



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.: BRB2023-00002, City of Yakima – Prickly Pear Annexation

Enclosed is the Notice of Intention packet that proposes the annexation of approximately **103.32** acres having an assessed valuation of \$6,553,800 into the City of Yakima. The annexation is known as the **“Prickly Pear Annexation.”**

The 45-day review period for this proposed annexation expires **July 9, 2023**.

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

Enclosure: Notice of Intention

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

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

WASHINGTON STATE BOUNDARY REVIEW BOARD FOR YAKIMA COUNTY

NOTICE OF INTENTION

for office use only:

BRB FILE # 2023-00002

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

<input checked="" type="checkbox"/>	Annexation
<input type="checkbox"/>	Formation of a Special Purpose District
<input type="checkbox"/>	Incorporation
<input type="checkbox"/>	Other Boundary Change
<input type="checkbox"/>	Merger/Consolidation of Special Purpose District
<input type="checkbox"/>	Dissolution of Special Purpose District
<input type="checkbox"/>	Water or Sewer Extension _____ Size of Water Line _____ Sewer Line
3. This proposal shall be known as: Prickly Pear Annexation
4. Driving directions to location of proposed action: From Interstate 82, take Valley Mall Blvd exit. Travel West on Valley Mall Blvd to W Washington Avenue. Travel West on W Washington Ave to Spring Creek Road. Travel South on S and E on Spring Creek Road which will turn into South 36th Ave. Travel West on Sorenson Road approximately 0.1 miles to the NE corner of the Annexation Area.
5. Briefly describe proposal: Annexing approximately 103.32 acres of unincorporated land into the City of Yakima.
6. Method used to initiate the proposed action: ☒ Petition ☐ Election ☐ Resolution
7. State statute under which action is sought: RCW 35.13.125-160

FACTORS THE BOARD MUST CONSIDER

POPULATION AND LAND USE:

1. Provide the following information:

POPULATION OF PROPOSED AREA			POPULATION OF EXISTING ENTITY	
	EXISTING	10-YEAR PROJECTION	EXISTING	10-YEAR PROJECTION
People	+/- 12	+/- 3300	98,200	106,189
Residences	4	+/-1200	38,028	40,068
Businesses	0	0	6,882	7,986

2. What source is the basis for this projection information? 2040 Comp Plan, OFM Estimates, Yakima County Planning, ACS Estimates, City Planning Estimates
3. Acres within the proposed area 103.32 Acres within existing entity 18,126
4. Assessed valuation of proposed area \$ 6,553,800 of existing entity \$ 57,936,363,031
5. Existing land use of the proposed area Single family homes and vacant land
6. Existing land use of the area surrounding the proposal: Single family homes, parks, vacant land, and agriculture

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

If no, why not? Direct frontage is limited for this annexation request. The ROW for Sorenson Road is already in City Limits. The frontage along S 38th Ave, S 52nd Ave, and Ahtanum Road should not warrant inclusion into the City Limits until such a time as the other side of the ROW was part of a future annexation process. This could only be the case for S 38th Ave or S 52nd Ave as the other side of the road is in the UGA. The south side of Ahtanum Road is outside of the UGA and therefore Ahtanum Road should remain in County jurisdiction.

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 It is anticipated that vacant parcels will be developed with residential uses.
 - o Zoning none
 - o Comprehensive Plan none
10. Has the proposed area been the subject of land use action by Yakima County? Not Known
If so, please explain
11. a. Yakima County Comprehensive Plan designation for the proposed area: Urban Residential
b. For surrounding areas: Urban Residential and Urban Industrial
c. Yakima County Zoning for the proposed area: SR, R-1, R-2, R-3
d. For surrounding areas: SR, R-1, R-2, R-3, M-1
12. Is this proposal consistent with the coordinated water system plan, if any? ☒ Yes ☐ No
13. Does your jurisdiction have an adopted comprehensive plan? Yes Date Adopted: June 6, 2017
14. Describe how this proposal is consistent with the adopted comprehensive plan: This proposal is consistent with the City of Yakima Comprehensive Plan 2040. The annexation area has a future land use designation of Low Density Residential and Mixed Residential (see map C.7. City Future Land Use). The annexation is consistent with Policy 2.1.9 of the plan – the annexation is within the UGA, is contiguous with the city limits, creates a logical service boundary, and is fiscally self-sufficient.
- a. Proposed city zoning upon annexation: SR, R-1, R-2, R-3
15. Has any portion of this area been previously reviewed by the Boundary Review Board? No
Explain
16. Describe the following as required by RCW 36.93.170 and the effects on land use, accessibility and potential development:
- a. Topography: Flat
 - b. Natural Boundaries: n/a
 - c. Drainage Basins: The annexation area is within the Wide Hollow Creek drainage basin
17. Is the proposed area within the Urban Growth Area for your municipality? Yes

MUNICIPAL SERVICES

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

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

2. Does your jurisdiction have a current Capital Facilities Plan? Yes

Does it consider the proposed area? Yes

3. Describe the effect your jurisdiction's ordinances, governmental codes, regulations and resolutions will have on existing uses in the proposed area: No effect on existing uses; all uses are permitted under current city codes.

4. Describe the probable future needs for services and additional regulatory controls in the area? Future development will require the extension and connection to utilities, along with new frontage improvements. Regulatory development standards will be implemented for, setbacks, lot coverage, building height, parking requirements, and other controls as needed.

5. Describe the probable effects of the proposal on the cost and adequacy of services and regulatory controls:

a. In the proposed area? Current services are adequate for the area. The cost to extend services will be borne by future development.

b. In the adjacent area? No effect.

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

a. Proponent Expenditures to be incurred:	\$ <u>not known</u>
b. Proponent Revenues to be gained:	\$ <u>13,542</u>
c. County Revenue Lost:	\$ <u>10,130.07</u>
d. County Expenditure Reduction:	\$ <u>not known</u>
e. Fire District Revenue Lost:	\$ <u>6,759.23</u>
f. Fire District Expenditure Reduction:	\$ <u>not known</u>
g. Financial Impact to Special Districts (library, parks, hospital):	\$ <u>no change</u>

7. What is the future impact of your proposal on the school district? No change

ENVIRONMENTAL INFORMATION

1. Is there an existing environmental review pertinent or related to this proposal? ☐ Yes ☒ No
If No, answer questions 2 through 5.
2. Expected impact of any proposed development to adjacent roads and highways: The impact to adjacent roads and highways will be minimal and there are no mitigation measures proposed as part of this annexation. When future development occurs the land use, transportation concurrency and traffic impact studies (as necessary) will address the future impact and include mitigation measures as necessary.
3. Expected impact of any proposed development on air quality: No impact to air quality. Future development will require mitigation as necessary. The property is already within the Urban Growth Boundary and as such subject to certain standards, as applicable, of the Yakima Regional Clean Air Agency.
4. Does the area under consideration contain "critical areas"? (floodplain, wetland, steep slope wildlife habitat area, etc.): There is a small amount (+/- 0.2 acre) of mapped floodplain/floodway in the NW corner of parcel 181204-12001. Approximately 67% of parcel 181333-44008 contains mapped floodplain.
5. Please describe any potential adverse impacts that could occur upon development: Future development will undergo land use and environmental review, as appropriate. Potential adverse impacts will be mitigated as required by City Ordinance.

OBJECTIVES OF THE BOUNDARY REVIEW BOARD

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

1. Preservation of natural neighborhoods and communities: The proposed annexation area includes mostly vacant land. Future development on the vacant Residential zoned areas is anticipated to be consistent with recent development projects in the area.
2. Use of physical boundaries, including but not limited to bodies of water, highways, and land contours: The annexation area is anticipated to extend development primarily along Sorenson Road adjacent to the existing Sozo Sports Complex.
3. Creation and preservation of logical service areas: The annexation creates a logical service area as it can be served by existing and extended City of Yakima services such as sewer and streets.
4. Prevention of abnormally irregular boundaries: The annexation area is primarily along the future westward extension of Sorenson Road, south of the Sozo Sports Complex. Primary access to future development would likely be through Sorenson Road. Parcel 181204-13018 has a small flag portion of the lot which goes to S 52nd Ave which would likely be used as a secondary access point. Similarly, parcel 181204-13016 would likely be used for a future connection to Ahtanum Rd. Parcel 181333-44008 would connect the Sozo Sports Complex to S 52nd Ave which improves access and circulation in the area.
5. Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities in excess of ten thousand (10,000) population in heavily populated urban areas: n/a
6. Dissolution of inactive special purpose districts: n/a
7. Adjustment of impractical boundaries: n/a

8. Incorporation as cities or towns or annexation to cities and towns of unincorporated areas which are urban in character: n/a
9. Protection of agricultural and rural lands which are designated for long term productive agricultural and resource use by a comprehensive plan adopted by the county legislative authority: n/a

EXHIBITS

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

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

Dated this 22 day of May, 2023.

Signature

Joseph Calhoun

Name of person completing this form

City of Yakima Planning Manager

Title

509-575-6042

Phone Number

509-575-6105

Fax Number

129 N 2nd St, Yakima WA, 98901

Mailing Address

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

Exhibit A
Prickly Pear Annexation BRB Packet



Yakima County Roads

Matt Pietrusiewicz PE - 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

December 19, 2022

City of Yakima Planning Division
Joseph Calhoun, Manager
129 N. Second Street, 2nd Floor
Yakima WA 98901

RE: Prickly Pear Annexation – Certification of Legal Description

Mr. Calhoun,

As requested in your November 16, 2022 letter, the legal description for the “Prickly Pear Annexation” has been reviewed and is hereby certified to be true and accurate for the purposes of the annexation. The parcels included in the annexation are: 181204-12001; 181204-13018; 181204-13016; 181204-13014; 181204-14409; 181204-11002; 181203-22008; 181203-22007; 181203-22005; and, 181333-44008.

If further assistance is needed, feel free to contact me at 509-574-2312.

Sincerely,

Brett H. Sheffield, PE
Assistant County Engineer

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Exhibit A
Prickly Pear Annexation BRB Packet

BEFORE THE CITY COUNCIL OF THE CITY OF YAKIMA

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

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

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

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

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

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

PRAYER OF PETITION:

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

MINUTES FROM THE September 20, 2022 CITY COUNCIL MEETING:

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

INSTRUCTIONS TO SIGNERS AND VOLUNTEER SOLICITORS

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

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

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

Exhibit A
Prickly Pear Annexation BRB Packet


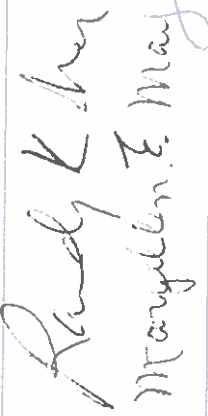

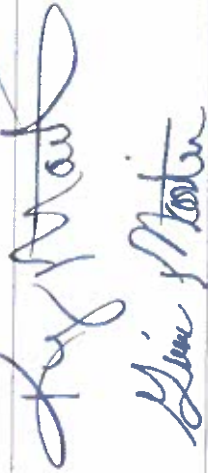
Owner Signature	Printed Name	Address	Phone Number	Parcel Number(s) Represented	Date Signed
	Prickly Pear Holdings, LLC	2550 Bakers Rd Yuma	968-3905	181204-12001, 13018, 13016, 11002 181203-22008, 22005, 22007	11/14/22
 Randy K. May Maryellen E. May	Randy and Maryellen May	4601 Ahrens Rd Yuma	379-0365	181204-13014	11/14/22
 Nicanor Gonzalez	Nicanor Gonzalez	14021 White Hollow Rd. Yuma	823-8086	181204-14409	11/14/22
 Kerry and Gina Martin	Kerry and Gina Martin	10405 White Ave Yuma	654-0320	181203-22007	11/14/22

Exhibit A
Prickly Pear Annexation BRB Packet

Prickly Pear Holdings, LLC
Annexation
HLA Project 22115
October 12, 2022

Annexation

That portion of the North half of the South half of the Southeast quarter of the Southeast quarter of Section 33, Township 13 North, Range 18 East, W.M. described as follows:

Beginning at the Northeast corner of said North half of the South half of the Southeast quarter of the Southeast quarter of said section;

Thence South along the East line of said subdivision to the Southeast corner thereof;

Thence West along the South line of said subdivision to the Easterly right of way line of South 52nd Avenue;

Thence North along said right of way line to the North line of said subdivision;

Thence East along the North line of said subdivision to the Point of Beginning;

AND TOGETHER with that portion of the Northwest quarter of Section 3 and the North half of Section 4, Township 12 North, Range 18 East, W.M., described as follows:

Beginning at the Northwest corner of Government Lot 2 of said Section 4;

Thence South along the West line of said Government Lot 2 to the Northwest corner of the North half of the Southwest quarter of the Northeast quarter of said Section 4;

Thence South along the West line of said North half of the Southwest quarter of the Northeast quarter to a point on the North line of the North 60 feet of the South 968 feet of the Northwest quarter of said Section 4;

Thence West along said North line to the East line of the West 221.6 feet of the East 606 feet of said Northwest quarter;

Thence North along said West line to the South line of the North 1059 feet of said Northwest quarter;

Thence West along said South line to the Easterly right of way line of South 52nd Avenue;

Thence South along said right of way line to the South line of the North 71 feet of the South 979 feet of said Northwest quarter;

Thence East along said South line to the West line of said North half of the Southwest quarter of the Northeast quarter;

Thence South along said West line to the Southwest corner of said subdivision;

Thence East along the South line of said subdivision to the West line of the East 660 feet of the Southwest quarter of the Northeast quarter of said Section 4;

Thence South along said West line to the Northerly right of way line of Ahtanum Road;

Thence East along said right of way line to the East line of the West 165 feet of the East 660 feet of the Southwest quarter of the Northeast quarter of said Section 4;

Thence North along said East line to the South line of The North half of the Southwest quarter of the Northeast quarter of said Section 4;

Thence East along said South line to the West line of Lot 1 of that Short Plat recorded in Book 88 of Short Plats, Page 25, records of Yakima County, Washington;

Thence South along said West line to the Southwest corner of said Lot 1;

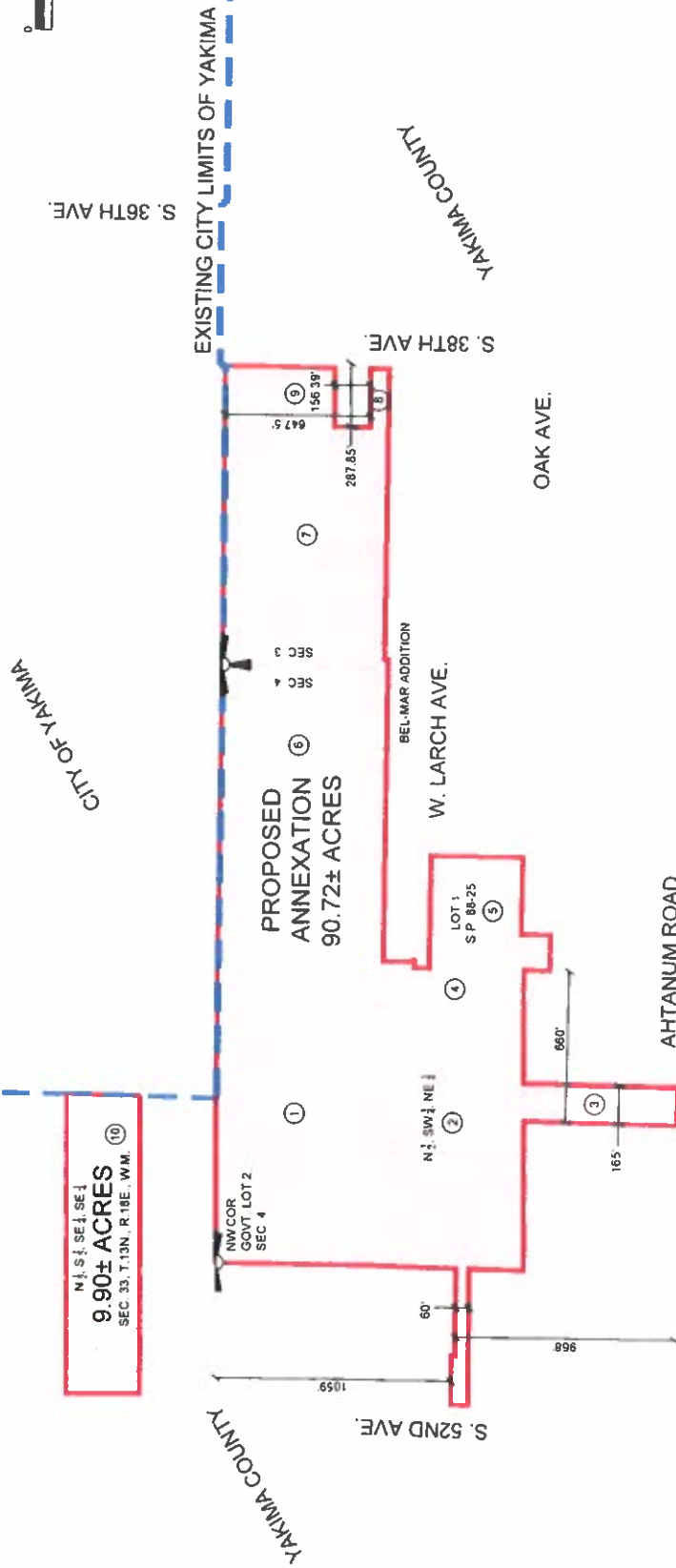
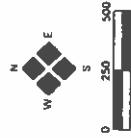
Thence East along the South line of said Lot 1 to an angle point in said South line;

Thence North to an angle point in said South line of said Lot 1;

Exhibit A
Prickly Pear Annexation BRB Packet

Thence East along said South line to the Southeast corner of said Lot 1;
Thence North along the East line of said lot 1 to the Northeast corner thereof;
Thence West along the North line of said Lot 1 to the Northwest corner thereof;
Thence North along the East line of the North half of the Southwest quarter of the Northeast quarter of said Section 4 to the North right of way line of West Larch Avenue;
Thence East along said North right of way line to the West line of Lot 1 of Bell-Mar Addition as recorded in Volume V, Page 35, records of Yakima County, Washington;
Thence North along said West line to the North line of said Bell-Mar Addition;
Thence Easterly along said North line to the West right of way line of South 38th Avenue;
Thence North along said right of way line to the South line of the North 647.5 feet of Government Lot 4 of said Section 3;
Thence West along said South line to the West line of the East 287.85 feet of said Government Lot 4;
Thence North along said West line to the North line of the South 156.39 feet of the North 647.5 feet of said Government Lot 4;
Thence East along said North line to the West right of way line of said South 38th Avenue;
Thence North along said right of way line to the North line of said Section 3;
Thence West along the North line of said Sections 3 and 4 to the Point of Beginning;

Situate in Yakima County, Washington.



