



## 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: January 2, 2025

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 City of Mabton's Ordinance 2024-1187, which annexes the subject area. The Ordinance was recorded under Auditors File #8214154 on November 22, 2024, and states that the annexation shall be effective November 22, 2024.

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

Enclosure: City of Mabton Ordinance No. 2024-1187

*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.*



Return Address

City of Mabton  
PO Box 655  
Mabton WA 98935

FILE# 8214154  
YAKIMA COUNTY, WA  
11/22/2024 10 49 30AM  
ORDINANCE  
PAGES. 7  
VALUED CUSTOMER  
CITY OF MABTON  
Recording Fee 309 50

Document 1 Title Ordinance 2024-1187

Reference #'s \_\_\_\_\_  
Additional reference #'s on page \_\_\_\_\_

Grantors

City of Mabton

Additional grantors on page \_\_\_\_\_

Grantees:

The Public

additional grantees on page \_\_\_\_\_

Document 2 Title: \_\_\_\_\_

Reference #'s \_\_\_\_\_  
Additional reference #'s on page \_\_\_\_\_

Grantors

\_\_\_\_\_

Additional grantors on page \_\_\_\_\_

Grantees

\_\_\_\_\_

additional grantees on page \_\_\_\_\_

Legal Description (abbreviated form i.e. lot, blk, plat or S,T,R quarter/quarter)

Lot 3 SPM 7670834  
Additional legal is on page 67

Assessor's Property Tax Parcel/Account Number

230806-24407

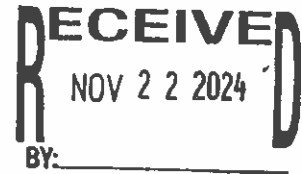
☐ Emergency nonstandard document recording: I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature \_\_\_\_\_

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

City of Mabton, Washington

Ordinance 2024-1187



**An Ordinance of the City of Mabton, Washington, providing for the annexation of property known as the Castellanos Annexation to the City of Mabton pursuant to the petition method and incorporating the same within the corporate limits thereof, providing for the assumption of existing indebtedness, requiring said property to be assessed and taxed at the same rate and basis as other property within said City, adopting a comprehensive land use plan, and changing the official zoning map of the City,**

Whereas the City of Mabton, Washington, received a petition for annexation, known as the Castellanos Annexation, of certain real property pursuant to RCW 35A.14.120, a legal description of which is attached as Exhibit "A," and

Whereas that said petition set forth that the City Council of Mabton required the assumption of City indebtedness by the area requesting to be annexed; and

Whereas said Petitioners understood the proposed zoning of said area proposed for annexation would be Low Density Residential District R-1, for Parcel No. 23080624407

Whereas notices of hearing before the Planning Commission and the City Council were published in the manner as provided by law; and

Whereas all property within the territory so annexed shall be subject to and is part of the Comprehensive Plan of the City of Mabton as presently adopted or as is hereafter amended; and

Whereas the Council of the City of Mabton has determined that the best interests and general welfare of the City would be served by the annexation; and

Whereas, prior to the City Council taking final action, the City Clerk submitted a "Notice of Intention" to the Yakima County Boundary Review Board pursuant to RCW 36.93.090, and

Whereas, on July 22<sup>nd</sup>, 2024, the Yakima County Boundary Review Board notified the City that the 45-day review period lapsed on the "Notice of Intention" and the annexation was deemed approved by the Boundary Review Board,

**Now, therefore, the City Council of the City of Mabton do Ordain, as follows**

Section 1 There has been filed with the City Council of the City of Mabton, a petition in writing signed by the property owners owning a majority of the assessed value of the property proposed for annexation hereinafter described on "Exhibit A" that said petition set forth the fact that the City Council of the City of Mabton required the assumption of City indebtedness by the area requesting to be annexed; that prior to filing of said petition, the City Council had on November 22, 2022, agreed to consider the annexation as proposed in the Letter of Intent, and that the petitioners understood that the

proposed zoning of said area proposed for annexation would be MU-CR Mixed Use Commercial/Residential District for Parcel 23080624407

Section 2 November 18, 2021 was set as the date for the open record public hearing before the Planning Commission and May 23, 2022,, was set as the date for the closed record public hearing on said petition before the Mabton City Council; notices of said hearing were published in the SunDaily, a newspaper of general circulation in the City of Mabton, notice of said hearings were also published in three public places within the territory proposed for annexation; notice of such hearings was also mailed to owners of property within three hundred feet of the property proposed for annexation; and said notice specified the time and place of such hearings and invited interested persons to appear and voice approval or disapproval of the annexation

Section 3. The territory proposed by said petition to be annexed to the City of Mabton is situated in the County of Yakima in the State of Washington, is contiguous, approximate, and adjacent to the present corporate limits of said City, and is more particularly described in "Exhibit A," which is attached hereto and fully incorporated by reference.

Section 4 The territory set forth in this Ordinance and for which said petition for annexation as filed should be and is hereby made a part of the City of Mabton.


