



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: May 25, 2023

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

FROM: Olivia Story
Chief Clerk - Boundary Review Board

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

Enclosed is the City of Yakima's Ordinance 2023-008, which annexes the subject area. The Ordinance was recorded under Auditors File #8174892 on May 22, 2023, and states that the annexation shall be effective July 20, 2023.

If you have any questions or need any further information, please contact me at olivia.story@co.yakima.wa.us or 509-574-2300.

Enclosure: City of Yakima Ordinance No. 2023-008

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.



FILE# 8174892
YAKIMA COUNTY, WA
05/22/2023 02:19:25PM
ORDINANCE
PAGES: 7
CITY OF YAKIMA - PLANNING

Recording Fee: 209.50

Return To:

Yakima City Clerk
129 North Second Street
Yakima, WA 98901

Document Title: **ORDINANCE NO. 2023-008**
Golden Ridge Annexation

Grantor: City of Yakima

Grantee: The Public

ABREVIATED LEGAL DESCRIPTION:

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

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

Situate in Yakima County, Washington.

Parcel Numbers: 18133132001, 18133132005, 18133132007, and 18133132008.

ORDINANCE NO. 2023-008

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

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

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

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

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

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

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

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

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

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

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

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

BE IT ORDAINED BY THE CITY OF YAKIMA:

Section 1. Findings

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

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

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

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

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


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

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

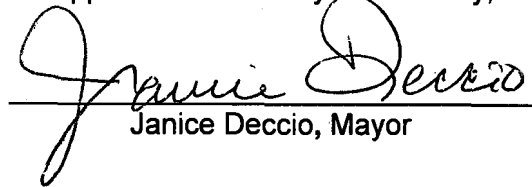
Section 8. This ordinance shall be in full force and effect 60 days after consideration and approval of the Yakima County Boundary Review Board, and publication as provided by law and by the City Charter.

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

ATTEST:


Sonya Clear Tee, City Clerk



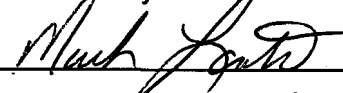

Janice Deccio, Mayor

Publication Date: May 21, 2023

Effective Date: July 20, 2023

Section 7 above is accepted by Franchisee this 19th day of May, 2023.

Yakima Waste Systems, Inc.

By: 