PROPERTY OWNERSHIP TABLE

①	181204-12001	PRICKLY PEAR HOLDINGS, LLC	⑤	181204-14409	NICANOR GONZALEZ	⑨	181203-22007	PRICKLY PEAR HOLDINGS, LLC
②	181204-13018	PRICKLY PEAR HOLDINGS, LLC	⑥	181204-11002	PRICKLY PEAR HOLDINGS, LLC	⑩	181333-44008	KERRY & GINA MARTIN
③	181204-13016	PRICKLY PEAR HOLDINGS, LLC	⑦	181203-22008	PRICKLY PEAR HOLDINGS, LLC			
④	181204-13014	RANDY & MARYELLEN MAY	⑧	181203-22005	PRICKLY PEAR HOLDINGS, LLC			

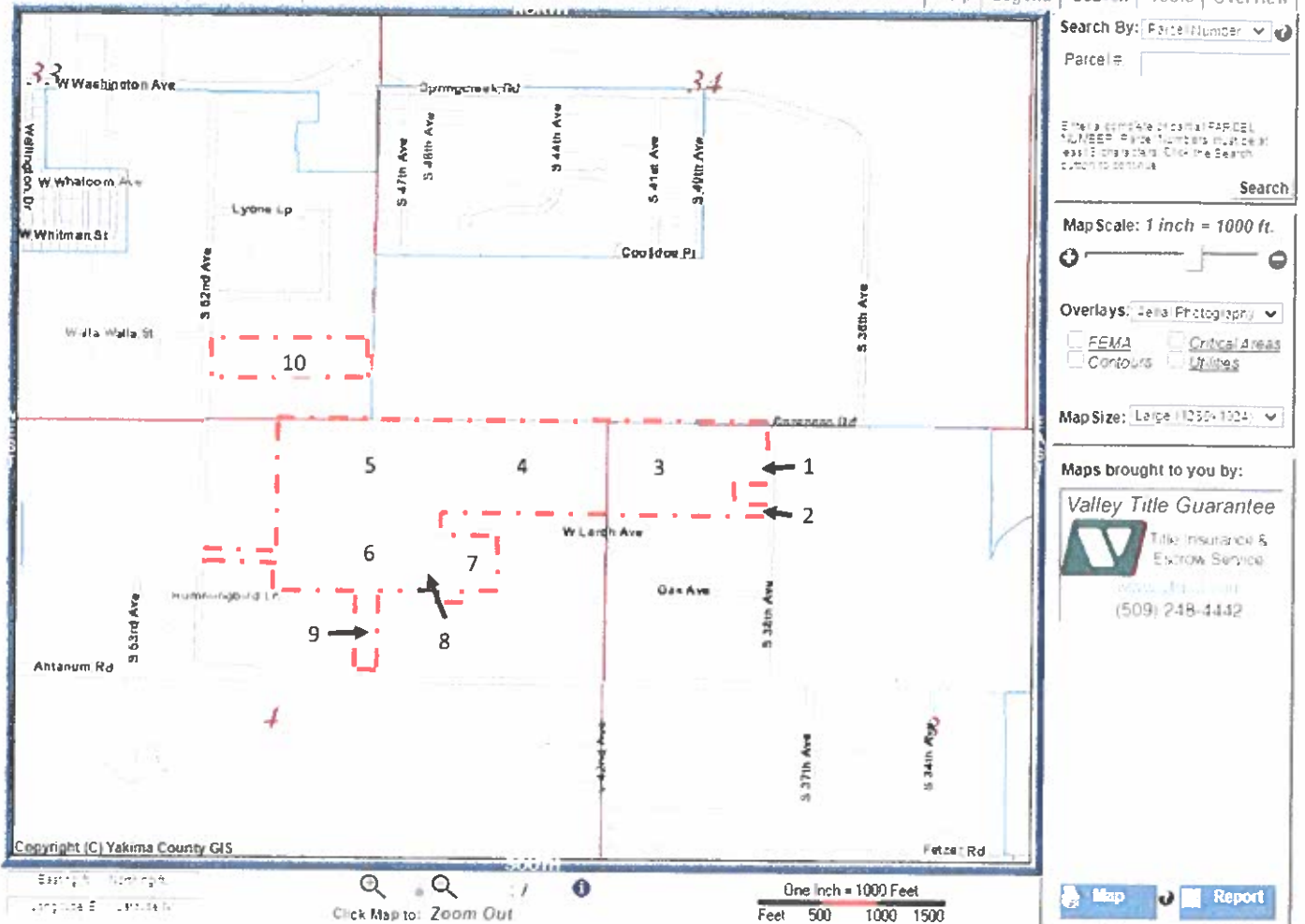
HILA
Engineering and Land Surveying, Inc.

2803 River Road
Yakima, WA 98902
509 946 7000
Fax 509 945 3000
www.hilacivil.com

JOB NUMBER: 22115	DATE: 10-12-22	PRICKLY PEAR HOLDINGS, LLC ANNEXATION CITY OF YAKIMA, YAKIMA COUNTY, WASHINGTON	SHEET: 1
FILE NAME: DRAWING: 22115ANEX.dwg			OF 1
DRAWN BY: CHECKED BY:		ANNEXATION EXHIBIT MAP	

Assessor Planning Real Estate

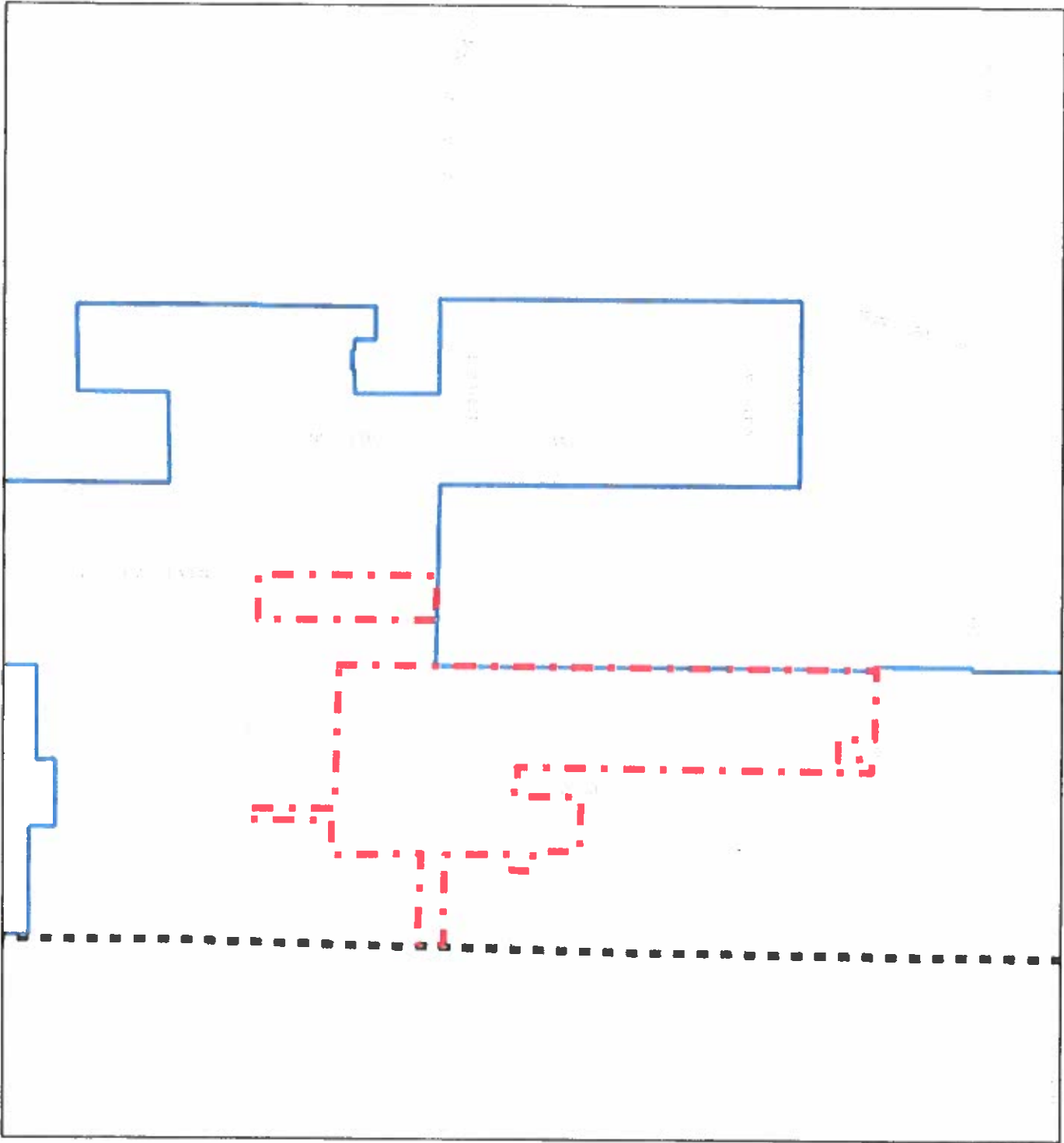
[FAQ](#) | [Help](#) | [Legend](#) | [Search](#) | [Tools](#) | [Overview](#) |






Number	Parcel Number	Acres
1	181203-22007	1.84
2	181203-22005	0.47
3	181203-22008	18.68
4	181204-11002	21.94
5	181204-12001	23.07
6	181204-13018	18.61
7	181204-14409	5.22
8	181204-13014	1.15
9	181204-13016	2.45
10	181333-44008	9.89

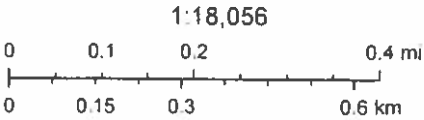
Total 103.32

Exhibit C.1.
Prickly Pear Annexation



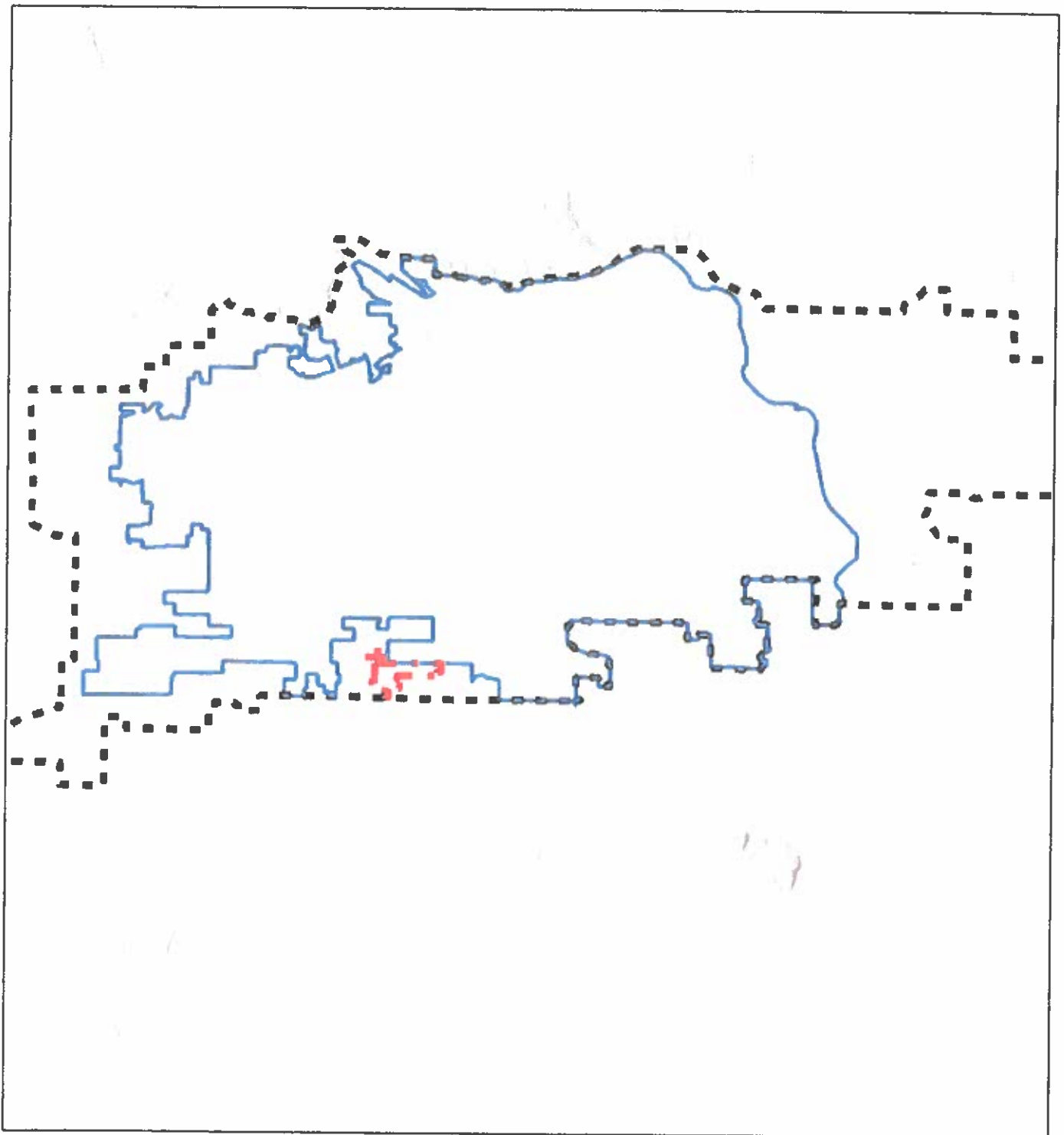
April 7, 2023

-  Yakima City Limits
-  Yakima Urban Area
-  Annexation Area - +/- 103.32 Acres





Yakima GIS City of Yakima Bureau of Land Management Esri HERE
Garmin, GeoTechnologies Inc. USGS EPA Esri HERE

Exhibit C.2
Prickly Pear Annexation



April 24, 2023

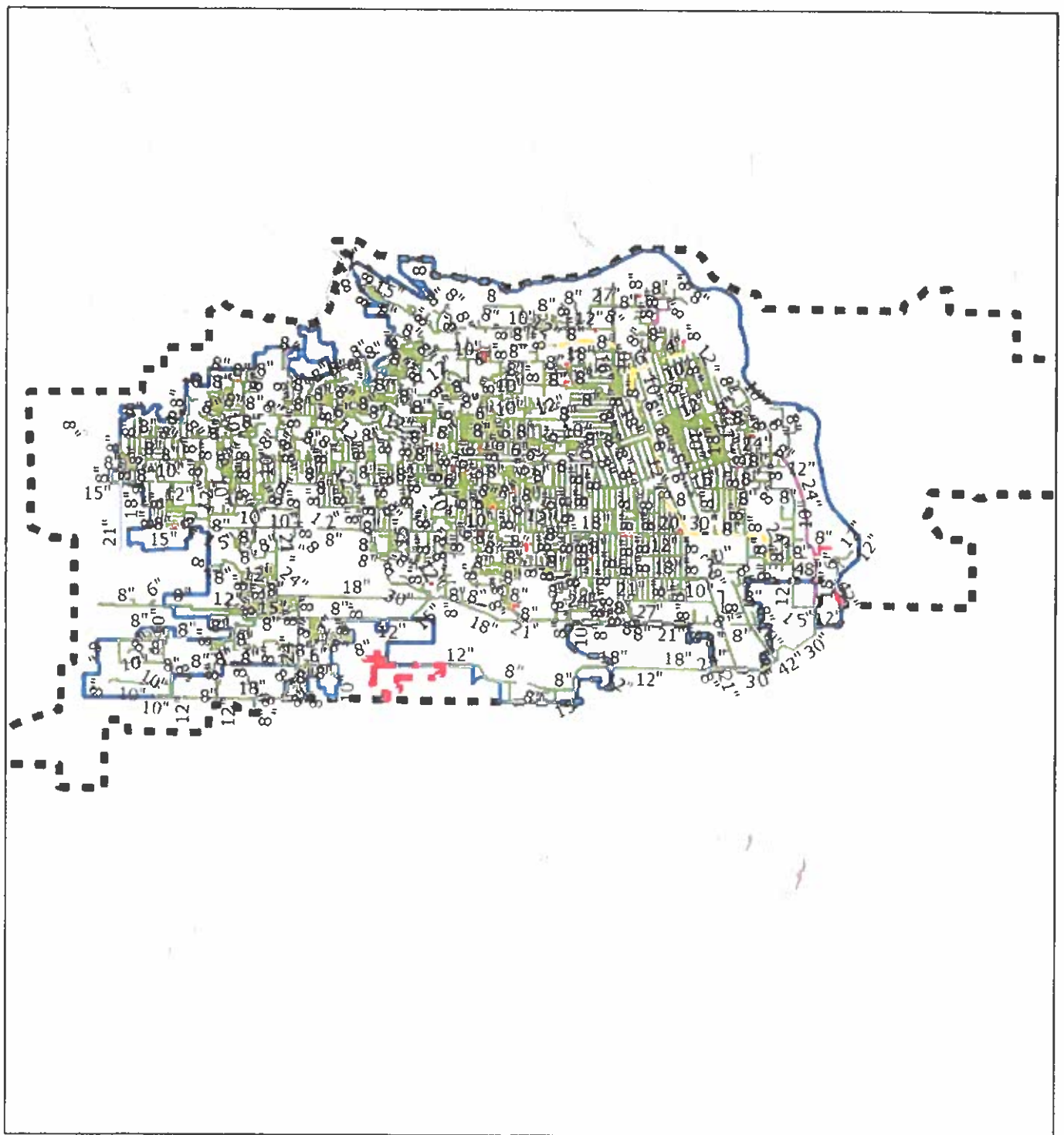
 Yakima City Limits
 Yakima Urban Area

1:144,448
0 0.75 1.5 3 mi
0 1.25 2.5 5 km

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

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

Exhibit C.3 - Wastewater
Prickly Pear Annexation



April 21, 2023

1:144,448

Wastewater Pipes

Private Owned Pipe

Abandoned

Wastewater Pipe

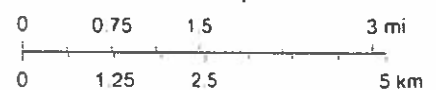
Dry Line Pipe

Yakima City Limits

Industrial Waste Pipe

Yakima Urban Area

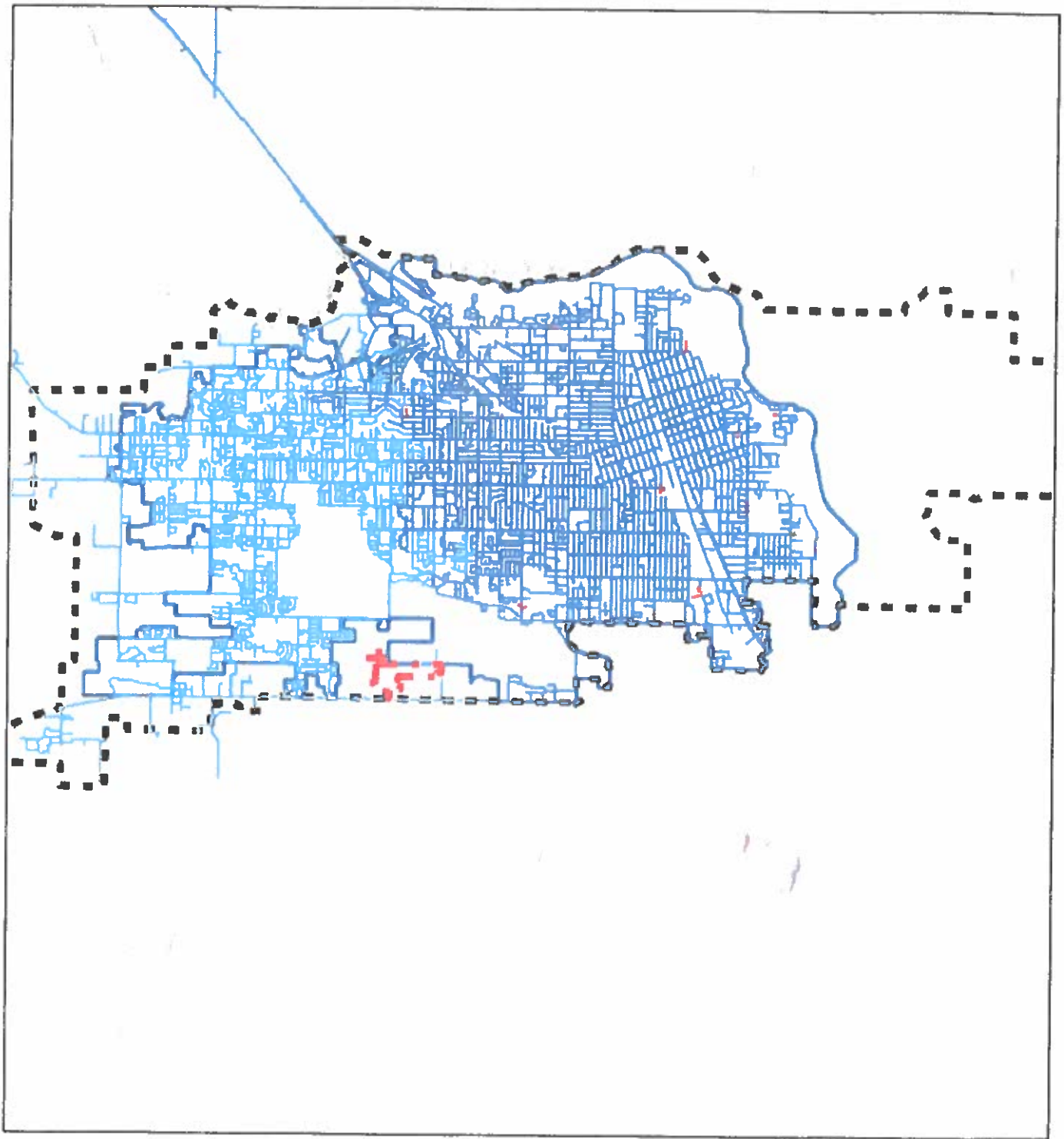
Lift Station Pipe



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

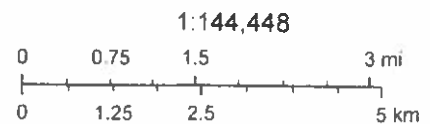
City of Yakima, Washington
City of Yakima, Washington - 2017

