



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 28, 2025

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, South Yakima Conservation District, City of Grandview – ATTN: Anita Palacios, Roger Wilson, James & Linda Hansen, Grandview School District, Yakima County Fire District #5, WSDOT South Central Region, and Washington State DNR Southeast Region, Bureau of Indian Affairs, and Yakama Nation.

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

SUBJ: **File No.: BRB2025-00002 Wilson & Hansen Annexation**

Enclosed is the Notice of Intention packet that proposes the annexation into the City of Grandview of approximately 120 acres having an assessed valuation of \$2,445,590. The annexation is known as the **"Wilson & Hansen Annexation."**

The 45-day review period for this proposed annexation expires **September 11, 2025**.

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

Enclosure: Notice of Intention

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

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

WASHINGTON STATE BOUNDARY REVIEW BOARD FOR YAKIMA COUNTY

NOTICE OF INTENTION

for office use only:

BRB FILE #BRB2025-00002

1. Name of City, Town or special purpose district: City of Grandview
2. Action Sought: Annexation
3. This proposal shall be known as: Wilson & Hansen Annexation
4. Driving directions to location of proposed action: I-82; take Exit 73 onto West Wine Country Road toward Stover Road; turn right onto W. Wine Country Road toward Yakima Valley Highway; turn right onto N. Puterbaugh Road.
5. Briefly describe proposal: Annexation and rezone of property to be developed in the future and to receive City services to include water/sewer/garbage utilities and police/fire protection.
6. Method used to initiate the proposed action: Petition
7. State statute under which action is sought: RCW 35A.14.120, et.seq.

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	10	Unknown until developed	11,010	Unknown
Residences	5	Unknown until developed	2715	Unknown
Businesses	1	Unknown until developed	282	Unknown

2. What source is the basis for this projection information? U.S. Census Bureau, City utility accounts and business licenses
3. Acres within the proposed area: 119.81 Acres within existing entity: Approximately 3,200 acres
4. Assessed valuation of proposed area \$2,445,590 of existing entity: \$436,107,256.00
5. Existing land use of the proposed area: Commercial and Industrial
6. Existing land use of the area surrounding the proposal:

Location	Zoning	Land Use	Jurisdiction
North	AG Agriculture	Residential/Agriculture	Yakima County

South	M-1 Industrial/AG Agriculture	Vacant/Agriculture	Grandview/Yakima County
East	M-1 Industrial/AG Agriculture	Industrial/Agriculture	Grandview/Yakima County
West	HTC Highway-Tourist Commercial	Vacant	Yakima County

7. Are all surrounding & interior roads included in the annexation? **Yes**
If no, why not?
8. Is there new residential, commercial, or industrial development that is associated with this proposal? **No**
If yes, describe any projects being considered or proposed: _____
9. If the proposal is approved, will there be land use changes within the next 18 months?
- o Land Use – **No**
 - o Zoning – **No**
 - o Comprehensive Plan – **No**
10. Has the proposed area been the subject of land use action by Yakima County? **Yes**
If so, please explain: **There is an approved short subdivision for Parcel No. 230909-11002, which was approved under SSP2022-00029.**
11. a. Yakima County Comprehensive Plan designation for the proposed area: **Urban Commercial and Urban Industrial**
b. For surrounding areas: **Urban Commercial and Urban Industrial**
c. Yakima County Zoning for the proposed area: **General Commercial Zoning District and Light-Industrial Zoning District**
d. For surrounding areas: **General Commercial and Light Industrial**
12. Is this proposal consistent with the coordinated water system plan, if any? **Yes**
13. Does your jurisdiction have an adopted comprehensive plan? **Yes** Date Adopted: **March 22, 2016**
14. Describe how this proposal is consistent with the adopted comprehensive plan: **The subject property is within the City's Urban Growth Area and designated commercial and industrial and has therefore been pre-planned as eventually being annexed into the City of Grandview.**
a. Proposed city zoning upon annexation: **C-2 General Business and M-1 Light Industrial**
15. Has any portion of this area been previously reviewed by the Boundary Review Board? **No**
Explain _____
16. Describe the following as required by RCW 36.93.170 and the effects on land use, accessibility and potential development:
- a. Topography: **Flat**
 - b. Natural Boundaries: **City Limits**
 - c. Drainage Basins: **None**
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	City of Grandview & private wells	City of Grandview	Upon development	Developer
Sewer	City of Grandview & private septic systems	City of Grandview	Upon development	Developer
Fire	Yakima County Fire District No. 5	City of Grandview	Upon annexation	Property taxes
Stormwater	Yakima County & Sunnyside Valley Irrigation District	City of Grandview	Upon annexation	Developer
Roads	Yakima County	City of Grandview	Upon annexation	Developer
Parks	Yakima County	City of Grandview	Upon annexation	Property taxes
Police	Yakima County Sheriff; Washington State Patrol	City of Grandview	Upon annexation	Property taxes
School	Grandview School District	Grandview School District	Currently providing services	Property taxes
Library	Yakima Valley Regional Library & City of Grandview	City of Grandview	Upon annexation	Property taxes

2. Does your jurisdiction have a current Capital Facilities Plan? Yes
Does it consider the proposed area? Yes

3. Describe the effect your jurisdiction's ordinances, governmental codes, regulations and resolutions will have on existing uses in the proposed area: Area annexed will assume proportionate share of existing city indebtedness. City codes and ordinances will apply. Water, sewer and irrigation services, as well as solid waste collection will be provided by and charges paid to the City.

4. Describe the probable future needs for services and additional regulatory controls in the area? City sewer and domestic water, police and fire services.

5. Describe the probable effects of the proposal on the cost and adequacy of services and regulatory controls: Minimal effect if any. Water and Sewer Comprehensive Plans have been updated to address future needs. Adequate sized water and sewer lines are in place in this area for development. Costs and controls unique to the development, if any, would be determined at the time of development.

a. In the proposed area? Encourage development within the proposed annexation.

b. In the adjacent area? Encourage development within the Urban Growth Area.

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

a. Proponent Expenditures to be incurred:	\$ -0-
b. Proponent Revenues to be gained:	\$4,304.24
c. County Revenue Lost:	\$3,032.10 – Yakima County Roads
d. County Expenditure Reduction:	\$3,032.10 – Yakima County Roads
e. Fire District Revenue Lost:	\$3,613.77
f. Fire District Expenditure Reduction:	\$3,613.77
g. Financial Impact to Special Districts (library, parks, hospital):	\$700.18 – Yakima Regional Library

7. What is the future impact of your proposal on the school district? Potential to add more tax revenue to the district. Other than that, there will be minimal impact to the School District.

ENVIRONMENTAL INFORMATION

1. Is there an existing environmental review pertinent or related to this proposal? Yes
If No, answer questions 2 through 5.
2. Expected impact of any proposed development to adjacent roads and highways: Any development that would impact the roads would be addressed at the time of development.
3. Expected impact of any proposed development on air quality: None.
4. Does the area under consideration contain "critical areas"? (floodplain, wetland, steep slope wildlife habitat area, etc.): No.
5. Please describe any potential adverse impacts that could occur upon development: Unknown at this time.

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:

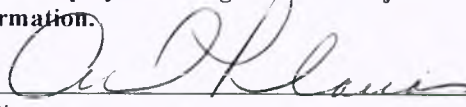
1. Preservation of natural neighborhoods and communities: The property is a natural extension of the planned commercial and industrial area and is consistent with the Comprehensive Plan for this area.
2. Use of physical boundaries, including but not limited to bodies of water, highways, and land contours: I-82.
3. Creation and preservation of logical service areas: The property is within the City of Grandview's designated Urban Growth Area and meets the definition of "Urban Growth" as defined under RCW 36.70A.030 and also "Urban Growth Area" as stated in RCW 36.70A.110.
4. Prevention of abnormally irregular boundaries: NA
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: NA
6. Dissolution of inactive special purpose districts: NA
7. Adjustment of impractical boundaries: NA
8. Incorporation as cities or towns or annexation to cities and towns of unincorporated areas which are urban in character: NA
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: The properties are currently within the General Commercial and Light-Industrial Zoning Districts.

EXHIBITS

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

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

Dated this 16th day of July, 2025


Signature

Anita Palacios

Name of person completing this form

City Clerk

Title

(509) 882-9200

Phone Number

(509) 882-3099

Fax Number

207 West Second Street, Grandview, WA 98930

Mailing Address

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

Roger Wilson
222 S. 1st Street
Yakima, WA 98901

James & Linda Hansen
1501 Bethany Road
Grandview, WA 98930

EXHIBIT A

A copy of the legal description of the boundaries of the area involved in the proposed action certified by the Yakima County Public Works Division.

Anita Palacios

From: Brett Sheffield <brett.sheffield@co.yakima.wa.us>
Sent: Thursday, April 17, 2025 8:15 AM
To: Anita Palacios
Cc: Shane Fisher
Subject: RE: City of Grandview - Wilson & Hansen Annexation - Legal Description

CAUTION: External Email

Anita,

Yakima County agrees with the Legal Description of the boundaries of the proposed annexation.

From: Anita Palacios <anitap@grandview.wa.us>
Sent: Thursday, April 10, 2025 8:42 AM
To: Brett Sheffield <brett.sheffield@co.yakima.wa.us>
Cc: Shane Fisher <sfisher@grandview.wa.us>
Subject: FW: City of Grandview - Wilson & Hansen Annexation - Legal Description

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Brett,

Per my voicemail, see below. Please confirm receipt.

Thanks,

Anita G. Palacios, MMC
City Clerk/Human Resources
City of Grandview
207 West Second Street
Grandview, WA 98930
PH: (509) 882-9208 or 882-9200
Fax: (509) 882-3099
anitap@grandview.wa.us
www.grandview.wa.us

From: Anita Palacios
Sent: Monday, March 24, 2025 3:28 PM
To: YAKIMA CO TRANSPORTATION SERVICES <matt.pietrusiewicz@co.yakima.wa.us>
Cc: Shane Fisher <sfisher@grandview.wa.us>
Subject: City of Grandview - Wilson & Hansen Annexation - Legal Description

Matt,

The City of Grandview is in the process of submitting a Notice of Intention to Annex the above-referenced parcel to the Yakima County Boundary Review Board (BRB). The BRB requires that the legal description of the boundaries of the area involved in the proposed action be certified by Yakima County.

Enclosed herein please find a copy of the legal description along with a map of the parcel proposed to be annexed for review and certification by your department. Also enclosed is the Petition for Annexation. Once complete, please return to my attention. If you have any questions or require additional information, please contact me.

Thank you in advance for your assistance.

Anita G. Palacios, MMC
City Clerk/Human Resources
City of Grandview
207 West Second Street
Grandview, WA 98930
PH: (509) 882-9208 or 882-9200
Fax: (509) 882-3099
anitap@grandview.wa.us
www.grandview.wa.us

From: Eric Herzog <ehertzog@hlacivil.com>
Sent: Monday, March 24, 2025 1:51 PM
To: Anita Palacios <anitap@grandview.wa.us>
Cc: Shane Fisher <sfisher@grandview.wa.us>; Mike Battle <mbattle@hlacivil.com>
Subject: RE: Wilson & Hansen Annexation - Legal Description

CAUTION: External Email

Hi Anita,

Attached is the legal description and exhibit map for the Wilson & Hanson annexation. I included all the adjacent road right of ways as requested.

Please let me know if you have any questions or if we can provide additional information.

Thanks!

Eric Herzog, PLS
HLA Engineering and Land Surveying, Inc.
2803 River Road, Yakima, WA 98902
Office: (509) 966-7000 | Cell: (509) 969-0413
ehertzog@hlacivil.com | www.hlacivil.com

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From: Anita Palacios <anitap@grandview.wa.us>
Sent: Thursday, March 13, 2025 8:42 AM
To: Eric Herzog <ehertzog@hlacivil.com>
Cc: Shane Fisher <sfisher@grandview.wa.us>; Mike Battle <mbattle@hlacivil.com>
Subject: Wilson & Hansen Annexation - Legal Description

Hello Eric,

The City of Grandview is processing the above-referenced annexation for Parcel Nos. 230909-12003, 230909-11401, 230909-11002, 230909-11402, 230909-11403, 230909-11404, 230909-14002, 230909-14404, 230909-14403, 230910-23404, 230910-23406, 230910-24400 located on Wine Country Road, Bethany Road, N. Puterbaugh Road and Woodworth Road, Grandview, Yakima County, Washington. The City is required to submit a legal description of the boundaries of the area involved in the proposed action to the Yakima County Public Works Department for certification. In the past, it has been the County's policy that generally the full width of adjacent roads should be included in the annexation proposal's legal description. I would ask your assistance in developing such legal description. Attached are maps of the proposed area. Once complete, please return to my attention.

Also as a reminder, the County requires a one inch border on the legal description and map exhibit for recording purposes.

If you have any questions or require additional information, please let me know.

Thank you in advance for your assistance.

Anita G. Palacios, MMC
City Clerk/Human Resources
City of Grandview
207 West Second Street
Grandview, WA 98930
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March 24, 2025
HLA Project No. 25007G
City of Grandview

Legal Description for Wilson and Hanson Annexation

Those portions of the Southwest Quarter of Section 3, Southeast Quarter of Section 4, Northeast Quarter of Section 9, and the Northwest Quarter of Section 10, all in Township 9 North, Range 23 East, W. M., described as follows:

Beginning at the Northeast corner of Lot 2 of that Short Plat recorded in Book 96 of Short Plats, page 126, records of Yakima County Washington.
Thence Southerly along the East line of said lot 2 and the Westerly right of way line of Bethany Road to the Southeast corner of Lot 3 of that Short Plat recorded in Book 84 of Short Plats, page 264, records of Yakima County, Washington.
Thence Westerly to the Southwest corner of said Lot 3,
Thence Westerly along the South line of said Lot 2 and its Westerly extension to the Southwesterly right of way line of Yakima Valley Highway;
Thence Northwesterly along said right of way line to intersection of the Southwesterly extension of the Northwesterly right of way line of Tear Road as shown on that WSDOT right of way plan for SR 12, Sulphur Creek to Stover Road;
Thence Northeasterly along said line and its Northeasterly extension to the Northeasterly right of way line of Woodworth Road;
Thence Southeasterly and Easterly along the said right of way line to its intersection with the Easterly right of way line of North Puterbaugh Road;
Thence Southerly along said Easterly right of way line to the Southwest corner of Lot 2 of said Short Plat recorded in Book 84 of Short Plats, page 264, records of Yakima County, Washington;
Thence Easterly along the South line of said Lot 2 to the Southeast corner thereof;
Thence Northerly to the Northwest corner of lot 2 of said Short Plat, recorded in Book 96 of Short Plats, page 126, records of Yakima County Washington.
Thence Easterly along the North line of said Lot 2 to the Point of Beginning.

Situate in Yakima County, Washington.

