



# 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:** July 16, 2025

**TO:** Boundary Review Board Members, Corporate Counsel, Stephen Zets; City of Selah, Board of 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, Selah School District, Fire District #2, Naches-Selah Irrigation District, Bureau of Indian Affairs, and Yakama Nation.

**FROM:** Aaron M. Cohen  
Chief Clerk - Boundary Review Board

**SUBJ:** **File No.: BRB2024-00005, City of Selah – Hilltop Invest Group  
Annexation**

Enclosed is the City of Selah's Ordinance 2241, which annexes the subject area. The Ordinance was recorded under Auditor's File Number 8230716 on July 10, 2025, and the annexation is effective as of February 6, 2025.

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

Enclosure: City of Selah Ordinance No. 2241

*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.*



\* 8 2 3 0 7 1 6 4 \*

Return Address

City of Selah  
115 W. Naches Ave  
Selah WA 98942

Yakima County Public Services *NY*

FILE# 8230716  
YAKIMA COUNTY, WA  
07/10/2025 09:25:17AM

ORDINANCE

PAGES: 4

VALUED CUSTOMER

CITY OF SELAH

Recording Fee: 306.50

JUL 15 2025

Case No.: BR024-005  
Assigned To: Aaron

Document 1 Title: Ordinance No. 2241

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

Grantors:

511Top Investment Group LLC

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

Grantees:

City of Selah

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

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

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

Grantors:

\_\_\_\_\_

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

Grantees:

\_\_\_\_\_

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

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

Section 02 Township 13 Range 13 Quarter NW: Survey 81 NW 8th Lot B  
Additional legal is on page \_\_\_\_\_

Assessor's Property Tax Parcel/Account Number

181302-13411

181302-244425

181302-134112

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

Signature: Mark M. Foley

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

ORDINANCE NO. 2241

HILLTOP INVESTMENT GROUP ANNEXATION

ORDINANCE ANNEXING CERTAIN REAL PROPERTY BY THE CITY OF SELAH, WASHINGTON; INCORPORATING THE SAME WITHIN THE CITY'S CORPORAL LIMITS; AND ZONING THE SAME AS RESIDENTIAL LOW DENSITY (R1)

WHEREAS, pursuant to RCW 35A.14.120, the city received a Notice of Intent to Annex that was initiated and signed by owners holding one hundred percent (100%) of the assessed general taxation value of the to-be-annexed area; and

WHEREAS, the to-be-annexed area is comprised of four (4) lots that cumulatively total approximately 16.65 acres, each of which is contiguous with the existing corporal limits of the city; and

WHEREAS, the city provided proper notification of all hearings in accordance with the Open Public Meetings Act (OPMA) and the Selah Municipal Code (SMC); and

WHEREAS, the City Council preliminarily reviewed the Notice of Intent to Annex on August 13, 2024, scheduled a substantive hearing date of August 27, 2024, and then on August 27<sup>th</sup> conducted a substantive hearing, affirmed the Notice of Intent to Annex, and directed a corresponding Petition to Annex to be circulated; and

WHEREAS, the property owners holding one hundred percent (100%) of the assessed general taxation value of the to-be-annexed area signed and circulated a Petition to Annex during August of 2024; and

WHEREAS, the Washington State Boundary Review Board for Yakima County notified the City on December 16, 2024, that it was choosing to not invoke jurisdiction and, thus, that the proposed annexation could proceed; and

WHEREAS the City Council has determined that the to-be-annexed area – which is specifically identified in "Exhibit A" appended hereto – shall be zoned following the annexation as Residential Low Density (R1) consistent with the Comprehensive Plan and Land Use Designation Map; and

WHEREAS, the City Council finds that good cause exists to effectuate and complete the annexation;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON, does hereby ordain as follows:

**Section 1. Annexation.** Each of the four (4) lots legally identified in "Exhibit A" appended hereto – which lots are also known as Yakima County Assessor Parcel numbers 181302-24425, 181302-13411, 181302-13412, and 181302-13013 – is annexed into the corporal limits of the City of Selah.

Ordinance No. 2241  
Page 1 of 2

**Section 2. Taxing.** Each of the now-annexed lots shall be assessed and taxed at the same rates and on the same bases as other real estate within the City, and likewise shall be assessed and taxed to remit payment for outstanding indebtedness of the City whether existing prior to or arising on or after the date of annexation.

**Section 3. Zoning.** Each of the now-annexed lots is hereby zoned as Residential Low Density (R1).

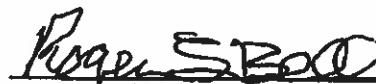
**Section 4. Notice.** The City Clerk and/or Finance Director are authorized and directed to file a certified copy of this Ordinance with the Washington Utility and Transportation Commission (WUT), and to provide all required notices to the Office of Financial Management (OFM) per RCW 35.13.260 and RCW 35A.14.700, within 30 days of this Ordinance's effective date.

**Section 5. Severability.** Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

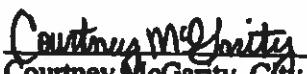
**Section 6. Corrections.** The City Attorney and the codifiers of the SMC are authorized to, pursuant to RCW 35.21.500 through .570 and RCW 35A21.130, make any necessary or desirable clerical or formatting changes – including but not limited to correcting scrivener errors; changing formatting; eliminating bold, italic and underscore emphasis; changing numbering; and correcting references – when publishing or republishing the official text of any section(s), Chapter(s), title(s) or other portion(s) of the SMC due to any amendment, addition, alteration, change, impact or enactment effectuated by this Ordinance.

**Section 7. Publishing & Effective Date.** Consistent with RCW 35A.12.130 (3<sup>rd</sup> ¶ and .160 (1<sup>st</sup> and 2<sup>nd</sup> ¶), this Ordinance or a summary of it shall be published at least once in the City's official newspaper prior to the Ordinance taking effect.