Exhibit C.3 - Water
Prickly Pear Annexation



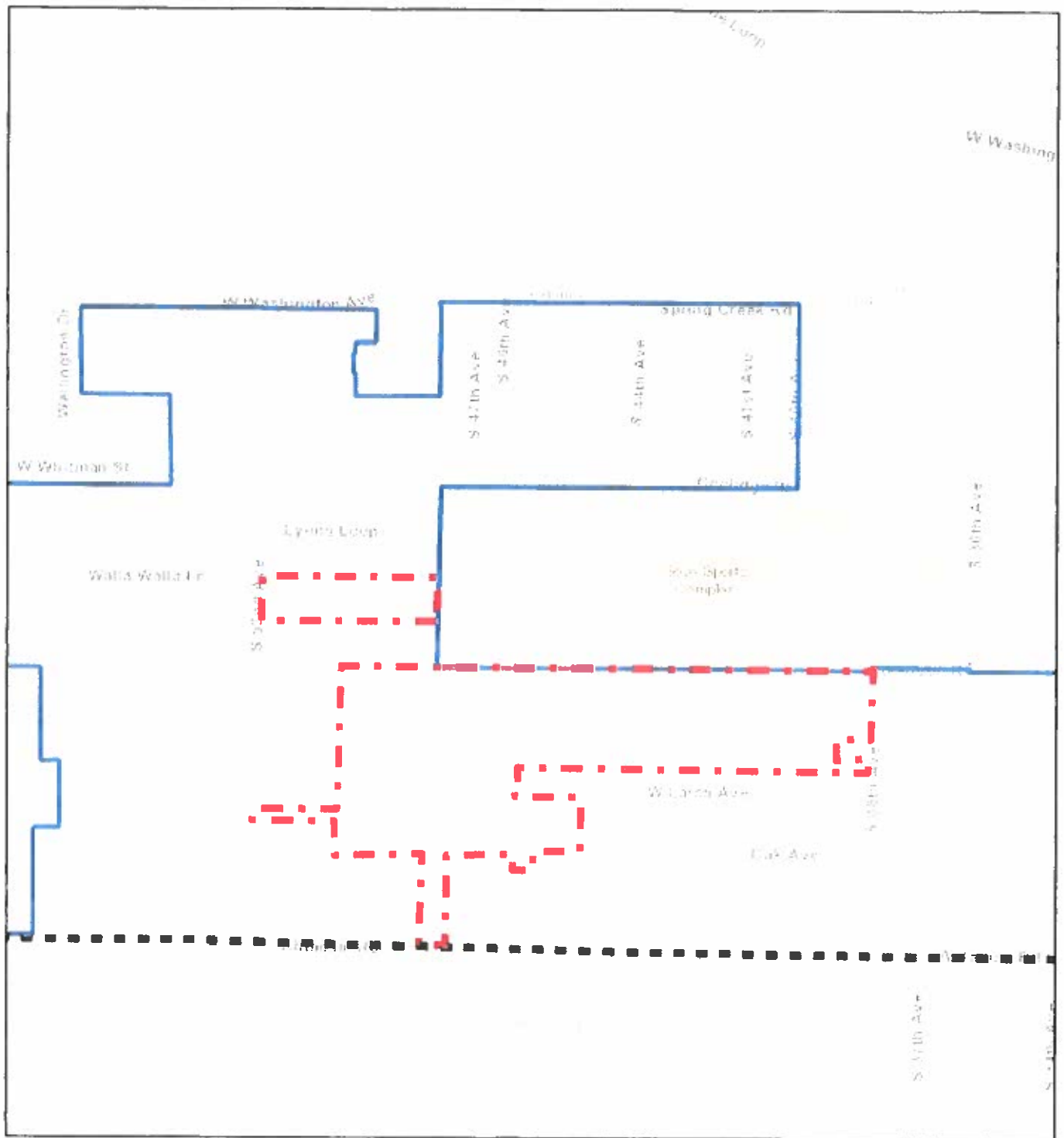
April 21, 2023

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



Yakima GIS Esri NASA NGA USGS City of Yakima GIS

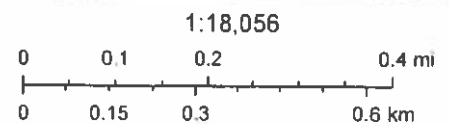
Exhibit C.4
Prickly Pear Annexation



April 7, 2023

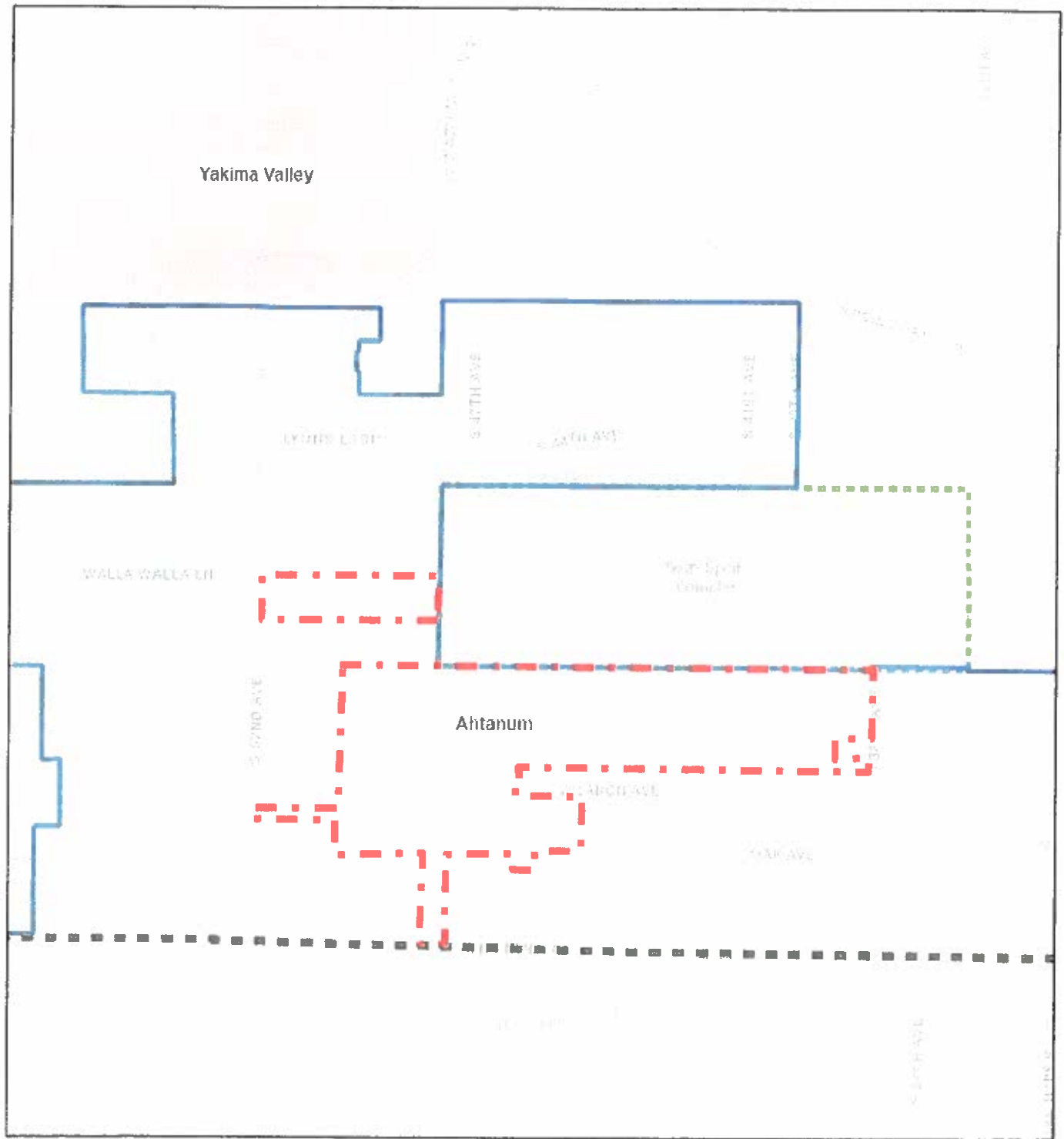
Physical Features

- Yakima City Limits
- Yakima Urban Area



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

Exhibit C.5.
Prickly Pear Annexation



April 7, 2023

Special Districts

Irrigation Districts

Ahtanum

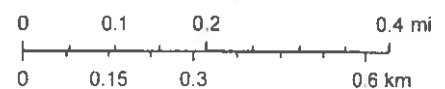
YAKIMA VALLEY

Parks Outlines

Yakima City Limits

Yakima Urban Area

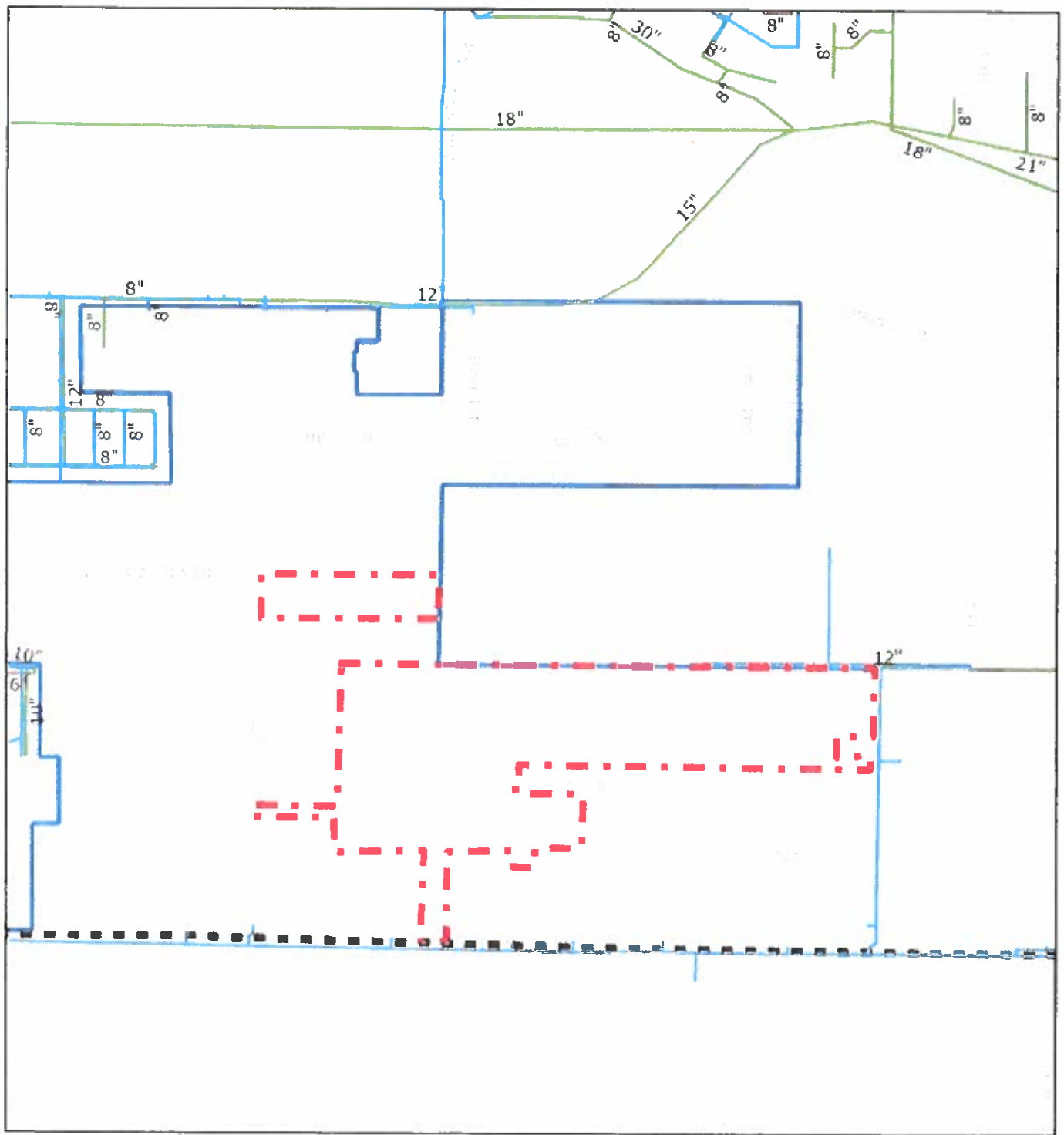
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Yakima GIS City of Yakima Bureau of Land Management, Esri HERE
Garmin GeoTechnologies Inc. USGS EPA Esri HERE

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

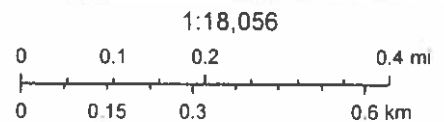
Exhibit C.6
Prickly Pear Annexation



April 7, 2023

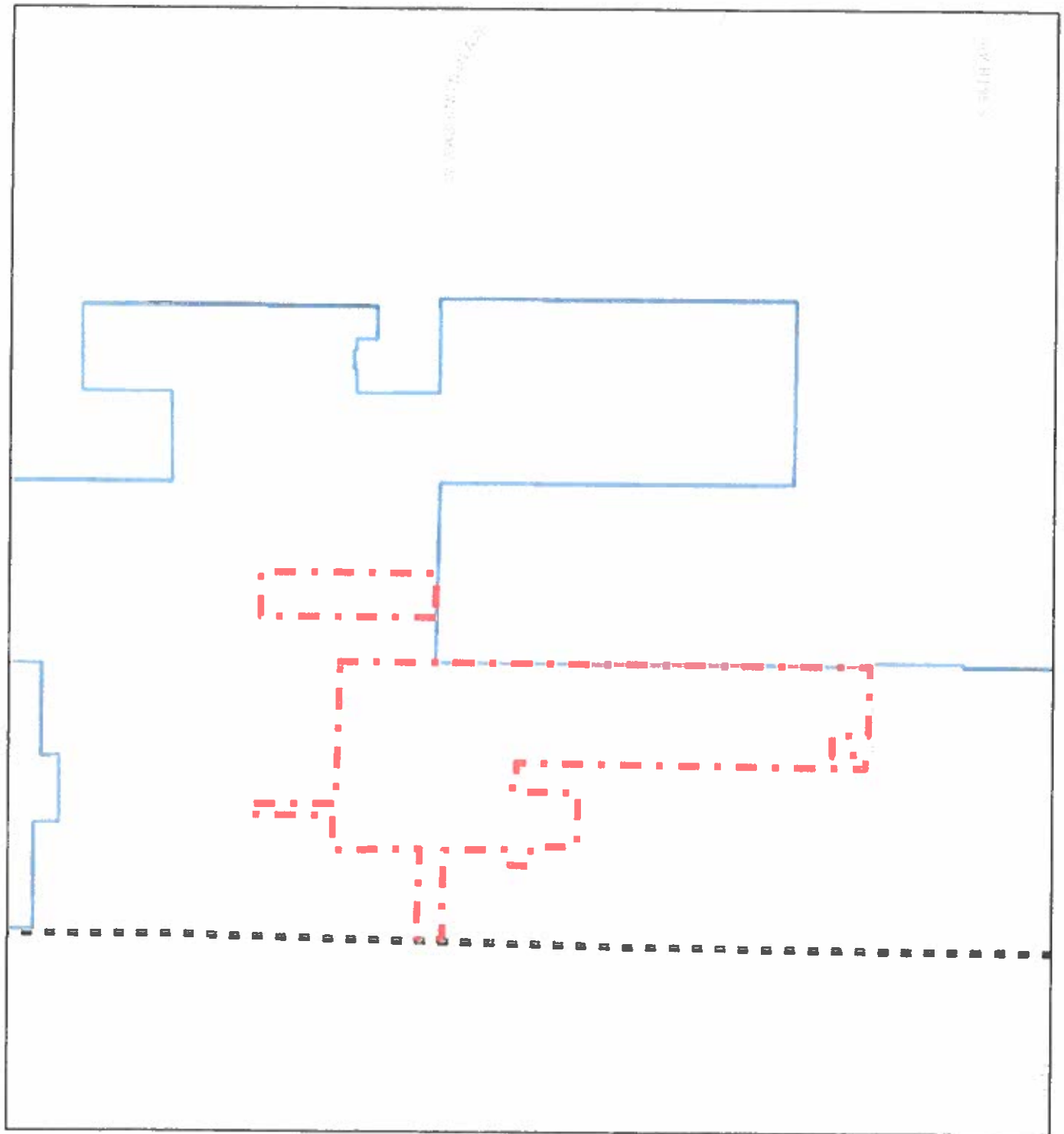
Service Points

- Nob Hill Water Pipes
- Wastewater Pipe
- Lift Station Pipe
- Private Owned Pipe
- Yakima City Limits
- Yakima Urban Area



Yakima GIS, City of Yakima, Washington, City of Yakima, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies Inc., USGS, EPA, Esri, HERE

Exhibit C.7 - City Future Land Use Prickly Pear Annexation



April 7, 2023

Future Land Use

Low Density Residential

Mixed Residential

Commercial Mixed Use

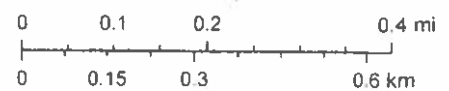
Industrial



Yakima City Limits

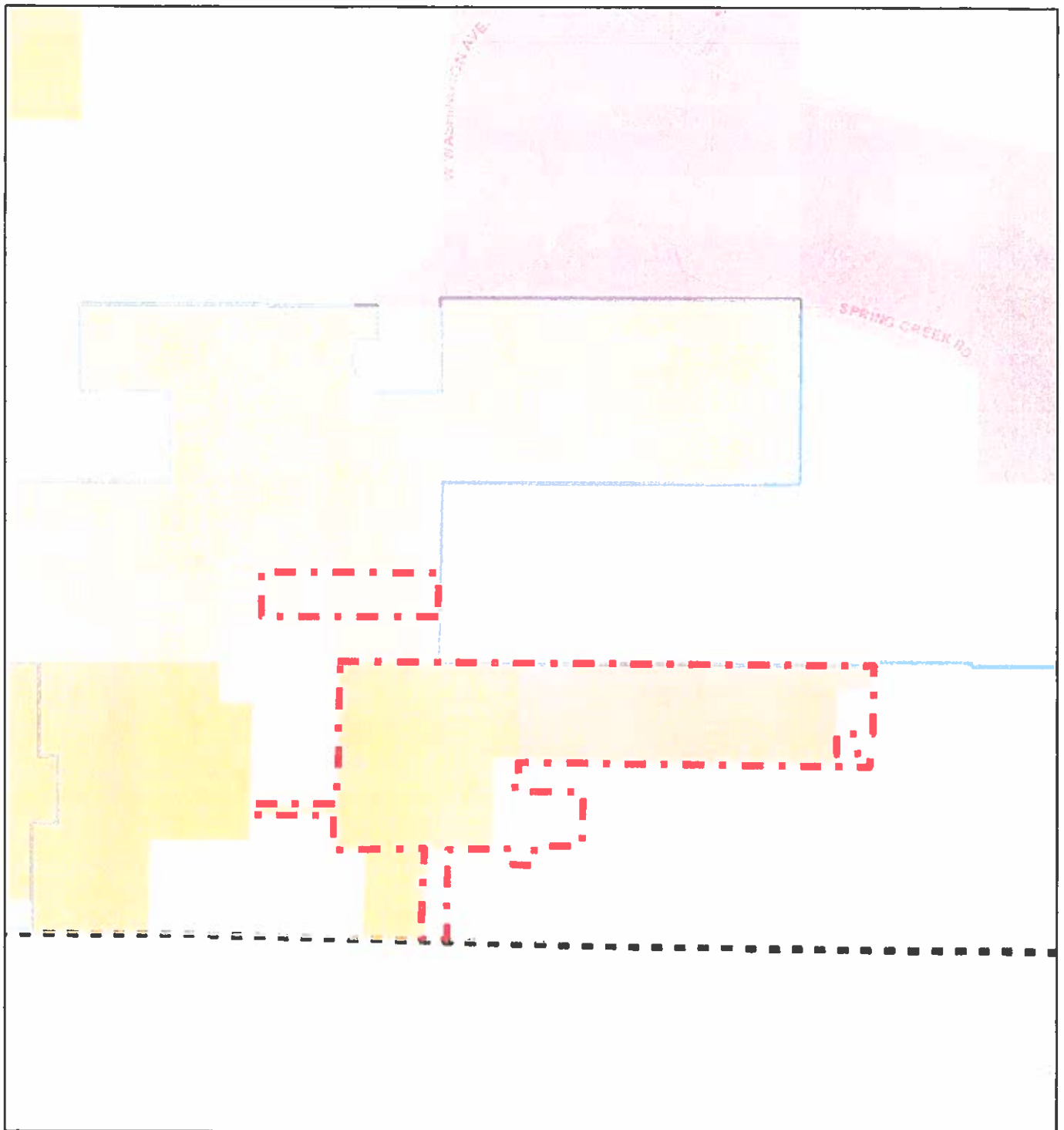
Yakima Urban Area

1:18,056



Yakima GIS City of Yakima Bureau of Land Management Esri HERE
Garmin GeoTechnologies Inc. USGS EPA City of Yakima GIS Esri HERE