Yakima County Tax Parcel Nos. 230909-12003, 230909-11401, 230909-11002, 230909-11402, 230909-11403, 230909-11404, 230909-14002, 230909-14404, 230909-14403, 230910-23404, 230910-23406, and 230910-24400 and adjacent road right of ways as described herein.



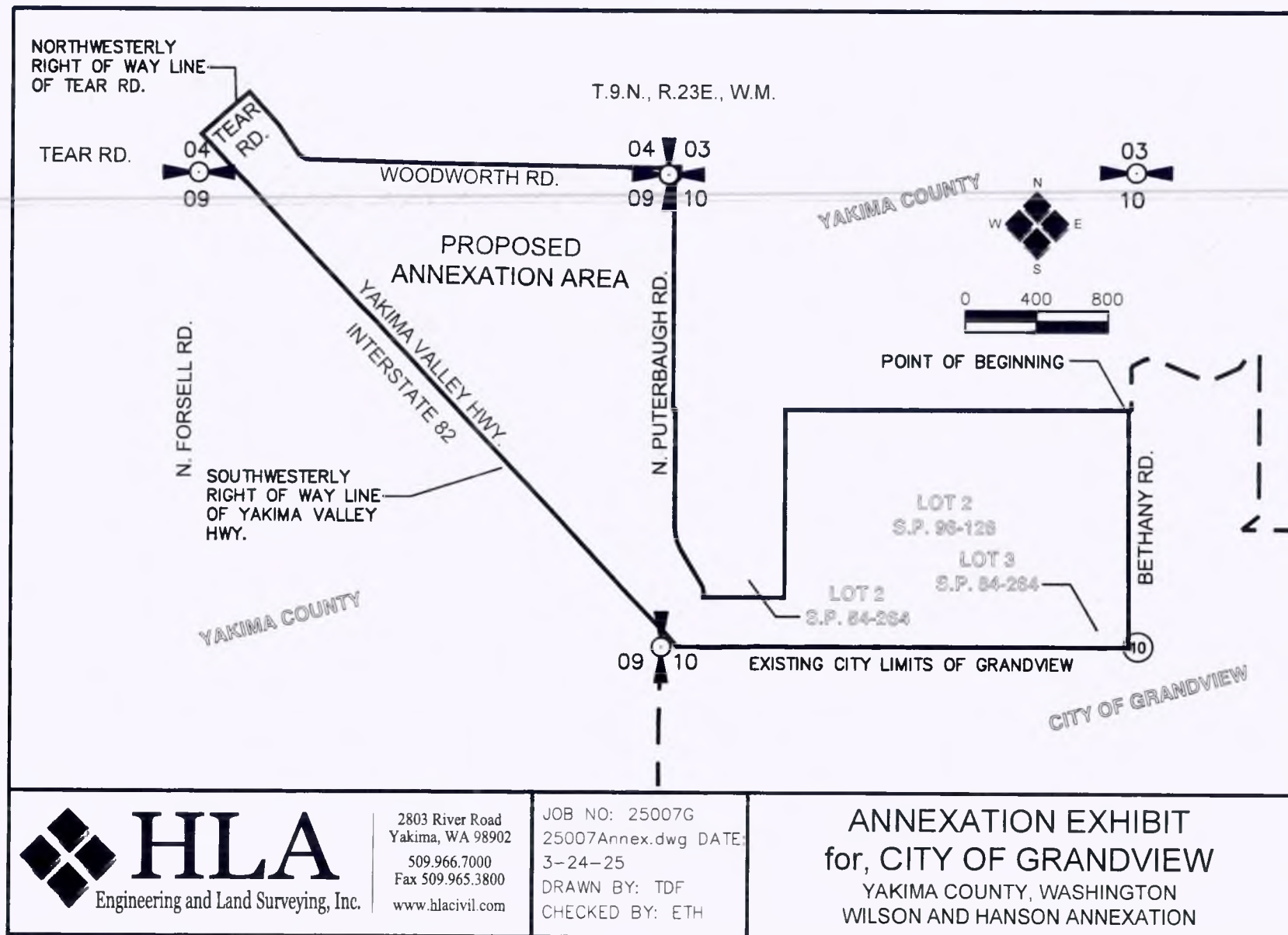
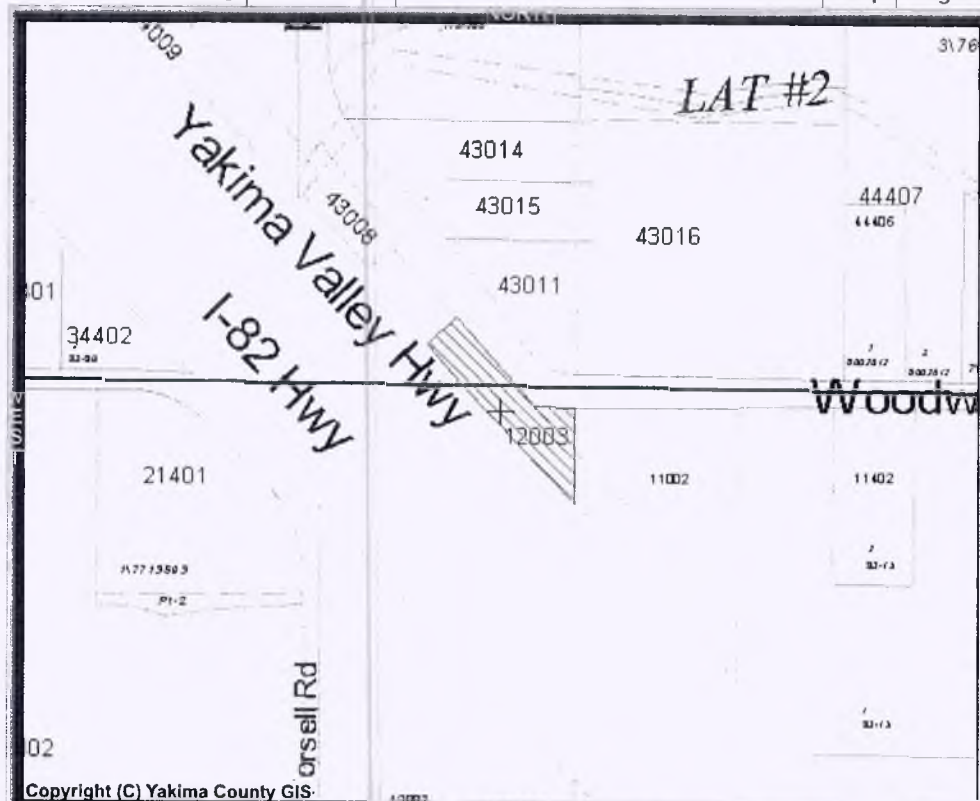


EXHIBIT B

A Yakima County Assessor's map on which the boundary of the area involved in the proposal and the size in acres must be clearly indicated. Include a list of all parcel numbers for lots in proposed area.

Property Owner	Parcel No.	Address	Acreage
St. Clair & Mariea Woodworth	230909-12003	90 Woodworth Rd	1.19
George & Edith LMTD PNTR Higgins	230909-11401	Woodworth/Puterbaugh Rd	27.81
Double "H" LP	230909-11002	Woodworth Rd	4.20
Yesenia Valencia & Noel Calderon	230909-11402	200 Woodworth Rd	2.00
George & Edith LMTD PNTR Higgins	230909-11403	Woodworth/Puterbaugh Rd	13.04
George & Edith LMTD PNTR Higgins	230909-11404	260 N. Puterbaugh Rd	2.04
Margarita Saenz & Rudy G. Saenz	230909-14002	Puterbaugh Rd	0.51
Wilson Store Properties, LLC	230909-14404	120 N. Puterbaugh Rd	5.68
Noe Lopez Cardozo, Amarilys F. Lopez, Noe Lopez Cardozo	230909-14403	110 N. Puterbaugh Rd	2.16
James & Linda Hansen	230910-23404	Bethany/Puterbaugh Rd	0.47
James & Linda Hansen	230910-23406	651 Bethany Rd	58.71
Candelario T. & Vera Ortiz	230910-24400	550 Bethany Rd	2.00
TOTAL ACREAGE			119.81



Copyright (C) Yakima County GIS

Easting(ft) : Northing(ft)

Longitude(W) : Latitude(N)

Click Map to: *Get Information*

One Inch = 400 Feet

Feet	200	400	600
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Search By: Parcel Number ▼

Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

Search

MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography:

☐ FEMA ☐ Critical Areas
☐ Contours ☐ Utilities

MapSize: Small (800x600)


Maps brought to you by:

Valley Title Guarantee

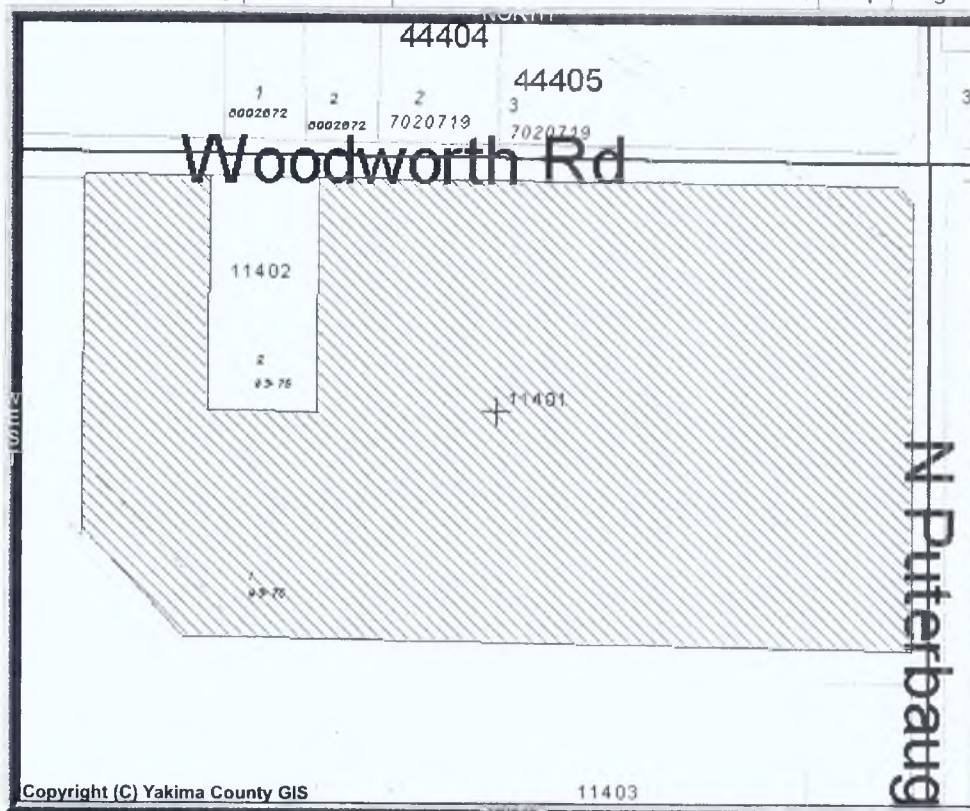
W Title Insurance & Escrow Service

8722 • J. Neurosci., December 2, 2009 • 29(48):8715–8724

(509) 248-4442

	Parcel Address:		90 WOODWORTH RD, Grandview, WA 98930						
	Parcel Owner(s):		ST CLAIR & MARIEA WOODWORTH						
	Parcel Number:		23090912003			Parcel Size:		1.19 Acre(s)	
	Property Use:		99 Other Undeveloped Land						
Tax Code Area (TCA):		441			Tax Year:		2025		
Improvement Value:		\$0			Land Value:		\$500		
CurrentUse Value:		\$0			CurrentUse Improvement:		\$0		
New Construction:		\$0			Total Assessed Value:		\$500		
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4,1/2)	Garage (bsmt/att/bltin)	Carport
No Residence Information Found.									
Excise	Sale Date	Sale Price	Grantor				Portion		
No Sales Information Found.									
While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us.									

Zoning:	M-1	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Industrial (Yakima County Plan 2015)
FEMA 100 Year:		FIRM Panel Number:	53077C1925D
+ Latitude: 46° 17' 14.530" + Longitude: -119° 56' 41.765" Range: 23 Township: 09 Section: 09			
Narrative Description: BEG NE COR NW1/4 NW1/4 NE1/4, TH S TO APT 50 FT NE'LY OF LE LN OF OLD SR12TH NW'LY PAR W/LE LN TO STA 1706+40, TH NE'LY 89 FT, TH SE'LY PAR W/LE LN TO >N LN SD SUB, TH E TO BEG			



Search By: Parcel Number ▼

Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

Search

MapScale: 1 inch = 300 ft.



Overlays: Aerial Photography: ▼

04

☐ LENA

☐ Contours

☐ Critical
☐ Utilitarian

MapSize: Small (800x600) ▼

Maps brought to you by:

Valley Title Guarantee



Title Insurance &
Escrow Service

(509) 248-4442

Easting(ft) : Northing(ft)

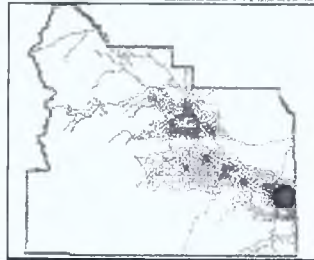
Longitude(W) : Latitude(N)



Click Map to: *Get Information*

One Inch = 300 Feet

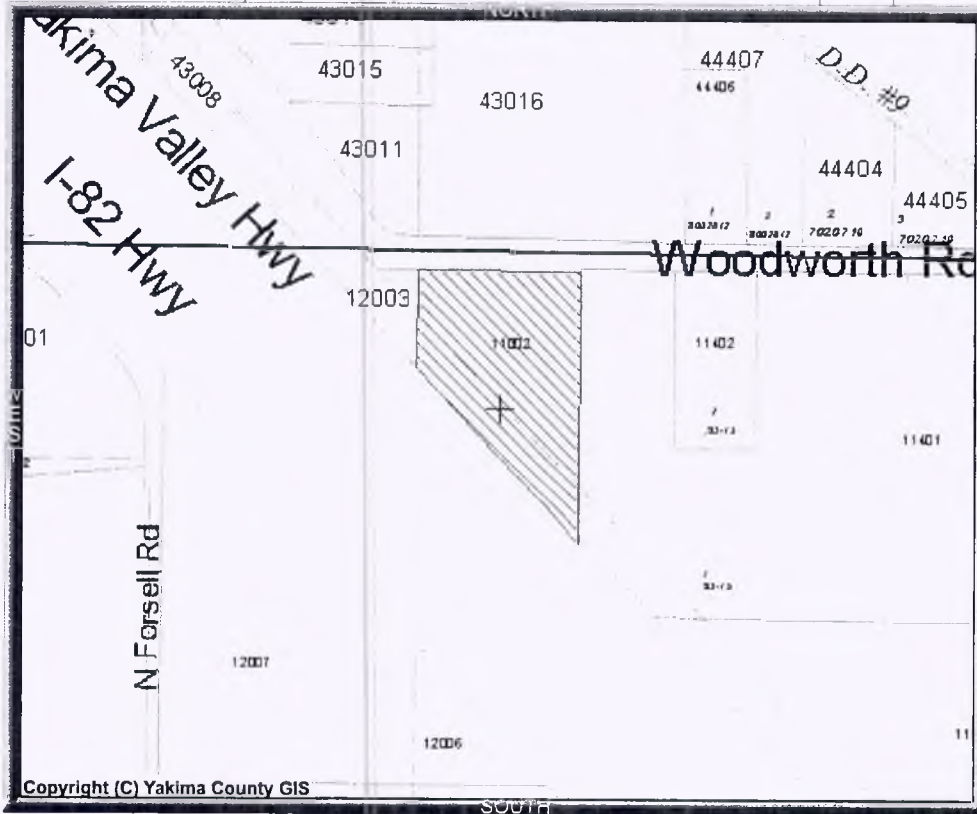
Feet	200	400
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	Parcel Address:		WOODWORTH RD/PUTERBAUGH RD, ,WA						
	Parcel Owner(s):		GEORGE & EDITHLMTD PNTR HIGGINS						
	Parcel Number:		23090911401		Parcel Size: 27.81 Acre(s)				
	Property Use:		99 Other Undeveloped Land						
Tax Code Area (TCA):		441		Tax Year:		2025			
Improvement Value:		\$0		Land Value:		\$333700			
CurrentUse Value:		\$0		CurrentUse Improvement:		\$0			
New Construction:		\$0		Total Assessed Value:		\$333700			
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltn)	Carport
No Residence Information Found.									
Excise	Sale Date	Sale Price	Grantor				Portion		
No Sales Information Found.									
While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us.									

