



## 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 21, 2024

TO: Boundary Review Board Members, Corporate Counsel, City of Mabton, Board of Yakima County Commissioners, Assessor, Treasurer, Elections Division, Sheriff's Office, Public Services (Director, Planning, Building & Fire Safety, Code Enforcement, Environmental Services, Water Resources, GIS), County Roads, Parks and Trails, Yakima Valley Libraries, Yakima Valley Conference of Governments, Mabton School District, Fire District #5, SVID, WSDOT, Yakama Nation, B.I.A., WSDOT South Central Region, and Washington State DNR Southeast Region.

FROM: Olivia Story  
Chief Clerk - Boundary Review Board

SUBJ: **File No.: BRB2024-00003, City of Mabton – Castellanos Annexation**

Enclosed is the Notice of Intention packet that proposes the annexation into the City of Mabton of approximately **5.11** acres having an assessed valuation of \$36,000. The annexation is known as the "**Castellanos Annexation**."

The 45-day review period for this proposed annexation expires on **July 5, 2024**.

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

Enclosure: Notice of Intention

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

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

# WASHINGTON STATE BOUNDARY REVIEW BOARD FOR YAKIMA COUNTY

## NOTICE OF INTENTION FILING INSTRUCTIONS

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

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

The following items must be submitted and labeled as follows:

- **EXHIBIT A** A copy of the legal description of the boundaries of the area involved in the proposed action certified by the Yakima County Public Services Division.
- **EXHIBIT B** A Yakima County Assessor's map on which the boundary of the area involved in the proposal and the size in acres must be clearly indicated. Include a list of all parcel numbers for lots in proposed area.
- **EXHIBIT C** A vicinity map or series of maps no larger than 11 x 17 and reproducible on a non-color photocopier displaying: **\*\*NOTE: Original should be in color.\*\*\*\***
  1. The boundary of the area involved in the proposal and the size in acres.
  2. The current corporate boundaries of the proposing entity.
  3. Existing water & sewer service area boundaries of the proposing entity.
  4. Major physical features such as streets and highways, railways public facilities, etc.
  5. The boundaries of cities or special purpose districts having jurisdiction in or near the proposed area.
  6. The location of the nearest service point(s) for the required utility services to the area. Show existing and proposed water/sewer lines and diameter.
  7. The Yakima County zoning, Comprehensive Plan designation, Urban Growth Area Boundary, and proposed city plan and zoning designations.
  8. Floodways or floodplains.
- **EXHIBIT D** Documentation of the process: certified copy of the petition; proof of assessed valuation; affidavit of publication of public hearing notice; copy of the minutes of public hearing; a signed and certified copy of the resolution accepting the proposal as officially passed.
- **EXHIBIT E** A copy of the Threshold Determination and completed SEPA checklist pertaining to the proposed BRB action with full explanations. Include the list of persons who were sent the checklist and all written comments from governmental agencies and the general public.  
**NOTE:** *This is NOT to be completed by municipalities for annexation purposes.*
- **EXHIBIT F** A copy of any Interlocal agreements entered into under RCW 39.34 (Interlocal Cooperation Act) and under RCW 36.115 (Service Agreements) establishing which jurisdictions should provide various local government services and facilities and how those services and facilities will be financed.

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

# WASHINGTON STATE BOUNDARY REVIEW BOARD FOR YAKIMA COUNTY

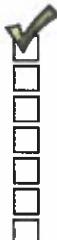
## NOTICE OF INTENTION

for office use only:

BRB FILE # BLB2024-00003

1. Name of City, Town or special purpose district: Mabton, WA

2. Action Sought:



- Annexation  
Formation of a Special Purpose District  
Incorporation  
Other Boundary Change  
Merger/Consolidation of Special Purpose District  
Dissolution of Special Purpose District  
Water or Sewer Extension \_\_\_\_\_ Size of Water Line \_\_\_\_\_ Sewer Line

3. This proposal shall be known as: Castellanos Annexation
4. Driving directions to location of proposed action: From Yakima, WA, travel I-82 Eastbound to Granger, WA take exit 58 from I-82 E. Follow WA-223 and WA-22 to Highschool Rd until you reach 380 Highschool Rd
5. Briefly describe proposal: Requesting annexation of 5.11 acres from Yakima County to city of Mabton
6. Method used to initiate the proposed action:  Petition  Election  Resolution
7. State statute under which action is sought: RCW 35.13.160

### 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
People	No residences onsite	Approximatley 50 people	1,959
Residences	None	21 Residenes	558 Total housing units
Businesses	None	No commercial buisnesses	Potentially 635

2. What source is the basis for this projection information? U.S. Census
3. Acres within the proposed area 5.11 Acres within existing entity Approximatley +/-530 Acres
4. Assessed valuation of proposed area \$ 99,700 of existing entity \$ 110,262,917
5. Existing land use of the proposed area Agriculture
6. Existing land use of the area surrounding the proposal: Agriculture, Residential

7. Are all surrounding & interior roads included in the annexation?  Yes  No  
If no, why not? \_\_\_\_\_
8. Is there new residential, commercial, or industrial development that is associated with this proposal? Yes  
If yes, describe any projects being considered or proposed: Currently the only request being petitioned is annexation.  
After annexation petition is successful, owner would request a subdivision of the subject  
property. Subdivision is anticipated to create 21 residential lots.
9. If the proposal is approved, will there be land use changes within the next 18 months?  
o Land Use Residential  
o Zoning R-1 Single Family  
o Comprehensive Plan No proposed changes.
10. Has the proposed area been the subject of land use action by Yakima County? No  
If so, please explain \_\_\_\_\_
11. a. Yakima County Comprehensive Plan designation for the proposed area: Residential  
b. For surrounding areas: Residential and Agriculture.  
c. Yakima County Zoning for the proposed area: Single-family Residential (R-1).  
d. For surrounding areas: Single-family Residential (R-1).
12. Is this proposal consistent with the coordinated water system plan, if any?  Yes  No
13. Does your jurisdiction have an adopted comprehensive plan? Yes Date Adopted: June 27, 2017
14. Describe how this proposal is consistent with the adopted comprehensive plan: This annexation would  
provide new opportunity for residential development. The comprehensive plan Land Use policy  
and goal support housing availability and affordability.
- a. Proposed city zoning upon annexation: Single Family Residential (R-1)
15. Has any portion of this area been previously reviewed by the Boundary Review Board? No  
Explain \_\_\_\_\_
16. Describe the following as required by RCW 36.93.170 and the effects on land use, accessibility and potential development:  
a. Topography: This area is flat with no significant grade changes.  
b. Natural Boundaries: There are no natural boundaries to this site. North: Highschool Rd, South: Railroad Tracks, East-West: Agriculture  
c. Drainage Basins: Lower Yakima Watershed
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	A well services the subject property	City of Mabton	1-year within approval	By Applicant
Sewer	None	City of Mabton	1-year within approval	By Applicant
Fire	County Fire District #7	City of Mabton	Immediate	Property Taxes
Stormwater	None	City of Mabton	Immediate	Property Taxes
Roads	Yakima County	City of Mabton	Immediate	Property Taxes
Parks	None	City of Mabton	Immediate	Property Taxes
Police	Yakima County Sheriff	City of Mabton	Immediate	Property Taxes
School	Mabton school district	Mabton school district	Immediate	Property Taxes
Library	None	City of Mabton	Immediate	Property Taxes