Signer's Name Printed: Mark Lanter

Signer's Title: District Manager

EXHIBIT "A" Annexation Map

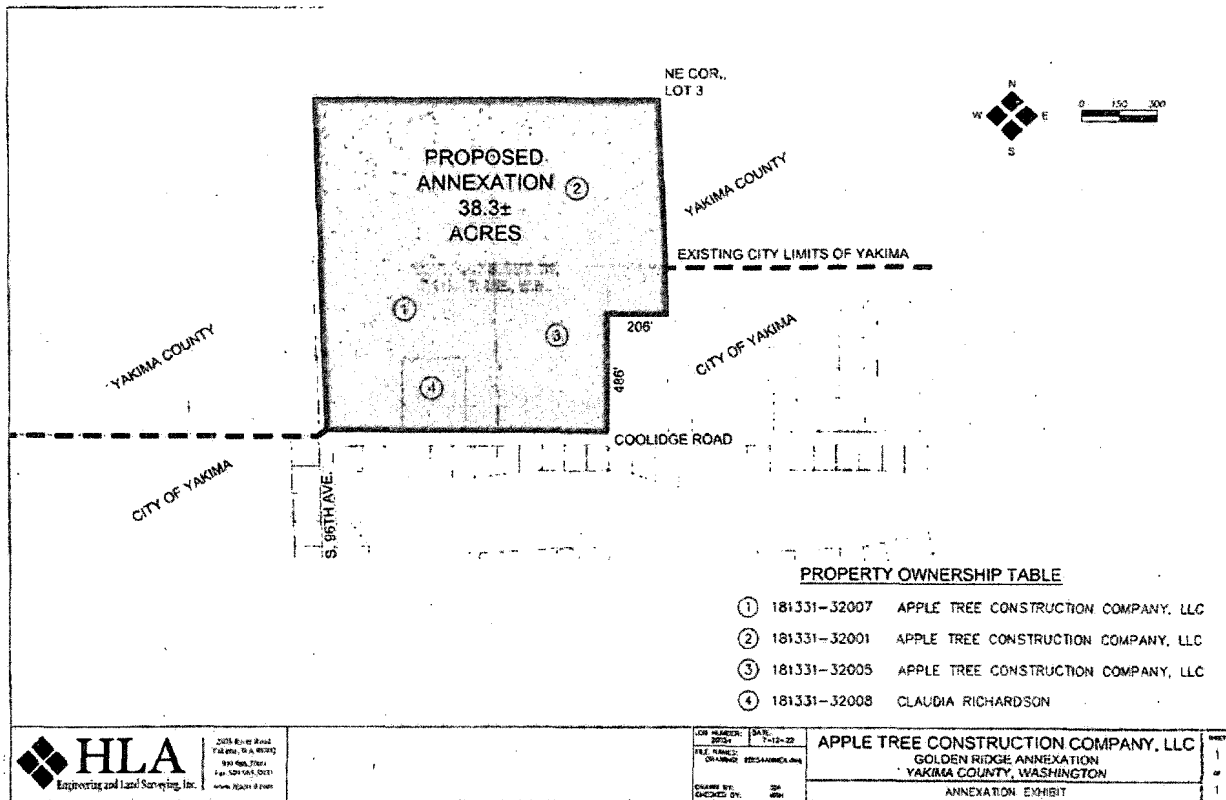


EXHIBIT "B" Legal Description

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

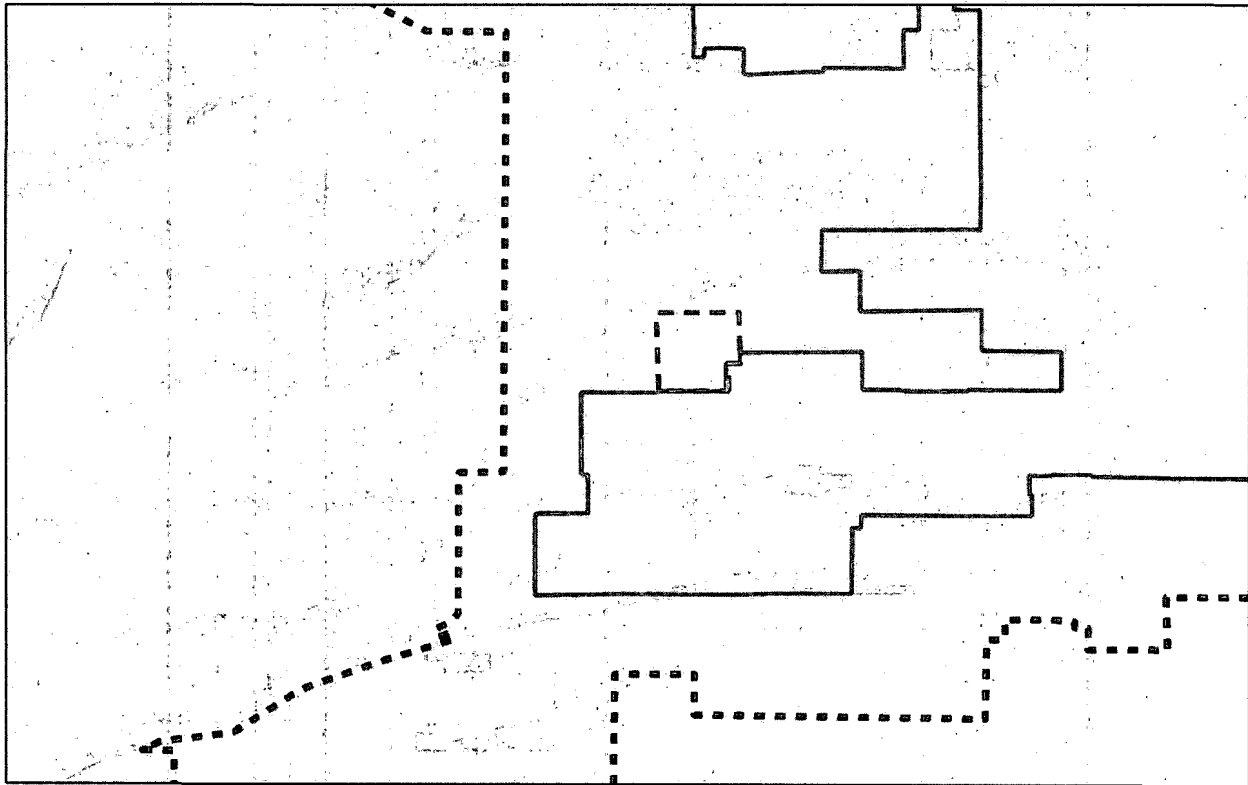
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Situate in Yakima County, Washington.