Zoning:	M-1	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Industrial (Yakima County Plan 2015)
FEMA 100 Year:		FIRM Panel Number:	53077C1925D
+ Latitude: 46° 17' 10.211" → Longitude: -119° 56' 22.588" Range: 23 Township: 09 Section: 09			
Narrative Description: SP 9375: LOT 1			
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			



Assessor Planning Real Estate FAQ Help Legend Search Tools Overview



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Search By: Parcel Number

Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

Search

MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography:

☐ FEMA ☐ Critical Areas
☐ Contours ☐ Utilities

MapSize: Small (800x600)

Maps brought to you by:

Valley Title Guarantee



Title insurance &
Escrow Service

www.vtgs.com

(509) 248-4442

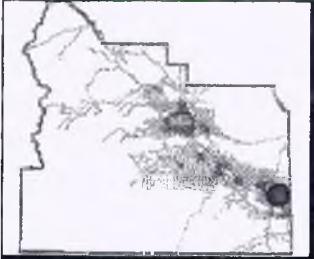
Easting(ft) : Northing(ft)

Longitude(W) : Latitude(N)

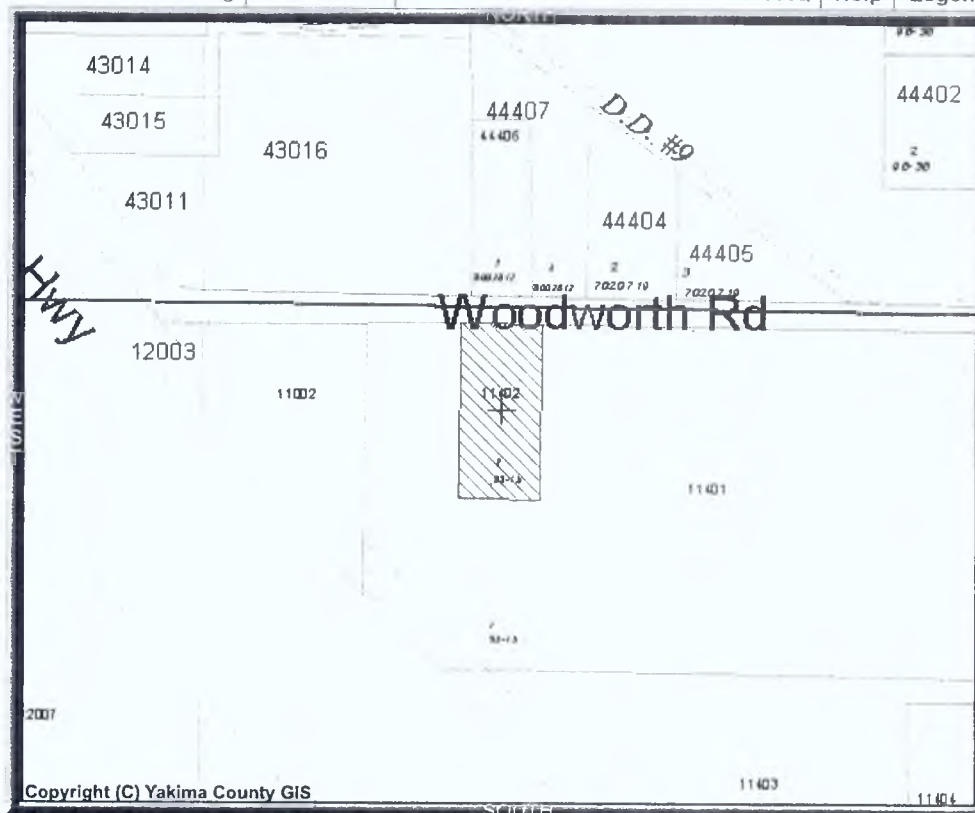
Click Map to: Get Information

One Inch = 400 Feet

Feet 200 400 600

	Parcel Address:		WOODWORTH RD, ,WA						
	Parcel Owner(s):		DOUBLE ""H"" LP						
	Parcel Number:		23090911002			Parcel Size:		4.2 Acre(s)	
	Property Use:		18 Other Residential						
	Tax Code Area (TCA):		441			Tax Year:		2025	
	Improvement Value:		\$16900			Land Value:		\$35600	
CurrentUse Value:		\$0			CurrentUse Improvement:		\$0		
New Construction:		\$0			Total Assessed Value:		\$52500		
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/at/bltin)	Carport
No Residence Information Found.									
Excise	Sale Date	Sale Price	Grantor				Portion		
No Sales Information Found.									
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Zoning:	M-1	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Industrial (Yakima County Plan 2015)
FEMA 100 Year:		FIRM Panel Number:	53077C1925D
+ Latitude: 46° 17' 11.266"		+ Longitude: -119° 56' 36.327"	
		Range: 23 Township: 09 Section: 09	
Narrative Description: W 394.78 FT OF E1/2 NW1/4 NE1/4 LY 50 FT NE'LY OF LE LN OF OLD SR12 EX N 30 FT OF CO RD R/W			
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			



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Easting(ft) : Northing(ft)

Longitude(W) : Latitude(N)



Click Map to: *Get Information*

One Inch = 400 Feet

Feet 200 400 600

Search By: Parcel Number

Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

Search

MapScale: 1 inch = 400 ft.



Overlays: Aerial Photography: ▼

 Critical Areas

☐ Contours☐ Critical
☐ *Utilities*

MapSize: Small (800x600) ▼

Maps brought to you by:


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2025-2026 2025-2026 2025-2026

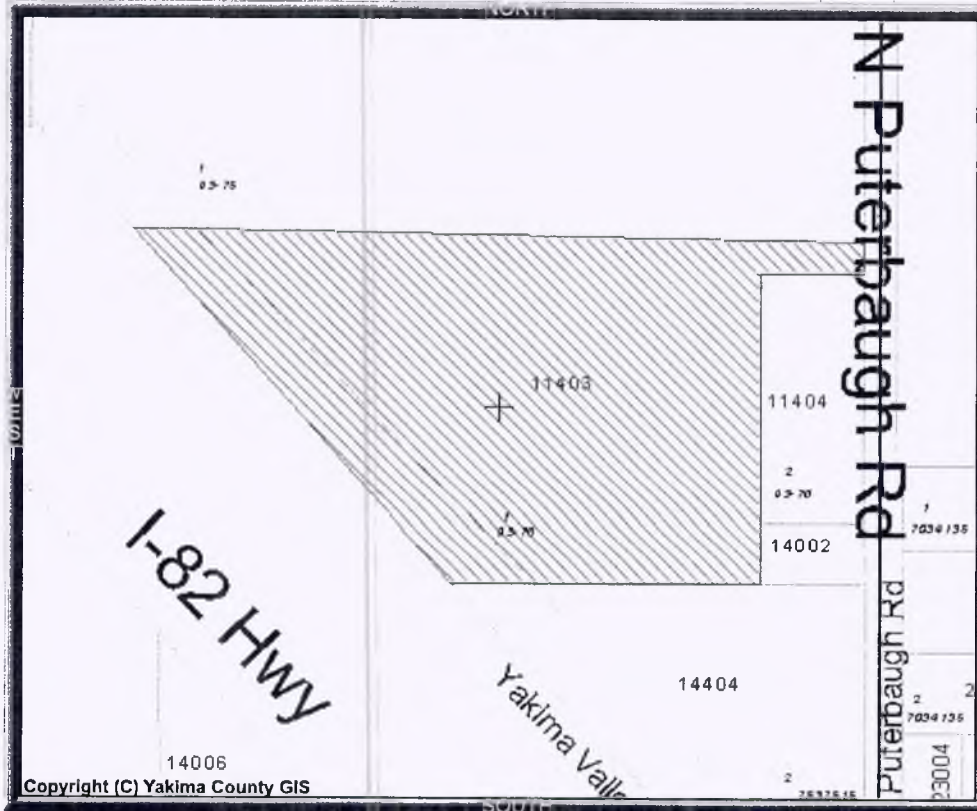
(509) 248-4442

	Parcel Address:		200 WOODWORTH RD, GRANDVIEW ,WA 98930						
	Parcel Owner(s):		YESENIA VALENCIA NOEL CALDERON						
	Parcel Number:		23090911402		Parcel Size:		2 Acre(s)		
	Property Use:		11 Single Unit						
	Tax Code Area (TCA):		441		Tax Year:		2025		
	Improvement Value:		\$208500		Land Value:		\$120400		
	CurrentUse Value:		\$0		CurrentUse Improvement:		\$0		
New Construction:		\$0		Total Assessed Value:		\$328900			
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsm/vatt/b/lin)	Carport
AVERAGE	1955	1.00	1512		0/0	3	1/0/1	0/0/0	
Excise	Sale Date	Sale Price		Grantor			Portion		
E033872	10/26/2021	\$409000		HANSEN LINDA L			N		
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Zoning:	M-1	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Industrial (Yakima County Plan 2015)
FEMA 100 Year:		FIRM Panel Number:	53077C1925D
+ Latitude: 46° 17' 12.403" + Longitude: -119° 56' 28.725" Range: 23 Township: 09 Section: 09			
Narrative Description: SP 9375: LOT 2			
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			



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Search

MapScale: 1 inch = 300 ft.

Overlays: Aerial Photography:

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☐ Contours ☐ Utilities

MapSize: Small (800x600)

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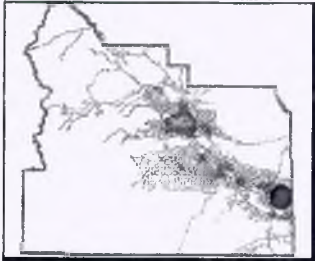
Easting(ft) : Northing(ft)

Longitude(W) : Latitude(N)

Click Map to: Get Information

One Inch = 300 Feet

Feet 200 400

	Parcel Address:		WOODWORTH RD/PUTERBAUGH RD, ,WA						
	Parcel Owner(s):		GEORGE & EDITHLMTD PNTR HIGGINS						
	Parcel Number:		23090911403		Parcel Size:		13.04 Acre(s)		
	Property Use:		99 Other Undeveloped Land						
	Tax Code Area (TCA):		441		Tax Year:		2025		
	Improvement Value:		\$0		Land Value:		\$156500		
	CurrentUse Value:		\$0		CurrentUse Improvement:		\$0		
New Construction:		\$0		Total Assessed Value:		\$156500			
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltin)	Carport
No Residence Information Found.									
Excise	Sale Date	Sale Price	Grantor				Portion		
No Sales Information Found.									
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Zoning:	M-1	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Industrial (Yakima County Plan 2015)
FEMA 100 Year:		FIRM Panel Number:	53077C1925D
+ Latitude: 46° 17' 02.830"			
+ Longitude: -119° 56' 21.310"			
Range: 23 Township: 09 Section: 09			
Narrative Description: SP 9376: LOT 1			
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			

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Yakima County

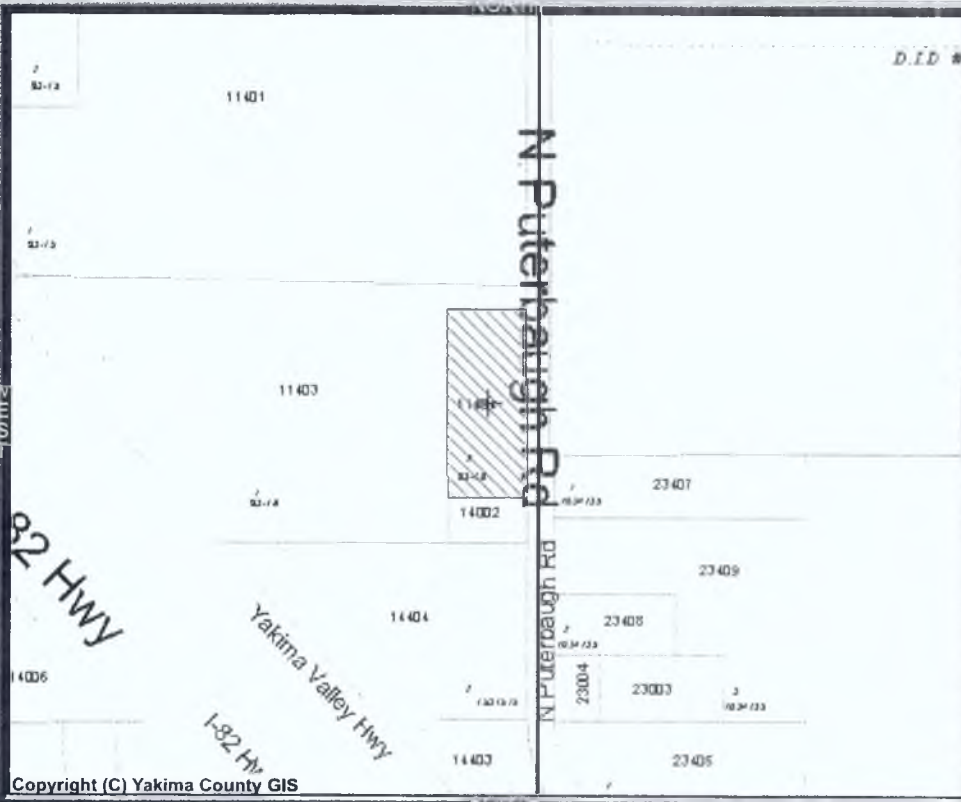


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MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography:

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☐ Contours ☐ Utilities

MapSize: Small (800x600)

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Easting(ft) : Northing(ft)

Longitude(W) : Latitude(N)

Click Map to: Get Information

One Inch = 400 Feet

Feet 200 400 600



Parcel Address: 260 N PUTTERBAUGH RD, GRANDVIEW, WA 98930
Parcel Owner(s): GEORGE & EDITH L MTD PNTR HIGGINS
Parcel Number: 23090911404 Parcel Size: 2.04 Acre(s)
Property Use: 11 Single Unit

Tax Code Area (TCA): 441 Tax Year: 2025
Improvement Value: \$115600 Land Value: \$121000
Current Use Value: \$0 Current Use Improvement: \$0
New Construction: \$0 Total Assessed Value: \$236600

Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltin)	Carport
FAIR	1910	2.00	872	324	0/0	3	1/0/0	2/483/0	

Excise	Sale Date	Sale Price	Grantor	Portion
No Sales Information Found.				