2. Does your jurisdiction have a current Capital Facilities Plan? Yes  
 Does it consider the proposed area? Yes
3. Describe the effect your jurisdiction's ordinances, governmental codes, regulations and resolutions will have on existing uses in the proposed area: Request for Annexation and Subdivision must follow city of Mabton's municipal codes, comprehensive goal, and policies. All applicable fees and improvements must be provided to the city of Mabton
4. Describe the probable future needs for services and additional regulatory controls in the area? The subject property would require sewer, water services, fire, and police services.
5. Describe the probable effects of the proposal on the cost an adequacy of services and regulatory controls:
  - a. In the proposed area? If annexation petition is accepted, the owner would request a subdivision of subject property. The city of Mabton would require the subject property to connect to water and sewer services.
  - b. In the adjacent area? The adjacent areas would benefit from the extension of sewer and water services the subdivision project would provide.
6. Estimate the following to be incurred under the proposal:
  - a. Proponent Expenditures to be incurred: \$ Not known
  - b. Proponent Revenues to be gained: \$ None
  - c. County Revenue Lost: \$ 1,275.38
  - d. County Expenditure Reduction: \$ Not known
  - e. Fire District Revenue Lost: \$ Not known
  - f. Fire District Expenditure Reduction: \$ 0, no existing structures
  - g. Financial Impact to Special Districts (library, parks, hospital): \$ None
7. What is the future impact of your proposal on the school district? A successful annexation petition would allow owner to request a residential 21-lot subdivision. The new subdivision has the potential for 21 families which would enroll to Mabton school district.

Type text here

## 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: Temporary site development impact.  
New 21-lot residential subdivision will have moderate increase use to adjacent roads and highways.
3. Expected impact of any proposed development on air quality: Air quality may be impacted heavy equitment.  
New 21-lot residential subdivision will have minimal to moderate impact to air quality.
4. Does the area under consideration contain "critical areas"? (floodplain, wetland, steep slope wildlife habitat area, etc.): No. The subject property is not located in any critcal areas.
5. Please describe any potential adverse impacts that could occur upon development: Moderate to minimal impacts to air quality and traffic. Conversion of agricultural land to residential land.

## **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 Castellanos annexation if permitted would lead to the creation of a new 21-lot subdivision which would support the growing housing need of the city of Mabton and the location is at the edge of town in close proximity to schools.  
  
The applicant/owner will be extending city services to the site to serve the
2. Use of physical boundaries, including but not limited to bodies of water, highways, and land contours: Highschool rd is the Northern boundary, Railroad and SR22 comprise the physical Southern Boundaries, Residential buildings comprise the Eastern Boundary, the Western boundary comprise of Agrliculture and the old Mabton High School.
3. Creation and preservation of logical service areas: The applicant/owner will be extending city services to the site in anticipation of the 21 residential homes the owner hopes to develop.
4. Prevention of abnormally irregular boundaries: The annexation request is primarily along the south side of High School Road. There is not any forseen abnormal or irrigular boundaries.
5. Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities in excess of ten thousand (10,000) population in heavily populated urban areas: This section is not applicable.

6. Dissolution of inactive special purpose districts: There is no dissolution of inactive special purpose districts.
7. Adjustment of impractical boundaries: There is no impractical boundaries proposed.
8. Incorporation as cities or towns or annexation to cities and towns of unincorporated areas which are urban in character: This section is not applicable.
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: There is agriculture production on the parcel seeking annexation, however this parcel is within the City of Mabton's UGA.

## EXHIBITS

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**Exhibit A**

SITUATED IN YAKIMA COUNTY, WASHINGTON

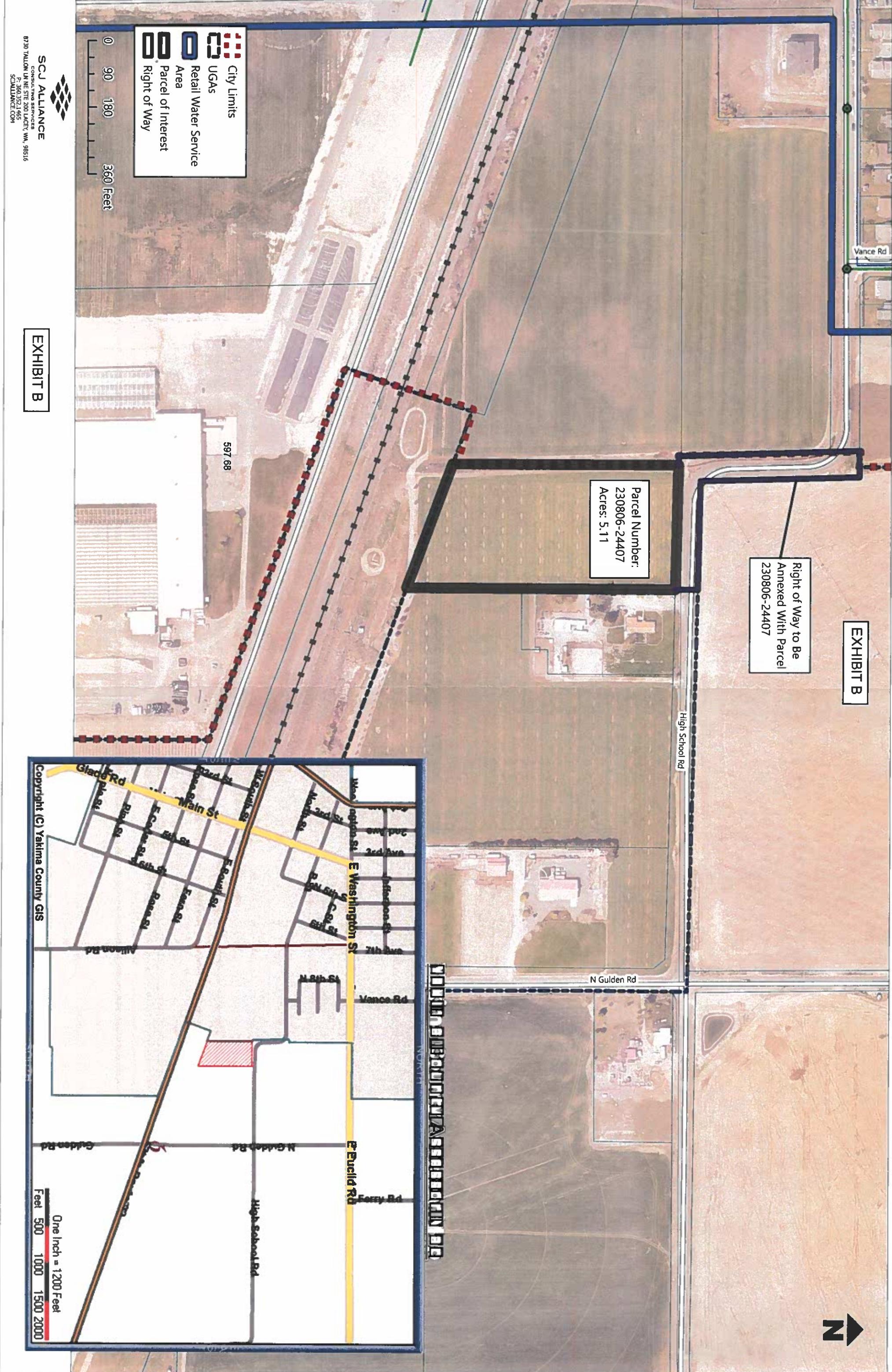
LOT 3, OF SHORT PLAT RECORDED OCTOBER 20,2009, UNDER AUDITOR'S FILE NO. 7670834, RECORD OF YAKIMA COUNTY, WASHINGTON

