



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: October 24, 2024

TO: Boundary Review Board Members, Corporate Counsel, 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, North Yakima Conservation District, Fire Dist.#2, Selah School Dist., Yakima Health District, Department of Ecology CRO, Yakima Valley Libraries, Naches-Selah Irrigation District, North Yakima Conservation District, WSDOT South Central Region, and Washington State DNR Southeast Region, North Yakima Conservation District, Bureau of Indian Affairs, and Yakama Nation.

FROM: Olivia Story
Chief Clerk - Boundary Review Board

SUBJ: **File No.: BRB2024-00005, Hilltop Investment Group Annexation**

Enclosed is the Notice of Intention packet that proposes the annexation into the City of Selah, 16.65 acres having an assessed valuation of \$430,900. The annexation is known as the "**Hilltop Investment Group Annexation.**"

The 45-day review period for this proposed annexation expires **December 9, 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).

Sincerely,

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 # 2024-00005

1. Name of City, Town or special purpose district: City of Selah
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: Hilltop Investment Group Annexation
4. Driving directions to location of proposed action: From I-82, take Exit 30 or 30A into Selah. Travel northwesterly on SR 823. Turn west onto Southern Avenue. The annexation area is approximately 0.4 miles west along Southern Avenue, on the North side of the road.
5. Briefly describe proposal: Annexation of four parcels of vacant land, approximately 16.65 acres.
6. Method used to initiate the proposed action: ☒ Petition ☐ Election ☐ Resolution
7. State statute under which action is sought: RCW 35A.14.120-150

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	0	+/- 157	8,593	9,189
Residences	0	+/- 64	3,546	3,735
Businesses	0	0	Unknown	Unknown

2. What source is the basis for this projection information? County population projections, City of Selah 2023 Housing Action Plan, Census/ACS estimates
3. Acres within the proposed area 16.65 Acres within existing entity +/- 3,000
4. Assessed valuation of proposed area \$ 430,900 of existing entity \$ 1,240,950,161
5. Existing land use of the proposed area Vacant land
6. Existing land use of the area surrounding the proposal: Residential and Vacant land

7. Are all surrounding & interior roads included in the annexation? ☐ Yes ☒ No
If no, why not? Only a small portion of the annexation area fronts onto Southern Ave. Roadway sections to the east and west are in County jurisdiction.
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: After annexation, the property owner plans on submitting a Preliminary Long Plat and associated environmental applications to subdivide the property for future residential use.
9. If the proposal is approved, will there be land use changes within the next 18 months?
o Land Use Yes - Vacant to Residential
o Zoning No
o Comprehensive Plan No
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
c. Yakima County Zoning for the proposed area: R-1
d. For surrounding areas: 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: The properties within the annexation area are classified as Urban Residential on the 2017 Future Land Use Map and is consistent with annexation-related goals and policies such as Objective 2.4.1: Promote economic growth and development through periodic and systematic annexations.
a. Proposed city zoning upon annexation: 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: Hilly with areas of steep slopes
b. Natural Boundaries: Does not apply
c. Drainage Basins: Does not apply
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	None	City of Selah	At Development	Developer
Sewer	None	City of Selah	At Development	Developer
Fire	Fire District 2	City of Selah	Upon Annexation	Taxes
Stormwater	None	City of Selah	At Development	Developer
Roads	None	City of Selah	At Development	Developer
Parks	None	City of Selah	Upon Annexation	Taxes
Police	Yakima County Sherrif	City of Selah	Upon Annexation	Taxes
School	Selah School District	Selah School District	No change	Taxes
Library	Yakima Valley Regional Library	Yakima Valley Regional Library	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: Future development within the annexation area will be subject to all applicable provisions of the Selah Municipal Code.

4. Describe the probable future needs for services and additional regulatory controls in the area? Future needs and services will be dependent on development. It is anticipated that the property will be developed in the future for residential uses.

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

a. In the proposed area? The cost and adequacy of services will be borne by the developer at the time of future residential development.

b. In the adjacent area? The extension of services for future residential development in the annexation area may provide an incentive for adjacent uses to pursue annexation and/or future development.

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>830.65</u>
c. County Revenue Lost:	\$ <u>560.39</u>
d. County Expenditure Reduction:	\$ <u>Not known</u>
e. Fire District Revenue Lost:	\$ <u>344.02</u>
f. Fire District Expenditure Reduction:	\$ <u>Not known</u>
g. Financial Impact to Special Districts (library, parks, hospital):	\$ <u>None</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 anticipated future residential development will increase traffic on adjacent streets. Depending on the scale of proposed development, the city may require a Transportation Impact Analysis in addition to the SEPA environmental review to identify any necessary mitigation measures.
3. Expected impact of any proposed development on air quality: Future development will be required to obtain permits from the Yakima Regional Clean Air Authority for on-site work.
4. Does the area under consideration contain "critical areas"? (floodplain, wetland, steep slope wildlife habitat area, etc.): Portions of the property are mapped as Oversteepened Slopes, per the City's GIS. Future development within the Oversteepened Slopes will be required to be processed under the city's Critical Areas Ordinance, SMC Ch. 11.50.
5. Please describe any potential adverse impacts that could occur upon development: Future development will undergo land use, environmental, and critical areas 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 annexation area is currently vacant. Future residential development will be consistent with the R-1 zoning requirements of the Selah Municipal Code.
2. Use of physical boundaries, including but not limited to bodies of water, highways, and land contours: The annexation area largely follows land contours, and is within reasonable distance of existing city utilities.
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 Selah services such as water, sewer, and streets.
4. Prevention of abnormally irregular boundaries: The annexation is adjacent to existing ROW on the north via the extension of Hillcrest Dr, and the annexation area has frontage on Southern Ave to the south. Therefore, access to the Annexation is from two established rights-of-way, creating logical points of access and a regular boundary for services.
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 Instrucitons** 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 14th day of October, 2024.


Signature

Richard Huebner
Name of person completing this form

City Administrator
Title

509-698-7333
Phone Number

509-698-7338
Fax Number

115 W Naches Ave., Selah, WA 98942
Mailing Address

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



Yakima County Roads

Matt Pietrusiewicz P.E. - County Engineer

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

October 1st, 2024

City of Selah
ATTN: Planning Official
115 West Naches Avenue
Selah, WA 98942

RE: Certification of Legal Description – Hilltop Annexation

City of Selah Officials,

The proposed boundaries within the petition for annexation made by Hilltop Investment Group, LLC., have been reviewed and hereby certified to be true and accurate for the purpose of the City of Selah's Annexation known as the "Hilltop Annexation". The proposed annexation is to include Yakima County Tax Parcels: 181302-24425, 181302-13411, 181302-13412, and 181302-13013. For ease and clarity, the preceding documents and exhibits are herein attached.

If any further assistance is needed, feel free to contact me at (509)574-2300.

Sincerely,

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

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.

City of Selah - Hilltop Annexation



9/13/2024, 9:02:51 AM

☐ Override 1 ☐ Urban Growth Boundary ☐ Tax Lots

City Limits — Street Names

1:4,514

0.1 mī

0.1 mī

City of Yakima, Bureau of Land Management, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Yakima County, Maxar

Yakima County GIS

PETITION FOR ANNEXATION OF UNINCORPORATED PROPERTY

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

COMES NOW, the following named persons:

Hilltop Investment Group LLC
c/o Jaime Campos
1308 Heritage Hills Pl
Selah, WA 98942

and petitions the City Council of the City of Selah that the following described property situated in Yakima County, WA., to wit:

PARCELS A, B, AND C OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 8116484, RECORDS OF YAKIMA COUNTY, WASHINGTON;

TOGETHER WITH

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 18 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 2;

THENCE NORTH 0°02'05" EAST 495.12 FEET ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 2 TO THE POINT OF BEGINNING;

THENCE NORTH 80°23'44" EAST 670.50 FEET;

THENCE NORTH 0°09'08" WEST 270.22 FEET;

THENCE NORTH 89°47'32" WEST 314.91 FEET;

THENCE NORTH 33°08'22" EAST 86.82 FEET;

THENCE NORTH 52°50'40" WEST 126.20 FEET;

THENCE NORTH 82°25'20" WEST 81.22 FEET;

THENCE NORTH 52°59'00" WEST 88.83 FEET;

THENCE SOUTH 34°01'20" WEST 290.08 FEET;

THENCE NORTH 88°56'07" WEST 105.60 FEET;

THENCE SOUTH 81°03'53" WEST 175.00 FEET;

THENCE SOUTH 51°00'55" WEST 327.75 FEET;

THENCE SOUTH 3°57'47" EAST 216.35 FEET;

THENCE NORTH 80°23'44" EAST 547.35 FEET TO THE POINT OF BEGINNING.

(REFERENCE SURVEY RECORDED UNDER AUDITOR'S FILE NO. 2875191, RECORDS OF YAKIMA COUNTY, WASHINGTON);

SITUATED IN YAKIMA COUNTY, WASHINGTON.

(TAX PARCELS: 181302-24425, 18130213411, 181302-13412, AND 181302-13013)

I, the undersigned, do hereby certify that the above described property is not now within the limits of any incorporated city; that said property is contiguous to the City of Selah; that a drawing of the boundaries of said property which is sought to be annexed is attached hereto as Exhibit A, "Hilltop Investment Group Annexation Boundary"; that the City

Council of the City of Selah has determined that it will accept the proposed annexation and that it will require the pro rata assumption of existing City indebtedness by the area proposed by this petition to be annexed, as referenced by the following recital from the minutes of the August 27, 2024, meeting of the Selah City Council.


I move we accept the Hilltop Investment Group "Notice of Intent to Annex" petition; and

(1) Establish as the proposed annexation boundary the staff's recommended Exhibit "A";
and,

(2) If ultimately annexed the property would be zoned Residential, Single Family (R-1)
on the date of annexation.

WHEREFORE, petitioner prays that the City Council make and enter this petition for annexation, fixing a time and place for a public hearing on this petition pursuant to RCW 35A.14.130; adopt a zoning classification for the property sought to be annexed as provided for in RCW 35A.14.120; and, that due notice be given of such public hearing and that at the conclusion of said public hearing that said property be annexed to the City of Selah.

The petitioner subscribing hereto agrees that all property within the territory sought to be annexed shall be assessed and taxed at the same rate and on the same basis as other property within the City of Selah, including assessments or taxes for payment of any bonds issued or debts contracted prior to or existing at the date of annexation; and further that this petition constitutes a covenant granting the City of Selah a "right of first refusal" to secure ownership of any irrigation and/or domestic water rights appurtenant to the land.