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Zoning:	M-1	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Industrial (Yakima County Plan 2015)
FEMA 100 Year:		FIRM Panel Number:	53077C1925D

+ Latitude: 46° 17' 02.957" Longitude: -119° 56' 13.084" Range: 23 Township: 09 Section: 09

Narrative Description: SP 9376: LOT 2

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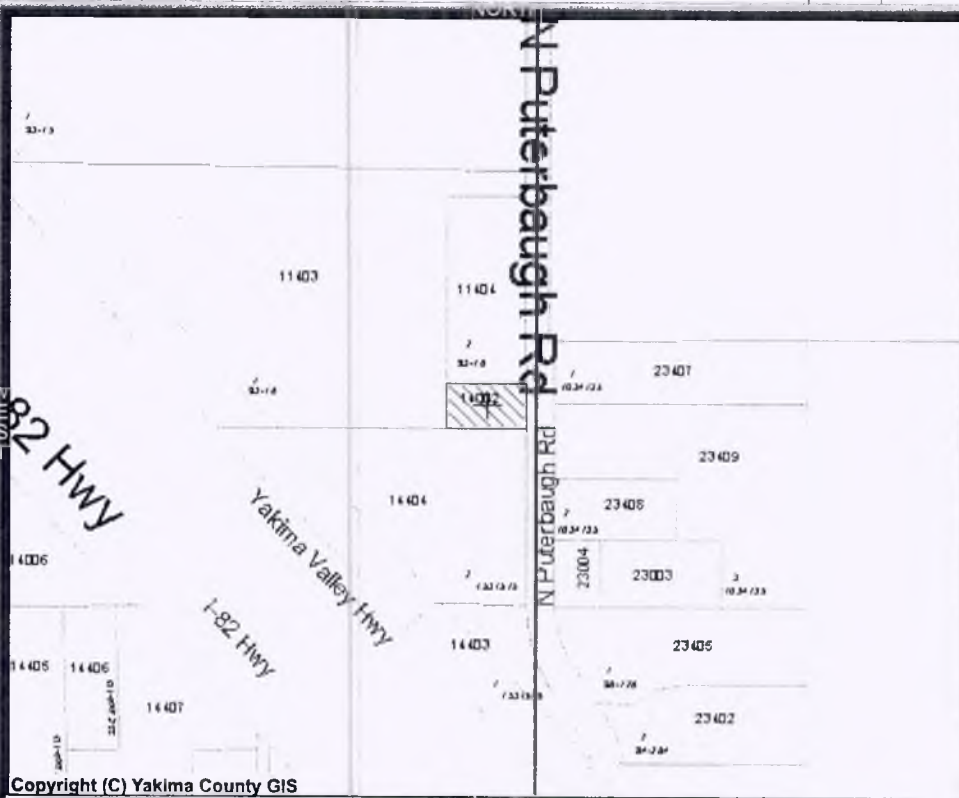
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Overlays: Aerial Photography:

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☐ Contours ☐ Utilities

MapSize: Small (800x600)

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Easting(R) | Northing(ft)

Longitude(E) | Latitude(N)

Click Map to: Get Information

One Inch = 400 Feet
Feet 200 400 600



Parcel Address: PUTTERBAUGH RD W SD, WA
Parcel Owner(s): MARGARITA SAENZ RUDY G SAENZ
Parcel Number: 23090914002 Parcel Size: 0.51 Acre(s)
Property Use: 11 Single Unit
Tax Code Area (TCA): 441 Tax Year: 2025
Improvement Value: \$144000 Land Value: \$78500
Current Use Value: \$0 Current Use Improvement: \$0
New Construction: \$0 Total Assessed Value: \$222500

Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltin)	Carport
LOW/FAIR	1910	2.00	972	420	0/0	3	1/0/0	0/0/0	

Excise	Sale Date	Sale Price	Grantor	Portion
370700	2/7/2005	\$25000	CANTU, EFRAIN	N
466149	11/7/2023	\$58830	CASTILLEJA, VICTOR & IMELDA	N

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Zoning:	M-1	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Industrial (Yakima County Plan 2015)
FEMA 100 Year:		FIRM Panel Number:	53077C1925D

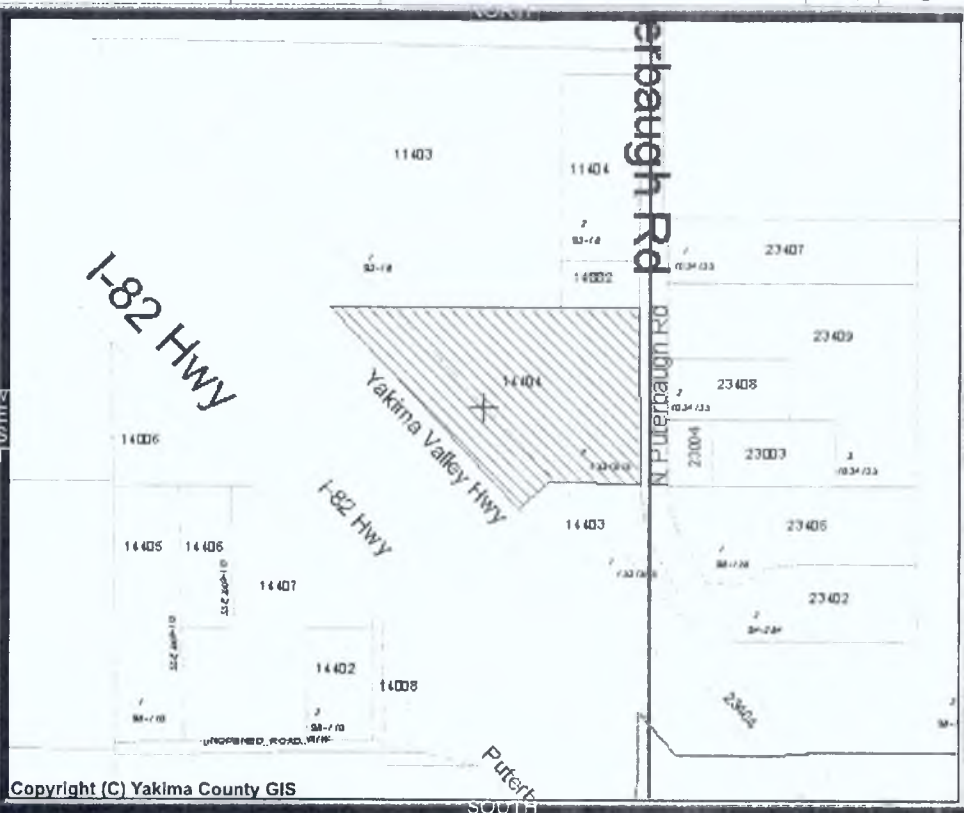
+ Latitude: 46° 17' 00.114" + Longitude: -119° 56' 13.106" Range: 23 Township: 09 Section: 09

Narrative Description: S 115 FT OF N 197 FT OF E 219 FT OF SE 1/4 NE 1/4 EX E 25 FT FOR ROAD



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MapSize: Small (800x600)

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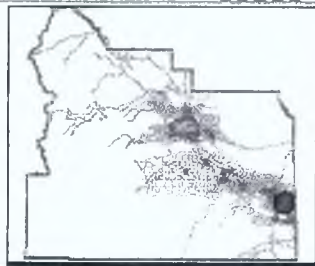
Easting(ft) : Northing(ft)

Longitude(W) : Latitude(N)

Click Map to: **Get Information**

One Inch = 400 Feet

Feet 200 400 600



Parcel Address: **120 N PUTERBAUGH RD, GRANDVIEW, WA 98930**

Parcel Owner(s): **WILSON STORE PROPERTIES LLC**

Parcel Number: **23090914404** Parcel Size: **5.68 Acre(s)**

Property Use: **52 Retail Hardware, Materials**

Tax Code Area (TCA): **441**

Tax Year: **2025**

Improvement Value: **\$181400**

Land Value: **\$333850**

CurrentUse Value: **\$0**

CurrentUse Improvement: **\$0**

New Construction: **\$0**

Total Assessed Value: **\$515250**

Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltin)	Carport
No Residence Information Found.									

Excise	Sale Date	Sale Price	Grantor	Portion
No Sales Information Found.				

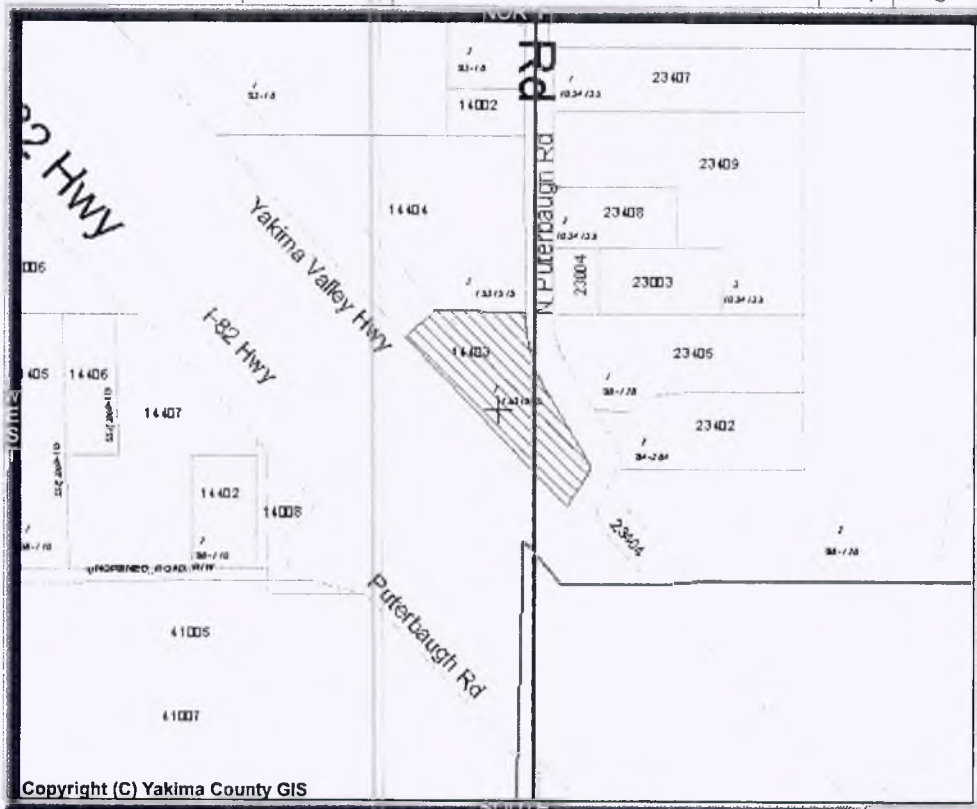
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Zoning:	GC	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Commercial (Yakima County Plan 2015)
FEMA 100 Year:		FIRM Panel Number:	53077C1925D

+ Latitude: **46° 16' 57.103"** + Longitude: **-119° 56' 17.173"** Range: **23** Township: **09** Section: **09**

Narrative Description: **Section 09 Township 09 Range 23 Quarter NE: SP AF# 7537515: LOT 2**

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Longitude(W) : Latitude(N)

Click Map to: *Get Information*

One Inch = 400 Feet

Feet 200 400 600

Search By: Parcel Number

Parcel #:

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Search

MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography: ▼

☐ FEMA ☐ Critical Areas
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MapSize: Small (800x600) ▼

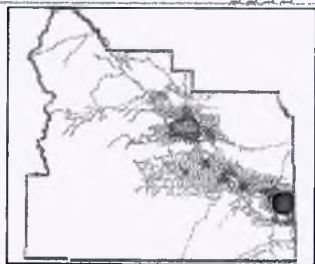
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Parcel Address:	110 N PUTERBAUGH RD, GRANDVIEW ,WA 98930	
Parcel Owner(s):	NOE LOPEZ CARDOZO	
Parcel Number:	23090914403	Parcel Size: 2.16 Acre(s)
Property Use:	99 Other Undeveloped Land	
Tax Code Area (TCA):	441	Tax Year: 2025
Improvement Value:	\$0	Land Value: \$70700
CurrentUse Value:	\$0	CurrentUse Improvement: \$0
New Construction:	\$0	Total Assessed Value: \$70700

Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsm/att/bltn)	Carport
No Residence Information Found.									