Exhibit C.7 - City Zoning
Prickly Pear Annexation



April 7, 2023

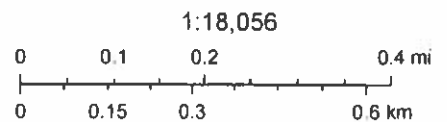
Yakima Urban Area Zoning

- SR Suburban Residential
- R-1 Single Family
- R-2 Two Family
- R-3 Multi-Family

GC General Commercial

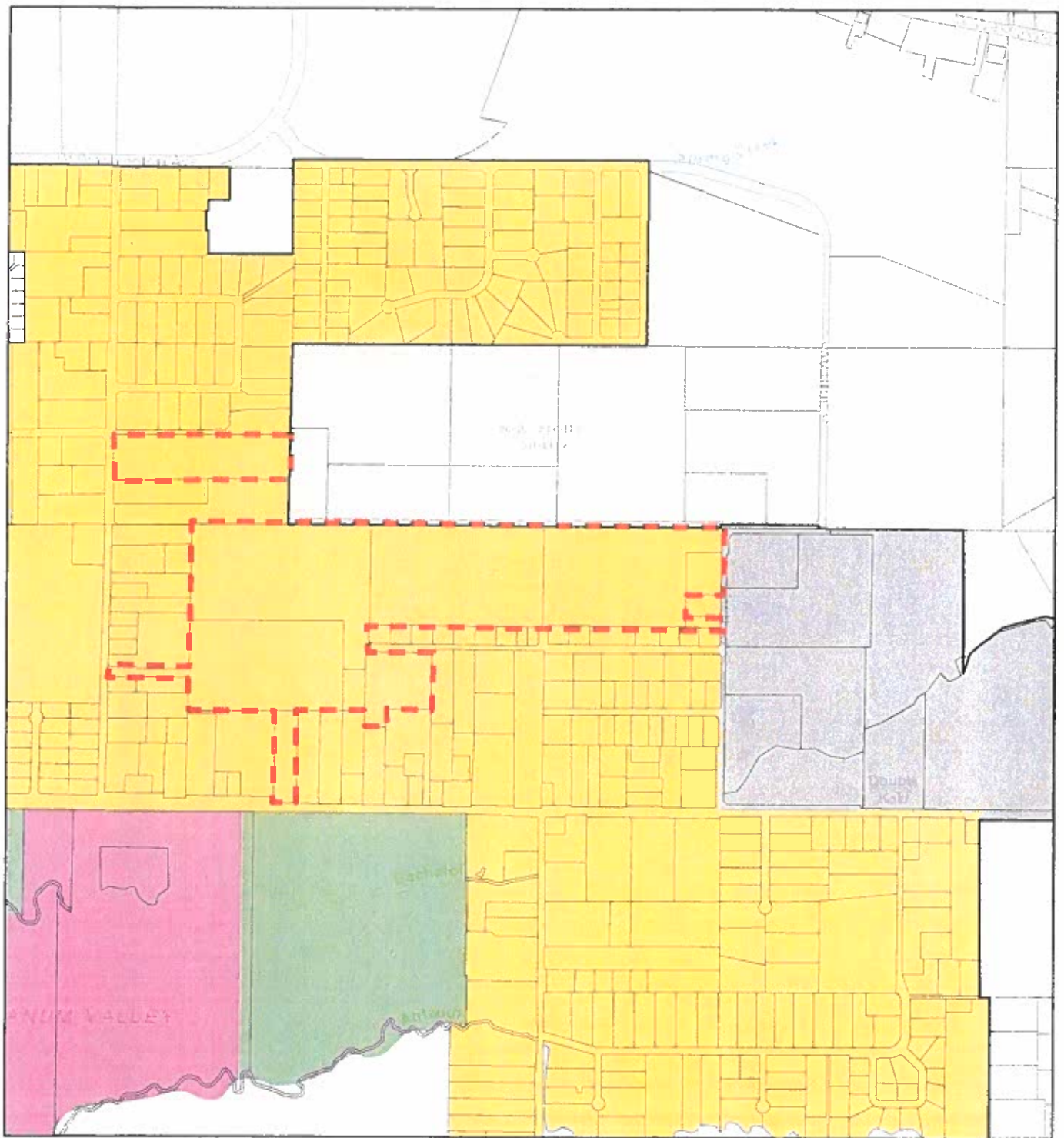
- M-1 Light Industrial
- AS Airport Support

- Yakima City Limits
- Yakima Urban Area



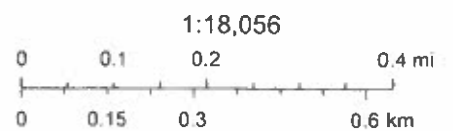
Yakima GIS, City of Yakima, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, City of Yakima GIS, Esri, HERE

Exhibit C.7 - Yakima County Future Land Use
Prickly Pear Annexation



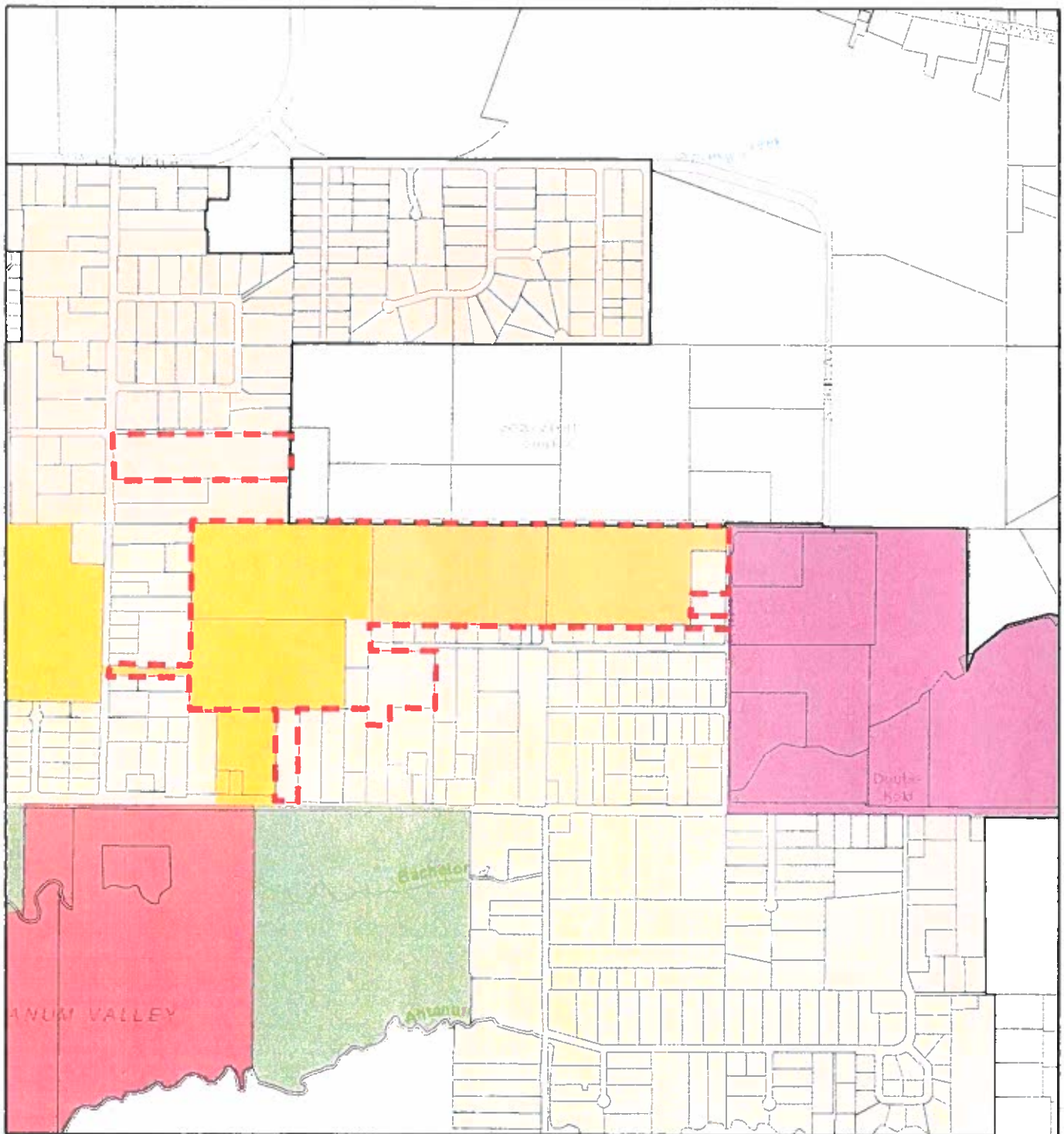
4/21/2023, 4:25:18 PM

- Taxlots
- City Limits
- Plan Designations**
 - Rural Self-Sufficient
 - Fed/Trust Lands/Closed Area
 - Urban Residential
 - Agricultural Resource
 - Urban Industrial



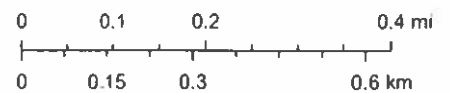
City of Yakima, Bureau of Land Management, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

Exhibit C.7 - Yakima County Zoning Prickly Pear Annexation



4/21/2023, 4:24:26 PM

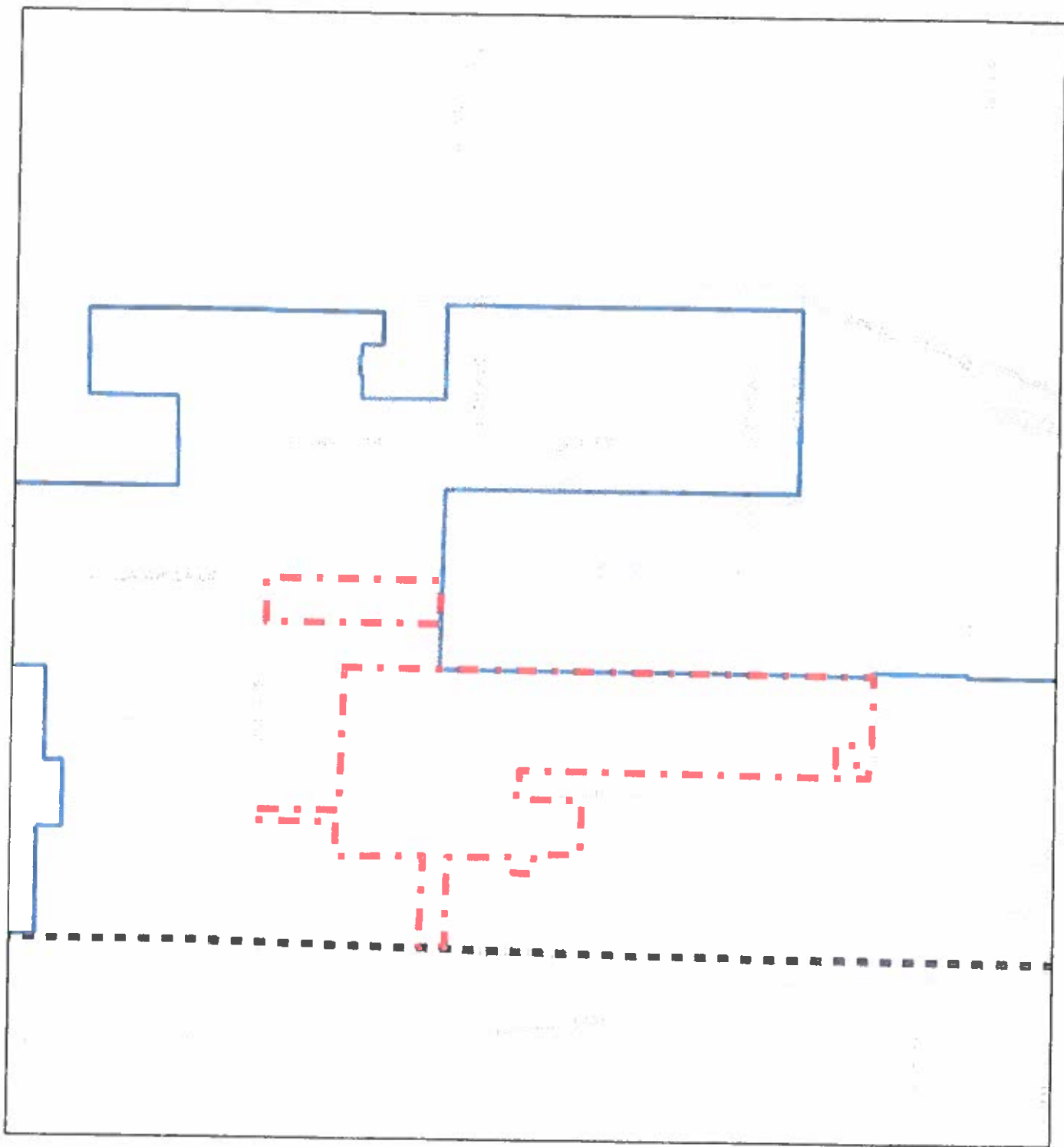
1:18,056



- Taxlots
- City Limits
- Zoning
 - Agriculture
 - Rural-10/5
 - Suburban Residential
 - Single-Family Residential
 - Two-Family Residential
 - Multi-Family Residential
 - Light Industrial
 - Federal Land/Tribal Trust

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

Exhibit C.8.
Prickly Pear Annexation

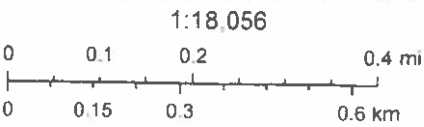


April 7, 2023

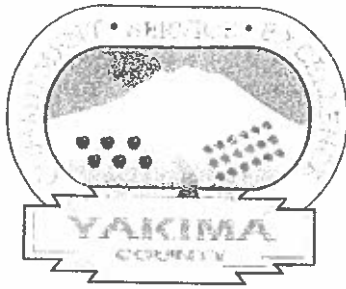
Floodplain/Floodway

Floodway Areas
FEMA Floodplain Zones

AE
Yakima City Limits
Yakima Urban Area



Yakima GIS City of Yakima Bureau of Land Management Esri, HERE
Garmin GeoTechnologies Inc USGS EPA City of Yakima GIS Esri, HERE



Jacob Tate, Assessor

128 N 2nd St • Room 112 • Yakima, WA 98901 • (509) 574-1100

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

<https://www.yakimacounty.us/Assessor>

**Determination of Sufficiency of Annexation Petition;
City of Yakima – Prickly Pear Annexation
(RCW 35A.01.050(4))**


To: Joseph Calhoun, Planning Manager
City of Yakima

On January 3rd, 2023, a petition for annexation was received by this office for determination of the sufficiency of the petition per RCW 35.13.130 and 35.21.005 from the City of Yakima.

The determination of the sufficiency was begun by this office on the terminal date of January 3rd, 2023, 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 6th day of January 2023



Jacob Tate, Yakima County Assessor

Determination of Sufficiency of Annexation Petition



DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

Planning Division
Joseph Calhoun, Manager
129 North Second Street, 2nd Floor, Yakima, WA 98901
ask.planning@yakimawa.gov • www.yakimawa.gov/services/planning

January 3, 2023

To: Yakima County Assessor's Office
Attn: Dave Cook
128 N 2nd St, Room 112
Yakima, WA 98901

Subject: Certification of Annexation Signatures.

Mr. Cook,

The City of Yakima has received the attached Petition for annexation in the vicinity of Sorenson Road and South 38th Avenue, known as the "Prickly Pear Annexation." The parcels involved in the annexation include:

181204-12001	181203-22008	181204-14409
181204-13018	181203-22005	181333-44008
181204-13016	181203-22007	
181204-11002	181204-13014	

Please review the attached signature page and verify the property owner's signatures.

I can be reached at 509-575-6042 or joseph.calhoun@yakimawa.gov if you have any questions.

Thanks,

A handwritten signature in black ink, appearing to be "JC" or "Calhoun", written in a cursive style.