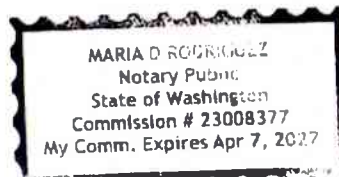
Jaime Campos

STATE OF WASHINGTON)
) ss.
County of Yakima)

On this day personally appeared before me Jaime Campos to me known to be the individual described in and who executed the foregoing instrument and acknowledges that he signed the same as his free and voluntary act and deed.

GIVEN under my hand and official seal this 13 day of August, 2024.


Signature
Maria D. Rodriguez
Notary Public in and for the State of Washington
Residing at: Yakima
My Commission expires: 04-07-2027



PETITION FOR ANNEXATION OF UNINCORPORATED PROPERTY

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

COMES NOW, the following named persons:

Hilltop Investment Group LLC
c/o Jaime Campos
1308 Heritage Hills Pl
Selah, WA 98942

and petitions the City Council of the City of Selah that the following described property situated in Yakima County, WA., to wit:

PARCELS A, B, AND C OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 8116484,
RECORDS OF YAKIMA COUNTY, WASHINGTON;

TOGETHER WITH

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER
AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2,
TOWNSHIP 13 NORTH, RANGE 18 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 2;

THENCE NORTH 0°02'05" EAST 495.12 FEET ALONG THE NORTH-SOUTH
CENTERLINE OF SAID SECTION 2 TO THE POINT OF BEGINNING;

THENCE NORTH 80°23'44" EAST 670.50 FEET;

THENCE NORTH 0°09'08" WEST 270.22 FEET;

THENCE NORTH 89°47'32" WEST 314.91 FEET;

THENCE NORTH 33°08'22" EAST 86.82 FEET;

THENCE NORTH 52°50'40" WEST 126.20 FEET;

THENCE NORTH 82°25'20" WEST 81.22 FEET;

THENCE NORTH 52°59'00" WEST 88.83 FEET;

THENCE SOUTH 34°01'20" WEST 290.08 FEET;

THENCE NORTH 88°56'07" WEST 105.60 FEET;

THENCE SOUTH 81°03'53" WEST 175.00 FEET;

THENCE SOUTH 51°00'55" WEST 327.75 FEET;

THENCE SOUTH 3°57'47" EAST 216.35 FEET;

THENCE NORTH 80°23'44" EAST 547.35 FEET TO THE POINT OF BEGINNING.

(REFERENCE SURVEY RECORDED UNDER AUDITOR'S FILE NO. 2875191, RECORDS
OF YAKIMA COUNTY, WASHINGTON);

SITUATED IN YAKIMA COUNTY, WASHINGTON.

(TAX PARCELS: 181302-24425, 18130213411, 181302-13412, AND 181302-13013)

be annexed to the City of Selah, and in support of said Petition, the undersigned persons representing the ownership of 100 percent of the annexation area, and (100%) in value according to the assessed valuation of said property for which annexation is petitioned; that said property is not now within the limits of any incorporated city; that said property is contiguous to the City of Selah; that a drawing of the boundaries of said property which is sought to be annexed is attached hereto as Exhibit A, "Hilltop Investment Group Annexation Boundary"; that the City

Council of the City of Selah has determined that it will accept the proposed annexation and that it will require the pro rata assumption of existing City indebtedness by the area proposed by this petition to be annexed, as referenced by the following recital from the minutes of the August 27, 2024, meeting of the Selah City Council.

I move we accept the Hilltop Investment Group "Notice of Intent to Annex" petition; and

(1) Establish as the proposed annexation boundary the staff's recommended Exhibit "A";
and,

(2) If ultimately annexed the property would be zoned Residential, Single Family (R-1)
on the date of annexation.

WHEREFORE, petitioner prays that the City Council make and enter this petition for annexation, fixing a time and place for a public hearing on this petition pursuant to RCW 35A.14.130; adopt a zoning classification for the property sought to be annexed as provided for in RCW 35A.14.120; and, that due notice be given of such public hearing and that at the conclusion of said public hearing that said property be annexed to the City of Selah.

The petitioner subscribing hereto agrees that all property within the territory sought to be annexed shall be assessed and taxed at the same rate and on the same basis as other property within the City of Selah, including assessments or taxes for payment of any bonds issued or debts contracted prior to or existing at the date of annexation; and further that this petition constitutes a covenant granting the City of Selah a "right of first refusal" to secure ownership of any irrigation and/or domestic water rights appurtenant to the land.

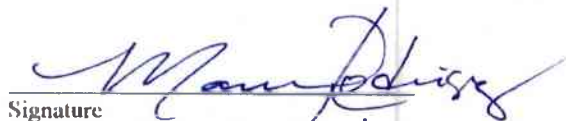


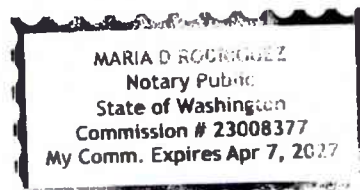
Jaime Campos

STATE OF WASHINGTON)
) ss.
County of Yakima)

On this day personally appeared before me Jaime Campos to me known to be the individual described in and who executed the foregoing instrument and acknowledges that he signed the same as his free and voluntary act and deed.

GIVEN under my hand and official seal this 13 day of August, 2024.


Signature
Maria D. Rodriguez
Notary Public in and for the State of Washington
Residing at: Yakima
My Commission expires: 04-07-2027



Land Information Portal

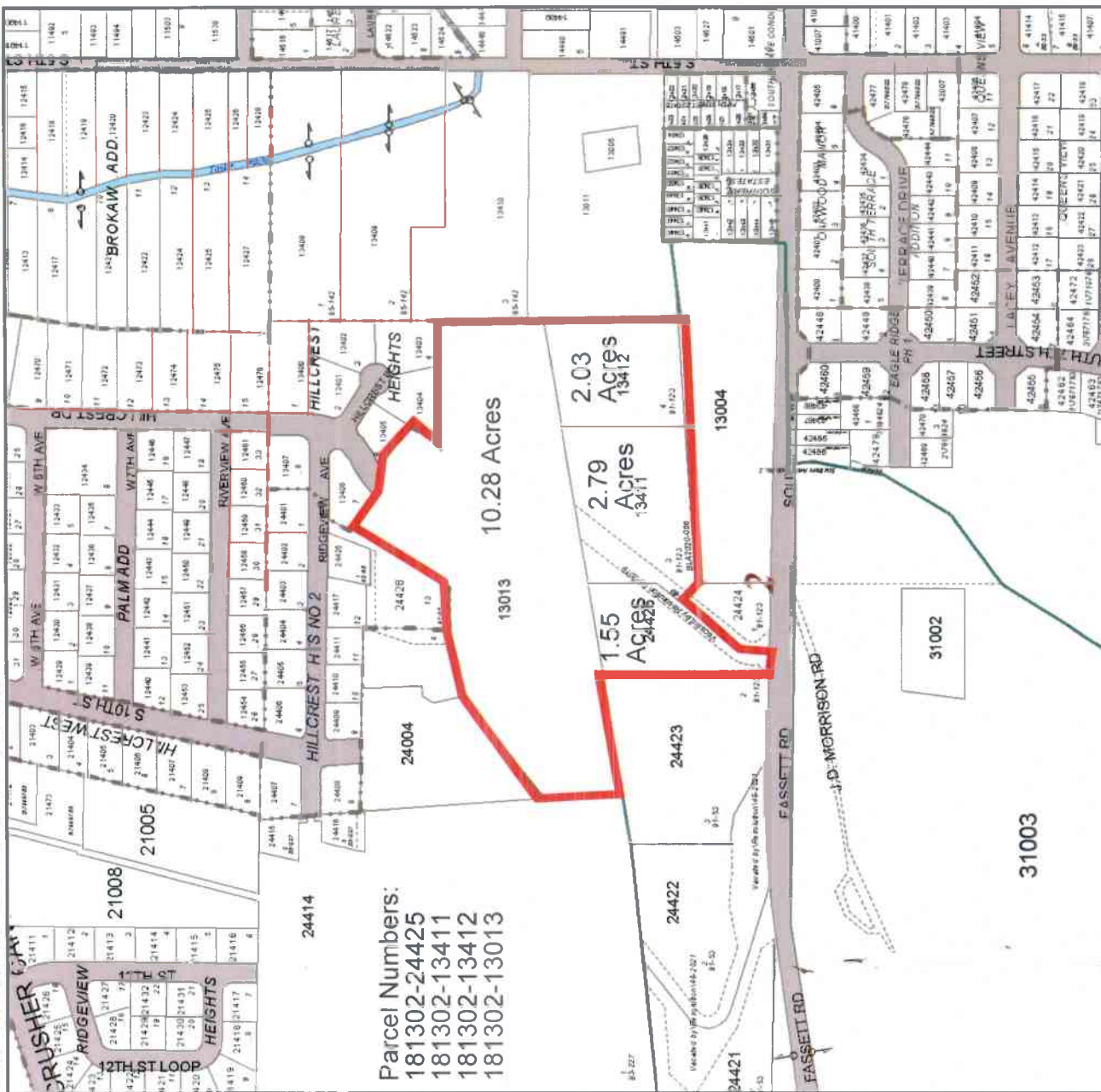


Exhibit B

Map Center: Range: **18** Township: **13** Section: **2**



WWW.YAKIMAP.COM
Yakima County GIS
128 N 2nd Street
Yakima, WA 98901
(509)574-3992