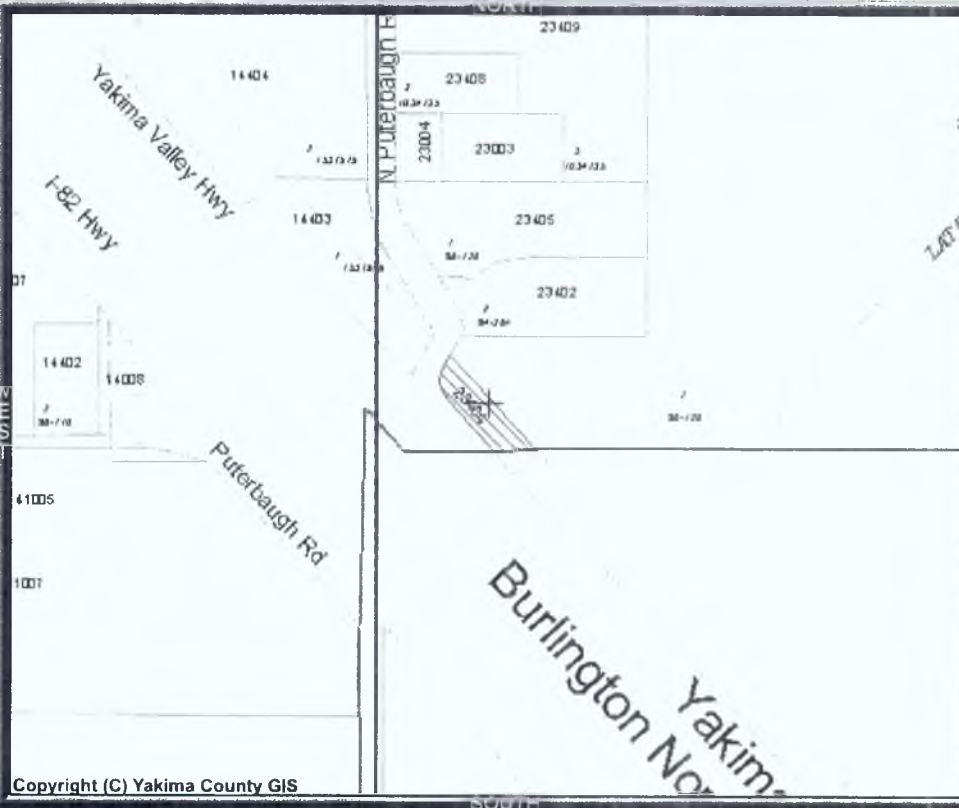
Excise	Sale Date	Sale Price	Grantor	Portion
451970	9/27/2018	\$55000	WILSON STORE PROPERTIES LLC	N

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Zoning:	GC	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Commercial (Yakima County Plan 2015)
FEMA 100 Year:		FIRM Panel Number:	53077C1925D
+ Latitude: 46° 16' 52.866"		+ Longitude: -119° 56' 12.749"	
		Range: 23	Township: 09 Section: 09
Narrative Description: Section 09 Township 09 Range 23 Quarter NE: SP AF# 7537515: LOT 1			
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 Longitude(W) : Latitude(N)
 Click Map to: **Get Information**
 One Inch = 400 Feet
 Feet 200 400 600

Search By: Parcel Number

Parcel #:

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MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography:

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☐ Contours ☐ Utilities

MapSize: Small (800x600)

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	Parcel Address:		BETHANY PUTERBAUGH RDS, ,WA						
	Parcel Owner(s):		JAMES & LINDA HANSEN						
	Parcel Number:		23091023404		Parcel Size:		0.47 Acre(s)		
	Property Use:		81 Agricultural Not Current Use						
	Tax Code Area (TCA):		441		Tax Year:		2025		
	Improvement Value:		\$0		Land Value:		\$53200		
	CurrentUse Value:		\$0		CurrentUse Improvement:		\$0		
New Construction:		\$0		Total Assessed Value:		\$53200			
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltin)	Carport
No Residence Information Found.									
Excise	Sale Date	Sale Price	Grantor				Portion		
No Sales Information Found.									
While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us .									

Zoning:	M-1	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Industrial (Yakima County Plan 2015)
FEMA 100 Year:		FIRM Panel Number:	53077C1925D
+ Latitude: 46° 16' 49.731"		+ Longitude: -119° 56' 07.603"	
Range: 23		Township: 09	Section: 10
Narrative Description: TH PT OF OLD SR12 LY 50 FT E OF LE LNOF SD SR12 & SW'LY OF LOT 1 OF SP84246			
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			

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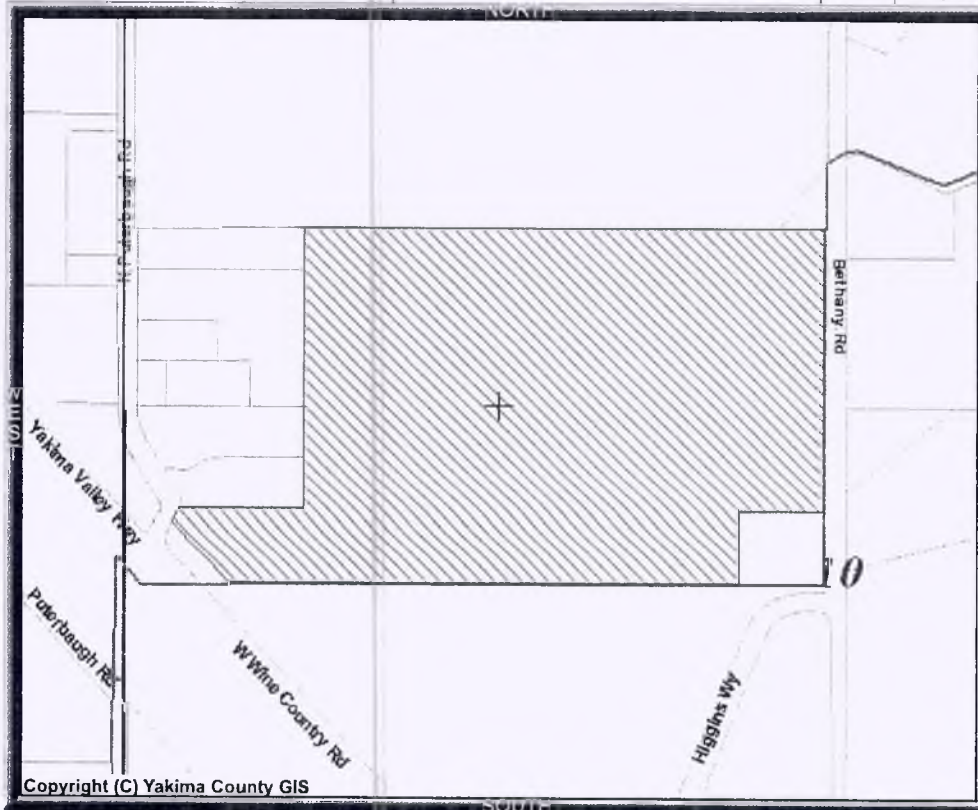
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Easting(R) : Northing(R)

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One Inch = 600 Feet

Feet 250 500 750 1000

Search By: Parcel Number

Parcel #:

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Search

MapScale: 1 inch = 600 ft.

Overlays: Aerial Photography:

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☐ Utilities

MapSize: Small (800x600)

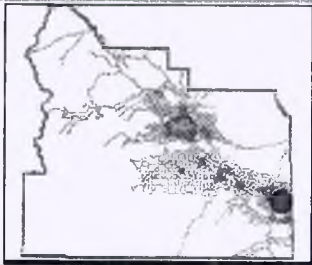
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Parcel Address: 651 BETHANY RD, GRANDVIEW, WA 98930
Parcel Owner(s): JAMES & LINDA HANSEN
Parcel Number: 23091023406 Parcel Size: 58.71 Acre(s)
Property Use: 83 Current Use Agricultural

Tax Code Area (TCA): 441 Tax Year: 2025
Improvement Value: \$128800 Land Value: \$358300
Current Use Value: \$148240 Current Use Improvement: \$128800
New Construction: \$0 Total Assessed Value: \$277040

Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltn)	Carport
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No Residence Information Found.

Excise	Sale Date	Sale Price	Grantor	Portion
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No Sales Information Found.

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Zoning:	M-1	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Industrial (Yakima County Plan 2015)
FEMA 100 Year:		FIRM Panel Number:	53077C1925D

+ Latitude: 46° 16' 55.101" + Longitude: -119° 55' 51.763" Range: 23 Township: 09 Section: 10
Narrative Description: SP 96126: LOT 2

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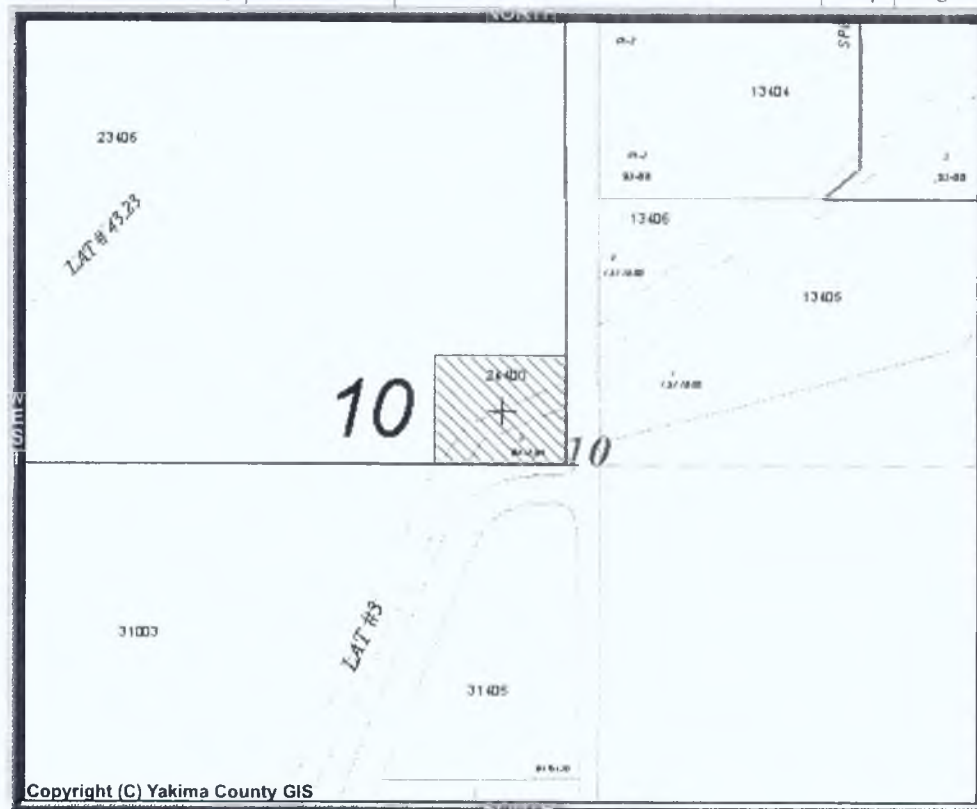
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Overlays: Aerial Photography

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MapSize: Small (800x600)

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Longitude(W) : Latitude(N)

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One Inch = 400 Feet

Feet 200 400 600



Parcel Address: 550 BETHANY RD, GRANDVIEW, WA 98930
Parcel Owner(s): CANDELARIO T & VERA ORTIZ
Parcel Number: 23091024400 Parcel Size: 2 Acre(s)
Property Use: 11 Single Unit

Tax Code Area (TCA): 441 Tax Year: 2025
Improvement Value: \$77800 Land Value: \$120400
CurrentUse Value: \$0 CurrentUse Improvement: \$0
New Construction: \$0 Total Assessed Value: \$198200

Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsm/att/bltin)	Carport
LOW-COST	1979	1.00	840		0/0	2	1/0/0	0/0/0	

Excise	Sale Date	Sale Price	Grantor	Portion
No Sales Information Found.				

While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or [email us](#).

Zoning: M-1	Jurisdiction: County
Urban Growth Area: Grandview	Future Landuse Designation: Urban Industrial (Yakima County Plan 2015)
FEMA 100 Year:	FIRM Panel Number: 53077C1925D

+ Latitude: 46° 16' 49.834" + Longitude: -119° 55' 37.004" Range: 23 Township: 09 Section: 10

Narrative Description: PARCEL 3 BOOK 84264 MH>REAL (TY 2000) 1979 BROADMORE 60X14 SER#3725

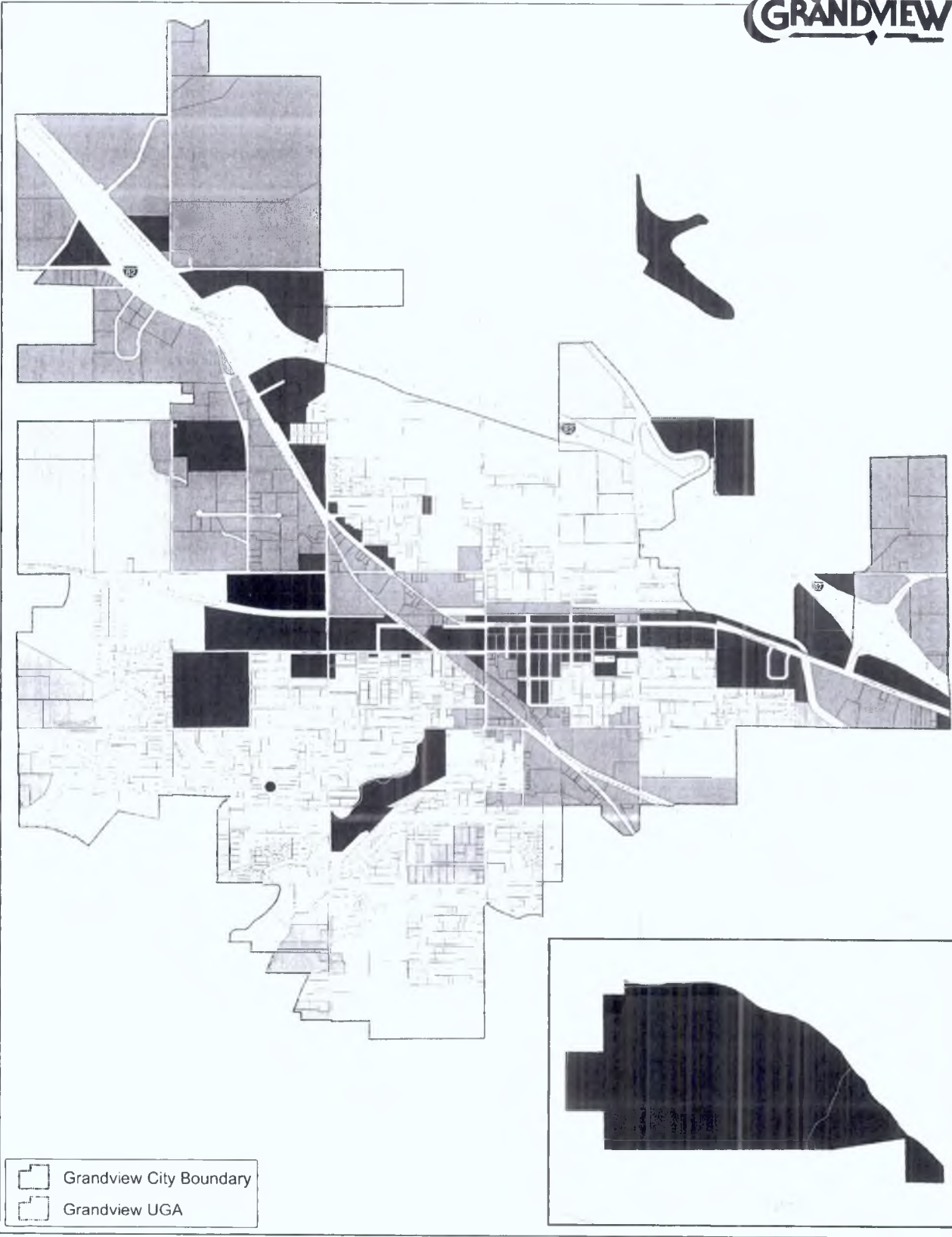
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION

EXHIBIT C

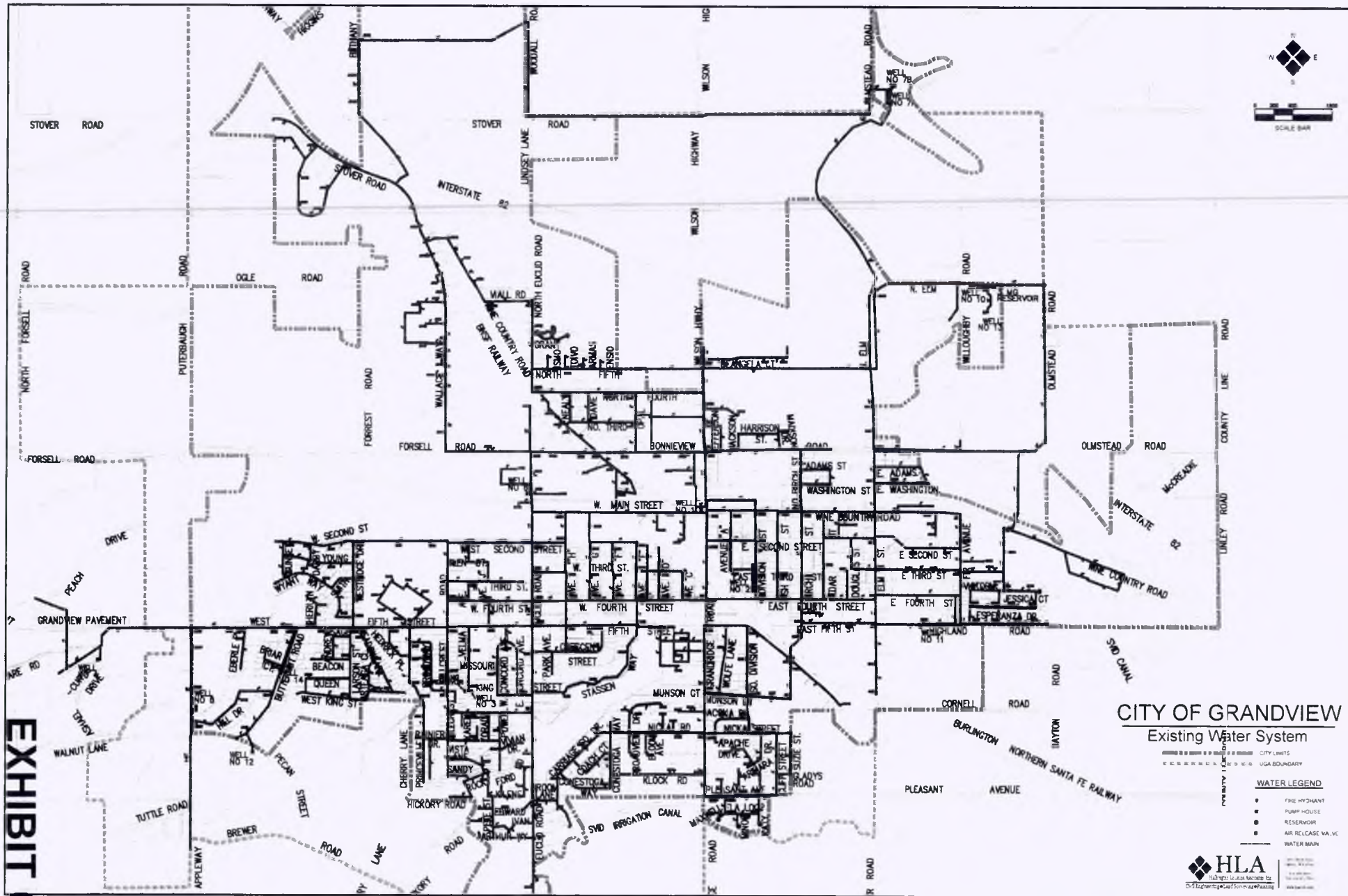
A vicinity map or series of maps no larger than 11 x 17 and reproducible on a non-color photocopier displaying: ****NOTE: Original should be in color****

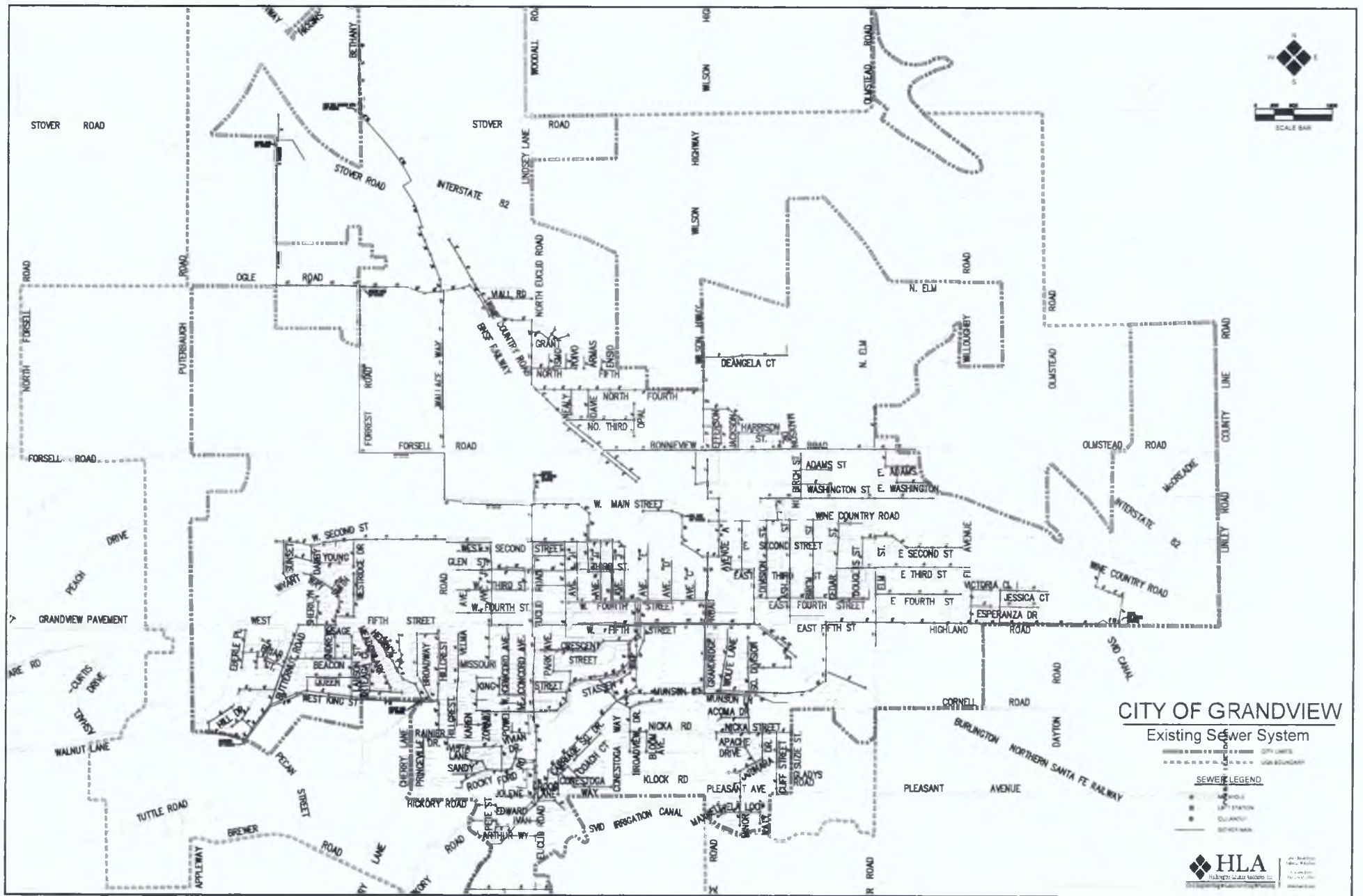
1. The boundary of the area involved in the proposal and the size in acres. **(See Exhibit B)**
2. The current corporate boundaries of the proposing entity.
3. Existing water & sewer service area boundaries of the proposing entity.
4. Major physical features such as streets and highways, railways public facilities, etc. **(See C-2)**
5. The boundaries of cities or special purpose districts having jurisdiction in or near the proposed area. **(Not Applicable)**
6. The location of the nearest service point(s) for the required utility services to the area. Show existing and proposed water/sewer lines and diameter. **(See C-3)**
7. The Yakima County zoning, Comprehensive Plan designation, Urban Growth Area Boundary, and proposed city plan and zoning designations.
8. Floodways or floodplains. **(There are no floodways or floodplains)**

City of Grandview, WA Zoning as of January 2023

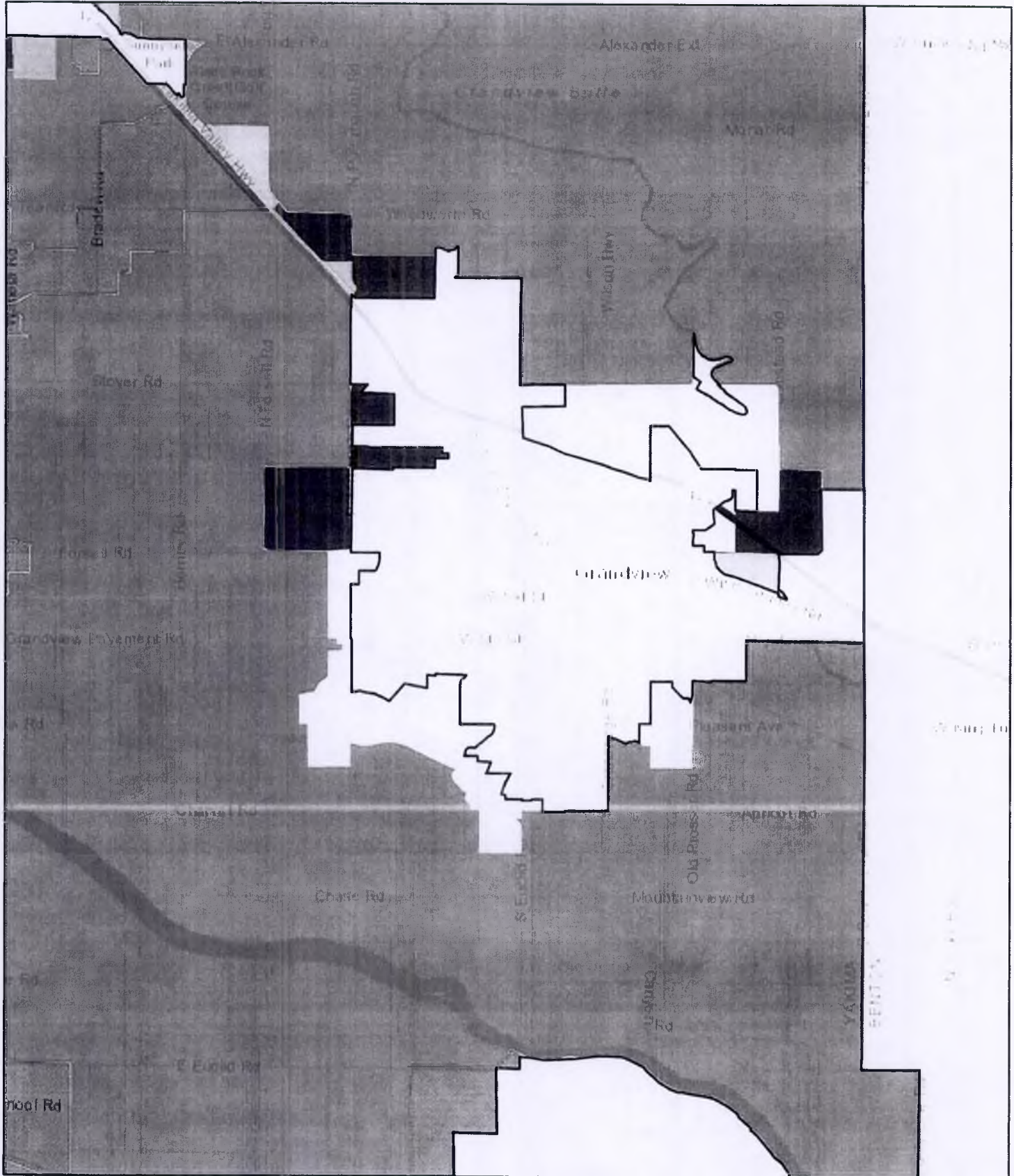


Zoning Designation					
R1 - LOW DENSITY RESIDENTIAL	MR - MANUFACTURED HOME PARK	M1 - LIGHT INDUSTRIAL			
R1S - SINGLE FAMILY RESIDENTIAL HOME PARK	PUD - PLANNED UNIT DEVELOPMENT	M2 - HEAVY INDUSTRIAL			
R2 - MEDIUM DENSITY RESIDENTIAL	C1 - NEIGHBORHOOD BUSINESS	PF - PUBLIC FACILITIES			
R3 - HIGH DENSITY RESIDENTIAL	C2 - GENERAL BUSINESS	AG - AGRICULTURAL			





Yakima County Planning



7/15/2025, 11:06:53 AM

 City Limits

Zoning

(AG)Agriculture

(R-10/5)Rural-10/5

(HTC) Highway/Tourist Commercial

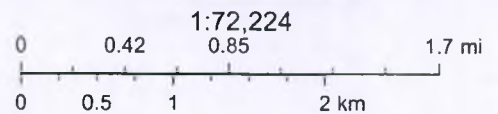
(PD)Planned Development (Ord. 8-1974)