COMMONLY KNOWN AS: VACANT LAND, YAKIMA, WA 98935

TAX PARCEL NO. 230806-24407

TOGETHER WITH THE YAKIMA COUNTY RIGHT OF WAY ENCOMPASSING HIGH SCHOOL ROAD ALONG THE EAST BOUNDARY OF PARCEL 23080622004 TO THE EASTMOST EXTENT OF THE YAKIMA COUNTY RIGHT OF WAY OF THE PORTION OF HIGH SCHOOL ROAD FRONTING PARCEL 230806-24407.

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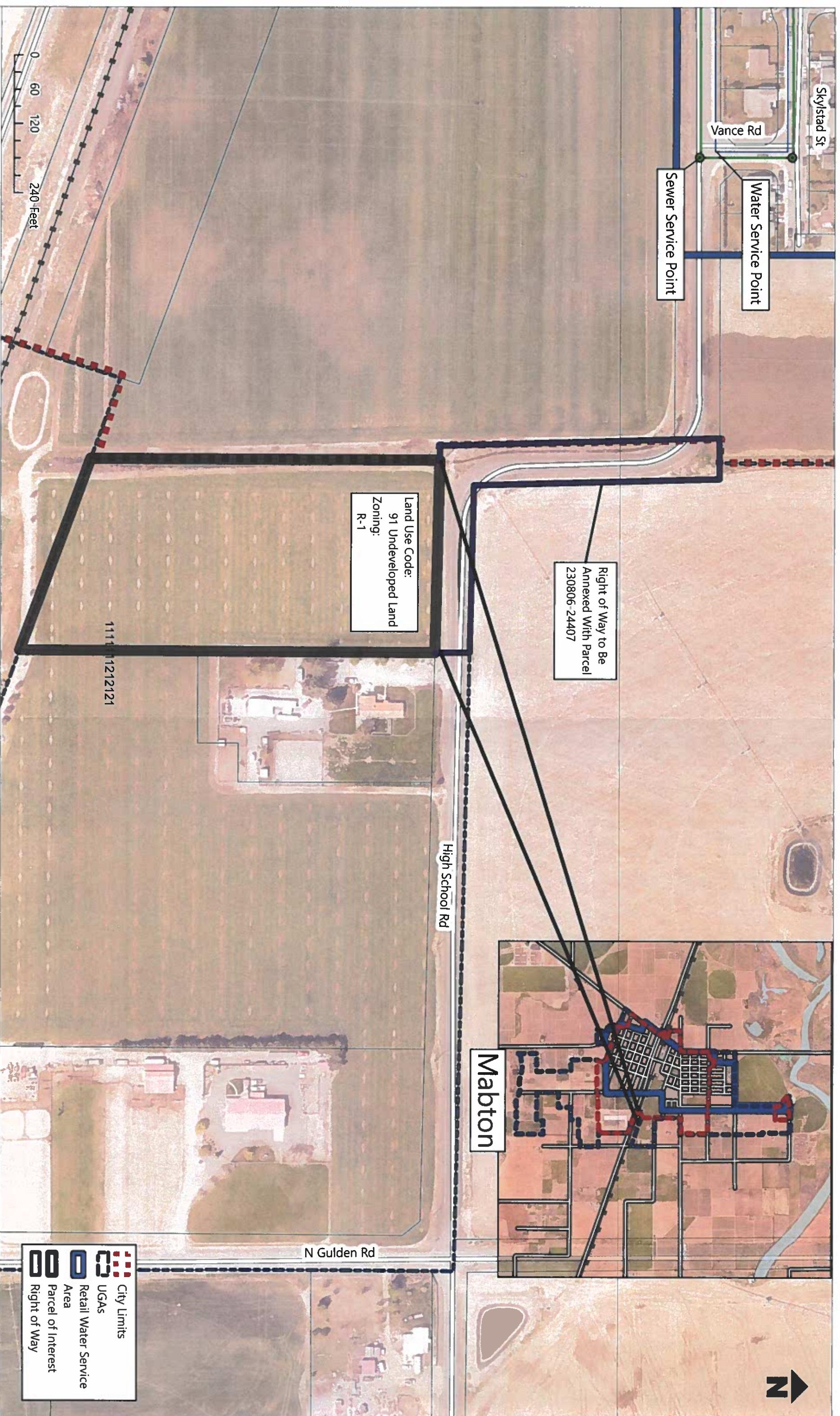