One Inch = 400 Feet



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

Copyright (C) Yakima County GIS
Printed On: 9/13/2022 9:57:01 AM

City of Selah - Hilltop Annexation - C.1 - Boundary

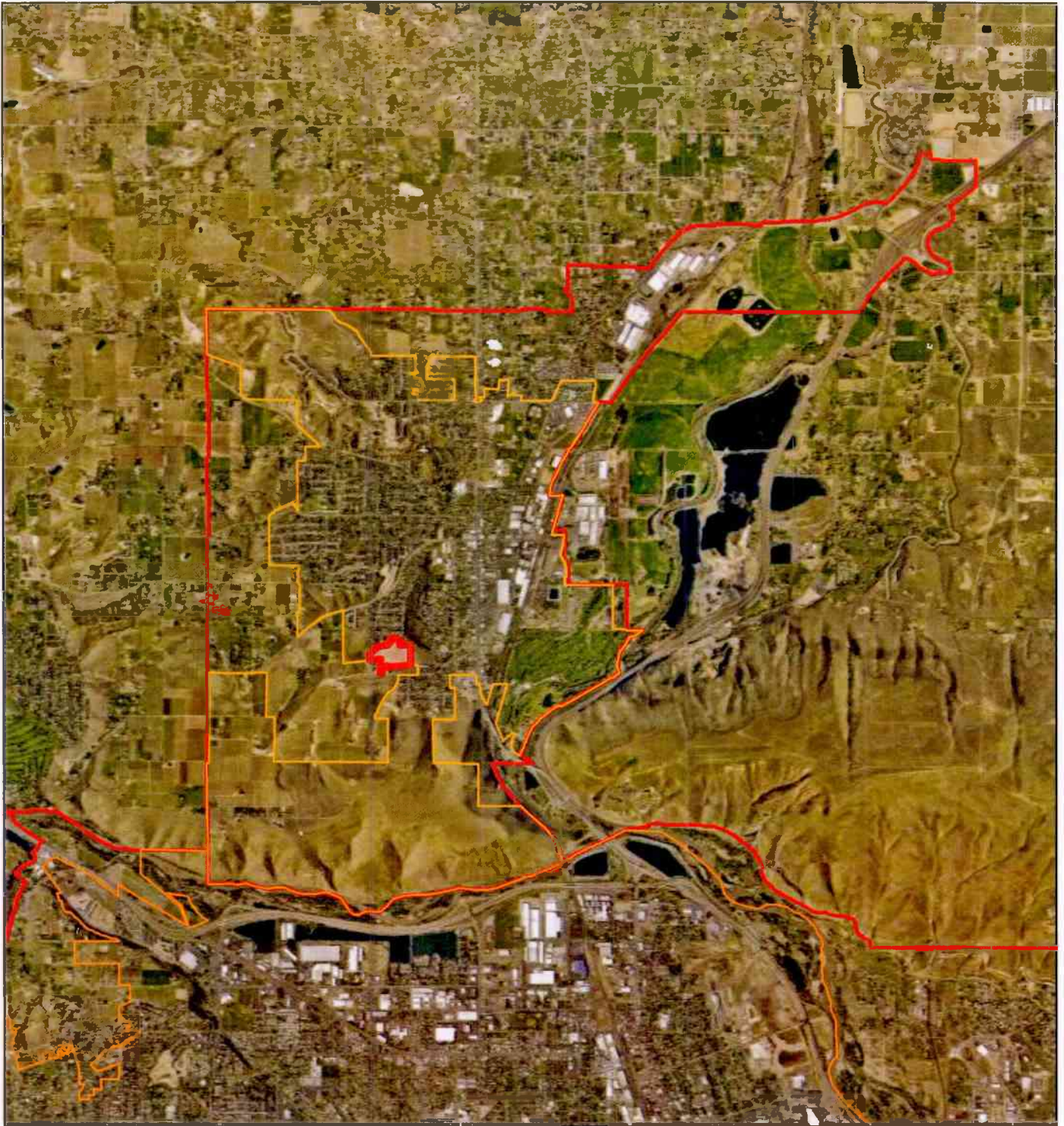


9/13/2024, 9:35:48 AM




- ☒ Override 1 ☐ Urban Growth Boundary ☐ Tax Lots
- ☐ City Limits ☐ Street Names



City of Selah - Hilltop Annexation - C.2 - Corporate Boundary



9/13/2024, 9:40:00 AM

-  Override 1
-  City Limits
-  Urban Growth Boundary







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

City of Selah - Hilltop Annexation - C.3 - Sewer Service Area



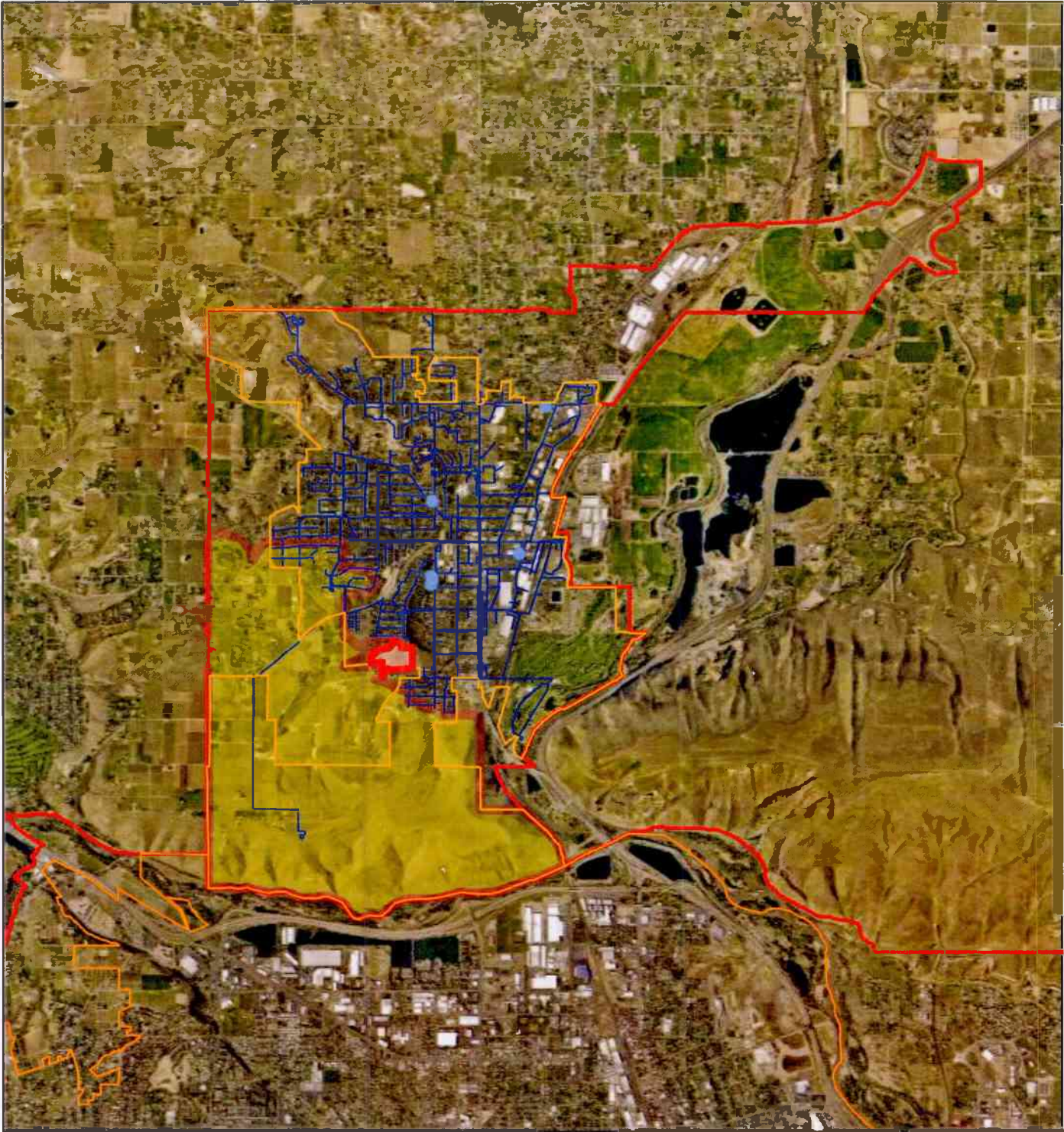
9/13/2024, 9:42:43 AM

-  Override 1
-  City Limits
-  Urban Growth Boundary
-  Selah Sewer System









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

City of Selah - Hilltop Annexation - C.3 - Water Service Area



9/13/2024, 9:43:57 AM

-  Override 1
-  City Limits
-  Urban Growth Boundary
-  SelahWaterrHLA - City of Selah Water Wells
-  SelahWaterrHLA - City of Selah Water Lines
-  Benefit Area (Water Pressure)



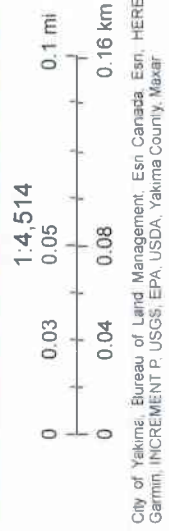
City of Yakima, Bureau of Land Management, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA, EPA, USDA, Yakima County, Earthstar Geographics

City of Selah - Hilltop Annexation - C.4 - Streets and Roads



9/13/2024, 9:35:01 AM

- ☒ Override 1
- ☐ Urban Growth Boundary
- ☐ Tax Lots
- ☐ City Limits
- ☒ Street Names



City of Selah - Hilltop Annexation - C.5 - NSID Service Area



9/13/2024, 9:33:32 AM

Override 1

Urban Growth Boundary

NSID Service Area Boundary

City Limits

Street Names

Tax Lots

1:4,514

0 0.03 0.05 0.1 mi
0 0.04 0.08 0.16 km

City of Yakima, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Yakima County, Maxar

City of Yakima, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | Yakima county boundary is from the Washington State Department of Ecology, but the City limits is from Yakima County Records | Yakima County, Yakima County GIS

City of Selah - Hilltop Annexation - C.6 - Water and Sewer Service Points



9/13/2024, 9:19:22 AM

Override 1

City Limits

Urban Growth Boundary

Selah Sewer System

SelahWaterHLA - City of Selah Water Facilities

Water-Hydrants

Water-Valves

Street Names

Tax Lots

14,514

0 0.03 0.05 0.1 mi

0 0.04 0.08 0.16 km

City of Yakima, Bureau of Land Management, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Yakima County, Maxar

Yakima County GIS
City of Yakima, Bureau of Land Management, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | Yakima county boundary is from the Washington State Department of Ecology, but the City limits is from Yakima County Records, | Yakima County