Joseph Calhoun
Planning Manager

Enclosure

BEFORE THE CITY COUNCIL OF THE CITY OF YAKIMA

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

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

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

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

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

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

PRAYER OF PETITION:

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

MINUTES FROM THE September 20, 2022 CITY COUNCIL MEETING:

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

INSTRUCTIONS TO SIGNERS AND VOLUNTEER SOLICITORS

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

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

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


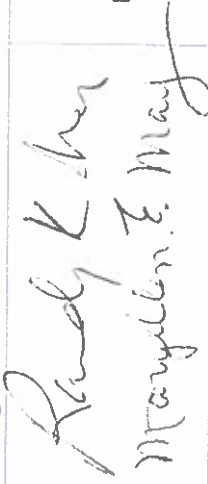

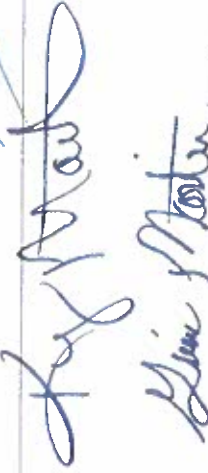
Owner Signature	Printed Name	Address	Phone Number	Parcel Number(s) Represented	Date Signed
	Prickly Pear Holdings, LLC	2550 Bismarck Rd Yakima	968-3405	181204-12001, 13018, 13016, 11002 181203-22008, 22005, 22007	11/14/22
 Randy K. and Maryellen E. May	Randy and Maryellen May	4601 Ahrens Rd Yakima	374-0365	181204-13014	11/14/22
 Nicanor Gonzalez	Nicanor Gonzalez	14021 W. 1st Hollow Rd. Yakima, WA	823-8086	181204-14409	11/14/22
 Kerry and Gina Martin	Kerry and Gina Martin	10404 W. 1st Yakima	654-0300	181203-22007	11/14/22

EXHIBIT "A"

Prickly Pear Holdings, LLC
Annexation
HLA Project 22115
October 12, 2022

Annexation

That portion of the North half of the South half of the Southeast quarter of the Southeast quarter of Section 33, Township 13 North, Range 18 East, W.M. described as follows:

Beginning at the Northeast corner of said North half of the South half of the Southeast quarter of the Southeast quarter of said section;

Thence South along the East line of said subdivision to the Southeast corner thereof;

Thence West along the South line of said subdivision to the Easterly right of way line of South 52nd Avenue;

Thence North along said right of way line to the North line of said subdivision;

Thence East along the North line of said subdivision to the Point of Beginning;

AND TOGETHER with that portion of the Northwest quarter of Section 3 and the North half of Section 4, Township 12 North, Range 18 East, W.M., described as follows:

Beginning at the Northwest corner of Government Lot 2 of said Section 4;

Thence South along the West line of said Government Lot 2 to the Northwest corner of the North half of the Southwest quarter of the Northeast quarter of said Section 4;

Thence South along the West line of said North half of the Southwest quarter of the Northeast quarter to a point on the North line of the North 60 feet of the South 968 feet of the Northwest quarter of said Section 4;

Thence West along said North line to the East line of the West 221.6 feet of the East 606 feet of said Northwest quarter;

Thence North along said West line to the South line of the North 1059 feet of said Northwest quarter;

Thence West along said South line to the Easterly right of way line of South 52nd Avenue;

Thence South along said right of way line to the South line of the North 71 feet of the South 979 feet of said Northwest quarter;

Thence East along said South line to the West line of said North half of the Southwest quarter of the Northeast quarter;

Thence South along said West line to the Southwest corner of said subdivision;

Thence East along the South line of said subdivision to the West line of the East 660 feet of the Southwest quarter of the Northeast quarter of said Section 4;

Thence South along said West line to the Northerly right of way line of Ahtanum Road;

Thence East along said right of way line to the East line of the West 165 feet of the East 660 feet of the Southwest quarter of the Northeast quarter of said Section 4;

Thence North along said East line to the South line of The North half of the Southwest quarter of the Northeast quarter of said Section 4;

Thence East along said South line to the West line of Lot 1 of that Short Plat recorded in Book 88 of Short Plats, Page 25, records of Yakima County, Washington;

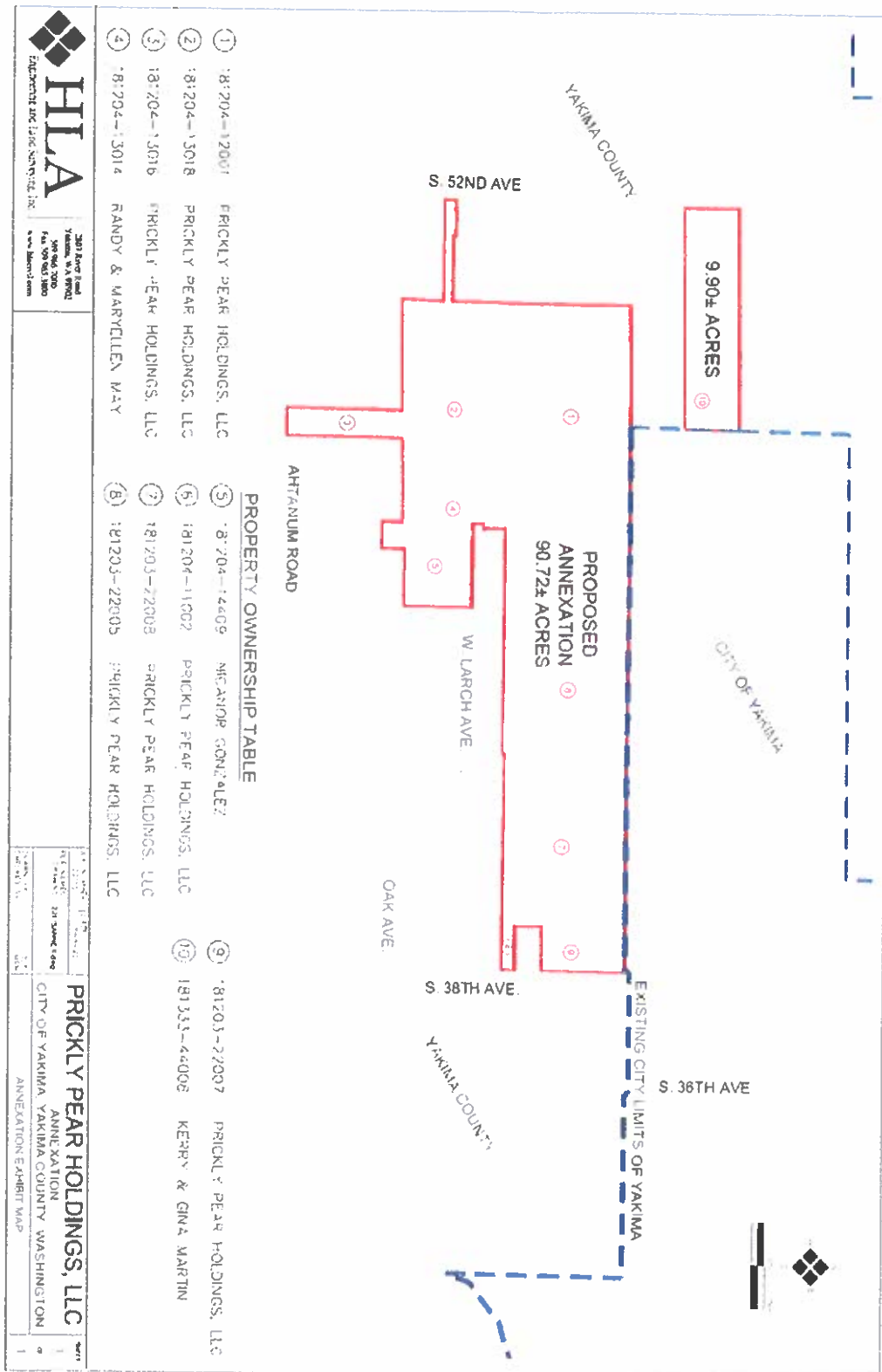
Thence South along said West line to the Southwest corner of said Lot 1;

Thence East along the South line of said Lot 1 to an angle point in said South line;

Thence North to an angle point in said South line of said Lot 1;
Thence East along said South line to the Southeast corner of said Lot 1;
Thence North along the East line of said lot 1 to the Northeast corner thereof;
Thence West along the North line of said Lot 1 to the Northwest corner thereof;
Thence North along the East line of the North half of the Southwest quarter of the Northeast quarter of said Section 4 to the North right of way line of West Larch Avenue;
Thence East along said North right of way line to the West line of Lot 1 of Bell-Mar Addition as recorded in Volume V, Page 35, records of Yakima County, Washington;
Thence North along said West line to the North line of said Bell-Mar Addition;
Thence Easterly along said North line to the West right of way line of South 38th Avenue;
Thence North along said right of way line to the South line of the North 647.5 feet of Government Lot 4 of said Section 3;
Thence West along said South line to the West line of the East 287.85 feet of said Government Lot 4;
Thence North along said West line to the North line of the South 156.39 feet of the North 647.5 feet of said Government Lot 4;
Thence East along said North line to the West right of way line of said South 38th Avenue;
Thence North along said right of way line to the North line of said Section 3;
Thence West along the North line of said Sections 3 and 4 to the Point of Beginning;

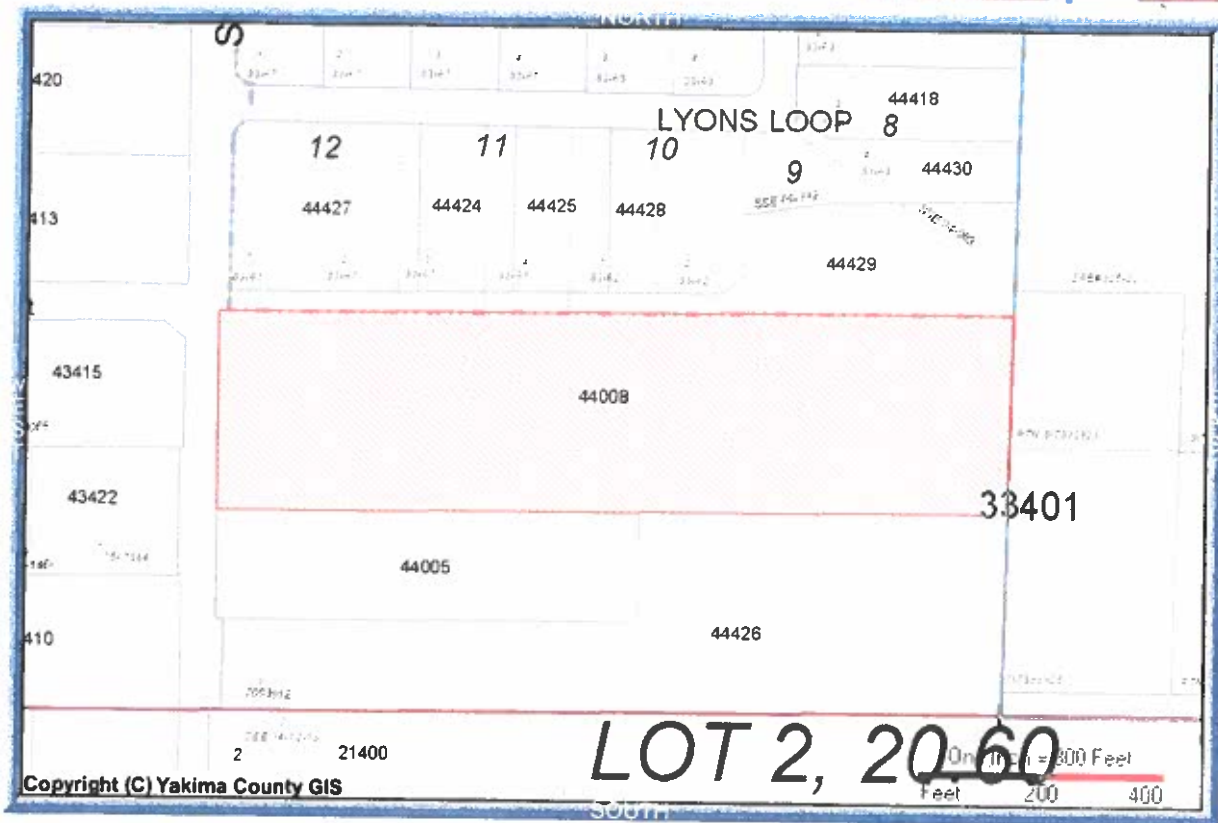
Situate in Yakima County, Washington.

EXHIBIT "B"



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

Yakimap.com



Copyright (C) Yakima County GIS



Parcel Address: 2109 S 52ND AVE, Yakima, WA 98903

Parcel Owner(s): PRICKLY PEAR HOLDINGS LLC

Parcel Number: 18133344008

Parcel Size: 9.89 Acre(s)

Property Use: 11 Single Unit

Tax Code Area (TCA): 584

Tax Year: 2023

Improvement Value: \$194100

Land Value: \$76500

Current Use Value: \$0

Current Use Improvement: \$0

New Construction \$0

Total Assessed Value: \$270600

Zoning: SR

Jurisdiction: County

Urban Growth Area: Yakima

Future Landuse Designation: (LD) Low Density Residential (Yakima Urban Area Plan)

FEMA:

FIRM Panel Number: 53077C1029F

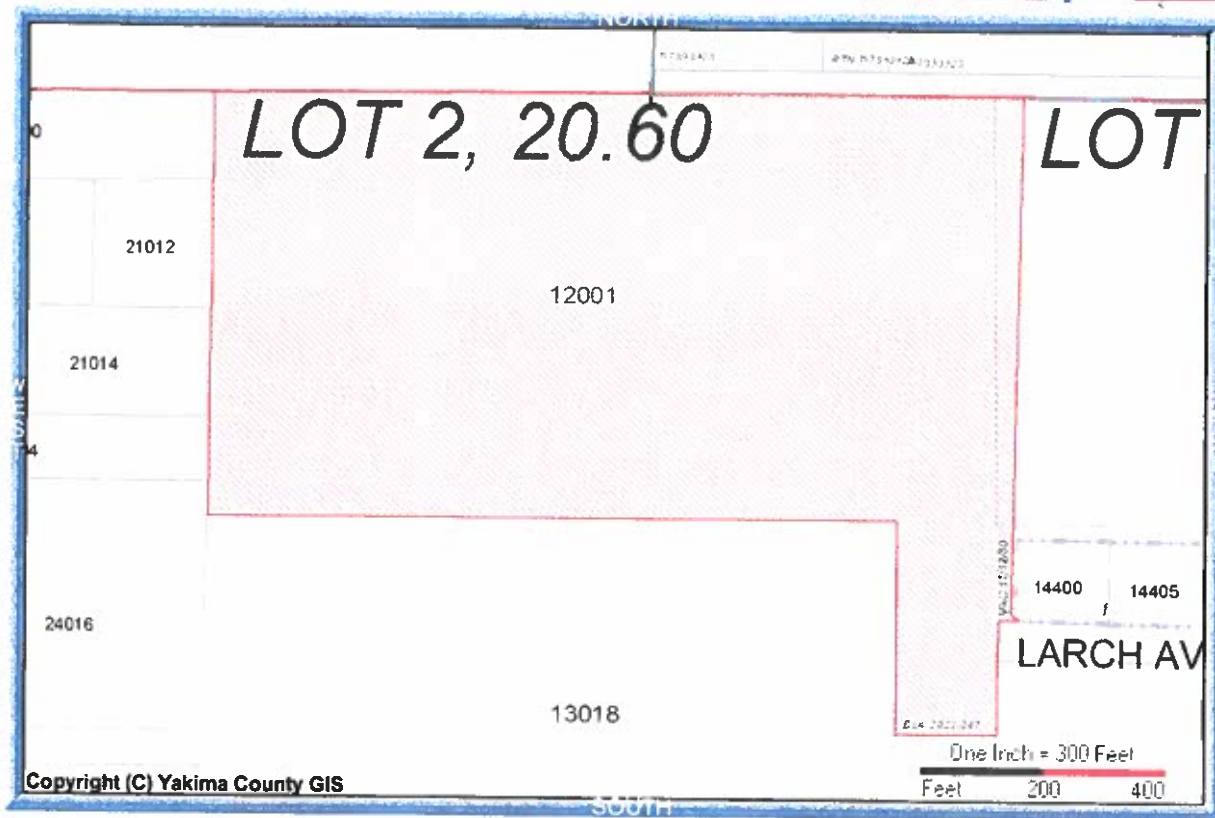
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Longitude: -120° 34' 31.012"

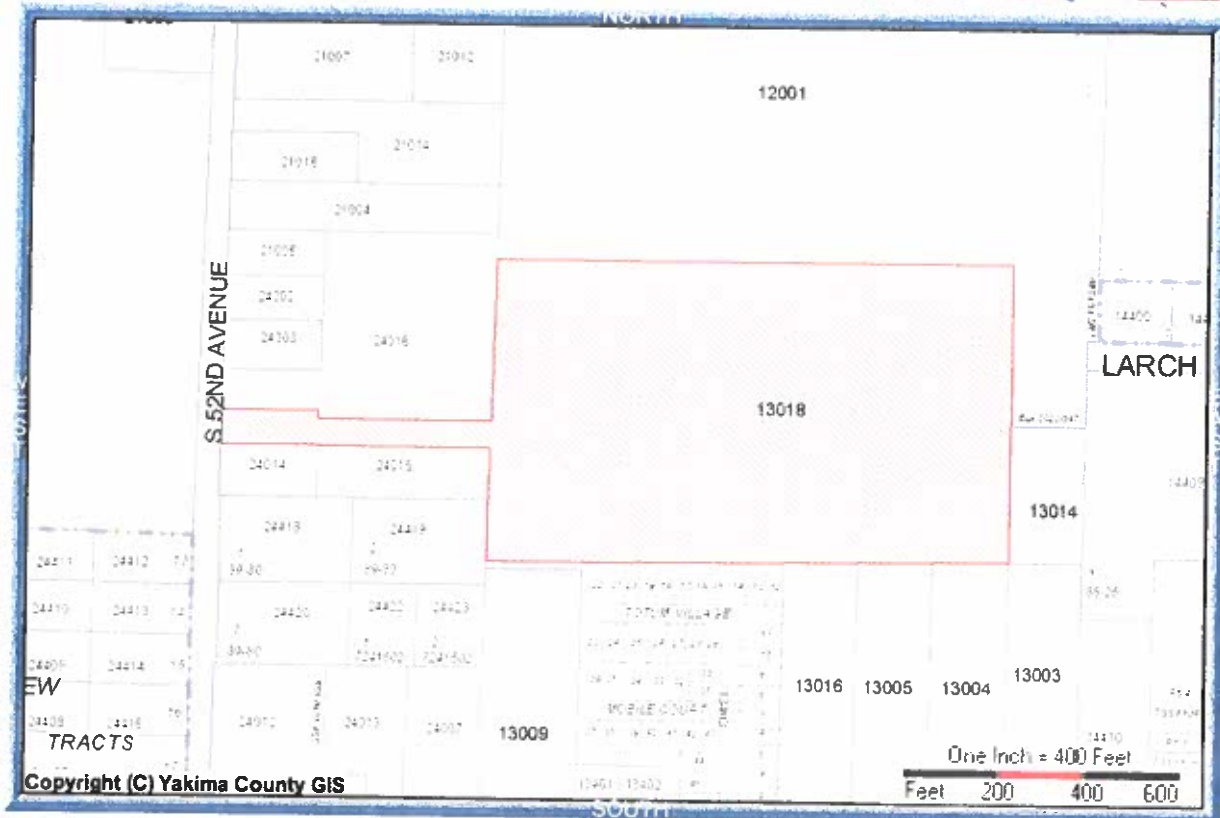
Range: 18 Township: 13 Section: 33

Narrative Description: N1/2 S1/2 SE1/4 SE1/4

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



	Parcel Address: 52ND AV S/AHTANUM, WA
	Parcel Owner(s): PRICKLY PEAR HOLDINGS LLC
	Parcel Number: 18120412001 Parcel Size: 23.07 Acre(s)
	Property Use: 99 Other Undeveloped Land
	Tax Code Area (TCA): 584 Tax Year: 2023
	Improvement Value: \$0 Land Value: \$1507400
	CurrentUse Value: \$0 CurrentUse Improvement: \$0
	New Construction: \$0 Total Assessed Value: \$1507400
Zoning: R-2	Jurisdiction: County
Urban Growth Area: Yakima	Future Landuse Designation: (MD) Medium Denisity Residential (Yakima Urban Area Plan)
FEMA:	FIRM Panel Number: 53077C1029F
+ Latitude: 46° 33' 45.503" + Longitude: -120° 34' 22.079" Range: 18 Township: 12 Section: 04	
Narrative Description: Section 04 Township 12 Range 18 Quarter NE: Government Lot 2, Section 4, Township 12 North, Range 18 East, W.M.; AND the West 30.00 feet of Government Lot 1 of said Section 4 as measuperpendicular to the West line thereof; AND the West 30.00 feet of the following described parcel as measured perpendicular to the West line thereof: That portion of the Southeast 1/4Northeast 1/4 of said Section 4 described as follows: Commencing at the Southeast corner of said subdivision; thence North 00°39'20"" East along the East line thereof, 1353.31 feet toBeginning; thence North 89°44'45"" West, 1317.31 feet to a point on the West line of said subdivision which lies 1345.36 feet North 00°50'45"" East from the Southwest corner of saidNorth 00°50'45"" East along said West line, 15.27 feet to the Northwest corner of said subdivision; thence South 89°58'06"" East along the North line thereof, 1317.31 feet to the Northereof; thence South 00°39'20"" West along the East line of said subdivision, 20.39 feet to the Point of Beginning; AND that portion of Vacated South 46th Avenue lying Northerly of L(Extended) and Westerly of Lot 1, Bell-Mar Addition, located in the Northeast 1/4 of Section 4, Township 12 North, Range 18 East, W.M., records of Yakima County Washington; AND the Norththe East 165 feet of the North 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 4, Township 12 North, Range 18 East, W.M.	
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	



Parcel Address: **4607 LOWER AHTANUM RD, YAKIMA ,WA 98908**
 Parcel Owner(s): **PRICKLY PEAR HOLDINGS LLC**
 Parcel Number: **18120413018** Parcel Size: **18.61 Acre(s)**
 Property Use: **99 Other Undeveloped Land**

Tax Code Area (TCA): **584** Tax Year: **2023**
 Improvement Value: **\$181000** Land Value: **\$1174600**
 CurrentUse Value: **\$0** CurrentUse Improvement: **\$0**
 New Construction: **\$0** Total Assessed Value **\$1335600**