Section 5. Pursuant to the terms of the annexation petition, all property within this territory annexed hereby shall be assessed and taxed at the same rate and on the same basis as property within the City, including assessment or taxes in payment of any bonds issued or debts contracted prior to or existing at the date of annexation


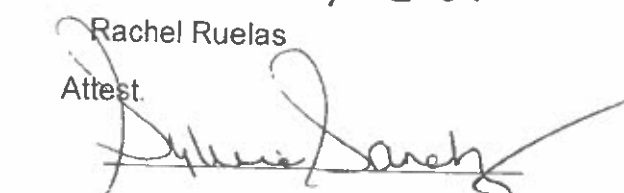
Section 6. All property within this territory annexed shall be subject to and part of the Comprehensive Plan of the City of Grandview as presently adopted or as is hereafter amended.

Section 7. All property within the property so annexed shall be and hereby is zoned MU-CR Mixed Use Commercial/Residential District for Parcel No. 23080624407

Section 8. This ordinance shall take effect and be in full force five (5) days after its passage and publication as provided by law.

**Passed** by the City Council and approved by the Mayor at its regular meeting on August 13<sup>th</sup>, 2024

  
Mabton City Attorney

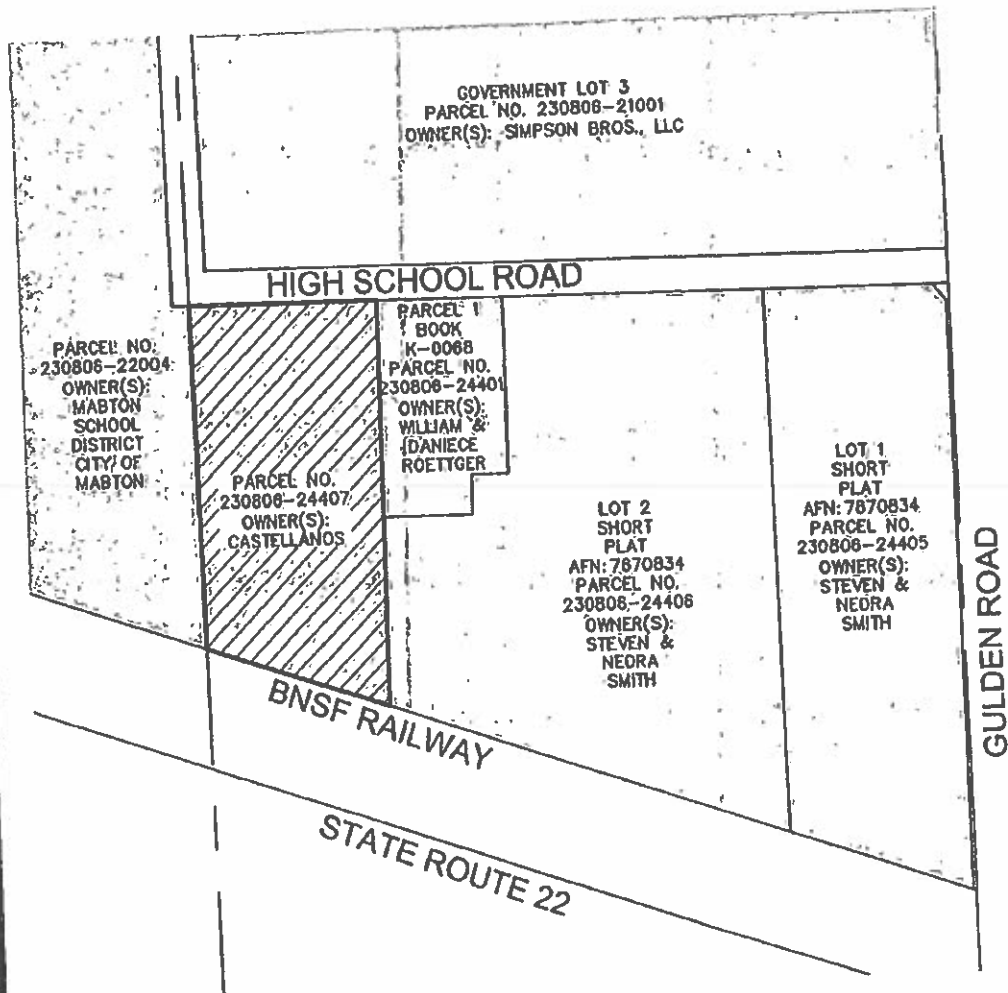
Mayor.  
  
Rachel Ruelas  
Attest.  





City Clerk

Publication 8/14/24

Effective 8/19/24

# EXHIBIT A



-  CITY OF MABTON
-  YAKIMA COUNTY
-  PARCEL TO BE ANNEXED

**PERMIT SURVEYING INC**

2245 Robertson Drive  
Richland, Washington 99354  
OFFICE  
FAX 509-371-0999

**MARIO CASTELLANOS**  
ANNEXATION EXHIBIT MAP



N.T.S.  
04/10/2022

LOT 3 OF SHORT PLAT, RECORDED OCTOBER 20, 2009, UNDER AUDITOR'S FILE NUMBER 7670834,  
RECORDS OF YAKIMA COUNTY, WASHINGTON

**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.