City of Selah - Hilltop Annexation - C.7 - Selah Land Use



9/13/2024, 9:31:12 AM

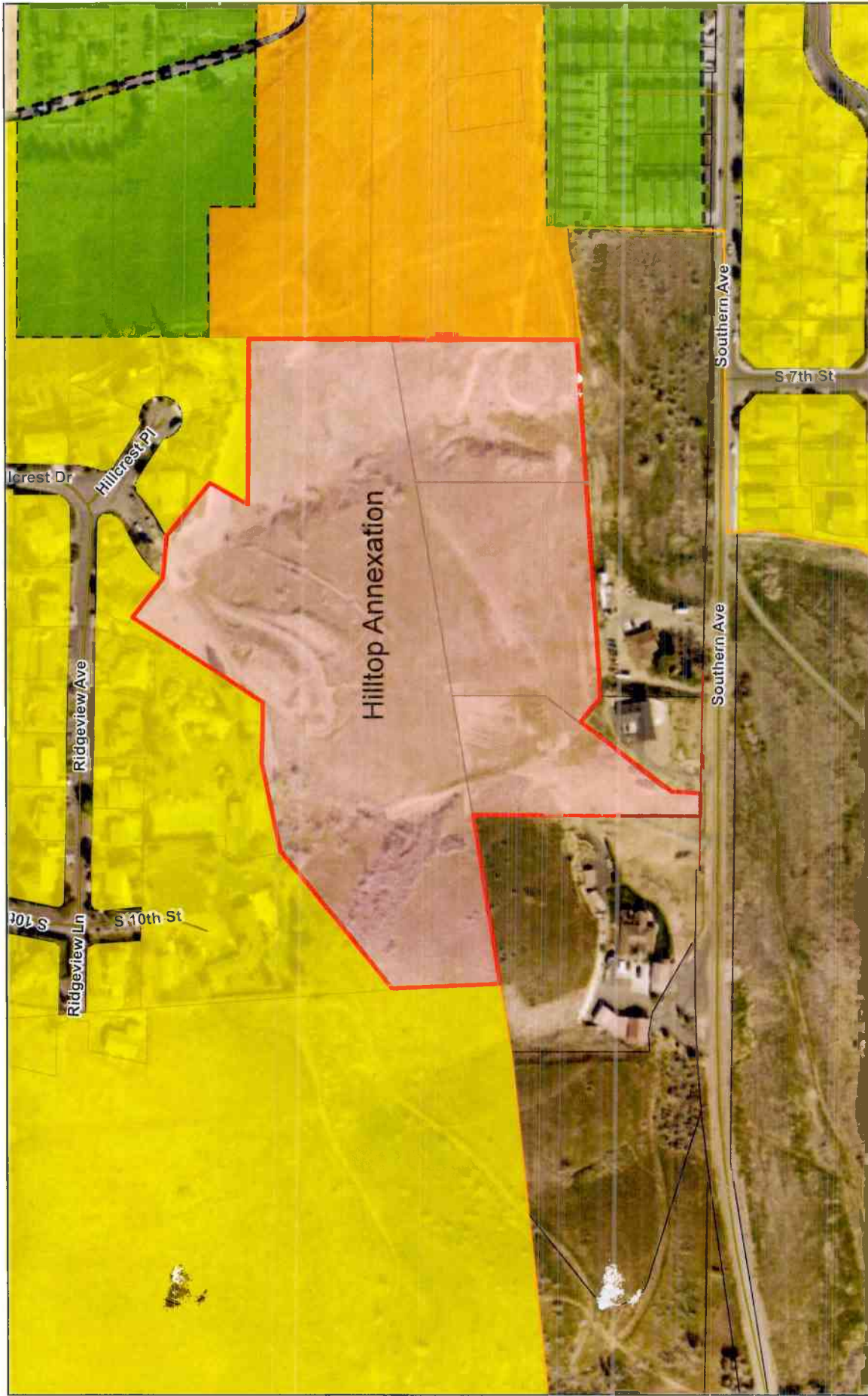
- ☐ Override 1
- ☐ City Limits
- ☐ Urban Growth Boundary

- ☐ Street Names
- ☐ City of Selah Future Land Use
- ☐ Low Density Residential
- ☐ Moderate Density Residential
- ☐ High Density Residential
- ☐ Tax Lots

1:4,514



City of Selah - Hilltop Annexation - C.7 - Selah Zoning



9/13/2024, 9:20:38 AM

-  **Override 1**  **Street Names**  **Residential, Two-Family (R-2)**
-  **City Limits**  **City of Selah Zoning**  **Residential, Multi-Family (R-3)**
-  **Urban Growth Boundary**  **Planned Development (PD)**  **Tax Lots**
-  **Residential, Single-Family (R-1)**
- City of Yakima, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | Yakima county boundary is from the Washington State Department of Ecology, but the City limits is from Yakima County Records. | Yakima County GIS
- 0 0.03 0.05 0.1 mi
0 0.04 0.06 0.16 km
- City of Yakima, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | Yakima County, Maxar



Yakima county boundary is from the Washington State Department of Ecology, but the City limits is from Yakima County Records | Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community | Esri Community Maps Contributors, WSU Facilities Services

City of Selah - Hilltop Annexation - C.7 - County Zoning



9/13/2024, 9:51:39 AM

- ☐ Taxlots
- ☐ City Limits
- ☐ Zoning
- ☐ Single-Family Residential

1:4,514








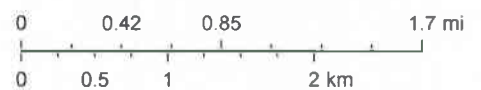
City of Selah - Hilltop Annexation - C.8 - FEMA



9/13/2024, 9:54:04 AM

1:72,224

-  Override 1
-  FEMA100Yr - FEMA 100 Year FloodPlain
-  FEMA100Yr - FEMA 100 Year Floodway
-  City Limits
-  Urban Growth Boundary



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

Yakima County GIS

City of Yakima, Bureau of Land Management, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA, EPA, USDA | Yakima county boundary is from the Washington State

TRANSMITTAL MEMORANDUM

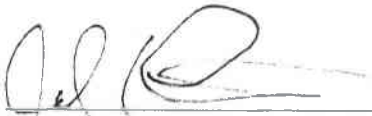
DATE: August 15, 2024
TO: Jacob Tate, Yakima County Assessor
FROM: Jeff Peters, Community Development Supervisor City of Selah
SUBJ: Certification of Petitions for "Hilltop Investment Group" Annexation
FILE: Selah City File: Annex-2024-001

Enclosed is a photocopy of the signed petition for the "Hilltop Investment Group" annexation. As required by RCW 35A.14.420-450 the signed petition must be certified as valid and as representing the owner of a majority of the territory for which annexation is petitioned.

Please review the attached petition and if you concur that the signed petitions represents the owners of a majority of the territory for which annexation is petitioned, identified in Exhibit "A", then please sign this certification and email me a copy.

X Signed petitions represent NOT LESS THAN a majority of the owners of the property petitioned for annexation.

Signed petitions represent LESS THAN a majority of the owners of the property petitioned for annexation.

A handwritten signature in black ink, appearing to read 'J. Tate', is written over a horizontal line.

Jacob Tate, Yakima County Assessor

PETITION FOR ANNEXATION OF UNINCORPORATED PROPERTY

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

COMES NOW, the following named persons:

Hilltop Investment Group LLC
c/o Jaime Campos

1308 Heritage Hills Pl
Selah, WA 98942

and petitions the City Council of the City of Selah that the following described property situated in Yakima County, WA., to wit:

PARCELS A, B, AND C OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 8116484,
RECORDS OF YAKIMA COUNTY, WASHINGTON;

TOGETHER WITH

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER
AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2,
TOWNSHIP 13 NORTH, RANGE 18 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 2;

THENCE NORTH 0°02'05" EAST 495.12 FEET ALONG THE NORTH-SOUTH
CENTERLINE OF SAID SECTION 2 TO THE POINT OF BEGINNING;

THENCE NORTH 80°23'44" EAST 670.50 FEET;

THENCE NORTH 0°09'08" WEST 270.22 FEET;

THENCE NORTH 89°47'32" WEST 314.91 FEET;

THENCE NORTH 33°08'22" EAST 86.82 FEET;

THENCE NORTH 52°50'40" WEST 126.20 FEET;

THENCE NORTH 82°25'20" WEST 81.22 FEET;

THENCE NORTH 52°59'00" WEST 88.83 FEET;

THENCE SOUTH 34°01'20" WEST 290.08 FEET;

THENCE NORTH 88°56'07" WEST 105.60 FEET;

THENCE SOUTH 81°03'53" WEST 175.00 FEET;

THENCE SOUTH 51°00'55" WEST 327.75 FEET;

THENCE SOUTH 3°57'47" EAST 216.35 FEET;

THENCE NORTH 80°23'44" EAST 547.35 FEET TO THE POINT OF BEGINNING.

(REFERENCE SURVEY RECORDED UNDER AUDITOR'S FILE NO. 2875191, RECORDS
OF YAKIMA COUNTY, WASHINGTON);

SITUATED IN YAKIMA COUNTY, WASHINGTON.

(TAX PARCELS: 181302-24425, 18130213411, 181302-13412, AND 181302-13013)

be annexed to the City of Selah, and in support of said Petition, the undersigned persons representing the ownership of 100 percent of the annexation area, and (100%) in value according to the assessed valuation of said property for which annexation is petitioned; that said property is not now within the limits of any incorporated city; that said property is contiguous to the City of Selah; that a drawing of the boundaries of said property which is sought to be annexed is attached hereto as Exhibit A, "Hilltop Investment Group Annexation Boundary"; that the City

Council of the City of Selah has determined that it will accept the proposed annexation and that it will require the pro rata assumption of existing City indebtedness by the area proposed by this petition to be annexed, as referenced by the following recital from the minutes of the August 27, 2024, meeting of the Selah City Council.


I move we accept the Hilltop Investment Group "Notice of Intent to Annex" petition; and

(1) Establish as the proposed annexation boundary the staff's recommended Exhibit "A"; and,

(2) If ultimately annexed the property would be zoned Residential, Single Family (R-1) on the date of annexation.

WHEREFORE, petitioner prays that the City Council make and enter this petition for annexation, fixing a time and place for a public hearing on this petition pursuant to RCW 35A.14.130; adopt a zoning classification for the property sought to be annexed as provided for in RCW 35A.14.120; and, that due notice be given of such public hearing and that at the conclusion of said public hearing that said property be annexed to the City of Selah.


The petitioner subscribing hereto agrees that all property within the territory sought to be annexed shall be assessed and taxed at the same rate and on the same basis as other property within the City of Selah, including assessments or taxes for payment of any bonds issued or debts contracted prior to or existing at the date of annexation; and further that this petition constitutes a covenant granting the City of Selah a "right of first refusal" to secure ownership of any irrigation and/or domestic water rights appurtenant to the land.

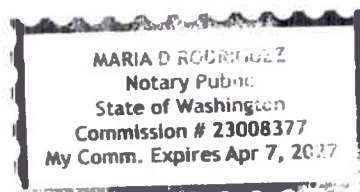

Jaime Campos

STATE OF WASHINGTON)
) ss.
County of Yakima)

On this day personally appeared before me Jaime Campos to me known to be the individual described in and who executed the foregoing instrument and acknowledges that he signed the same as his free and voluntary act and deed.

GIVEN under my hand and official seal this 13 day of August, 2024.


