-12008 at 3130 Olmstead Road, together with the Olmstead Road and I-82 rights-of-way adjacent to said parcels, as described in the documentation submitted for this request be **APPROVED** with C-2 General Business District zoning subject to the assumption of an appropriate share of all existing City indebtedness by the annexed area. The legal description of the annexation area prepared by a Professional Land Surveyor and confirmed as accurate by the Yakima County Engineer is as follows:

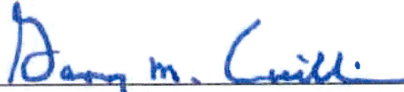
That portion of the Northwest Quarter of the Northeast Quarter of Section 24 and the Southwest Quarter of the Southeast Quarter of Section 13, all in Township 9 North, Range 23 East, W.M. described as follows:

Beginning at the Northwest Corner of said Northeast Quarter of Section 24; Thence Southerly along the West line of said subdivision to the existing Northerly line of the City Limits established by City of Grandview Ordinance 2008-11, and recorded under Auditor's file number 7612985, records of

Yakima County, Washington; Thence Northeasterly along said existing northerly line of the City limits 139 feet, more or less, to the Southerly right of way line of State Route I-82; Thence Southeasterly along said right of way line to the intersection with the East line of the West 1007.2 feet of said Northwest Quarter of the Northeast Quarter; Thence Northerly along said line and its Northerly extension to the North right of way line of Olmstead Road; Thence Westerly along said North right of way line, parallel with the North line of said Section 24 to the Northerly extension of the West line of said Northeast Quarter of Section 24; Thence South to the Point of Beginning.

(Yakima County Assessor's Parcel Numbers 230924-12004 and 230924-12008 together with adjacent Olmstead Road and I-82 rights-of-way)

DATED this 11th day of May, 2022.



Gary M. Cuillier, Hearing Examiner

Darren Still, Statewide Development LLC
Karissa Carpenter Bradshaw
Annexation/Rezone of 3.3 Acres
3160 and 3130 Olmstead Road
Resolution No. 2022-08

RESOLUTION NO. 2022-26

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
AUTHORIZING THE PETITION TO ANNEX PROPERTIES KNOWN AS THE DARREN
STILL DBA STATEWIDE DEVELOPMENT LLC., AND KARISSA CARPENTER
BRADSHAW ANNEXATION THAT IS CONTIGUOUS TO THE CITY OF GRANDVIEW
AND PROVIDING FOR TRANSMITTAL OF SAID PETITION TO THE YAKIMA
COUNTY BOUNDARY REVIEW BOARD FOR A 45-DAY REVIEW
PRIOR TO TAKING FINAL ACTION**

WHEREAS, the City of Grandview, Washington received a petition for annexation commonly known as the Darren Still dba Statewide Development LLC., and Karissa Carpenter Bradshaw Annexation of certain real property pursuant to RCW 35A.14.120, a legal description of which is attached hereto as Exhibit "A";

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

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

WHEREAS, petitioners further understood the zoning of said area proposed for annexation would be C-2 General Business for Parcel Nos. 230924-12004 and 230924-12008;

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

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

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

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

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

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on June 14, 2022.

MAYOR

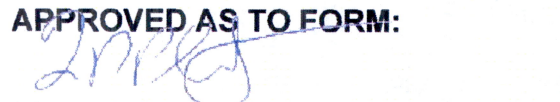


ATTEST:



CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY

March 9, 2022

HLA Project No. 22007

Legal Description for Statewide Development Annexation

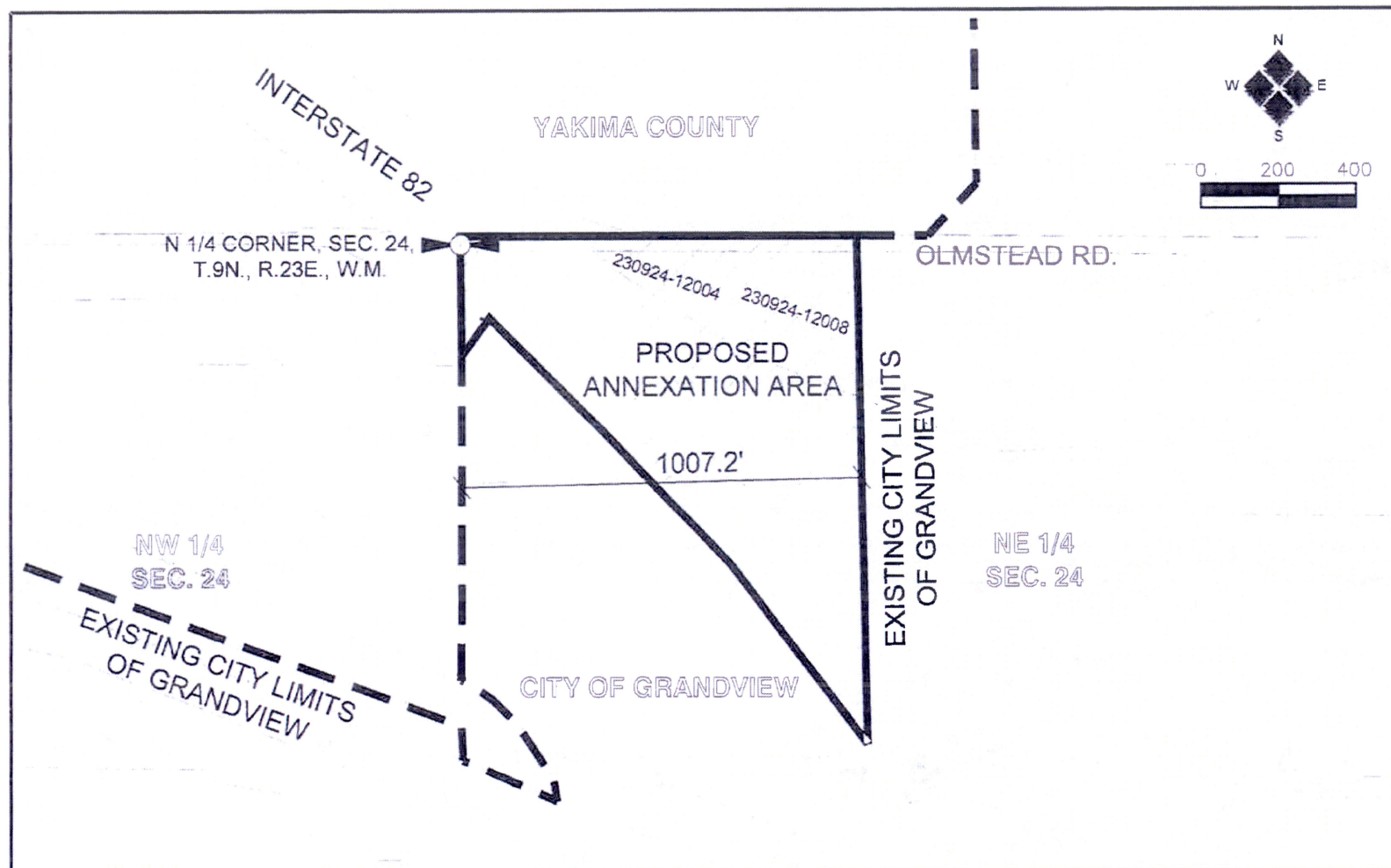
LEGAL DESCRIPTION

That portion of the Northwest Quarter of the Northeast Quarter of Section 24 and the Southwest Quarter of the Southeast Quarter of Section 13, all in Township 9 North, Range 23 East, W.M. described as follows:

Beginning at the Northwest Corner of said Northeast Quarter of Section 24;
Thence Southerly along the West line of said subdivision to the existing Northerly line of the City Limits established by City of Grandview Ordinance 2008-11, and recorded under Auditor's file number 7612985, records of Yakima County, Washington;
Thence Northeasterly along said existing northerly line of the City limits 139 feet, more or less, to the Southerly right of way line of State Route I-82;
Thence Southeasterly along said right of way line to the intersection with of the East line of the West 1007.2 feet of said Northwest Quarter of the Northeast Quarter,
Thence Northerly along said line and its Northerly extension to the North right of way line of Olmstead Road;
Thence Westerly along said North right of way line, parallel with the North line of said Section 24 to the Northerly extension of the West line of said Northeast Quarter of Section 24;
Thence South to the Point of Beginning.

Situate in Yakima County, Washington.





HLA

Engineering and Land Surveying, Inc.

2803 River Road
Yakima, WA 98902

509.966.7000
Fax 509.965.3800
www.hlacivil.com

JOB NO: 22007G
Statewide_Annex.dwg
DATE: 3-1-22
DRAWN BY: TDF
CHECKED BY: ETH

ANNEXATION EXHIBIT
for, CITY OF GRANDVIEW
YAKIMA COUNTY, WASHINGTON
STATEWIDE DEVELOPMENT ANNEXATION

EXHIBIT E

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

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

EXHIBIT F

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

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