EXHIBIT C-1

**SCJ ALLIANCE**  
CONSULTING SERVICES  
8730 TALLON LN NE STE 200 TACOMA, WA 98516  
P: 360.592.1465  
SCJALLIANCE.COM

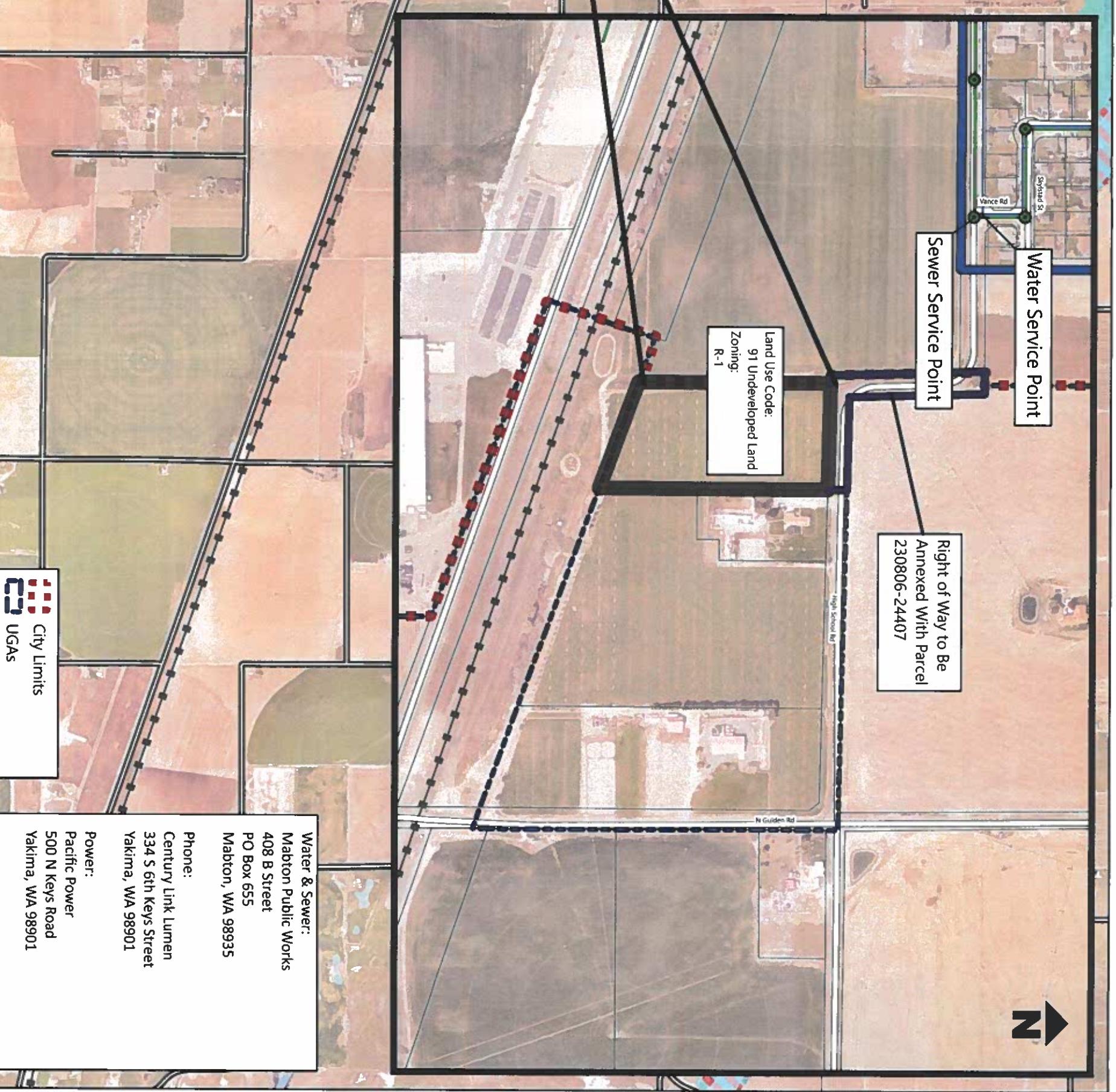
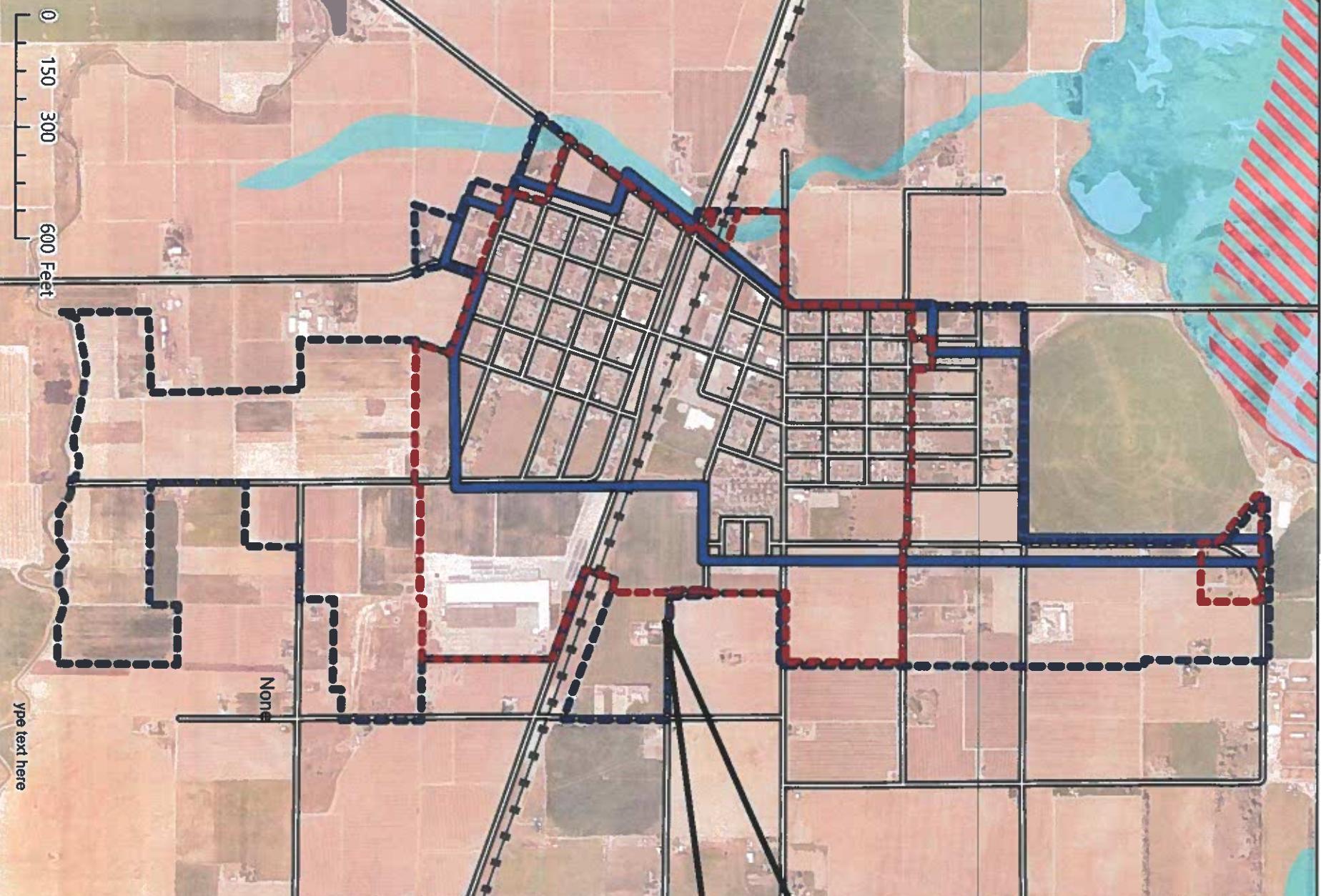