(R-1)Single-Family Residential

(B-2)Local Business

(GC)General Commercial

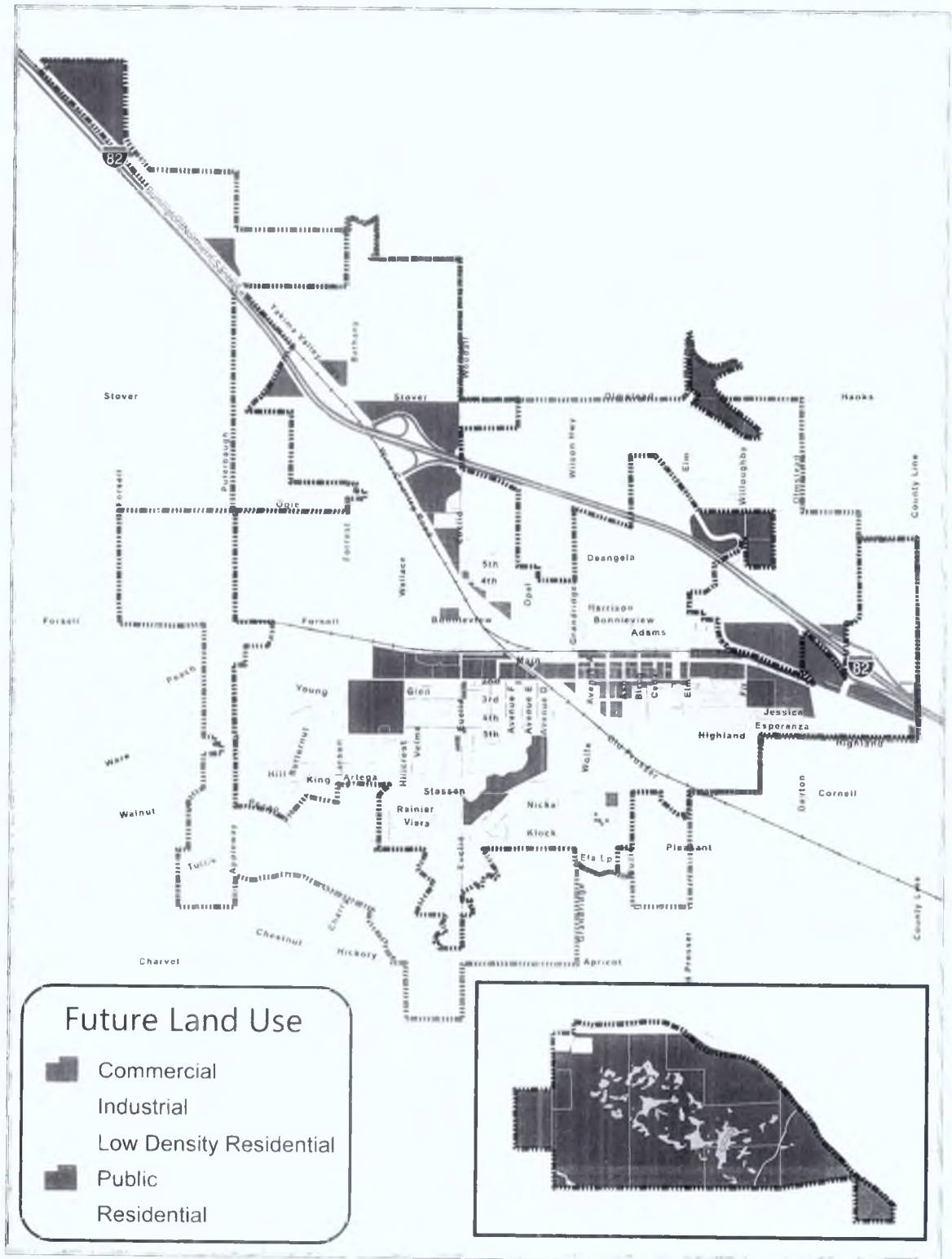
FILE # 430 index number

**EXHIBIT C-7**

City of Yakima, Bureau of Land Management, State of Oregon, State of



City of Grandview, WA Future Land Use 2016



Yakima Valley Conference of Governments
311 North 4th Street, Suite 204
Yakima, WA 98901
October 2016



EXHIBIT D

Documentation of the process:

1. certified copy of the petition;
2. proof of assessed valuation;
3. affidavit of publication of public hearing notice;
4. copy of the minutes of public hearing; and
5. a signed and certified copy of the resolution accepting the proposal as officially passed



CITY OF GRANDVIEW, WASHINGTON

PETITION CERTIFICATION

I, Anita G. Palacios, am appointed by the Mayor of the City of Grandview as the City Clerk. I am the custodian of the City's records and I am authorized to make certified copies of official records. I do hereby certify under penalty of perjury that the attached Petition for Annexation submitted by Roger Wilson and James & Linda Hansen for annexation of Parcel Nos. 230909-12003, 230909-11401, 230909-11002, 230909-11402, 230909-11403, 230909-11404, 230909-14002, 230909-14404, 230909-14403, 230910-23404, 230910-23406, 230910-24400 located on Wine Country Road, Bethany Road, N. Puterbaugh Road and Woodworth Road, Grandview, Yakima County, Washington, is a certified copy of an official record maintained by the City of Grandview and is an exact, complete, and unaltered copy of such official record.

Dated: July 15, 2025

A handwritten signature in cursive script, appearing to read "Anita G. Palacios", written over a horizontal line.

Anita G. Palacios, MMC
City Clerk

60% PETITION METHOD FOR ANNEXATION
TO THE CITY OF GRANDVIEW, WASHINGTON

TO: The City Council
City of Grandview
Grandview, Washington

We, the undersigned, being owners of not less than 60% of the assessed value of the property for which annexation is petitioned lying contiguous to the City of Grandview, Washington do hereby petition that such territory be annexed to and made a part of the City of Grandview under the provisions of RCW 35A.14.120 and any amendments thereto, of the State of Washington.

The territory proposed to be annexed is within Yakima County, Washington, and is legally described as follows: (Attach map outlining the boundaries of the property sought to be annexed).

See Exhibit A attached

WHEREFORE, the undersigned respectively petition the Honorable City Council and ask:

A. That appropriate action be taken to entertain this petition, fixing a date for public hearing, causing notice to be published and posted, specifying the time and place of such hearing and inviting all persons interested to appear and voice approval or disapproval of such annexation; and

B. That following such hearing, and subsequent to approval of the Yakima County Boundary Review Board if such is convened, the City Council determine by Ordinance that such annexation shall be effective; and that property to be annexed shall become part of the City of Grandview, Washington, subject to its laws and ordinances then and after in force.

The Petitioners subscribing hereto agree "... that all property within the territory hereby sought to be annexed shall be assessed and taxed at the same rate and on the same basis as property within the City of Grandview for any now outstanding

indebtedness of said City, including assessments or taxes in payment of any bonds issued or debts contracted, prior to or existing at the date of annexation, and that simultaneous adoption of proposed zoning regulations be required" in accordance with the requirements of the City Council of said City, and as quoted herein from the minute entry of the records of said City Council meeting. It is further understood that the zoning of said area proposed for annexation as shown in the Comprehensive Plan as adopted by Resolution No. 95-33 is _____.

This petition is accompanied and has attached hereto as Exhibit "A" a diagram which outlines the boundaries of the property sought to be annexed.

PRAYER OF PETITION:

1. Annexation of area described herein and on Exhibit "A";
2. Assumption of indebtedness of the City of Grandview; and
3. Zoning of _____, consistent with the City of Grandview Comprehensive Plan.

WARNING: Every person who signs this petition with any other than his/her true name, or who knowingly signs a petition when he/she is otherwise not qualified to sign, or who makes any false statements, shall be guilty of a misdemeanor.

OWNER'S SIGNATURE: _____ DATE: 1-25-20

OWNER'S SIGNATURE: _____ DATE: 1-25-20

PRINTED NAME: James T. Hauran, Linda L. Hauran

MAILING ADDRESS: 1501 Berning Road Grandview

TELEPHONE NO.: 501-840-5000

PARCEL NO.: See letter of intent

PROPERTY LEGAL DESCRIPTION:

See Exhibit A attached

OWNER'S SIGNATURE: _____

DATE: 11/23/25

OWNER'S SIGNATURE: _____

DATE: _____

PRINTED NAME: _____

Roger Wilson Wilson & Sons Properties

MAILING ADDRESS: _____

222 S 1st St Yakima WA 98901

TELEPHONE NO.: _____

509-728-0654

PARCEL NO.: _____

230 909-14004

PROPERTY LEGAL DESCRIPTION: _____

See Exhibit A

OWNER'S SIGNATURE: _____

DATE: _____

OWNER'S SIGNATURE: _____

DATE: _____

PRINTED NAME: _____

MAILING ADDRESS: _____

TELEPHONE NO.: _____

PARCEL NO.: _____

PROPERTY LEGAL DESCRIPTION: _____

OWNER'S SIGNATURE: _____

DATE: _____

OWNER'S SIGNATURE: _____

DATE: _____

PRINTED NAME: _____

MAILING ADDRESS: _____

TELEPHONE NO.: _____

PARCEL NO.: _____

PROPERTY LEGAL DESCRIPTION: _____

Exhibit A - 14 Pages

Annexation Sepa Checklist section 12

Parcels and Values

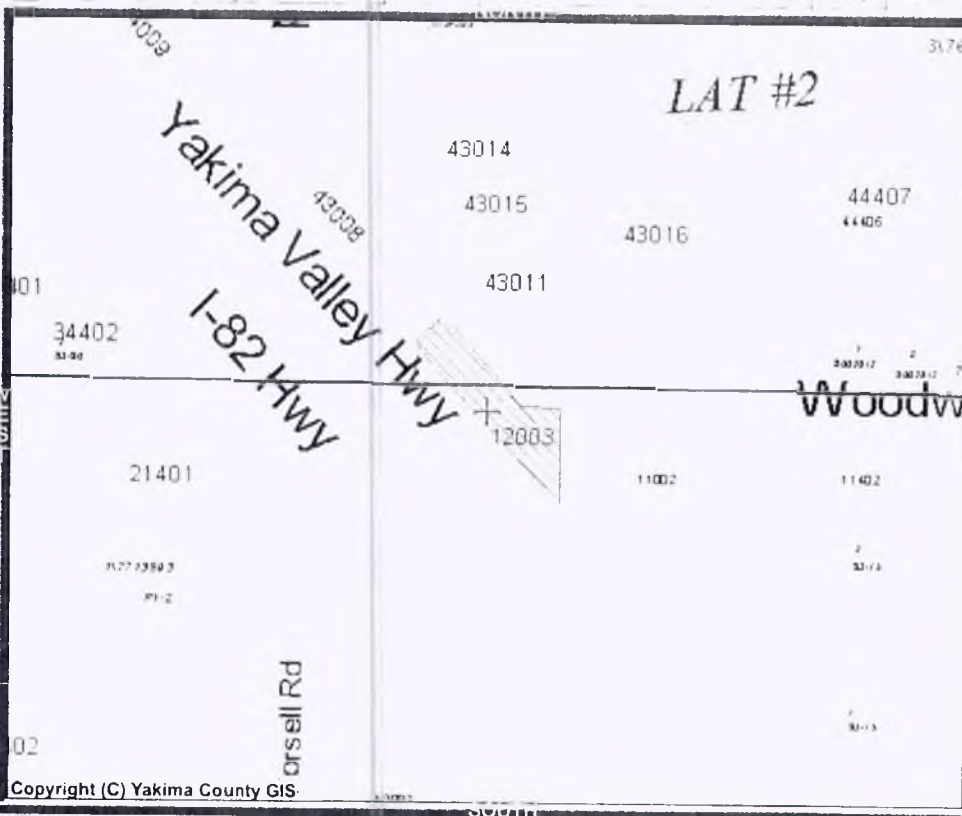
230909-12003	90 Woodworth	Value	\$500
230909-11401		Value	\$333,750 333,700
230909-11002		Value	\$52,300 52,500
230909-11402	200 Woodworth	Value	\$328,900
230909-11403		Value	\$156,500
230909-11404	260 N Puterbaugh	Value	\$236,600
230909-14002		Value	\$222,500
230909-14404	120 N Puterbaugh	Value	\$515,250
230909-14403	110 N Puterbaugh	Value	\$70,700
230910-23404		Value	\$53,200
230910-23406	651 Bethany	Value	\$277,040
230910-24400	550 Bethany	Value	<u>\$198,200</u>
			\$2,445,440
			\$ 2,445,590



Assessor Planning Real Estate

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Search By: Parcel Number

Parcel #: 23090911401

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

Search

MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography

FEMA Contours Critical Areas Utilities

MapSize: Small (800x600)

Maps brought to you by:

Valley Title Guarantee



Title Insurance & Escrow Service

(509) 248-4442

Easting(ft) | Northing(ft)

Longitude(E) | Latitude(N)

Click Map to: Get Information

One Inch = 400 Feet

Feet 200 400 600



Parcel Address: 90 WOODWORTH RD, Grandview, WA 98930
Parcel Owner(s): ST CLAIR & MARIEA WOODWORTH
Parcel Number: 23090912003 Parcel Size: 1.19 Acre(s)
Property Use: 99 Other Undeveloped Land

Tax Code Area (TCA): 441 Tax Year: 2025
Improvement Value: \$0 Land Value: \$500
CurrentUse Value: \$0 CurrentUse Improvement: \$0
New Construction: \$0 Total Assessed Value: \$500

Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms	Garage	Carport
No Residence Information Found.									

Excise	Sale Date	Sale Price	Grantor	Portion
No Sales Information Found.				

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Zoning: M-1 Jurisdiction: County
Urban Growth Area: Grandview Future Landuse Designation: Urban Industrial (Yakima County Plan 2015)
FEMA 100 Year: FIRM Panel Number: 53077C1925D

+ Latitude: 46° 17' 14.530" + Longitude: -119° 56' 41.765" Range: 23 Township: 09 Section: 09
Narrative Description: BEG NE COR NW1/4 NW1/4, TH S TO APT 50 FT NE'LY OF LE LN OF OLD SR12TH NW'LY PAR W/LE LN TO STA 1706+40, TH NE'LY 89 FT, TH SE'LY PAR W/LE LN TO >N LN SD SUB, TH E TO BEG



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Parcel #: **23090911002**

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Search

MapScale: **1 inch = 300 ft.**



Overlays: Aerial Photography:

FEMA

Critical Areas

Contours

Utilities

MapSize: Small (800x600)

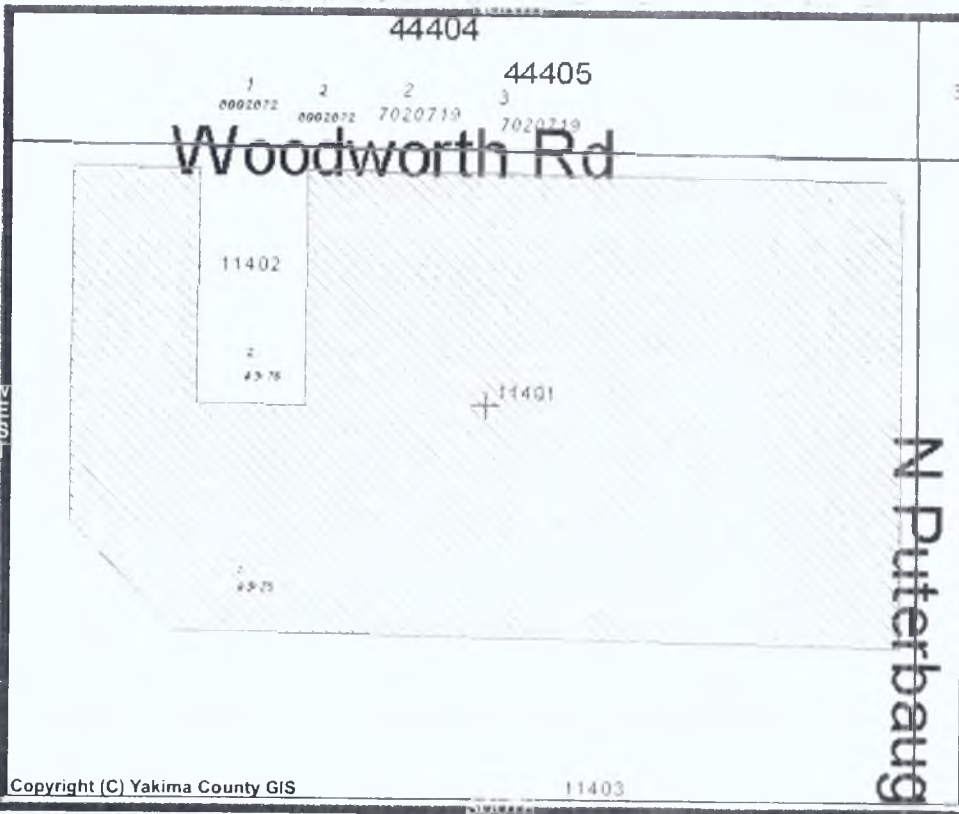
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Easting(ft) | Northing(ft)

Longitude(E) | Latitude(N)

Click Map to: **Get Information**

One Inch = 300 Feet

Feet 200 400



Parcel Address: **WOODWORTH RD/PUTERBAUGH RD, WA**
Parcel Owner(s): **GEORGE & EDITH LMTD PNTR HIGGINS**
Parcel Number: **23090911401** Parcel Size: **27.81** Acre(s)
Property Use: **99 Other Undeveloped Land**

Tax Code Area (TCA): **441** Tax Year: **2025**
Improvement Value: **\$0** Land Value: **\$333700**
Current Use Value: **\$0** Current Use Improvement: **\$0**
New Construction: **\$0** Total Assessed Value: **\$333700**

Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms	Garage	Carport
No Residence Information Found.									