Signature
Maria D. Rodriguez
Notary Public in and for the State of Washington
Residing at: Yakima
My Commission expires: 04-07-2027



**NOTICE OF INTENT TO COMMENCE
ANNEXATION PROCEEDINGS**

**TO: City of Selah City Council
115 West Naches Avenue
Selah, Washington 98942**

The Honorable City Mayor and City Council members:


I/We the undersigned, as owners of not less than 10% in value according to the assessed valuation for general taxation of the parcels of property for which annexation is sought, hereby give notice of our desire to commence annexation proceedings to the City of Selah. A vicinity map of the proposed annexation area is attached as Exhibit "A".

It is requested that the City Council set a date (not less than 60 days after the filing of this request) for a public meeting with the initiating parties to determine:

- (1) Whether the City will accept, reject or geographically modify the proposed annexation;
- (2) Whether the City will require the simultaneous adoption of a proposed zoning regulation;
- (3) Whether the City will require the assumption of all or any portion of existing City indebtedness by the area to be annexed; and,
- (4) If a "right of first refusal" for purchase of irrigation and/or domestic water rights will be required

The decision of the Council whether to "accept" the proposed annexation is entirely within the Council's discretion. By accepting the proposed annexation, the Council is not committing itself to ultimately annexing the territory proposed when a sufficient petition is presented to it. The decision to accept merely allows the annexation to go forward procedurally.

Owners Signature (Husband & Wife if married):

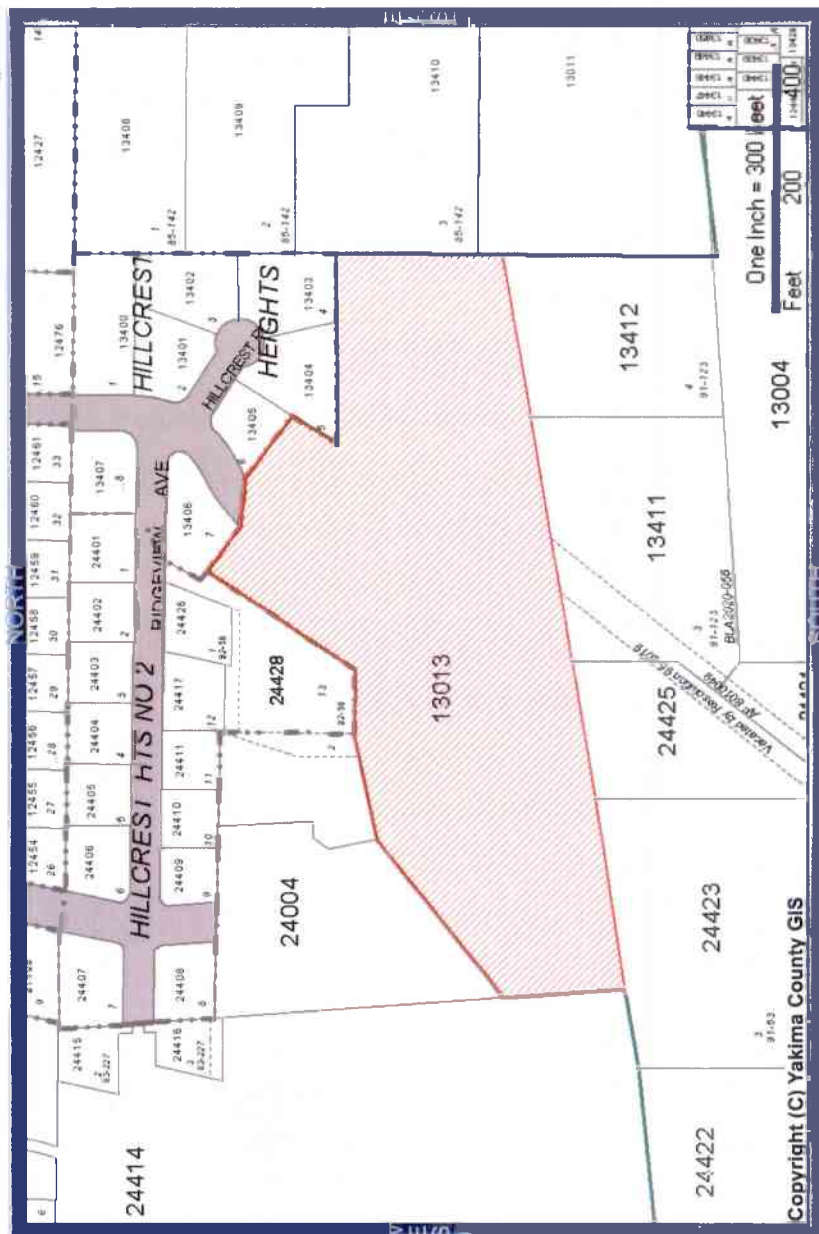

Printed Name: JAIME Campos / HILTOP HOLDINGS, LLC

Date Signed: 7/5/24

Mailing Address: 1308 HERMAN HILL PLACE SELAH WA 98942

Representing Tax Parcel Numbers: 18130224425, 1813021341, 18130213412,
18130213013

WARNING: Every person who signs this petition with any other than his true name, or who knowingly sign more than one of these petitions, or signs a petition seeking an election when he is not a legal voter, or signs a petition when he is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.




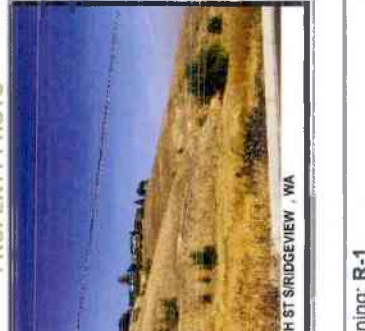
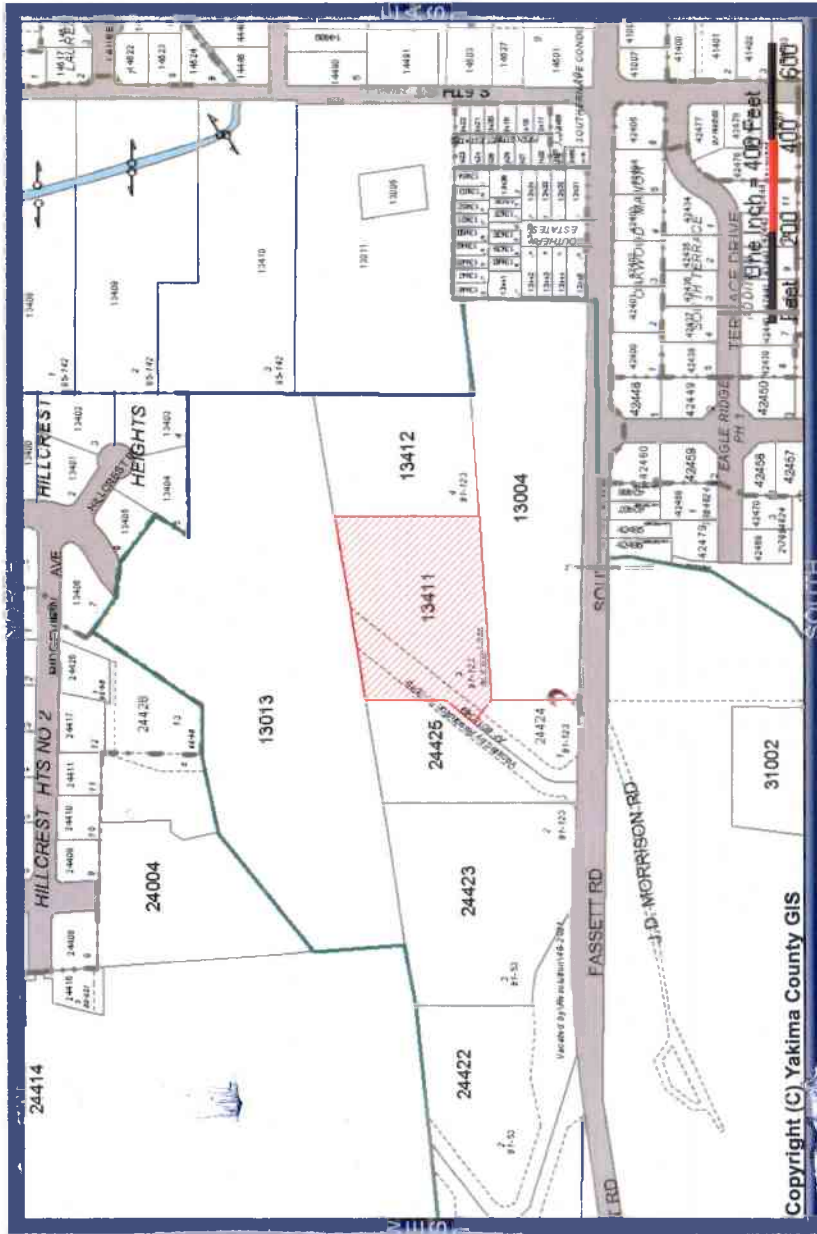
<div> <div>PROPERTY PHOTO</div>  </div>	<div> <div>PROPERTY INFORMATION</div> <div> Parcel Address: 10TH ST S/RIDGEVIEW, WA Parcel Owner(s): HILLTOP INVESTMENT GROUP LLC Parcel Number: 18130213013 Parcel Size: 10.28 Acre(s) Property Use: 91 Undeveloped Land </div> </div>
<div> <div>10TH ST S/RIDGEVIEW , WA</div>  </div>	<div> <div>TAX AND ASSESSMENT INFORMATION</div> <div> Tax Code Area (TCA): 403 Improvement Value: \$0 CurrentUse Value: \$0 New Construction: \$0 Tax Year: 2024 Land Value: \$313400 CurrentUse Improvement: \$0 Total Assessed Value: \$313400 </div> </div>
<div> <div>Zoning: R-1</div> <div>Urban Growth Area: Selah</div> </div>	<div> <div>OVERLAY INFORMATION</div> <div> Jurisdiction: County Future Landuse Designation: (Yakima County Plan 2015) </div> </div>