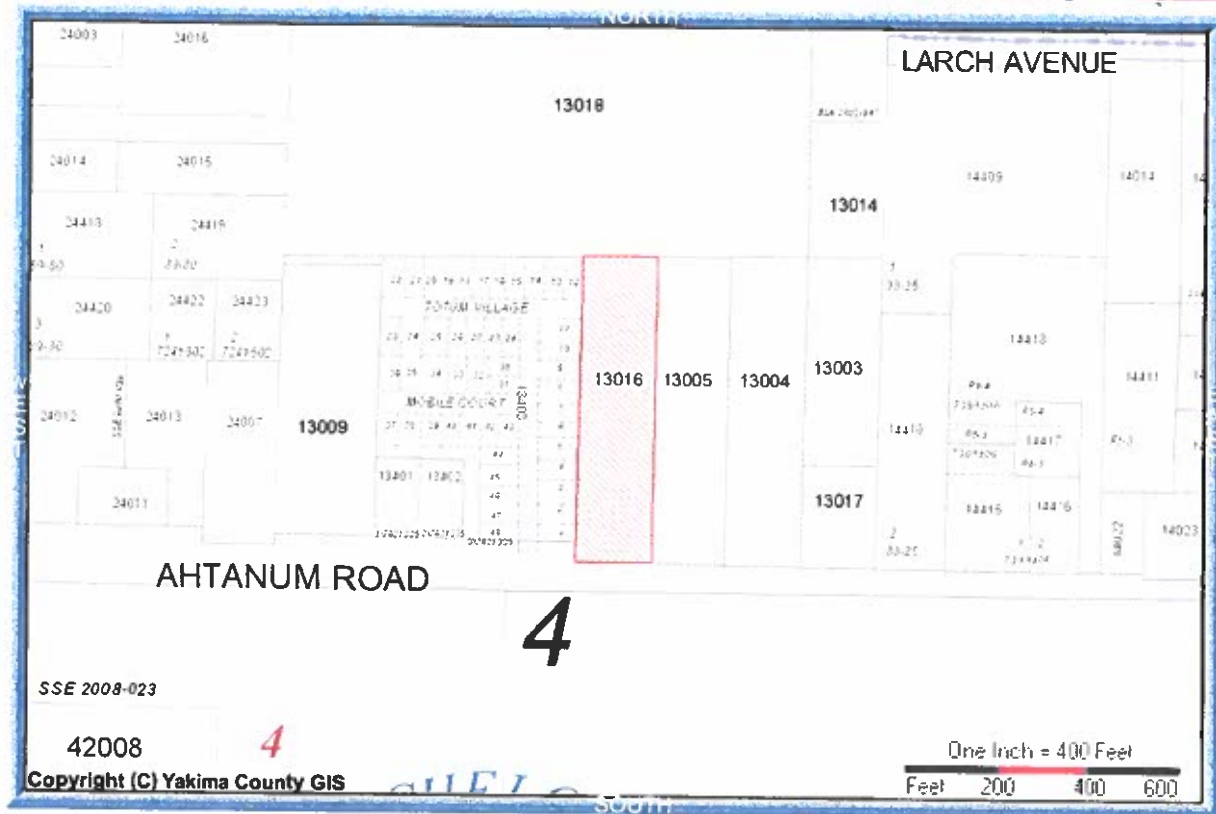
Zoning: **R-2** Jurisdiction: **County**
 Urban Growth Area: **Yakima** Future Landuse Designation: **(MD) Medium Denisity Residential (Yakima Urban Area Plan)**
 FEMA: FIRM Panel Number: **53077C1037E**


Latitude **46° 33' 39.054"** Longitude: **-120° 34' 24.748"** Range: **18** Township: **12** Section: **04**
 Narrative Description: **Section 04 Township 12 Range 18 Quarter NE: N1/2 SW1/4 NE1/4 EX E 165 FT ALSO S 20 FT E 165 FT OF SD N1/2 SW1/4 NE1/4 ALSO N 71 FT S 979 FT W 221.60 FT E 606 FT NW1/4 ALSFT OF E 384.4 FT NW1/4 EX ANY PTN WHICH MAY LIE WITHIN N 1059 FT OF SD NW1/4**

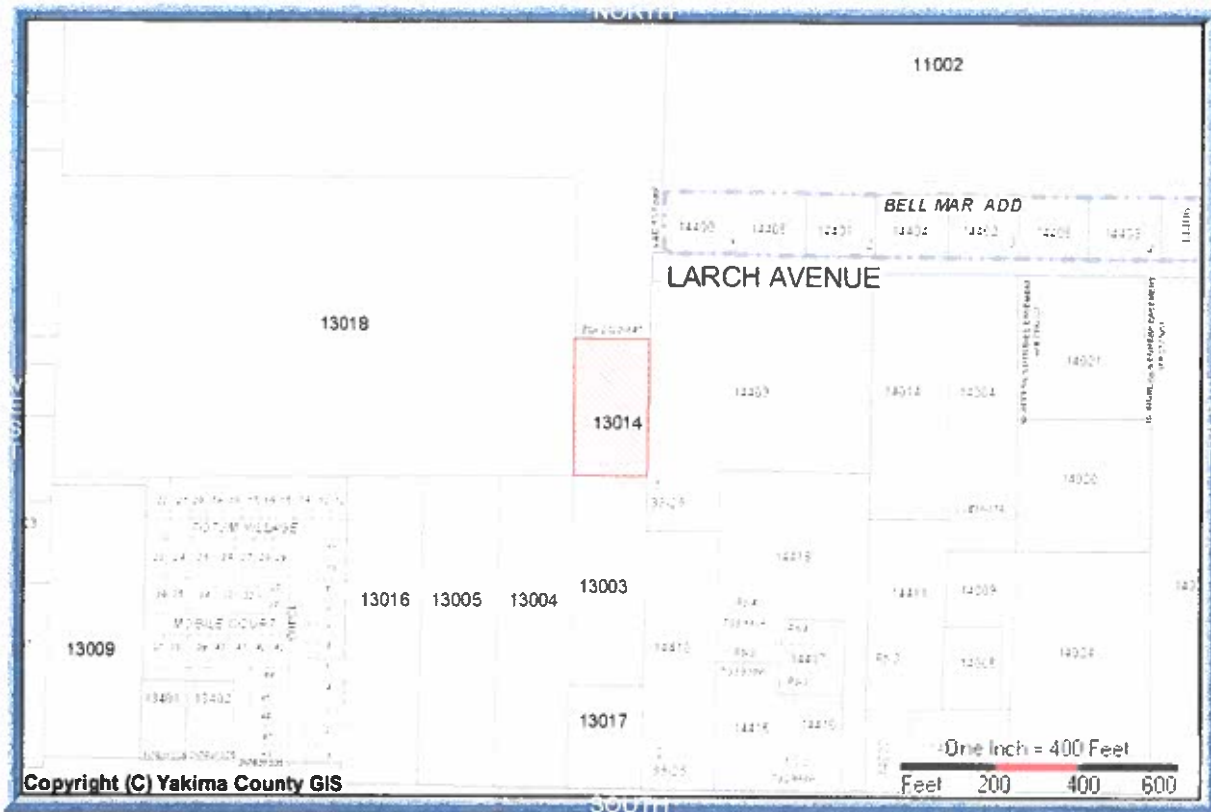
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED, THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION


[Print Map] [Close Map]

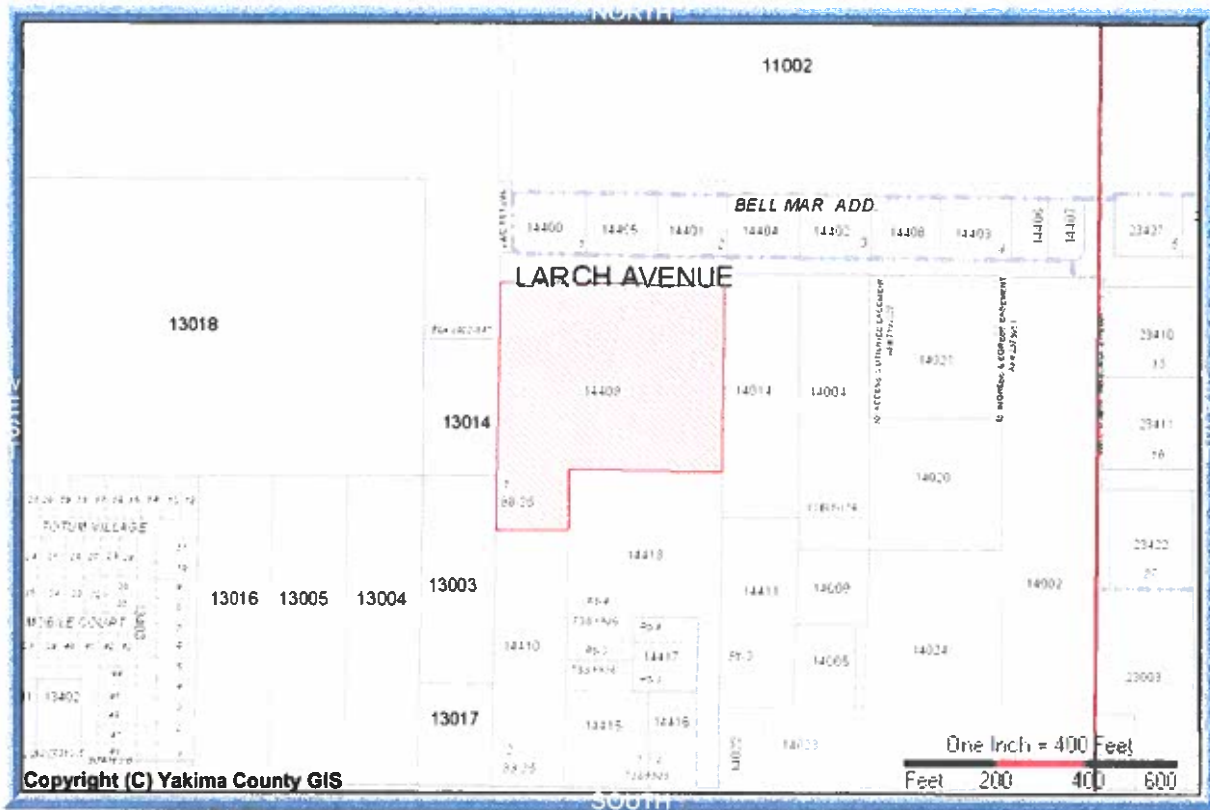
Yakimap.com




	Parcel Address: 4701 AHTANUM RD, YAKIMA ,WA 98903	
	Parcel Owner(s): PRICKLY PEAR HOLDINGS LLC	
	Parcel Number: 18120413016	Parcel Size: 2.45 Acre(s)
	Property Use: 11 Single Unit	
Tax Code Area (TCA): 584		Tax Year: 2023
Improvement Value: \$24100		Land Value: \$63000
CurrentUse Value: \$0		CurrentUse Improvement: \$0
New Construction: \$0		Total Assessed Value: \$87100
Zoning: R-1		
Urban Growth Area: Yakima		
FEMA:		
Jurisdiction: County		
Future Landuse Designation: (LD) Low Denisity Residential (Yakima Urban Area Plan)		
FIRM Panel Number: 53077C1037E		
+ Latitude: 46° 33' 32.505"		
+ Longitude: -120° 34' 21.925"		
Range: 18 Township: 12 Section: 04		
Narrative Description: Section 04 Township 12 Range 18 Quarter NE The West 165 feet of the East 660 feet of the South half of the SW quarter of the NE quarter of Section 4. EXCEPT South County Road Right oEXCEPT that portion lying within a strip land, 35.00 feet in width, the South boundary thereof, being South line of the NE quarter of Section 4. MH>REAL 1976 FLEETWOOD 60X24 SER# 0048		
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		



	Parcel Address: 4601 AHTANUM RD, YAKIMA ,WA 98903	
	Parcel Owner(s): RANDY & MARYELLEN E MAY	
	Parcel Number: 18120413014	Parcel Size: 1.15 Acre(s)
	Property Use: 11 Single Unit	
Tax Code Area (TCA): 584		Tax Year: 2023
Improvement Value: \$223400		Land Value: \$55700
CurrentUse Value: \$0		CurrentUse Improvement: \$0
New Construction: \$0		Total Assessed Value: \$279100
Zoning: R-1	Jurisdiction: County	
Urban Growth Area: Yakima	Future Landuse Designation: (LD) Low Denisity Residential (Yakima Urban Area Plan)	
FEMA:	FIRM Panel Number: 53077C1037E	
+ Latitude: 46° 33' 37.366"		+ Longitude: -120° 34' 14.715"
		Range: 18 Township: 12 Section: 04
Narrative Description: Section 04 Township 12 Range 18 Quarter NE: The East 165 feet of the North 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 4, Township 12 North, Range 18 East, W.M.; EXCEPT the South 20 feet for road; AND EXCEPT the North 356 feet thereof.		
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		

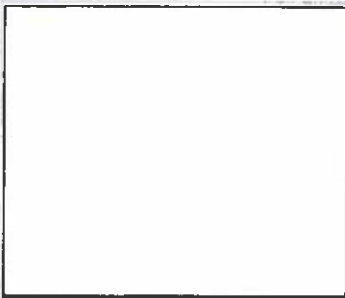


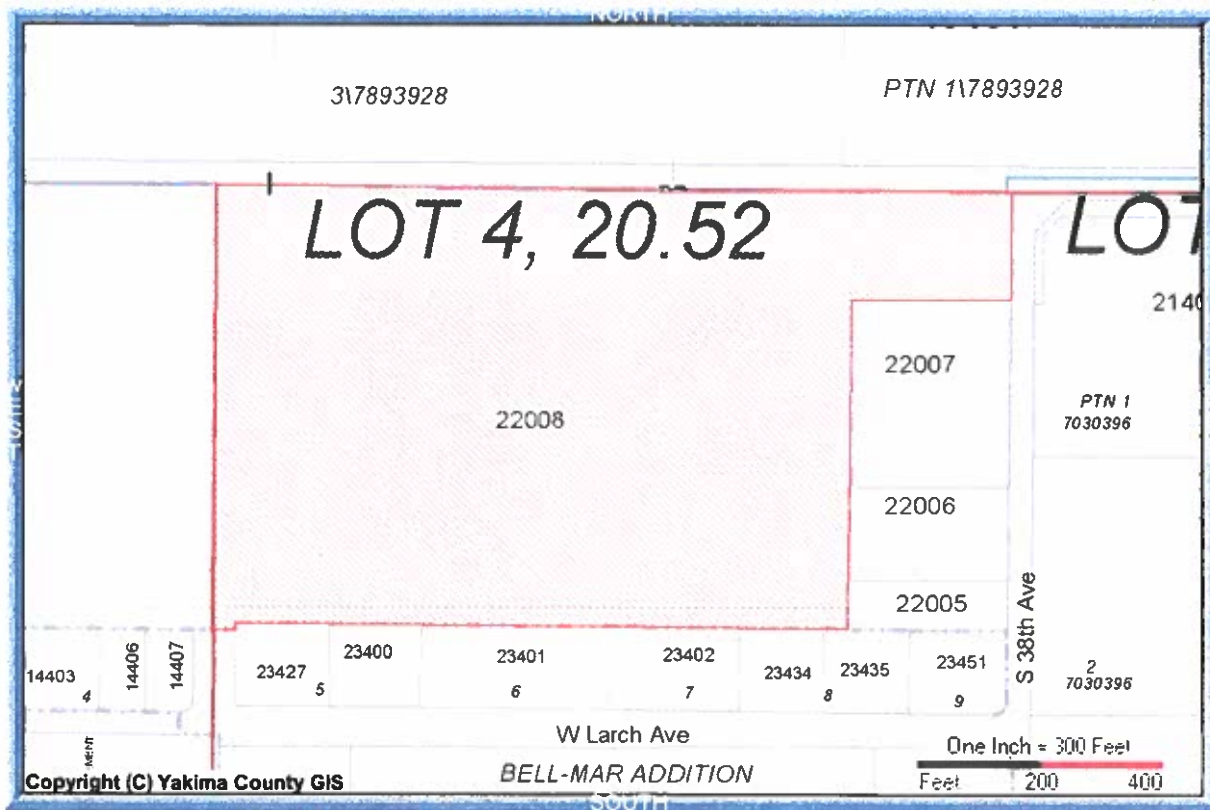
 <p>WEST LARCH AVE UNION GAP, WA 98903</p>	<p>Parcel Address: WEST LARCH AVE, UNION GAP, WA 98903</p> <p>Parcel Owner(s): PRICKLY PEAR HOLDING LLC</p> <p>Parcel Number: 18120414409 Parcel Size: 5.22 Acre(s)</p> <p>Property Use: 91 Undeveloped Land</p> <p>Tax Code Area (TCA): 584 Tax Year: 2023</p> <p>Improvement Value: \$0 Land Value: \$68400</p> <p>CurrentUse Value: \$0 CurrentUse Improvement: \$0</p> <p>New Construction: \$0 Total Assessed Value: \$68400</p>
<p>Zoning: R-1</p> <p>Urban Growth Area: Yakima</p> <p>FEMA:</p>	<p>Jurisdiction: County</p> <p>Future Landuse Designation: (LD) Low Density Residential (Yakima Urban Area Plan)</p> <p>FIRM Panel Number: 53077C1037E</p>
<p>Latitude: 46° 33' 37.777" Longitude: -120° 34' 10.195" Range: 18 Township: 12 Section: 04</p> <p>Narrative Description: Section 04 Township 12 Range 18 Quarter NE: SHORT PLAT 88-025 Lot 1</p> <p>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</p>	

[Print Map] [Close Map]

Yakimap.com



	Parcel Address: LOWER AHTANUM RD/S 42ND AVE, YAKIMA ,WA 98908	
	Parcel Owner(s): PRICKLY PEAR HOLDINGS LLC	
	Parcel Number: 18120411002	Parcel Size: 21.94 Acre(s)
	Property Use: 99 Other Undeveloped Land	
	Tax Code Area (TCA): 584	Tax Year: 2023
	Improvement Value: \$0	Land Value: \$1433600
	CurrentUse Value: \$0	CurrentUse Improvement: \$0
	New Construction \$0	Total Assessed Value: \$1433600
Zoning: R-3	Jurisdiction: County	
Urban Growth Area: Yakima	Future Landuse Designation: (HD) High Density Residential (Yakima Urban Area Plan)	
FEMA:	FIRM Panel Number: 53077C1029F	
+ Latitude: 46° 33' 45.637"	+ Longitude: -120° 34' 03.799"	Range: 18 Township: 12 Section: 04
Narrative Description: Section 04 Township 12 Range 18 Quarter NE: GOV LOT 1 EX W 30 FT & BEG 1353.31 FT N OF SE COR NE1/4, TH N 89° 44' 45" W 1317.31 FT, TH N 00° 50' 45" E 15.27 FT, TH S 89° TH S 00° 39' 20" W 20.39 FT TO POB BELL-MAR ADD RES # 666-1980 AF# 2619536		
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		