EXHIBIT C-2



Irrigation:  
Sunnyside Valley Irrigation District  
120 S. 11th Street  
Sunnyside, WA 98944  
509.837.6980

Phone:  
Century Link Lumen  
408 B Street  
PO Box 655  
Mabton, WA 98935

Power:  
Pacific Power  
500 N Keys Road  
Yakima, WA 98901

Water & Sewer:  
Mabton Public Works  
408 B Street  
PO Box 655  
Mabton, WA 98935

SCJ ALLIANCE  
CONSTRUCTION SERVICES  
8730 TALLON LINE SITE 200 (AURORA, WA 98516)  
P: 360.352.4655  
SCJALLIANCE.COM

**EXHIBIT D**

# NOTICE TO COMMENCE ANNEXATION PROCEEDINGS

Direct Petition (RCW 35A.14.120)

CITY OF

mabton, WASHINGTON

TO: \_\_\_\_\_ City Council

The undersigned, being the owners of not less than 10 percent (10%) in value, according to the assessed valuation of general taxation of the property for which annexation is sought, hereby notify the City Council of the City of mabton \_\_\_\_\_ of our intentions to commence annexation proceedings to the City of mabton \_\_\_\_\_ of the following described property. We hereby further request of the City Council to set a date, within sixty (60) days following the City's receipt of this notice, for a meeting with the undersigned parties to determine whether the City of mabton \_\_\_\_\_ will accept the proposed annexation, whether it shall require the simultaneous adoption of zoning regulations, and whether it shall require the assumption of existing City indebtedness by the area to be annexed. The property in question lies contiguous to the present corporate limits of the City of mabton \_\_\_\_\_, and said property is situated in the County of Yakima \_\_\_\_\_, State of Washington, and is legally described as follows (attach separate sheet).

Dated this 6 day of April 2022

Address, Phone #, and Email	Number of Housing Units	Number of persons in Household	Name of Each Person Residing in Household	Property Owner Signature
Vacant land no current address.509—947-6074 <u>castellanism@hotmail.com</u>	Na	Na	Na	<i>Mario Castellanos</i>
Parcel number: 23080624407				Type text here
				1,275.38

Parcel Number		Property Address		HIGH SCHOOL RD , MABTON, WA 98935																																	
Tax Balance		<p>If you wish to pay your property taxes on-line now, select one of the following options and press the button "Add To Payment List". If this property is noted as "Delinquency" in the General Information Status field, additional costs may be added monthly. At certain dates within the delinquency process, all outstanding taxes, assessments, interest, penalties, and costs are due in certified funds. To get an accurate payoff amount, please contact the Treasurer's Office at (509) 574-2800 If you prefer to mail payment, please send to PO Box 22530, Yakima WA 98907.</p>																																			
Installments Payable		<table border="1"> <thead> <tr> <th>Tax Year</th><th>Installment</th><th>Due Date</th><th>Principal</th><th>Interest, Penalties and Costs</th><th>Total Due</th><th>Cumulative Due</th><th>Select to Pay</th></tr> </thead> <tbody> <tr> <td>2023</td><td>Delinquent</td><td>04/30/2023</td><td>\$363.61</td><td>\$84.20</td><td>\$447.81</td><td>\$447.81</td><td>Select</td></tr> <tr> <td>2024</td><td>1</td><td>04/30/2024</td><td>\$420.66</td><td>\$0.00</td><td>\$420.66</td><td>\$868.47</td><td>Select</td></tr> <tr> <td>2024</td><td>2</td><td>10/31/2024</td><td>\$406.91</td><td>\$0.00</td><td>\$406.91</td><td>\$1,275.38</td><td>Select</td></tr> </tbody> </table>				Tax Year	Installment	Due Date	Principal	Interest, Penalties and Costs	Total Due	Cumulative Due	Select to Pay	2023	Delinquent	04/30/2023	\$363.61	\$84.20	\$447.81	\$447.81	Select	2024	1	04/30/2024	\$420.66	\$0.00	\$420.66	\$868.47	Select	2024	2	10/31/2024	\$406.91	\$0.00	\$406.91	\$1,275.38	Select
Tax Year	Installment	Due Date	Principal	Interest, Penalties and Costs	Total Due	Cumulative Due	Select to Pay																														
2023	Delinquent	04/30/2023	\$363.61	\$84.20	\$447.81	\$447.81	Select																														
2024	1	04/30/2024	\$420.66	\$0.00	\$420.66	\$868.47	Select																														
2024	2	10/31/2024	\$406.91	\$0.00	\$406.91	\$1,275.38	Select																														
<a href="#">View Detailed Statement</a> <a href="#">Detailed information about taxes and all other charges displayed above.</a> <a href="#">Calculate Future Payoff</a> <a href="#">Taxes, interest and penalty due on a specific future date.</a> Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Click-Here): <input type="text" value="2024"/>																																					
Distribution of Current Taxes																																					
District	Rate	Amount	Voted Amount	Non-Voted Amount																																	
COUNTY EMERGENCY MEDICAL SERVICES	0.25	\$24.93	\$24.93	\$0.00																																	
COUNTY FLOOD CONTROL	0.06	\$5.50	\$0.00	\$5.50																																	
MABTON SCHOOL DISTRICT #120	1.36	\$135.28	\$135.28	\$0.00																																	
STATE SCHOOL - PART 1	1.44	\$143.30	\$0.00	\$143.30																																	
YAKIMA CNTY FIRE PROTECTION DIST 5	0.26	\$25.79	\$0.00	\$25.79																																	
YAKIMA COUNTY	0.91	\$90.69	\$0.00	\$90.69																																	
YAKIMA COUNTY ROAD	0.98	\$97.51	\$0.00	\$97.51																																	
YAKIMA VALLEY LIBRARIES	1.30	\$129.66	\$0.00	\$129.66																																	
STATE SCHOOL - PART 2	0.29	\$29.23	\$0.00	\$29.23																																	
HORTICULTURE PEST AND DISEASE BOARD	0.77	\$76.86	\$1.00	\$76.86																																	
MOSQUITO DISTRICT #2		\$1.00	\$0.00	\$1.00																																	
NOXIOUS WEED BOARD		\$0.00	\$0.00	\$0.00																																	
SOUTH CONSERVATION DISTRICT #1		\$0.00	\$0.00	\$0.00																																	
<b>TOTAL</b>	<b>7.61</b>	<b>\$827.57</b>	<b>\$160.21</b>	<b>\$667.36</b>																																	
Receipts	Receipt No.	Amount Applied to Parcel	Amount Due for Parcels Selected	Receipt Total	Change																																