Exhibit D

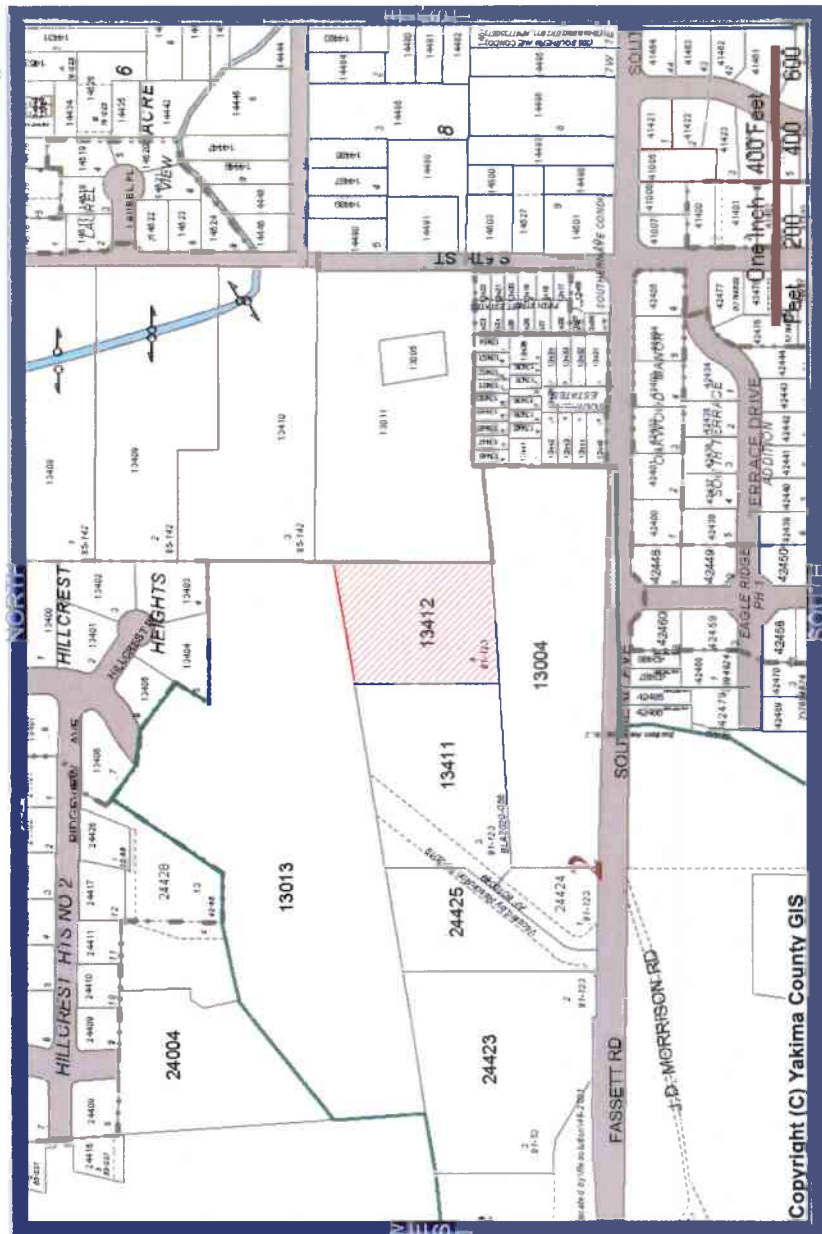
FEMA: FEMA Map	FIRM Panel Number: 53077C0718D
LOCATION INFORMATION	
+ Latitude: 46° 38' 42.503"	+ Longitude: -120° 32' 26.522" Range: 18 Township: 13 Section: 02
Narrative Description: BEG SW COR LOT 8 HILLCREST HGHTS NO. 2TH S 3 D 51'E 460.41 FT TO TRUE POB, TH N 51 D 00'30 E 327 FT, TH N 81 D 09'E 175 FT TO SW COR LOT 13, TH S 88 D 51'E 105.06 FT, TH N 33 D 59'41 E 288.83 FT, TH S 53 D 20'55 E 107.62 FTTH S 82 D 47'40 E 81.22 FT, TH S 53 D 13'W 126.2 FT, TH S 32 D 46'02 E 87.18 FT, TH N 89 D 50'08 E 314.13 FT, TH S TONE COR SW 1/4 SW 1/4 NE 1/4, TH S 40.2 FTTH S 80 D 33'W TO A PT S 3 D 51'E OF TRUE POB, TH N 3 D 51'W TO TRUE POB	
DISCLAIMER	
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION	



PROPERTY PHOTO		PROPERTY INFORMATION	
	Parcel Address: UN-ASSIGNED, WA	Parcel Owner(s): HILLTOP INVESTMENT GROUP LLC	
	Parcel Number: 18130213411	Parcel Size: 2.79 Acre(s)	
	Property Use: 91 Undeveloped Land		
		TAX AND ASSESSMENT INFORMATION	
		Tax Code Area (TCA): 403	Tax Year: 2024
		Improvement Value: \$0	Land Value: \$42100
		Current Use Value: \$0	Current Use Improvement: \$0
		New Construction: \$0	Total Assessed Value: \$42100
OVERLAY INFORMATION			
Zoning: R-1	Jurisdiction: County		
Urban Growth Area: Selah	Future Landuse Designation: (Yakima County Plan 2015)		

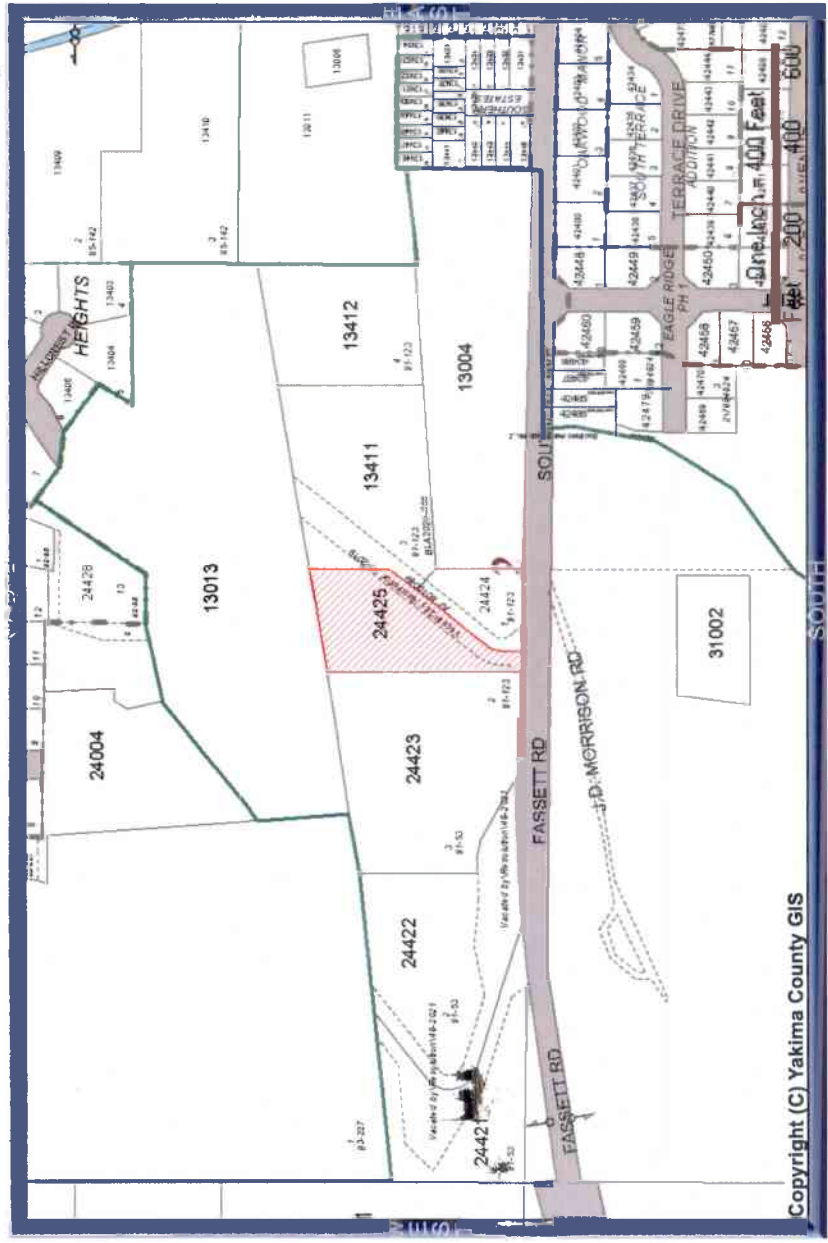
Exhibit D

FEMA: FEMA Map	FIRM Panel Number: 53077C0718D
LOCATION INFORMATION	
+ Latitude: 46° 38' 39.286"	+ Longitude: -120° 32' 24.767"
Range: 18 Township: 13 Section: 02	
Narrative Description: Section 02 Township 13 Range 18 Quarter NW: Survey 8116484 Lot B	
DISCLAIMER	
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION	



	PROPERTY PHOTO	PROPERTY INFORMATION
Parcel Address: UN-ASSIGNED, WA	Parcel Owner(s): HILLTOP INVESTMENT GROUP LLC	Parcel Size: 2.03 Acre(s)
Parcel Number: 18130213412	Property Use: 91 Undeveloped Land	TAX AND ASSESSMENT INFORMATION
Tax Code Area (TCA): 403	Tax Year: 2024	Land Value: \$39000
Improvement Value: \$0	CurrentUse Value: \$0	CurrentUse Improvement: \$0
New Construction: \$0	Total Assessed Value: \$39000	OVERLAY INFORMATION
Zoning: R-1	Jurisdiction: County	Future Landuse Designation: (Yakima County Plan 2015)
Urban Growth Area: Selah		

FEMA: FEMA Map	FIRM Panel Number: 53077C0718D
LOCATION INFORMATION	
+ Latitude: 46° 38' 39.695"	+ Longitude: -120° 32' 19.974" Range: 18 Township: 13 Section: 02
Narrative Description: Section 02 Township 13 Range 18 Quarter NW: Survey 8116484 Lot C	
DISCLAIMER	
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION	




PROPERTY PHOTO		PROPERTY INFORMATION	
	Parcel Address:	UN-ASSIGNED, WA	
	Parcel Owner(s):	HILLTOP INVESTMENT GROUP LLC	
	Parcel Number:	18130224425	Parcel Size: 1.55 Acre(s)
	Property Use: 91 Undeveloped Land		
	TAX AND ASSESSMENT INFORMATION		
UN-ASSIGNED	Tax Code Area (TCA):	403	Tax Year: 2024
	Improvement Value:	\$0	Land Value: \$36400
	CurrentUse Value:	\$0	CurrentUse Improvement: \$0
	New Construction:	\$0	Total Assessed Value:\$36400
OVERLAY INFORMATION			
Zoning: R-1	Jurisdiction: County		
Urban Growth Area: Selah	Future Landuse Designation: (Yakima County Plan 2015)		

Exhibit D

FEMA: FEMA Map	FIRM Panel Number: 53077C0718D
LOCATION INFORMATION	
+ Latitude: 46° 38' 38.618"	+ Longitude: -120° 32' 29.479" Range: 18 Township: 13 Section: 02
Narrative Description: Section 02 Township 13 Range 18 Quarter NW: Survey 8116484 Lot A	
DISCLAIMER	
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION	

Yakima Herald-Republic
 PO Box 9668
 Yakima, WA 98909



City Of Selah
 Jeff Peters
 115 W Naches Avenue
 Selah, WA 98942
 USA

Order Confirmation

Order #:	83843
Order Ref #:	
Date:	8/15/2024
Advertiser #:	23209
Advertiser Name:	City Of Selah
Agency #:	
Agency Name:	
Account Manager:	Simon Sizer ssizer@yakimaherald.com

\$ 157.50

Ad No.	Date	Description	Position	Format
447743	8/17/2024	CITY OF SELAH NOTICE OF PUBLIC HEARING PROPOSED HILLTOP INVESTMENT GROUP ANNEXATION NOTICE IS HEREBY GIVEN BY THE CITY OF SE	Yakima Herald Republic Broadsheet - CL-Legals	3.46 x 5.67 in x 2.0000 col.
447744	8/17/2024	CITY OF SELAH NOTICE OF PUBLIC HEARING PROPOSED HILLTOP INVESTMENT GROUP ANNEXATION NOTICE IS HEREBY GIVEN BY THE CITY OF SE	Yakima Herald Republic CL Online - CL-Legals	3.46 x 5.67 in x 2.0000 col.