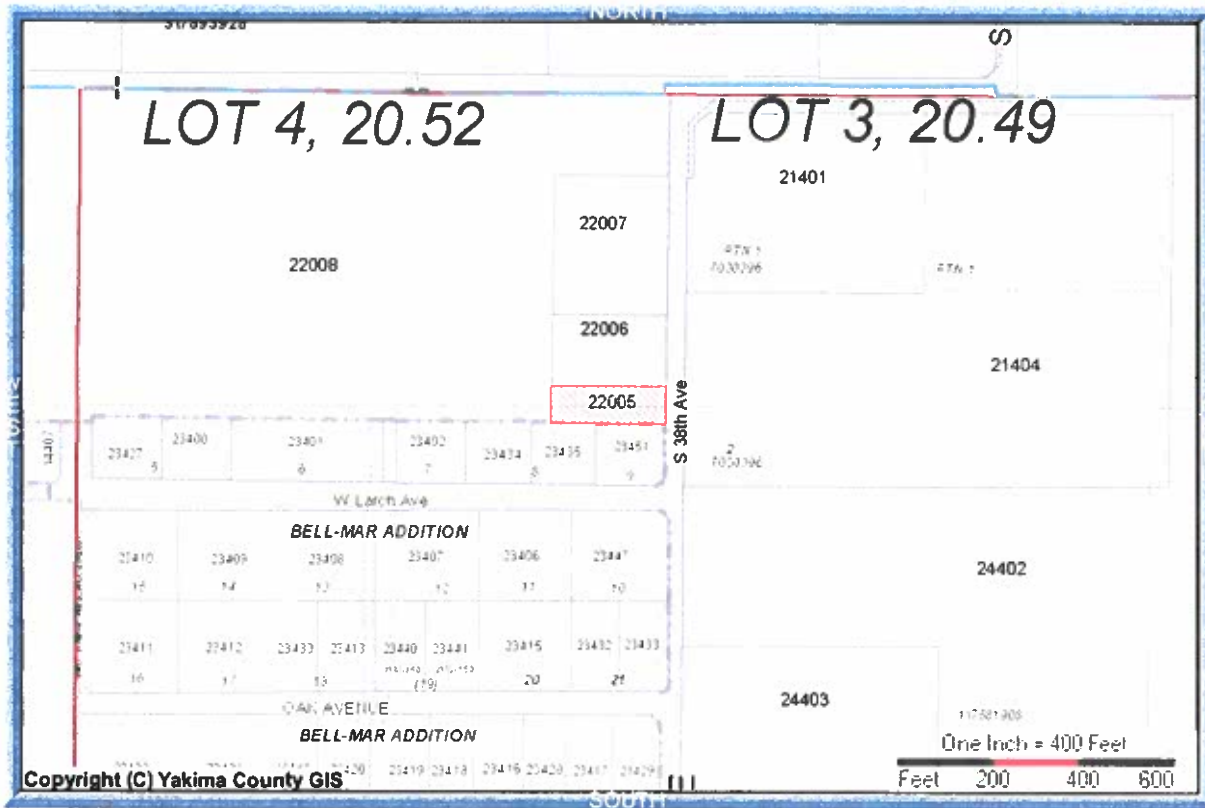
	Parcel Address: 38TH AV S/LARCH AVE, YAKIMA ,WA 98903	
	Parcel Owner(s): PRICKLY PEAR HOLDINGS LLC	
	Parcel Number: 18120322008	Parcel Size: 18.68 Acre(s)
	Property Use: 99 Other Undeveloped Land	
	Tax Code Area (TCA): 584	Tax Year: 2023
	Improvement Value: \$0	Land Value: \$1220200
	CurrentUse Value: \$0	CurrentUse Improvement: \$0
	New Construction:\$0	Total Assessed Value:\$1220200
Zoning: R-3	Jurisdiction: County	
Urban Growth Area: Yakima	Future Landuse Designation: (HD) High Density Residential (Yakima Urban Area Plan)	
FEMA:	FIRM Panel Number: 53077C1029F	
Latitude:46° 33' 45.771" Longitude:-120° 33' 46.454" Range:18 Township:12 Section:03		
Narrative Description: Section 03 Township 12 Range 18 Quarter NW: GOV LOT 4 EX E 287.75 FT ALSO W 257.75 FT OF E 287.75 FT OF N 180.5 FT ALSO TH PT OF SW1/4 NW1/4 LY N OF BELL-MAR ADD: EX E 287		
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		

**Total Assessed Value: \$71100**

FIRM Panel Number: 53077C1033F

Narrative Description: **Section 03 Township 12 Range 18 Quarter NW: S 310.61 FT OF N 491.11 FTOF W 257.75 FT OF E 287.75 FT OF GOV LOT 4**

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



	Parcel Address: 2312 S 38TH AVE, YAKIMA, WA 98902	
	Parcel Owner(s): PRICKLY PEAR HOLDINGS LLC	
	Parcel Number: 18120322005	Parcel Size: 0.47 Acre(s)
	Property Use: 11 Single Unit	
Tax Code Area (TCA): 584		Tax Year: 2023
Improvement Value: \$231300		Land Value: \$49400
Current Use Value: \$0		Current Use Improvement: \$0
New Construction: \$0		Total Assessed Value: \$280700
Zoning: R-1 Urban Growth Area: Yakima FEMA:		
Jurisdiction: County Future Landuse Designation: (LD) Low Density Residential (Yakima Urban Area Plan) FIRM Panel Number: 53077C1041E		
* Latitude: 46° 33' 42.370" * Longitude: -120° 33' 37.621" Range: 18 Township: 12 Section: 03 Narrative Description: W 257.75 FT OF E 287.75 FT OF W1/2 NW1/4 LY N OF BELL-MAR ADD EX N 647.5 FT		
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		

Yakima Herald-Republic
PO Box 9668
Yakima, WA 98909

YAKIMA HERALD-REPUBLIC

WE TELL YOUR STORIES YAKIMAHERALD.COM

Order Confirmation

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

Order #: 50405
Order Ref #:
Date: 2/23/2023
Advertiser #: 23216
Advertiser Name: City Of Yakima City Clerk
Agency #:
Agency Name:
Account Manager: Simon Sizer
ssizer@yakimaherald.com

\$ 112.00

Ad No.	Date	Description	Position	Format
299511	2/24/2023	CITY OF YAKIMA NOTICE OF PUBLIC HEARING PRICKLY PEAR ANNEXATION NOTICE IS HEREBY GIVEN that the Yakima City Council will condu	Yakima Herald Republic Broadsheet - CL-Legals	1.67 x 5.06 in x 1.0000 col.
299512	2/24/2023	CITY OF YAKIMA NOTICE OF PUBLIC HEARING PRICKLY PEAR ANNEXATION NOTICE IS HEREBY GIVEN that the Yakima City Council will condu	Yakima Herald Republic CL Online - CL-Legals	1.67 x 5.06 in x 1.0000 col.

Summary

Total Net Amount	\$ 112.00
Taxes	\$ 0.00
Total Amount	\$ 112.00

Remittance Address:

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

AFFIDAVIT OF PUBLICATION

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

STATE OF WASHINGTON, COUNTIES OF YAKIMA

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

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

02/24/2023

Agent

JACKIE CHAPMAN Signature Jackie Chapman

Subscribed and sworn to before me on

February 27, 2023
Lisa M. Driggs

(Notary Signature) Notary Public in and for the State of Washington residing at Yakima

Publication Cost: \$112.00
Order No: 50405
Customer No: 23216
PO #:



**CITY OF YAKIMA
NOTICE OF PUBLIC
HEARING
PRICKLY PEAR
ANNEXATION**

Publication Cost: \$112.00
Order No: 50405
Customer No: 23216
PO #:

NOTICE IS HEREBY GIVEN that the Yakima City Council will conduct a Public Hearing on **Tuesday, March 7, 2023, at 6 p.m.** or as soon thereafter as the matter may be heard, in the City Council Chambers at Yakima City Hall, 129 N. Second St., Yakima, to consider the annexation, located in the vicinity of Sorenson Rd and S. 38th Ave. Any citizen wishing to comment on this request is welcome to attend or call in to the public hearing (information provided on the agenda) and voice their approval or disapproval of the annexation or contact the City Council in the following manner: 1) Send a letter via regular mail to "*Yakima City Council, 129 N. 2nd Street, Yakima, WA 98901*"; or, 2) E-mail your comments to citycouncil@yakimawa.gov. Include in the e-mail subject line, "*Prickly Pear Annexation*." Please also include your name and mailing address. Sonya Claar Tee, City Clerk

(50405) February 24, 2023



**MINUTES
YAKIMA CITY COUNCIL**

March 7, 2023

City Hall – Council Chambers

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

1. Roll Call

Present: Mayor Janice Deccio, presiding, Assistant Mayor Soneya Lund and Councilmembers Matt Brown, Patricia Byers, Holly Cousens, Danny Herrera and Eliana Macias (attending remotely via Zoom)

Staff: City Manager Robert Harrison, City Attorney Sara Watkins and Acting City Clerk Brandy Bradford

2. Pledge of Allegiance

Mayor Deccio led the Pledge of Allegiance.

3. Interpreter Services

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

4. Open Discussion for the Good of the Order

A. Proclamations

- i. Consideration of draft Welcome Home Vietnam Veterans proclamation

MOTION: Lund moved and Cousens seconded to accept the proclamation. The motion carried by unanimous vote.

B. Presentations / Recognitions / Introductions

- i. Yakima Valley Tourism 2022 Annual Report Presentation

Item No. 4.B.ii. in the Agenda is Item No. 4.B.i. in the Minutes.

John Cooper, Yakima Valley Tourism President and CEO, presented the 2022 Annual Report.

- ii. Presentation on request from the Yakima Regional Public Facility District to rename the Yakima Convention & Event Center's South Ballroom to the Kathy Coffey Ballroom

Item No. 4.B.i. in the Agenda is Item No. 4.B.ii. in the Minutes.

Connie Upton, General Manager of the Yakima Convention & Event Center, presented on the Yakima Regional Public Facility District's request to rename the Yakima Convention & Event Center's South Ballroom to the Kathy Coffey Ballroom.

MOTION: Cousens moved and Byers seconded to approve renaming the Yakima Convention & Event Center's South Ballroom to the Kathy Coffey Ballroom. The motion carried by unanimous vote.

C. Appointments to Boards, Commissions and Council Committees

i. Appointments to Charter Civil Service Commission, Lodging Tax Advisory Committee and Arts Commission

MOTION: Lund moved and Brown seconded to appoint Sean Worley to the Charter Civil Service, Kathy Kramer to the Lodging Tax Advisory Committee and Dana Dwinell to the Arts Commission. The motion carried by unanimous vote.

5. Council Reports

A. Retreat follow up

City Manager Harrison requested Council provide clarification regarding Council action on the vacant building registry and standards. Mr. Harrison also requested confirmation of no changes to Council's strategic priorities. Council confirmed there are no changes to the five strategic priorities and requested staff provide information on how other cities have addressed vacant buildings and asked that downtown stakeholders be included in the conversations at the beginning of the process.

6. Consent Agenda

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

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

A. Approval of minutes from the February 21, 2023 City Council regular meeting and February 28, 2023 City Council retreat

B. 2022 4th Quarter Financial Report

C. Resolution authorizing the write-off of certain uncollectable parking citations

RESOLUTION NO. R-2023-033, A RESOLUTION authorizing the write-off of certain uncollectable parking citations and penalties for the City of Yakima.

D. Resolution authorizing the write-off of certain uncollectable utility accounts receivables

RESOLUTION NO. R-2023-034, A RESOLUTION authorizing the write-off of certain uncollectable accounts receivable by the utility funds of the City of Yakima.

- E. Resolution authorizing the write-off of certain uncollectable central accounts receivables.

RESOLUTION NO. R-2023-035, A RESOLUTION authorizing the write-off of certain uncollectable central accounts receivables for the City of Yakima.

- F. Resolution authorizing an intergovernmental agreement with the State of Arizona Procurement Office to purchase four Para Transit vans

RESOLUTION NO. R-2023-036, A RESOLUTION authorizing and directing the City Manager of the City of Yakima to enter into an Intergovernmental Cooperative Purchasing Agreement with the State of Arizona Procurement Office.

- G. Ordinance granting a telecommunications system franchise to Fatbeam, LLC

ORDINANCE NO. 2023-010, AN ORDINANCE granting a non-exclusive franchise to Fatbeam, LLC ("Fatbeam") to construct, operate and maintain a Telecommunications System, with all necessary facilities, within the City of Yakima, Washington (the "City"); setting forth provisions, terms and conditions accompanying the grant of this Franchise; providing for City regulation of construction, operation, maintenance and use of the Telecommunications System; prescribing penalties for the violations of its provisions; and setting an effective date.

7. Public Comment

Aaron Buchanan, resident and son of former Mayor Kathy Coffey, thanked Council for honoring his mother. He also individually thanked City staff members including the YPD Honor Guard for volunteering as pallbearers for his mother's funeral, and John Cooper and Connie Upton for honoring Coffey with the Yakima Convention and Event Center's Ballroom renaming to the Kathy Coffey Ballroom.

Dr. Rob Darling, Deputy Superintendent of Yakima School District, spoke regarding the YSD Capital Facilities Advisory Committee and the intent of the school district to put a bond on next year's ballot.

PUBLIC HEARINGS

8. Public hearing and Ordinance on the Prickly Pear Annexation in the vicinity of Sorenson Road and S 38th Avenue

Joseph Calhoun, Planning Manager, presented the information and ordinance. Mayor Deccio opened the public hearing and, with no one coming forward or calling in to speak, closed the hearing.

MOTION: Cousens moved and Brown seconded to pass the ordinance. The motion carried by unanimous vote.

ORDINANCE NO. 2023-011, AN ORDINANCE annexing the Prickly Pear Annexation area to the City of Yakima, contingent on Yakima County Boundary Review Board approval.

9. Closed record public hearing and Ordinance to consider the Hearing Examiner's recommendation regarding a rezone request located in the vicinity of 1406 S Fair Avenue

Joseph Calhoun, Planning Manager, reviewed the recommendations. Mayor Deccio opened the public hearing and, with no one coming forward or calling in to speak, closed the hearing. Councilmember Herrera expressed concerns of a zoning change and equity to nearby

residents. Attorney Watkins reminded Council that in a closed record hearing they must vote based on what information was provided in the record. After discussion,

MOTION: Herrera moved and Brown seconded to reject the Hearing Examiner's decision and ordinance. The motion carried by a 5-2 vote, Byers and Lund voting no.

DEPARTMENT ITEMS

10. Resolution approving Grant Change Request Letter to Washington State Department of Commerce

Public Works Director Scott Schafer briefed Council on the item.

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

RESOLUTION NO. R-2023-037, A RESOLUTION authorizing the City Manager to submit a Grant Change Request to Washington State Department of Commerce.

11. Update on 2023 Session of the Washington State Legislature

Communications & Public Affairs Manager Beehler provided an update on the 2023 Session of the Washington State Legislature and current status of bills the Council is in favor of or opposed to in this legislative session.

12. Other Business

MOTION: Cousens moved and Byers seconded to bring back to a future meeting a discussion on the definition of abandoned vehicles. The motion carried by unanimous vote.

13. Adjournment

MOTION: Lund moved and Byers seconded to adjourn to the Council retreat on March 14, 2023, at 4:00 p.m. at the Washington Fruit Community Center. The motion carried by unanimous vote. The meeting adjourned at 6:39 p.m.

CERTIFICATION

READ AND CERTIFIED ACCURATE BY

COUNCIL MEMBER

DATE

COUNCIL MEMBER

DATE

ATTEST:

CITY CLERK

MAYOR

ORDINANCE NO. 2023-011

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

WHEREAS, on August 17, 2022, the owners of not less than ten percent (10%) of the acreage in property within the proposed Prickly Pear 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 September 20, 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 22-08, 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 Prickly Pear Annexation area, and

WHEREAS, on January 6, 2023 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 Prickly Pear Annexation area is approximately 103 acres of unincorporated Yakima County, contiguous to and generally located South of Sorenson Road, in between S 38th Ave with a portion of property extending west to 52nd Ave; and

WHEREAS, the assessed value of the annexation area is approximately \$6,553,800 which is expected to generate approximately \$135,427.78 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 Prickly Pear 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 Prickly Pear Annexation area, a franchise to continue such service to residential properties within the Prickly Pear 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 March 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 Prickly Pear Annexation should be annexed to the City of Yakima.
3. The Prickly Pear 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 Prickly Pear Annexation area's Comprehensive Plan Designations of Low Density Residential and Mixed 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 "Prickly Pear 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 Prickly Pear Annexation area's Comprehensive Plan designations shall be Low Density Residential and Mixed Residential, and the zoning shall be Suburban Residential (SR), Single-Family Residential (R-1), Two-Family Residential (R-2), and Multi-Family Residential (R-3) as outlined in Exhibit "C."

Section 4. The next regularly amended Zoning District Map prepared by the City of Yakima shall show the Prickly Pear 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 Prickly Pear 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

EXHIBIT "A" Annexation Map

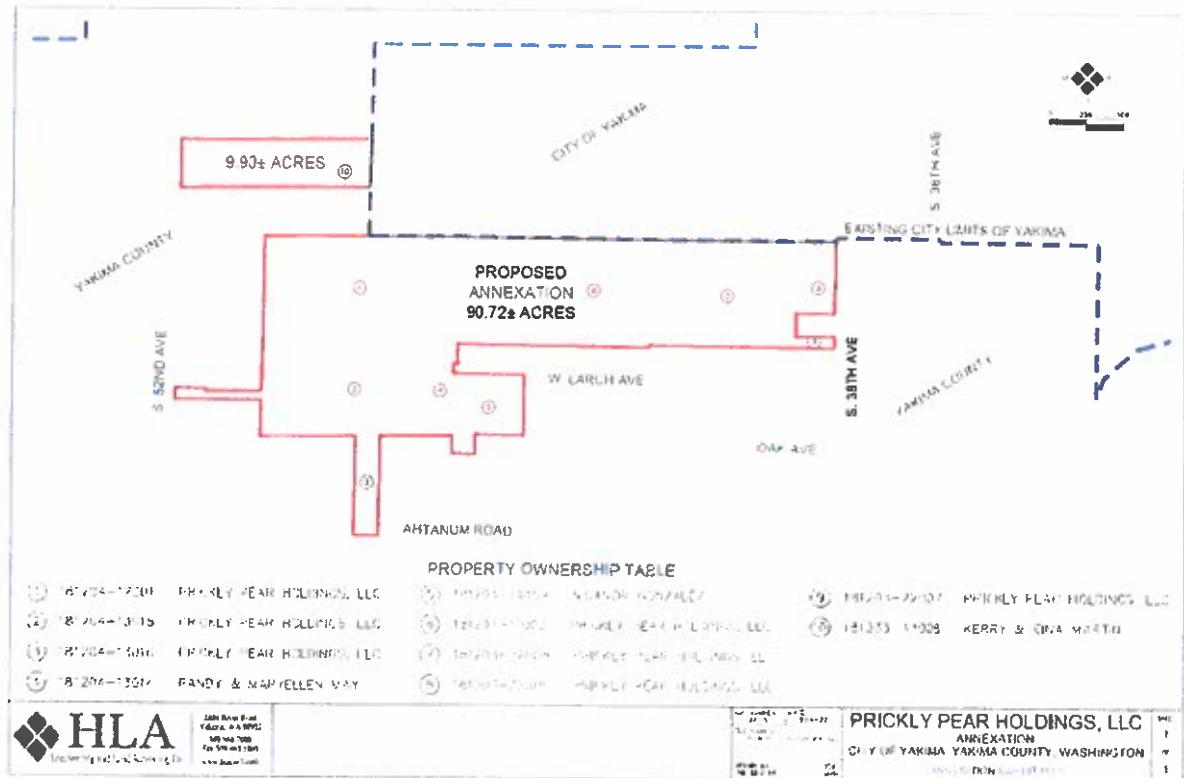


EXHIBIT "B" Legal Description

That portion of the North half of the South half of the Southeast quarter of the Southeast quarter of Section 33, Township 13 North, Range 18 East, W.M. described as follows:

Beginning at the Northeast corner of said North half of the South half of the Southeast quarter of the Southeast quarter of said section;

Thence South along the East line of said subdivision to the Southeast corner thereof;

Thence West along the South line of said subdivision to the Easterly right of way line of South 52nd Avenue;

Thence North along said right of way line to the North line of said subdivision;

Thence East along the North line of said subdivision to the Point of Beginning;