Receipts					
Date	Receipt No.	Amount Applied to Parcel	Amount Due for Parcels Selected	Receipt Total	Change
0/10/2023 12:09:00	4122579	\$214.14	\$214.14	\$214.14	\$0.00
1/03/2022 00:00:00	3918731	\$248.58	\$439.78	\$250.00	\$0.00
1/02/2021 00:00:00	3904354	\$151.74	\$2,063.03	\$2,063.03	\$0.00
1/30/2021 00:00:00	3840465	\$209.65	\$4,200.36	\$2,137.33	\$0.00
1/02/2020 00:00:00	3766418	\$159.31	\$2,027.89	\$2,027.89	\$0.00
1/30/2020 00:00:00	3701608	\$215.47	\$4,128.31	\$2,100.42	\$0.00
0/28/2019 00:00:00	3623178	\$158.20	\$1,799.36	\$1,799.36	\$0.00
1/29/2019 00:00:00	3563643	\$214.23	\$3,671.12	\$1,871.76	\$0.00

General Information					
Property Description	Section 06 Township 08 Range 23 Quarter NW: SP 7670834 Lot 3				
Property Category	Land and Improvements				
Status	Active, Locally Assessed				
Tax Code Area	424				

Property Characteristics					
Use Code	91 Undeveloped Land				
Unit of Measure	Acre(s)				
Size	5.11				

Related Properties					
0 Related Properties Found					

Parties					
Role	Percent	Name	Address	City	State
Co-payer	100	MARIO & AMPARO CASTELLANOS	100 MARIO & AMPARO CASTELLANOS		
Owner					

Property Values					
Value Type	Tax Year 2024	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020
Taxable Value Regular	\$99,700	\$36,600	\$35,500	\$27,700	\$27,700
Market Total	\$99,700	\$36,600	\$35,500	\$27,700	\$27,700
Assessed Value	\$99,700	\$36,600	\$35,500	\$27,700	\$27,700
Market Land	\$99,700	\$36,600	\$35,500	\$27,700	\$27,700
Market Improvement	\$0	\$0	\$0	\$0	\$0
Current Use Land	\$0	\$0	\$0	\$0	\$0
Current Use Improvement	\$0	\$0	\$0	\$0	\$0
Personal Property	\$0	\$0	\$0	\$0	\$0
New Construction	\$0	\$0	\$0	\$0	\$0

Events					
Effective Date	Entry Date-Time	Type	Remarks		
11/14/2023	11/14/2023 09:35:00	Disposed Property from Delinquency	mtreece by mellissaw		
11/13/2023	11/13/2023 18:42:00	Initialize Delinquency	Initiated Delinquency Process by mellissaw		
01/18/2022	01/18/2022 12:57:32	Excise Processed	Temporary Excise: T033779 Finalized to: E034872		
01/11/2022	01/20/2022 08:51:00	Owner Terminated	Property Transfer Filing No.: E034872 01/11/2022 by krystynes		
01/11/2022	01/20/2022 08:51:00	Owner Added	Property Transfer Filing No.: E034872 01/11/2022 by krystynes		
01/18/2022	01/18/2022 12:57:00	Excise Processed	Property Transfer Filing No.: T033779, submitted by eREET 01/11/2022 by ascweb		
12/17/2014	12/17/2014 11:13:00	Property Characteristic Changed	USECD changed from 99 to 98 by jacobt		
09/18/2013	09/18/2013 08:38:00	Property Characteristic Changed	USECD changed from 98 to 99 by jacobt		
09/18/2013	09/18/2013 08:26:00	Property Characteristic Changed	USECD changed from 91 to 98 by jacobt		
05/21/2013	05/21/2013 08:58:00	The situs address has changed by angelaa			
11/13/2009	11/13/2009 08:44:00	Created by Seg/Merge	Created by Seg/Merge SM090279, Effective: 10/22/2009 by brenda		

Sunnyside Sun 2023, Yakima County Legal Newspaper

## Affidavit of Publication

STATE OF WASHINGTON — County of Yakima --ss.

CITY OF MABTON NOTICE OF PUBLIC HEARING Name of Applicant: MARIO & AMPARO CASTELLANOS Date of Application: November 21, 2022 Date of Public Hearing before the Mabton Planning Commission: June 22, 2023 Description of Proposal and Project Permits: The applicant is proposing to annex 5.11 acres of existing Single family residential (R-1) into the City of Mabton. The annexation area consists of a single tax parcel and is located within the Mabton's Urban Growth Area, parcel #23080024407. Upon annexation, the property would be rezoned to Single Family Residential (R-1). The annexation area is serviced by all city services including water, fire, sewer, police, etc. The annexation area is serviced by the local Irrigation District. Requested Approvals, Actions and/or Required Studies: An Annexation, and Zoning requires a Public Hearing before the Planning Commission and City Council and approval of the City Council. Other Permits Not Included, To the Extent

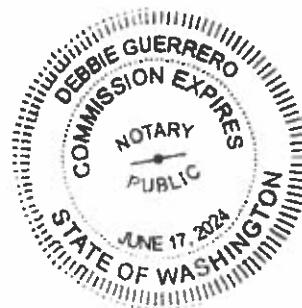
Job Wise, being first duly sworn on oath deposes and says that he is the General Manager of the SUNNYSIDE SUN, a weekly newspaper.

That said newspaper is a legal newspaper, published in the English language continually as a weekly newspaper in the city of Sunnyside, YAKIMA County, Washington, and it is now and during all of said time printed in an office maintained at the aforesaid place of publication of said newspaper, and that the said Sunnyside Sun was on the 4th Day of April, 1969 approved as a legal newspaper by the Superior Court of said Yakima County.

That the annexed is a true copy of a LEGAL PUBLICATION -  
**City of Mabton -- MARIO & AMPARO CASTELLANOS**

published in regular issues (and not in supplemental forms) of said newspaper once each week for a period of 2 consecutive issue(s) commencing 6/7/2023 and ending on 6/14/2023, both dates inclusive, and that such newspaper was regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the sum of \$131.75, amount has been paid in full, at the rate of \$7.75 per column inch per insertion.

  
Subscribed and  
sworn to before me 061623





## **Affidavit of Publication continued:**

Known: City of Mabton Building Permit, Excavation Permit, Development Application, Water and Sewer Permit. Statement of Public Comment Period: The fifteen (15) day comment period commences on June 7, 2023 and lasts through June 22, 2023. Any interested person/party has the right to comment on the proposal, receive notice of and participate in any hearing, request a copy of the decision once it is made and may appeal the decision subject to the requirements of Title 17. Threshold Determination: The City of Mabton has determined that this project is exempt from SEPA review per RCW 43.21C.222. Notice of Public Hearing: Pursuant to Mabton Municipal Code Title 17 a public hearing will be scheduled after the comment period to hear public comment on the proposed annexation. The public is invited to attend and provide comments on this proposal. The Public Hearing is scheduled before the Mabton Planning Commission on June 22, 2023, at 6:00PM at 305 N. Main Street, Mabton, WA 98935. Meeting details are below. City Contact Person: To provide public comment or for further information about this project, please contact city clerk by phone at (509) 894-4096 or in person at 408 B Street, Mabton, WA.