EXHIBIT "C"

Zoning and Future Land Use

Golden Ridge Annexation - Future Land Use



January 18, 2023

Future Land Use

Low Density Residential

Mixed Residential

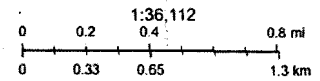
Commercial Mixed Use

Community Mixed Use

Industrial

Yakima City Limits

Yakima Urban Area



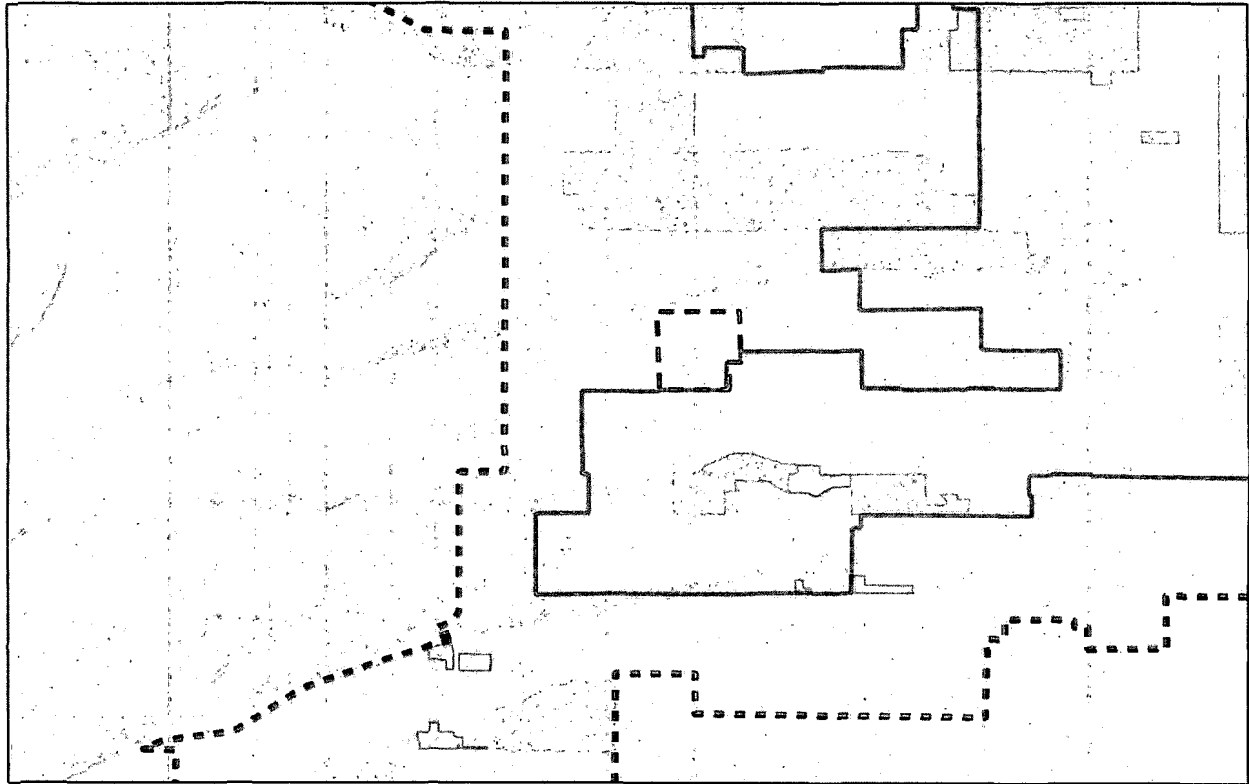
Yakima GIS, City of Yakima, Washington, City of Yakima GIS, Esri, NASA, NGA, USGS, FEMA

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

EXHIBIT "C"

Zoning and Future Land Use

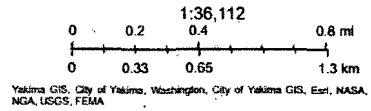
Golden Ridge Annexation - City Zoning



January 18, 2023

Yakima Urban Area Zoning

SR Suburban Residential	R-3 Multi-Family	SCC Small Convenience Center	M-1 Light Industrial
R-1 Single Family	B-1 Professional Business	LCC Large Convenience Center	Yakima City Limits
R-2 Two Family	B-2 Local Business	GC General Commercial	Yakima Urban Area



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