Summary

Total Net Amount	\$ 157.50
Taxes	\$ 0.00
Total Amount	\$ 157.50

Remittance Address:

Yakima Herald-Republic
 PO Box 3667
 Seattle, WA 98124
 Tel: (206) 464-2550

Yakima Herald-Republic
PO Box 9668
Yakima, WA 98909



Classified Category: Legals|Public Notices

CITY OF SELAH NOTICE OF PUBLIC HEARING

PROPOSED HILLTOP INVESTMENT GROUP ANNEXATION

NOTICE IS HEREBY GIVEN BY THE CITY OF SELAH, WASHINGTON, THAT THE SELAH CITY COUNCIL WILL CONDUCT A PUBLIC HEARING ON TUESDAY, AUGUST 27TH, 2024, COMMENCING AT 5:30 P.M., OR AS SOON THEREAFTER AS PRACTICAL, IN THE COUNCIL CHAMBERS, SELAH CITY HALL, 115 W. NACHES, SELAH, WA., ON THE PROPOSED "HILLTOP INVESTMENT GROUP" ANNEXATION (PREVIOUSLY SOUTHERN HILL ANNEXATION).

THE PROPOSED ANNEXATION IS APPROXIMATELY 16.65 ACRES IN SIZE, AND IS LOCATED NORTH OF SOUTHERN AVENUE AND SOUTH OF HILLCREST DRIVE AND, MORE SPECIFICALLY, IDENTIFIED AS YAKIMA COUNTY ASSESSOR PARCEL NUMBERS 181302-24425, 181302-13411, 181302-13412 AND 181302-13013.

ADDITIONAL INFORMATION AND ANNEXATION MAPS ARE AVAILABLE FOR PUBLIC INSPECTION DURING REGULAR BUSINESS HOURS AT THE CITY OF SELAH PLANNING DEPARTMENT, 222 SOUTH RUSHMORE ROAD, SELAH, WA.

ALL PERSONS WISHING TO OFFER COMMENTS FOR OR AGAINST THE PROPOSED ANNEXATION ARE ENCOURAGED TO ATTEND. ALL WRITTEN COMMENTS RECEIVED PRIOR TO THE DAY OF THE PUBLIC HEARING WILL BE CONSIDERED IN THE CITY COUNCIL DELIBERATIONS.

IF YOU HAVE ANNEXATION OR PROCEDURAL QUESTIONS PLEASE FEEL FREE TO CONTACT JEFF PETERS, COMMUNITY DEVELOPMENT SUPERVISOR IN PERSON AT 222 SOUTH RUSHMORE ROAD, SELAH, WA OR BY PHONE AT (509) 698-7365, BY FAX AT (509) 698-7372 OR BY E-MAIL AT jeff.peters@selahwa.gov.

DATED THIS 15TH DAY OF AUGUST 2024.

JEFF PETERS, COMMUNITY DEVELOPMENT SUPERVISOR

(83843) August 17, 2024

RESOLUTION NO. 3142

RESOLUTION ESTABLISHING THE DATE, TIME AND PLACE FOR A
PUBLIC HEARING FOR CONSIDERATION OF THE "SOUTHERN HILL"
ANNEXATION, AND DIRECTING PUBLICATION AND POSTING OF
NOTICE

WHEREAS, the City received a "Notice of Intent to Commence Annexation Proceedings" from Hilltop Investment Group, LLC ("Petitioner"), requesting that four specific real estate lots be annexed into the City's corporal boundary; and

WHEREAS, the subject real estate lots collectively comprise approximately 16.65 acres, are specifically identified, are located within the City's urban growth area boundary, and are situated contiguously to the City's current corporal boundary; and

WHEREAS, the City Council reviewed the Notice and elected to not expand or alter the proposed annexation territory beyond the four subject real estate lots specified within the Notice; and

WHEREAS, the Yakima County Treasurer's Office reviewed the Notice and has certified that the acting Petitioner represents not less than 60% of the total assessed value of the territory that is proposed to be annexed; and

WHEREAS, RCW 35A.14.130 requires the City to fix – via Resolution – the date, time and place for a public hearing for consideration of proposed annexation by the City Council, and for notice of such to be published in the City's official newspaper and physically posted on or within the proposed annexation territory;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON, as follows: (1) that August 27, 2024, at 5:30 p.m., or as soon thereafter as practical, in the City Council Chambers located at City Hall, 115 W. Naches Avenue, Selah, WA, is established as the date, time and place of a public hearing on the proposed annexation; and (2) that City staff is directed to publish notice and physically post notice as required by law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON, this 27th day of August, 2024.


Roger Bell, Mayor

ATTEST:


Courtney McGarity, City Clerk

APPROVED AS TO FORM:


Rob Case, City Attorney

Exhibit D

City of Selah City Council

Regular Meeting Minutes

August 27, 2024

Call to Order

Mayor Bell called the meeting to order at 5:30 p.m.

Roll Call

Councilmembers Present: David Monaghan, Clifford Peterson, Michael Costello, Kevin Wickenhagen, William Longmire, Jared Iverson

Councilmembers Absent: Elizabeth Marquis

Staff Present: Rich Huebner, City Administrator; Rob Case, City Attorney; Dustin Soptich, Chief of Police; Jim Lange, Fire Chief; Rocky Wallace, Public Works Director; Kimberly Grimm, Finance Director; Zack Schab, Recreation + Tourism Manager; Jeff Peters, Community Development Supervisor; Courtney McGarity, City Clerk

Staff Absent: None

Pledge of Allegiance was said by all in attendance

Invocation

Aaron Crumrine of Selah Covenant Church provided prayer.

Agenda Changes

Addition of 9B to recognize a Community Pride Award; Removal and Postponement of 10D on Consent Agenda (Resolution Declaring the East Orchard Avenue Sidewalk Improvements Project to be Complete and Accepting the Work and Materials)

Pre-Arranged Oral Comments from the Public

- Lisa Gordon — SDA
Flower boxes will be changed out for fall in mid-September; Economic Development there will be a Cash Mob on 9/26 from 3pm-5pm at the Viking Store in preparation of Spirit Week; The Selah Chamber luncheon in September will have guest speaker Jim Graffe to discuss how to set up a store front; Outreach Bingo is Thursday 9/3; Promotions include Spirit Week 10/7-10/11.

Oral Comments by People in Attendance

- Lisa Smith
Spoke on Planning Commission; Housing Action Plan and Zoning.

Exhibit D

Proclamations/Announcements

- A. Promotion and Pinning Ceremony of Selah Police Lieutenant, Mick Gause
- B. Selah Community Pride Award to Adam Smith of The Selah Journal

Consent Agenda (all items listed with an asterisk (*) are considered part of the consent agenda and are enacted in one motion).

Mayor Bell presented the stipulations of the Consent Agenda.

Approved Consent Agenda

- A. Courtney McGarity * Approval of Minutes from August 13, 2024 Council Meeting
- B. Kimberly Grimm * Approval of Claims & Payroll
- C. Rocky Wallace * Resolution Adopting the "Selah Transit Development Plan 2024-2029 and 2023 Annual Report"
- D. Rocky Wallace * ~~Resolution Declaring the East Orchard Avenue Sidewalk Improvements Project to be Complete and Accepting the Work and Materials~~
- E. Rocky Wallace * Resolution Authorizing the Mayor to Sign a Six-Page Contract with Capture Energy, LLC, for the Wixson Park Pathway Project
- F. Rich Huebner * Resolution Authorizing the Mayor to Sign a Six-Page No-Charge Facility Use Agreement with Independent Contractor

Councilmember Peterson moved to approve the Consent Agenda as amended. Councilmember Monaghan seconded. Mayor Bell restated the motion and asked council for discussion. Hearing none, Mayor Bell requested a voice vote to approve the motion. Motion carries by voice vote.

Public Hearings

- A. Jeff Peters Hilltop Investment Group Annexation Public Hearing and Annexation Findings (File Number: Annex 2024-001)
- A. Public Hearing was opened by Mayor Bell. Leanne Liddicoat spoke on behalf of Hilltop Investment Group. No further discussion or comments. Public Hearing was closed by Mayor Bell. Jeff Peters requested a vote from Councilmembers to accept or deny the Annexation Petitions and direct staff to submit the applications to the Boundary Review Board. Councilmember Wickenhagen moved to approve. Councilmember Costello seconded. Mayor Bell asked council for discussion. Hearing none, Mayor Bell requested

Exhibit D

a roll call vote. Following a roll call vote by Ms. McGarity, all are in favor, and the motion is approved.

General Business – None

Resolutions – None

Ordinances – None

Staff Reports/Announcements

The following staff members provided a department report:

- Chief of Police, Dustin Soptich
- Recreation & Tourism Manager, Zack Schab
- Community Development Supervisor, Jeff Peters
- Public Works Director, Rocky Wallace
- Clerk/Treasurer, Kimberly Grimm

Councilmember Reports

- Councilmember Peterson – SPRSA Budget is underway.
- Councilmember Costello – Attended meetings for both Executive Board for Yakima County Emergency Management as well as Administrative Committee; Attended the Guns and Hoses Tournament which raised around \$8K for the K9 Association.
- Councilmember Wickenhagen – Tourism Board announced that USA Today named the Yakima Valley as the #1 Best Wine Region in the US, the Yakima River as the #3 Best River for Fly Fishing in the US, and The Outskirts Brewing Co. as the #4 Best New Brewery in the US.

City Attorney Report

No report.