PUBLISH: SUNNYSIDE SUN  
June 7 and 14, 2023



## PLANNING COMMISSION MEETING MINUTES

Thursday June 22, 2023

Planning Commissioner Chair Steve Smith

Planning Commission members Jim Adams, Sandra Davis, Greg Hurn, Jason Morrow (absent).

1. **Call to Order Time:** Steve Smith called the meeting to order at 6:10 with a quorum present at 6:10 PM
2. **Pledge of Allegiance, Moment of Silence and Roll Call**  
Chair Steve Smith, Commission Members Jim Adams, Sandra Davis, Greg Hurn.
3. **Old Business**  
There was a motion to approve the previous Planning Commission Meeting Minutes.  
Motion by Commissioner Smith and a second by Commissioner Davis. Motion approved 3-0.
4. **Public Hearing - Public Hearing Castellanos Annexation**  
The staff report for the Castellanos Annexation was presented by Byron Gumz, the Land Use Manager of the Yakima Valley Conference Of Governments YVCOG before the Planning Commission. The intent of the public hearing was to hear comments on the proposed annexation of parcel 23080624407, totaling 5.11 acres in size, and have the Planning Commission provide recommendations to the city Council.  
There was a motion by Commissioner Hurn and a second by Commissioner Smith. Motion approved 3-0.
5. **Adjournment:** There was a motion by Commissioner Hurn and a second by Commissioner Smith to adjourn the meeting at 7:03 PM. Motion approved 3-0.

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Steve Smith, Planning Commission Chair

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Yuli Morales, Deputy City Clerk



## COUNCIL STUDY SESSION MINUTES

Tuesday April 9<sup>th</sup>, 2024

1. Call to Order Time:

2. Old Business:

3. New Business:

a. DISCUSSION OF RESOLUTION 2024-05-

A RESOLUTION OF INTENT TO ANNEX FOR INCORPORATING PARCEL NO.

23080624407 INTO THE CITY OF MABTON'S JURISDICTION- Byron from YVCOG shared that the city has the capacity for an Annexation, he also shared a lot of the required documents have been lost due to high turnover.

Planning commission minutes need to be approved.

Mario Castellanos will create 21 lot subdivisions and will pay for water/sewer, railway, and sidewalks. The council had concerns about the capacity of our water system. Most lots are 8000 square feet 138ftx60 feet wide and are market-rate housing. The council will decide if the annexation will benefit the city of Mabton.

b. Discussion of Mabton Chlorine System Invoice/Final Cost Breakdown- G&O- The council agreed to table this because G&O was not present to explain.

Rachel Ruelas, Mayor

Yuli Morales, Deputy Clerk



## CITY COUNCIL MEETING MINUTES

Tuesday, April 9<sup>th</sup>, 2024

**Mayor Rachel Ruelas**

**Councilmembers Diana Castaneda, Sophia Sotelo, Mary Alvarado, Vera Zavala, and Arturo De La Fuente**

1. Call to Order Time: 6:39 p.m.

2. **Pledge of Allegiance, Moment of Silence, and Roll Call**

Present: Diana Castaneda, Sophia Sotelo, Mary Alvarado, Vera Zavala, Arturo De La Fuente, Larry Briones, and City Attorney William Edelblute.

3. **Vote on the Meeting Agenda-** There was a motion by Vera and a second by Arturo. 4-0

4. **Consent Agenda approval A-C-** There was a motion by Vera, second by Mary. 4-0

5. **Old Business-**

6. **New Business-**

a. **DISCUSSION OF RESOLUTION 2024-05-**

A RESOLUTION OF INTENT TO ANNEX FOR INCORPORATING PARCEL NO. 23080624407 INTO THE CITY OF MABTON'S JURISDICTION- Byron from G&O stated a public hearing was held back in June 2023, at a planning commission meeting. Bryon explained the next step if the council approves the resolution which would be to notify the intent of the Yakima Co. boundary review board.

There was a motion to approve Resolution 2024-05 by Sophia, second by Mary. 4-0

b. **Discussion of Mabton Chlorine System Invoice/Final Cost Breakdown- G&O-**

There was a motion to table by Sophia, second by Vera. 4-0

7. **Visitors Comments:**

Adriana Luna had questions about her public record request regarding ARPA funds, Larry explained about the (2) 316k ARPA funds the city received.

Maria Fernandez thanked the council for attending the meeting on Saturday. Maria would like the date published.

Laura Vasquez shared her concerns about city events not getting approved by the council and covered by the city's insurance policy.

Ruben Olivarez asked if fireworks are allowed this year and fireworks stands as well.

**Mayor and Councilmember Reports:**

8. **Staff reports:**

10. **Adjournment:** Time: 7:41pm

Rachel Ruelas, Mayor

Yuli Morales, Deputy Clerk

**RESOLUTION 2024-05**

**A RESOLUTION OF INTENT TO ANNEX FOR  
INCORPORATING PARCEL NO. 23080624407  
INTO THE CITY OF MABTON'S JURISDICTION.**

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**WHEREAS**, the City of Mabton (City) has been in the process of expanding the city's jurisdictional limits to incorporate parcel no. 23080624407.

**WHEREAS** the owners of not less than ten percent of the assessed value of the land area notified the City Council in writing of their intention to commence annexation proceedings.

**WHEREAS** the City Council set a date not later than sixty days after the request was filed to meet with the initiating parties to make a determination on the proposed annexation.

**WHEREAS** the petition was circulated and signed by owners of no less than sixty percent of the assessed value of the proposed annexation area and submitted to the County Assessor for certification, and the Assessor issued a Certificate of Sufficiency.

**WHEREAS**, the City Council fixed a date for a public hearing, published a hearing notice in a newspaper, and posted three notices in the proposed annexation area.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE  
CITY OF MABTON, WASHINGTON:**

That the City of Mabton hereby formalizes an intent to annex the following described territory:

SITUATED IN YAKIMA COUNTY, WASHINGTON

LOT 3, OF SHORT PLAT RECORDED OCTOBER 20,2009, UNDER AUDITOR'S FILE NO.

7670834, RECORD OF YAKIMA COUNTY, WASHINGTON

COMMONLY KNOWN AS: VACANT LAND, YAKIMA, WA 98935

TAX PARCEL NO. 230806-24407

TOGETHER WITH THE YAKIMA COUNTY RIGHT OF WAY ENCOMPASSING HIGH

SCHOOL ROAD ALONG THE EAST BOUNDARY OF PARCEL 23080622004 TO THE EASTMOST EXTENT OF THE YAKIMA COUNTY RIGHT OF WAY OF THE PORTION OF HIGH SCHOOL ROAD FRONTING PARCEL 230806-24407.