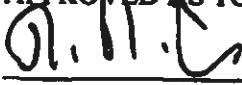
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SELAH,  
WASHINGTON this 28<sup>th</sup> day of January, 2025.

  
Roger Bell, Mayor

ATTEST:

  
Courtney McGarity, City Clerk

APPROVED AS TO FORM:

  
Rob Case, City Attorney

Ordinance No. 2241  
Page 2 of 2

HILLTOP INVESTMENT GROUP ANNEXATION

**"Exhibit A"**

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 1°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);

John Puccinelli  
[johnpuccinelli@yakima.com](mailto:johnpuccinelli@yakima.com)

Jim Sewell  
[sewell@charter.net](mailto:sewell@charter.net)  
[jim@portofgrandview.org](mailto:jim@portofgrandview.org)

Joseph Buchanan  
[rbinev@gmail.com](mailto:rbinev@gmail.com)

Corp. Counsel – Brian Russell  
[Brian.russell@co.yakima.wa.us](mailto:Brian.russell@co.yakima.wa.us)

Steve Zetz  
[stephen.zetz@selahwa.gov](mailto:stephen.zetz@selahwa.gov)

BOCC

Assessor's Office

Treasurer's Office

Elections

Yakima County  
Sheriff's Office

Public Service's  
Lisa Freund

[Lisa.freund@co.yakima.wa.us](mailto:Lisa.freund@co.yakima.wa.us)

Planning

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Building & Fire Safety  
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Code Enforcement  
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Environmental Services

David Haws

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Water Resources

Troy Havens

[Troy.havens@co.yakima.wa.us](mailto:Troy.havens@co.yakima.wa.us)

GIS

Michael Martian

[Michael.martian@co.yakima.wa.us](mailto:Michael.martian@co.yakima.wa.us)

County Roads

Matt Pietrusiewicz

[Matt.Pietrusiewicz@co.yakima.wa.us](mailto:Matt.Pietrusiewicz@co.yakima.wa.us)

Parks & Trails

Jason Alvord

[Jason.alvord@co.yakima.wa.us](mailto:Jason.alvord@co.yakima.wa.us)

Yakima Valley Regional Library

102 N 3<sup>rd</sup> Street

Yakima, WA 98901

Yakima Valley Conference of  
Government  
311 N. 4<sup>th</sup> St. #204  
Yakima, WA 98901

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

North Yakima Conservation District  
1606 Perry St. Unit C  
Yakima, WA 98902

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

Naches-Selah Irrigation District  
104 W. Naches Ave Suite H  
Selah, WA 98942-2001

Bureau of Indian Affairs  
[Nichole.pebeahsy@bia.gov](mailto:Nichole.pebeahsy@bia.gov)

Yakama Nation  
Cultural Resources  
[jessica@Yakama.com](mailto:jessica@Yakama.com)  
[corrine.camuso@Yakama.com](mailto:corrine.camuso@Yakama.com)  
[THPO@Yakama.com](mailto:THPO@Yakama.com)

BRB2024-00005  
Hilltop Invest Group Annexation  
11 labels  
7/16/25

## Karri Espinoza

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**From:** Karri Espinoza  
**Sent:** Wednesday, July 16, 2025 8:36 AM  
**To:** johnpuccinelli@yakima.com; sewell@charter.net; jim@portofgrandview.org; jrbiney@gmail.com; Brian Russell; stephen.zetz@selahwa.gov; Thomas Carroll; Lisa Freund; Marivel Garcia; Tua Vang; David Haws; Troy Havens; Michael Martian; Matt Pietrusiewicz; Nichole.pebeahsy@bia.gov; 'jessica@yakama.com'; corrine\_camuso@yakama.com; thpo@yakama.com  
**Subject:** BRB2024-00005 - City of Selah - Hilltop Invest Group Annexation  
**Attachments:** BRB2024-00005 - City of Selah - Hilltop Invest Group Annexation.pdf

## Karri Espinoza

Office Supervisor  
128 N 2<sup>nd</sup> St, 4<sup>th</sup> Floor  
Yakima, WA 98901  
(509)574-2300  
[Karri.espinoza@co.yakima.wa.us](mailto:Karri.espinoza@co.yakima.wa.us)

**This email and replies to it are subject to public disclosure under Washington state statute (RCW 42.56 - Public Records Act).**

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FILE NO.: BRB2024-00005

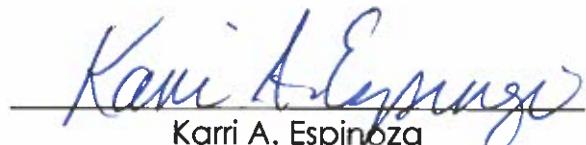
CITY OF SELAH – HILLTOP INVEST GROUP ANNEXATION

**AFFIDAVIT OF MAILING**

STATE OF WASHINGTON      )  
                                  ) ss.  
COUNTY OF YAKIMA      )

I, Karri Espinoza, being first duly sworn, and as an employee of the Yakima County Public Services, Planning Division, dispatched through CITY OF SELAH – HILLTOP INVEST GROUP ANNEXATION a true and correct copy of which is enclosed here-with; that a CITY OF SELAH – HILLTOP INVEST GROUP ANNEXATION was addressed to the applicant, agent and parties of record pursuant to Yakima County Code Title 16B.05, that said parties are individually listed on the Mailing List retained by the Planning Division and that said notice was mailed by me on the 16th day of July, 2025.

That I mailed said notice in the manner herein set forth and that all of the statements are made herein are just and true. Dated this 16th day of July 2025.

  
\_\_\_\_\_  
Karri A. Espinoza  
Office Supervisor