City Administrator Report

Recognition of Jeff Peters and his 7 years of service to his position with the City of Selah; HLA will be supporting the city with planning services in the interim; Mid Valley Television has shown interest in having discussions around broadcasting of City Council meetings which they currently do for Toppenish, Wapato and Granger; Attended the WCMA Conference in Wenatchee and formally became the President of the association for the next year which will secure a 2-year position as a board member of the AWC; Working on an updated website which has included meetings and demos with different vendors and we expect to move forward soon; Currently working with our risk representative from WCIA to complete our audit for the year; We received the renewal for WCIA for 2025 with a 2.5% increase for auto and property, 15% increase for liability which included a base 5%.

Mayor's Report

In reference to the insurance increase for the upcoming year, in addition to an increase in employee hours, we have a new fire truck with a high replacement value, new public works equipment, property ownership changes as well as additional newer equipment purchases for the police department; HLA has provided their evaluation of Selah's utility rates, which will be analyzed and brought back to City Council with recommendation for the upcoming year, while taking into consideration the impact of the sewage treatment plan; HLA will be supporting the city with planning services in the interim and Jeff Peters will assist where able from his new position.

Adjournment

Councilmember Wickenhagen moved to adjourn the meeting. Councilmember Costello seconded. Mayor Bell adjourned.

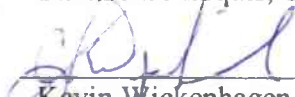
Meeting ended at 7:14 p.m.



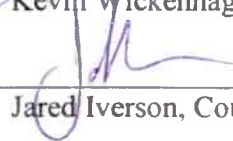
David Monaghan, Councilmember

ABSENT

Elizabeth Marquis, Councilmember



Kevin Wickenhagen, Councilmember



Jared Iverson, Councilmember

ATTEST:



Courtney McGarity, City Clerk



Roger Bell, Mayor



Clifford Peterson, Councilmember

ABSENT

Michael Costello, Councilmember

ABSENT

William Longmire, Councilmember

MASTER INTERLOCAL AGREEMENT
FOR GROWTH MANAGEMENT ACT IMPLEMENTATION
IN YAKIMA COUNTY

TABLE OF CONTENTS

I. PREAMBLE

A. Purpose	1
B. Background	2

II. AGREEMENT

A. Parties to Agreement	3
B. Authority	3
C. Objectives	3
D. Cooperative Planning System	4
E. Planning Implementation	5
F. Infrastructure Services and Level of Service	8
G. Annexation	12
H. Sub-Agreements	14
I. General Provisions	15

III. SIGNATURES

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.

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.

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.

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

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.

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.

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

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.

(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

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.

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

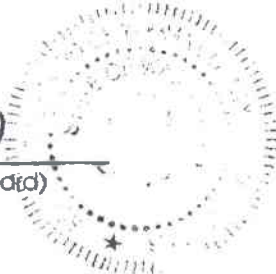
This agreement has been executed by Yakima County
(Name of City/Town/County)


J. Rana 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:

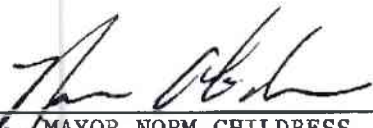
MASTER INTERLOCAL AGREEMENT
FOR GROWTH MANAGEMENT ACT IMPLEMENTATION
IN YAKIMA COUNTY


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 GRANDVIEW
(Name of City/Town/County)

By: 
Title: MAYOR NORM CHILDRESS
Date: 10/13/15

Attest:
By: 
City Clerk/Town Clerk/Clerk of the Board
ANITA PALACIOS, CITY CLERK

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 Granger
(Name of City/Town/County)

By: Wang Anderson

Title: Mayor

Date: Nov. 10, 2015

Attest:

By: Alison Koenig
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 Town Of Harrah
(Name of City/Town/County)

By: Barbara Harver
Title: Mayor
Date: October 27, 2015

Attest:

By: Sarah Horis
City Clerk/Town Clerk/Clerk of the Board

Approved as to Form:

By: [Signature]
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 Moxee
(Name of City/Town/County)

By: 
Title: Mayor

Date: 10/12/15

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 Town of Naches
(Name of City/Town/County)

By: Paul D. Will
Title: Mayor

Date: October 12, 2015

Attest:

By: Elaine Bismuth
City Clerk/Town Clerk/Clerk of the Board

Approved as to Form:

By: [Signature]
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 The City of Selah, WA
(Name of City/Town/County)

By: [Signature]
Title: Mayor
Date: Dec. 8, 2015

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

Approved as to Form:
By: [Signature]
City Attorney/Corporate Counsel
Robert F. Noe

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 Sunnyside
(Name of City/Town/County)

By: [Signature]
Title: City Manager
Date: 10.27.15

Attest:

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

CITY CONTRACT NO: A-2015-12
RESOLUTION NO: N/A
COUNCIL MTG: 10.26.2015

Approved as to Form:

By: [Signature]
City Attorney/Corporate Counsel

SEAL:

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

RECEIVED
Yakima County Commissioners

OCT 18 2015

SIGNATURE PAGE

1st _____ 2nd _____ 3rd _____

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 Tieton
(Name of City/Town/County)

By: [Signature]
Title: Mayor

Date: Oct. 13, 2015

Attest:

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

Approved as to Form:

By: [Signature]
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 TOPPENISH
(Name of City/Town/County)

By: Samuel Host
Title: City Manager
Date: 11/9/2015

Attest:

By: Shirley B. Mead
City Clerk/Town Clerk/Clerk of the Board

Approved as to Form:

By: Dee Cullis
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 Union Gap
(Name of City/Town/County)

By: [Signature]
Title: City Manager
Date: 11-23-15

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

Approved as to Form:
By: [Signature]
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 Wapato
(Name of City/Town/County)

By: [Signature]
Title: Mayor
Date: 12-2-15

Attest:

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

Approved as to Form:

By: [Signature]
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:

**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 Zillah
(Name of City/Town/County)

By: Sam V. Clark
Title: Mayor
Date: 11-16-15

Attest:

By: Gharon Bounds
City Clerk/Town Clerk/Clerk of the Board

Approved as to Form:

By: [Signature]
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 Mabton
(Name of City/Town/County)

By: [Signature]
Title: Mayor

Date: 12-22-2015

Attest:

By: WALT BATHW
(City Clerk/Town Clerk/Clerk of the Board)

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



A handwritten signature in dark ink, appearing to read "Tiera L. Girard".

Attest: Tiera L. Girard
Clerk of the Board

A handwritten signature in dark ink, appearing to read "J. Rand Elliott".

J. Rand Elliott, Chairman

A handwritten signature in dark ink, appearing to read "Michael D. Leita".

Michael D. Leita, Commissioner

A handwritten signature in dark ink, appearing to read "Kevin J. Bouchey".

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

John Puccinelli
4102 Donald Dr
Yakima, WA 98908

Joseph Buchanan
jrbinev@gmail.com

BOCC
Julie.lawrence@co.yakima.wa.us
Erin.franklin@co.yakima.wa.us

Yakima County Auditor's Office
Elections Division
Kathy Fisher
Kathy.fisher@co.yakima.wa.us

Yakima County
Planning Services
Tommy Carroll
Thomas.carroll@co.yakima.wa.us

Yakima County
Environmental Services
David Haws
davidh@co.yakima.wa.us

Yakima County Roads
Matt Pietrusiewicz
Matt.pietrusiewicz@co.yakima.wa.us

Yakima Valley Libraries
referenceyvl@yvl.org

Selah School District # 119
Attn: Shane Backlund
316 W. Naches Ave.
Selah, WA 98942-1117

Yakama Nation
jessica@yakama.com
corrine_camuso@yakama.com
THPO@yakama.com

Jim Sewell
jim@portofgrandview.org

BRB Attorney
Corporate Counsel
Don Anderson
Don.anderson@co.yakima.wa.us

Yakima County
Assessor's Office

Yakima County Sheriff Office
sheriff@co.yakima.wa.us

Yakima County
Building & Fire Safety Services
Marivel Garcia
Marivel.garcia@co.yakima.wa.us

Yakima County
Water Resources
Troy.havens@co.yakima.wa.us

Jack Wells
Water Resources
Jack.wells@co.yakima.wa.us

Yakima Valley
Conference of Governments
info@yvcog.org
Byron.gumz@yvcog.org

WSDOT South Central Region
Paul Gonseth
gonsetp@wsdot.wa.gov

Juan Aguilar
303 N 27th Ave
Yakima, WA 98902

City of Selah – Planning
222 S. Rushmore Road
Selah, WA 98942

Yakima County
Treasurer's Office
treasacc@co.yakima.wa.us

Yakima County
Public Services Director
Lisa Freund
Lisa.freund@co.yakima.wa.us

Yakima County
Code Enforcement Services
Tua Vang
Tua.vang@co.yakima.wa.us

Yakima County
GIS
GIS@co.yakima.wa.us

Yakima County
Parks & Trails
Jason Alvord
Jason.alvord@co.yakima.wa.us

North Yakima
Conservation District
1606 Perry Street # C
Yakima, WA 98902

Fire Chief
Fire District # 2
206 W. Fremont Avenue
Selah, WA 98942

Washington State Department of
Natural Resources
Southeast Region
713 Bowers Rd
Ellensburg, WA 98926
Southeast.region@dnr.wa.gov

Yakima County
Water Resources Office Specialist
April Schmitt
April.schmitt@co.yakima.wa.us

Bryon Ross

From: Bryon Ross
Sent: Thursday, October 24, 2024 7:22 AM
To: 'jim@portofgrandview.org'; 'jrbinev@gmail.com'; Don Anderson; Erin Franklin; Treasurer Accounting; Kathy Fisher; Sheriff; Lisa Freund; Thomas Carroll; Health District E-Mail; Marivel Garcia; Tua Vang; David Haws; Troy Havens; GIS; Matt Pietrusiewicz; Jack Wells; Jason Alvord; 'referenceyvl@yvl.org'; 'byron.gumz@yvcog.org'; thpo@yakama.com; Paul Gonseth; DNR Region Director; April Schmitt; David Bowen
Cc: Olivia Story
Subject: BRB2024-00005 Notice of Intent
Attachments: BRB2024-00005 Notice of Intent.pdf



Bryon Ross

Planning Office Specialist
Yakima County Public Services
128 N 2nd St, 4th Floor
Yakima, WA 98901
Phone: 509-574-2300

-AFFIDAVIT OF MAILING

That I mailed said notice in the manner herein set forth and that all of the statements are made herein are just and true. 24th Day of October, 2024.

By  Bryn

Bryon Ross
Office Specialist