**RESOLVED** by the City Council of the City of Mabton, Washington, and

**APPROVED** by its Mayor at a regular City Council meeting this 9<sup>th</sup> day of April 2024.



Rachel Ruelas, Mayor

ATTEST:



Larry Briones, City Clerk/Treasurer



William Edelblute

William Edelblute, City Attorney



## COUNCIL STUDY SESSION MINUTES

Tuesday January 24, 2023

Type text here

### 1. Call to Order Time: 6:00 pm

### 2. Old Business

#### A. Discussion of Approval of Resolution 2023-03 A resolution authorizing the mayor to contract \_\_\_\_ for the Re-roof of the City of Mabton's Booster Station

There was some discussion regarding the resolution 2023-03. Mayor clarified bids and requested information regarding bids including inside of booster station. Maricela clarified bids and timeline for work being done. Cerda Construction has been chosen for the re-roof of the Cities booster station.

#### B. Discussion of resolution 2022-28 A resolution Authorizing the Mayor to Sign a Contract with Yakima Valley Conference of Governments (YVCOG) for Technical Assistance in the amount of \$12,000.00

There was some discussion of resolution 2022-28 regarding amounts. Maricela clarified that resolution was passed in December but due to not having amount it was brought back.

#### C. Discussion of approval Resolution 2022-22 Acceptance of the Castellanos application for Annexation

There was some discussion on resolution 2022-22. Mayor clarified ordinances, and anyone annexed in will have to follow city ordinances. Clarification regarding meters and extending of water main and sewer lines for the annexation.

### 3. New Business:

#### A. Discussion of Resolution 2023-01 Delegating Voting General Membership Members and Alternates for YVCOG for the year 2023.

There was some discussion of resolution 2023-01. Councilmember Diana and Antonio approved.

#### B. Discussion of Resolution 2023-02 Updating Signers with Banner Bank.

There was some discussion regarding resolution 2023-02, Mayor clarified the signers on account as herself and Maricela. Councilmember Diana will be added as a signer.

#### C. G&O to present the draft designs for the Main St Reconstruction, South Main Street Overlay, and Park & Ride to council and staff

There was some discussion by G&O regarding the Park and Ride and Multi-modal Transportation improvements. Funding from WSDOT, Yakima County SIED and TIB Complete.

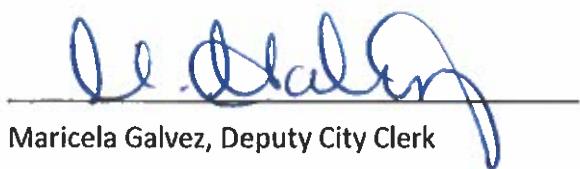
4. Executive Session: Start Time: 7:02 pm End Time: 7:49 pm  
To discuss employee personnel RCW 42.30.110 (G).

Action is not anticipated to be taken upon reconvening the Council Study Session Agenda.  
There was additional time needed for executive session. Ten more-minute s was requested with a return time of 7:46pm.

5. Adjournment: Time: 7:50p.m



Rachel Ruelas, Mayor



Maricela Galvez, Deputy City Clerk

**EXHIBIT F**

**RESOLUTION 2023-20**

**A RESOLUTION APPROVING INTERLOCAL AGREEMENT BETWEEN THE CITY OF MABTON AND YAKIMA COUNTY FOR MUNICIPAL COURT SERVICES**

**WHEREAS**, the City of Mabton and Yakima County wish to agree to the cooperative use of facilities; for municipal court services, a copy of which is attached hereto

**NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MABTON, WASHINGTON AS FOLLOWS:**

The Interlocal Agreement between The City of Mabton and Yakima County regarding the Cooperative Use of City Facilities, Equipment, and Personnel, for Municipal Court Services is approved and the mayor is authorized to sign said agreement for the City of Mabton.

This resolution shall be effective January 1, 2024 signatures hereto.

**PASSED** by the **CITY COUNCIL** of The City of Mabton at its regular meeting on the 14<sup>th</sup> Day of November 2023.



Rachel Ruelas  
Rachel Ruelas, Mayor

Attest:



Larry Briones  
Larry Briones, City Clerk/Treasurer

**APPROVED AS TO FORM:**



William Edelblute

William Edelblute, City Attorney

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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name of person completing this form

\_\_\_\_\_  
Title

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Fax Number

\_\_\_\_\_  
Mailing Address

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

Mario & Amparo Castellanos 3617 El Paso Drive, Pasco, WA 99301

City of Mabton 408 B Street, Mabton, WA 98935

111

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WSDOT South Central Region  
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[gonsetp@wsdot.wa.gov](mailto:gonsetp@wsdot.wa.gov)

Washington State Department of  
Natural Resources  
Southeast Region  
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[Southeast.region@dnr.wa.gov](mailto:Southeast.region@dnr.wa.gov)

## **Casey Dunbar**

---

**From:** Casey Dunbar  
**Sent:** Tuesday, May 21, 2024 8:57 AM  
**To:** jim@portofgrandview.org; jrbinev@gmail.com; Don Anderson; 'jeff.ranger@co.yakima.wa.us'; Julie Lawrence; Erin Franklin; Treasurer Accounting; Kathy Fisher; Sheriff; Lisa Freund; Thomas Carroll; Marivel Garcia; Tua Vang; David Haws; Troy Havens; GIS; Matt Pietrusiewicz; Jack Wells; Jason Alvord; referenceyvl@yvl.org; YVCOG INFO; Byron Gumz; mike-tobin@northyakimacd.org; 'rbowman@nvsd.org'; Kelly Mansfield; jessica@yakama.com; 'corrine\_camuso@yakama.com'; THPO@yakama.com; Paul Gonseth; DNR Region Director  
**Subject:** BRB2024-00003 Notice of Intention  
**Attachments:** BRB2024-00003 Notice of Intention.pdf

## **Casey Dunbar**

SHE/HER/MS.  
Planning Office Specialist  
128 N 2<sup>nd</sup> St, 4<sup>th</sup> Floor  
Yakima, WA 98901  
(509)574-2300  
[Casey.dunbar@co.yakima.wa.us](mailto:Casey.dunbar@co.yakima.wa.us)

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FILE NO.: BRB2024-00003  
NOTICE OF INTENTION

**AFFIDAVIT OF MAILING**

STATE OF WASHINGTON      )  
                                    ) ss.  
COUNTY OF YAKIMA      )

I, Casey Dunbar, being first duly sworn, and as an employee of the Yakima County Public Services, Planning Division, dispatched through the United States Mails, or otherwise by electronic mail, a NOTICE OF INTENTION, a true and correct copy of which is enclosed here-with; that a NOTICE OF INTENTION was addressed to the applicant and agencies pursuant to Yakima County Code Title 16B.05, that said parties are individually listed on the Mailing List retained by the Planning Division and that said notice was mailed by me on the 21st day of May, 2024.

That I mailed said notice in the manner herein set forth and that all of the statements are made herein are just and true. Dated this 21st day of May, 2024.



Casey Dunbar  
Office Specialist