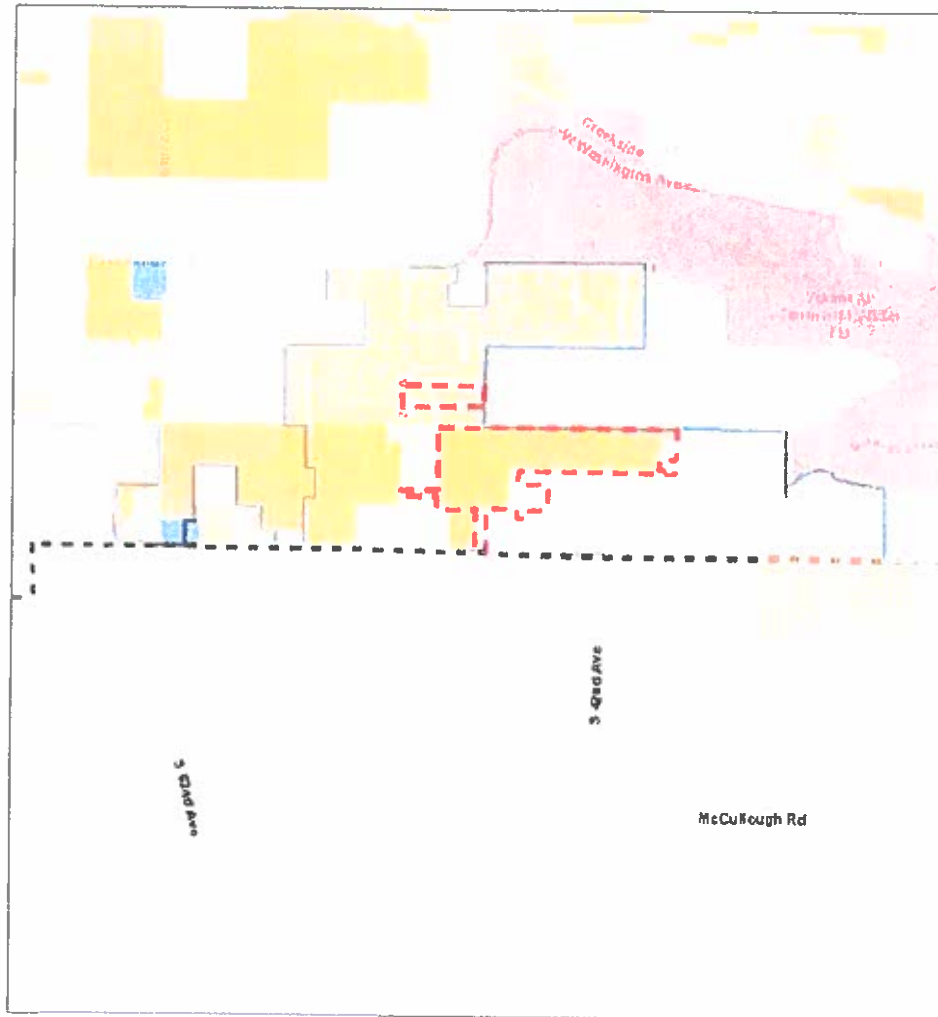
AND TOGETHER with that portion of the Northwest quarter of Section 3 and the North half of Section 4, Township 12 North, Range 18 East, W.M., described as follows:

Beginning at the Northwest corner of Government Lot 2 of said Section 4;

Thence South along the West line of said Government Lot 2 to the Northwest corner of the North half of the Southwest quarter of the Northeast quarter of said Section 4;
Thence South along the West line of said North half of the Southwest quarter of the Northeast quarter to a point on the North line of the North 60 feet of the South 968 feet of the Northwest quarter of said Section 4;
Thence West along said North line to the East line of the West 221.6 feet of the East 606 feet of said Northwest quarter;
Thence North along said West line to the South line of the North 1059 feet of said Northwest quarter;
Thence West along said South line to the Easterly right of way line of South 52nd Avenue;
Thence South along said right of way line to the South line of the North 71 feet of the South 979 feet of said Northwest quarter;
Thence East along said South line to the West line of said North half of the Southwest quarter of the Northeast quarter;
Thence South along said West line to the Southwest corner of said subdivision;
Thence East along the South line of said subdivision to the West line of the East 660 feet of the Southwest quarter of the Northeast quarter of said Section 4;
Thence South along said West line to the Northerly right of way line of Ahtanum Road;
Thence East along said right of way line to the East line of the West 165 feet of the East 660 feet of the Southwest quarter of the Northeast quarter of said Section 4;
Thence North along said East line to the South line of The North half of the Southwest quarter of the Northeast quarter of said Section 4;
Thence East along said South line to the West line of Lot 1 of that Short Plat recorded in Book 88 of Short Plats, Page 25, records of Yakima County, Washington;
Thence South along said West line to the Southwest corner of said Lot 1;
Thence East along the South line of said Lot 1 to an angle point in said South line;
Thence North to an angle point in said South line of said Lot 1;
Thence East along said South line to the Southeast corner of said Lot 1;
Thence North along the East line of said lot 1 to the Northeast corner thereof;
Thence West along the North line of said Lot 1 to the Northwest corner thereof;
Thence North along the East line of the North half of the Southwest quarter of the Northeast quarter of said Section 4 to the North right of way line of West Larch Avenue;
Thence East along said North right of way line to the West line of Lot 1 of Bell-Mar Addition as recorded in Volume V, Page 35, records of Yakima County, Washington;
Thence North along said West line to the North line of said Bell-Mar Addition;
Thence Easterly along said North line to the West right of way line of South 38th Avenue;
Thence North along said right of way line to the South line of the North 647.5 feet of Government Lot 4 of said Section 3;
Thence West along said South line to the West line of the East 287.85 feet of said Government Lot 4;
Thence North along said West line to the North line of the South 156.39 feet of the North 647.5 feet of said Government Lot 4;
Thence East along said North line to the West right of way line of said South 38th Avenue;
Thence North along said right of way line to the North line of said Section 3;
Thence West along the North line of said Sections 3 and 4 to the Point of Beginning;

Situate in Yakima County, Washington.

Prickly Pear Annexation - Zoning



February 22, 2023

Yakima Urban Area 2007

SR Submitter Page 24 of 31

R-1 Single Family

R-2 Two Family

R-3 Sub-Family

B-1 Professional Business

B-2 Local Business

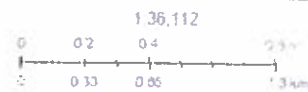
SCC Small Conference Center

GC General Comments:

30-1 Logistical

7. AS ~~4000~~ 3.000

Yak and Urban Area

☐ Yakima City Limits

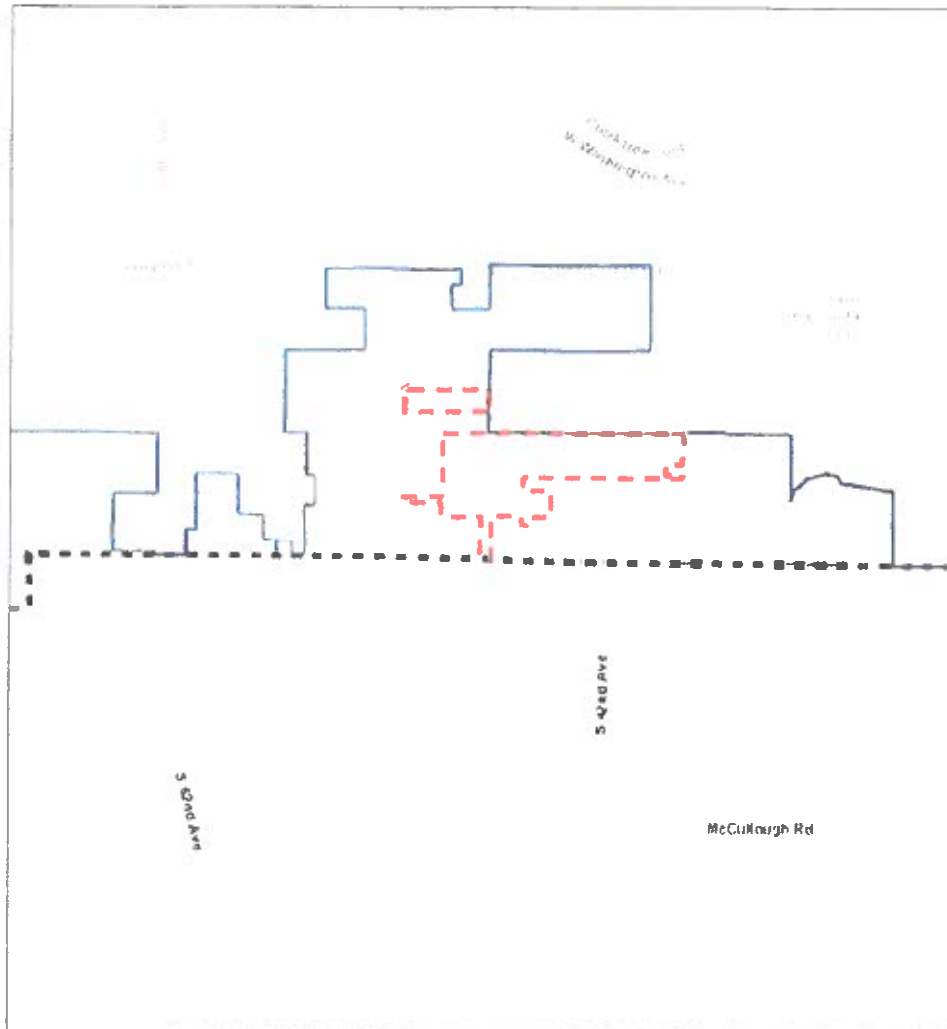
PERMITS: City of Yakima, Washington, City of Yakima-GIS, City of Yakima
Division of Land Management, 601 W. 6TH STREET, YAKIMA, WA 98901
1/2003

2017-18-18-19-2019-2020-2021-2022-2023-2024-2025-2026-2027-2028-2029-2030-2031-2032-2033-2034-2035-2036-2037-2038-2039-2040-2041-2042-2043-2044-2045-2046-2047-2048-2049-2050-2051-2052-2053-2054-2055-2056-2057-2058-2059-2060-2061-2062-2063-2064-2065-2066-2067-2068-2069-2070-2071-2072-2073-2074-2075-2076-2077-2078-2079-2080-2081-2082-2083-2084-2085-2086-2087-2088-2089-2090-2091-2092-2093-2094-2095-2096-2097-2098-2099-2100-2101-2102-2103-2104-2105-2106-2107-2108-2109-2110-2111-2112-2113-2114-2115-2116-2117-2118-2119-2120-2121-2122-2123-2124-2125-2126-2127-2128-2129-2130-2131-2132-2133-2134-2135-2136-2137-2138-2139-2140-2141-2142-2143-2144-2145-2146-2147-2148-2149-2150-2151-2152-2153-2154-2155-2156-2157-2158-2159-2160-2161-2162-2163-2164-2165-2166-2167-2168-2169-2170-2171-2172-2173-2174-2175-2176-2177-2178-2179-2180-2181-2182-2183-2184-2185-2186-2187-2188-2189-2190-2191-2192-2193-2194-2195-2196-2197-2198-2199-2200-2201-2202-2203-2204-2205-2206-2207-2208-2209-2210-2211-2212-2213-2214-2215-2216-2217-2218-2219-2220-2221-2222-2223-2224-2225-2226-2227-2228-2229-2230-2231-2232-2233-2234-2235-2236-2237-2238-2239-2240-2241-2242-2243-2244-2245-2246-2247-2248-2249-2250-2251-2252-2253-2254-2255-2256-2257-2258-2259-2260-2261-2262-2263-2264-2265-2266-2267-2268-2269-2270-2271-2272-2273-2274-2275-2276-2277-2278-2279-2280-2281-2282-2283-2284-2285-2286-2287-2288-2289-2290-2291-2292-2293-2294-2295-2296-2297-2298-2299-2300-2301-2302-2303-2304-2305-2306-2307-2308-2309-2310-2311-2312-2313-2314-2315-2316-2317-2318-2319-2320-2321-2322-2323-2324-2325-2326-2327-2328-2329-2330-2331-2332-2333-2334-2335-2336-2337-2338-2339-2340-2341-2342-2343-2344-2345-2346-2347-2348-2349-2350-2351-2352-2353-2354-2355-2356-2357-2358-2359-2360-2361-2362-2363-2364-2365-2366-2367-2368-2369-2370-2371-2372-2373-2374-2375-2376-2377-2378-2379-2380-2381-2382-2383-2384-2385-2386-2387-2388-2389-2390-2391-2392-2393-2394-2395-2396-2397-2398-2399-2400-2401-2402-2403-2404-2405-2406-2407-2408-2409-2410-2411-2412-2413-2414-2415-2416-2417-2418-2419-2420-2421-2422-2423-2424-2425-2426-2427-2428-2429-2430-2431-2432-2433-2434-2435-2436-2437-2438-2439-2440-2441-2442-2443-2444-2445-2446-2447-2448-2449-2450-2451-2452-2453-2454-2455-2456-2457-2458-2459-2460-2461-2462-2463-2464-2465-2466-2467-2468-2469-2470-2471-2472-2473-2474-2475-2476-2477-2478-2479-2480-2481-2482-2483-2484-2485-2486-2487-2488-2489-2490-2491-2492-2493-2494-2495-2496-2497-2498-2499-2500-2501-2502-2503-2504-2505-2506-2507-2508-2509-2510-2511-2512-2513-2514-2515-2516-2517-2518-2519-2520-2521-2522-2523-2524-2525-2526-2527-2528-2529-2530-2531-2532-2533-2534-2535-2536-2537-2538-2539-2540-2541-2542-2543-2544-2545-2546-2547-2548-2549-2550-2551-2552-2553-2554-2555-2556-2557-2558-2559-2560-2561-2562-2563-2564-2565-2566-2567-2568-2569-2570-2571-2572-2573-2574-2575-2576-2577-2578-2579-2580-2581-2582-2583-2584-2585-2586-2587-2588-2589-2590-2591-2592-2593-2594-2595-2596-2597-2598-2599-2600-2601-2602-2603-2604-2605-2606-2607-2608-2609-2610-2611-2612-2613-2614-2615-2616-2617-2618-2619-2620-2621-2622-2623-2624-2625-2626-2627-2628-2629-2630-2631-2632-2633-2634-2635-2636-2637-2638-2639-2640-2641-2642-2643-2644-2645-2646-2647-2648-2649-2650-2651-2652-2653-2654-2655-2656-2657-2658-2659-2660-2661-2662-2663-2664-2665-2666-2667-2668-2669-2670-2671-2672-2673-2674-2675-2676-2677-2678-2679-2680-2681-2682-2683-2684-2685-2686-2687-2688-2689-2690-2691-2692-2693-2694-2695-2696-2697-2698-2699-2700-2701-2702-2703-2704-2705-2706-2707-2708-2709-2710-2711-2712-2713-2714-2715-2716-2717-2718-2719-2720-2721-2722-2723-2724-2725-2726-2727-2728-2729-2730-2731-2732-2733-2734-2735-2736-2737-2738-2739-2740-2741-2742-2743-2744-2745-2746-2747-2748-2749-2750-2751-2752-2753-2754-2755-2756-2757-2758-2759-2760-2761-2762-2763-2764-2765-2766-2767-2768-2769-2770-2771-2772-2773-2774-2775-2776-2777-2778-2779-2780-2781-2782-2783-2784-2785-2786-2787-2788-2789-2790-2791-2792-2793-2794-2795-2796-2797-2798-2799-2800-2801-2802-2803-2804-2805-2806-2807-2808-2809-2810-2811-2812-2813-2814-2815-2816-2817-2818-2819-2820-2821-2822-2823-2824-2825-2826-2827-2828-2829-2830-2831-2832-2833-2834-

EXHIBIT "C"

Zoning and Future Land Use

Prickly Pear Annexation - Future Land Use



February 22, 2023

Future Land Use

Low Density Residential

Mixed Residential

Commercial Mixed Use

Community Mixed Use

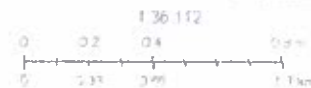
Industrial



Yakima Urban Area



Yakima City Limits



Yakima City, City of Yakima, Washington, City of Yakima City, City of Yakima
Bureau of Land Management, Survey, "Sammamish" P. 1024
2001

City of Yakima, Washington
City of Yakima, Washington 12-1


properties within the Prickly Pear 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 Prickly Pear 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 March, 2023

ATTEST:



Brandy R. Bradford, Acting City Clerk




Janice Deccio, Mayor

Publication Date: _____

Effective Date: _____

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

Yakima Waste Systems, Inc.

By: _____

Signer's Name Printed: _____

Signer's Title: _____

**MASTER INTERLOCAL AGREEMENT
FOR GROWTH MANAGEMENT ACT IMPLEMENTATION
IN YAKIMA COUNTY**

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I. PREAMBLE

A. PURPOSE

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

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

B. BACKGROUND

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

1. Growth Management Act

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

2. County-wide Planning Policies (CWPPs)

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

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

3. Urban Growth Areas

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

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

4. Provision of Services within UGAs

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

II. AGREEMENT

A. PARTIES TO AGREEMENT

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

B. AUTHORITY

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

C. OBJECTIVES

The objectives of this Agreement are:

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

Exhibit F
Prickly Pear Annexation

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

D. COOPERATIVE PLANNING SYSTEM

1. UGA Boundaries

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

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

2. Urban Growth Area Future Land Use Designations

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

Exhibit F
Prickly Pear Annexation

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

E. PLANNING IMPLEMENTATION

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

1. Amending Urban Growth Boundaries

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

a. Urban Growth Boundary Amendment Cycle

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

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

Exhibit F
Prickly Pear Annexation

b. Population Allocations

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

c. Buildable Lands Model (BLM)

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

d. Land Capacity Analysis (LCA)

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

e. Capital Facilities Planning

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

Exhibit F
Prickly Pear Annexation

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

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

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

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

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

- b. Zoning District Amendments

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

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

F. INFRASTRUCTURE SERVICES AND LEVEL OF SERVICE

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

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

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

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

1. Streets

a. Responsibility

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

Exhibit F
Prickly Pear Annexation

b. Design Standards

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

c. Level of Service (LOS)

Transportation Policy – LOS

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

Performance Evaluation – LOS

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

2. Water

a. Responsibility

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

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

Exhibit F
Prickly Pear Annexation

b. Financial and Service Policies

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

c. Standards

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

3. Sewer

a. Responsibility

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

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

b. Financial and Service Policies

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

Exhibit F
Prickly Pear Annexation

customers within the UGA consistent with the capital facilities plans.

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

(3) Rates - Sewer rates are the responsibility of the provider.

c. Standards

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

4. Stormwater

a. Responsibility

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

b. Financial and Service Policies

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

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

c. Standards

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

G. ANNEXATION

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

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

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

2. Development Review Within Pending Annexation Areas

a. Early Transfer of Authority

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

b. County Review of Submitted Project Permits

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

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

Exhibit F
Prickly Pear Annexation

(1) Vesting

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

(2) Land Use Dedications, Deeds, or Conveyances

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

(3) Appeals of Land use Permits

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

(4) Permit Renewal or Extension

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

(5) Land use Code Enforcement Cases

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

(6) Enforcement of County Conditions

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

Exhibit F
Prickly Pear Annexation

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

(7) Financial Considerations/Revenue Adjustments and Transfers

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

(8) Administration of Bonds

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

(9) Records Transfer

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

H. SUB-AGREEMENTS

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

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

I. GENERAL PROVISIONS

1. Relationship to Existing Laws and Statutes

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

2. Oversight

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

3. ILA Noncompliance

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

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

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

Exhibit F
Prickly Pear Annexation

4. Amendments to the ILA

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

5. Amendments to the CWPP

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

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

6. The County-wide Planning Policy Committee

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

7. Effective Date and Term of the ILA Agreement

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

8. Severability

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

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

III. SIGNATURES

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

MASTER INTERLOCAL AGREEMENT
FOR GROWTH MANAGEMENT ACT IMPLEMENTATION
IN YAKIMA COUNTY

SIGNATURE PAGE

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

IN WITNESS WHEREOF

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



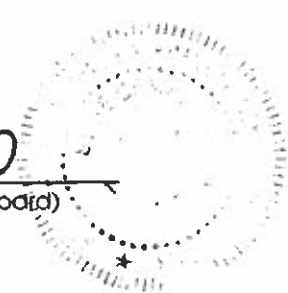
J. Rand Elliott, Chairman
Board of Yakima County Commissioners

Date: December 29, 2015


Attest:

By: 

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



Approved as to Form:

By: 

(City Attorney/Corporate Counsel)

SEAL:

**MASTER INTERLOCAL AGREEMENT
FOR GROWTH MANAGEMENT ACT IMPLEMENTATION
IN YAKIMA COUNTY**

SIGNATURE PAGE

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

IN WITNESS WHEREOF

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

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

Attest:

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

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

Approved as to Form:

By: [Signature]
City Attorney/Corporate Counsel

SEAL:

BOARD OF YAKIMA COUNTY COMMISSIONERS

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

RESOLUTION 462-2015

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

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

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

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

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

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

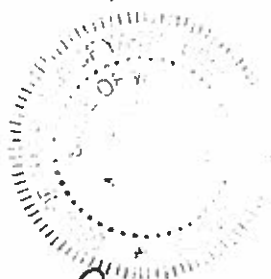
WHEREAS, the amendments to the ILA were necessary to ensure proper urban growth area development and coordination between Yakima County and each of the fourteen cities and towns; and,

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

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

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

DONE this 29th day of December, 2015



Tiera L. Girard

Attest: Tiera L. Girard
Clerk of the Board

J. Rand Elliott, Chairman

Michael D. Leita, Commissioner

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