Excise	Sale Date	Sale Price	Grantor	Portion
No Sales Information Found.				

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Zoning: **M-1** Jurisdiction: **County**
Urban Growth Area: **Grandview** Future Landuse Designation: **Urban Industrial (Yakima County Plan 2015)**
FEMA 100 Year: **53077C1925D** FIRM Panel Number: **53077C1925D**

+ Latitude: **46° 17' 10.211"** + Longitude: **-119° 56' 22.588"** Range: **23** Township: **09** Section: **09**
Narrative Description: **SP 9375: LOT 1**

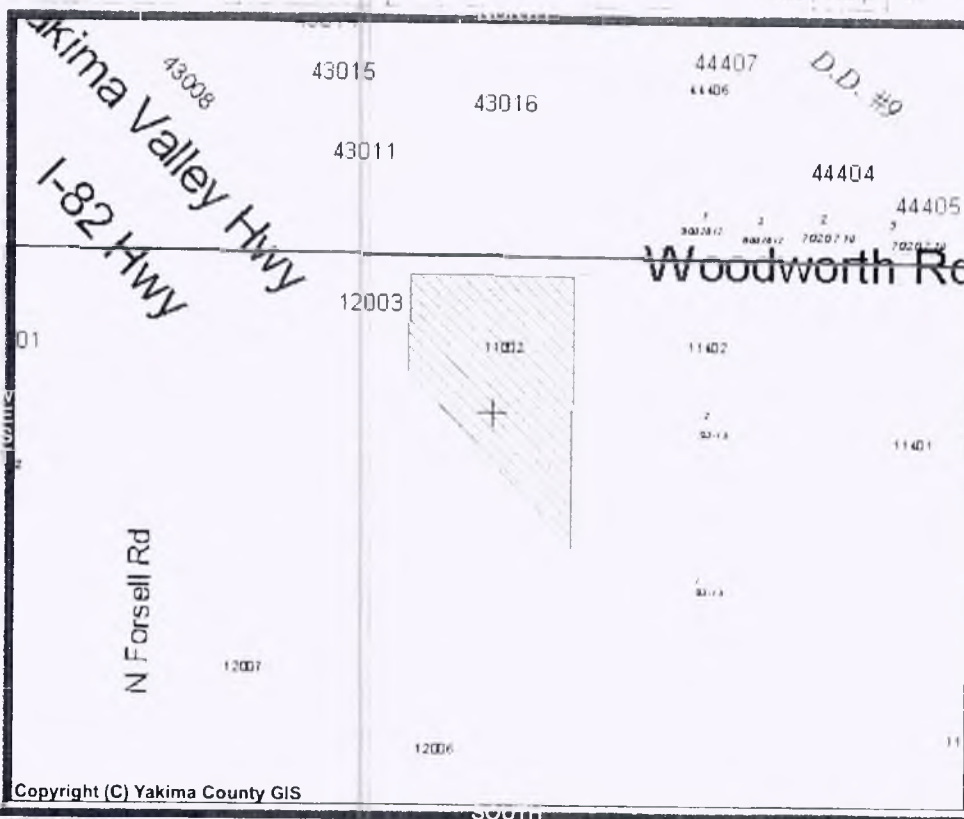
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MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography:

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Critical Areas

Utilities

MapSize: Small (800x600)

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Easting(ft) : Northing(ft)

Longitude(W) : Latitude(N)

Click Map to: Get Information

One Inch = 400 Feet

Feet 200 400 600



Parcel Address: **WOODWORTH RD, WA**
 Parcel Owner(s): **DOUBLE ""H"" LP**
 Parcel Number: **23090911002** Parcel Size: **4.2 Acre(s)**
 Property Use: **18 Other Residential**

Tax Code Area (TCA): **441** Tax Year: **2025**
 Improvement Value: **\$16900** Land Value: **\$35600**
 CurrentUse Value: **\$0** CurrentUse Improvement: **\$0**
 New Construction: **\$0** Total Assessed Value: **\$52500**

Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms	Garage	Carport
No Residence Information Found.									

Excise	Sale Date	Sale Price	Grantor	Portion
No Sales Information Found.				

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Zoning: **M-1** Jurisdiction: **County**
 Urban Growth Area: **Grandview** Future Landuse Designation: **Urban Industrial (Yakima County Plan 2015)**
 FEMA 100 Year: FIRM Panel Number: **53077C1925D**

+ Latitude: **46° 17' 11.266"** + Longitude: **-119° 56' 36.327"** Range: **23** Township: **09** Section: **09**

Narrative Description: **W 394.78 FT OF E1/2 NW1/4 NE1/4 LY 50 FT NE'LY OF LE LN OF OLD SR12 EX N 30 FT OF CO RD R/W**

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Parcel #:

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Search

MapScale: 1 inch = 400 ft.



Overlays: Aerial Photography: ▼

FEMA

Critical Areas

Contours

Utilities

MapSize: Small (800x600) ▼

Maps brought to you by:

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Escrow Service**

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Parcel Address: **260 N PUTERBAUGH RD, GRANDVIEW ,WA 98930**
Parcel Owner(s): **GEORGE & EDITHLMTD PNTR HIGGINS**
Parcel Number: **23090911404** Parcel Size: **2.04 Acre(s)**
Property Use: **11 Single Unit**

Tax Code Area (TCA): 441Tax Year. **2025**

Improvement Value: **\$115600**

Land Value: \$121000

CurrentUse Value:

CurrentUse Improvement: \$0

New Construction: **\$0**

Total Assessed Value: \$236600

Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4,1/2)	Garage (bsmt/att/bltin)	Carport
FAIR	1910	2.00	872	324	0/0	3	1/0/0	2/483/0	

Excise	Sale Date	Sale Price	Grantor	Portion
No Sales Information Found.				

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Zoning: **M-1**
Urban Growth Area: **Grandview**

Jurisdiction: **County**
Future Landuse Designation: **Urban Industrial (Yakima County Plan 2015)**

FIRM Panel Number: 53077C1925D

+ Latitude: **46° 17' 02.957"**

+ Longitude:-119° 56' 13.084"

Range:23 Township:09 Section:09

Narrative Description: **SP 9376: LOT 2**

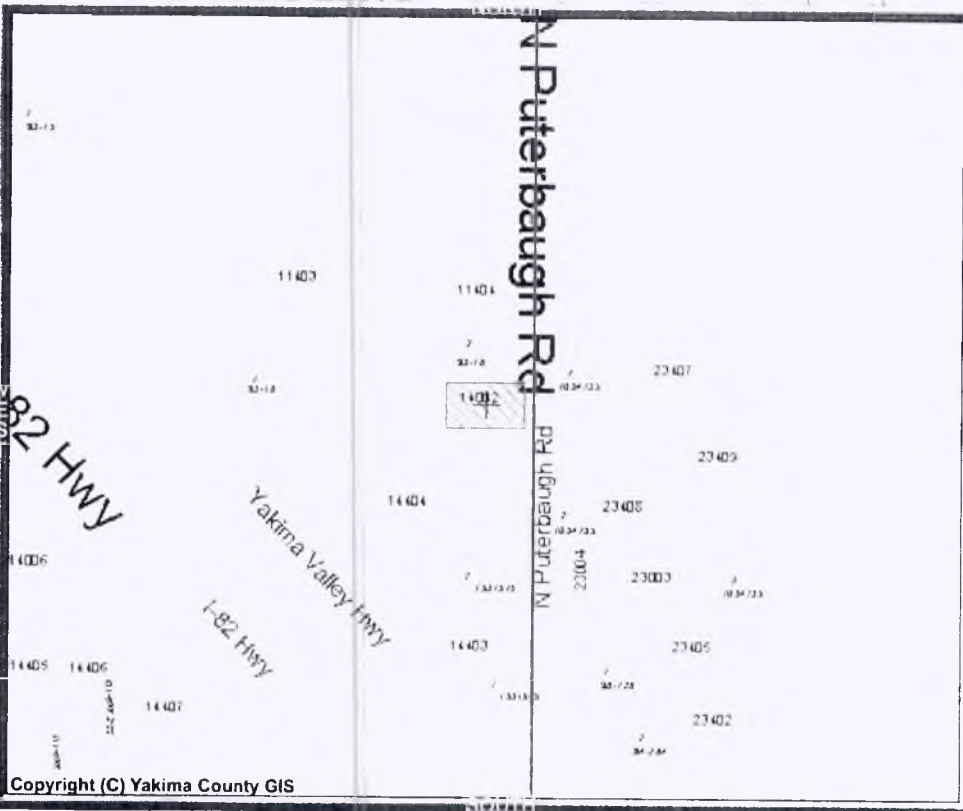
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Search By: Parcel Number

Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

Search

MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography

FEMA Critical Areas
 Contours Utilities

MapSize: Small (800x600)

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Easting(R) : Northing(R)

Longitude(W) : Latitude(N)

Click Map to: Get Information

One Inch = 400 Feet

Feet 200 400 600



Parcel Address: PUTERBAUGH RD W SD, WA
 Parcel Owner(s): MARGARITA SAENZ RUDY G SAENZ
 Parcel Number: 23090914002 Parcel Size: 0.51 Acre(s)
 Property Use: 11 Single Unit

Tax Code Area (TCA): 441 Tax Year: 2025
 Improvement Value: \$144000 Land Value: \$78500
 CurrentUse Value: \$0 CurrentUse Improvement: \$0
 New Construction: \$0 Total Assessed Value: \$222500

Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/alt/bilin)	Carport
LOW/FAIR	1910	2.00	972	420	0/0	3	1/0/0	0/0/0	

Excise	Sale Date	Sale Price	Grantor	Portion
370700	2/7/2005	\$25000	CANTU, EFRAIN	N
466149	11/7/2023	\$58830	CASTILLEJA, VICTOR & IMELDA	N

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Zoning: M-1
 Urban Growth Area: Grandview
 FEMA 100 Year:

Jurisdiction: County
 Future Landuse Designation: Urban Industrial (Yakima County Plan 2015)
 FIRM Panel Number: 53077C1925D

+ Latitude: 46° 17' 00.114"

+ Longitude: -119° 56' 13.106"

Range: 23 Township 09 Section: 09

Narrative Description: S 115 FT OF N 197 FT OF E 219 FT OF SE1/4 NE1/4 EX E 25 FT FOR ROAD



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Search By: Parcel Number

Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

Search

MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography:

FEMA

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Utilities

MapSize: Small (800x600)

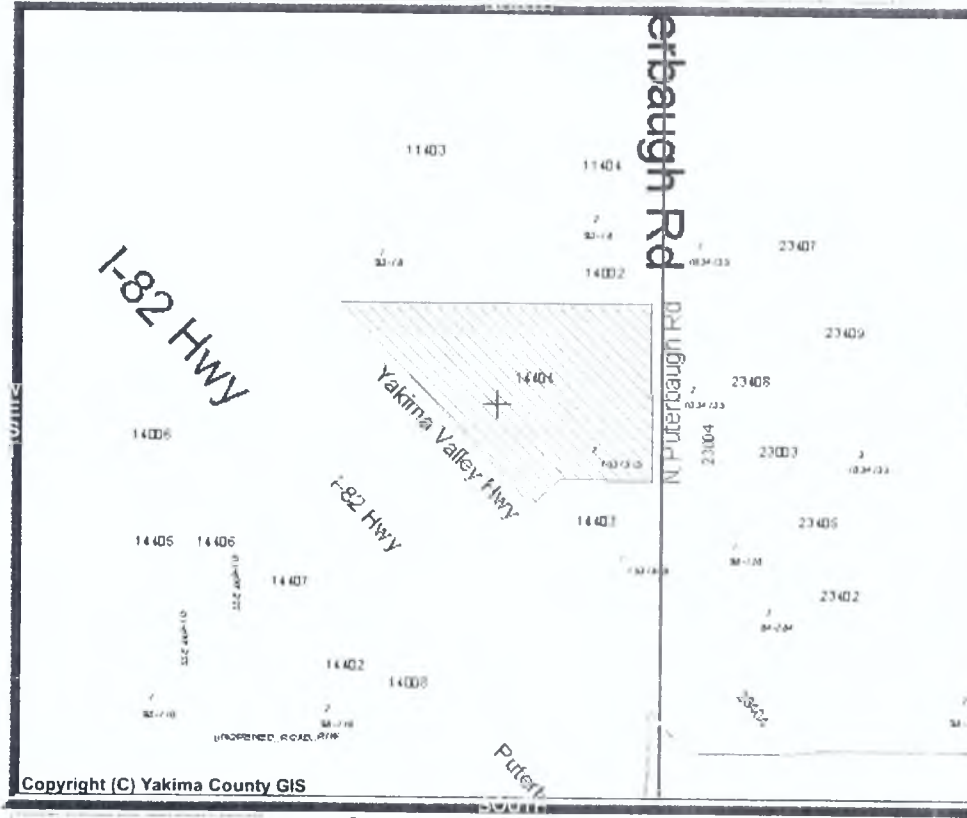
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Easting(ft) : Northing(ft)

Longitude(W) : Latitude(N)

Click Map to: Get Information

One Inch = 400 Feet

Feet 200 400 600



Parcel Address: **120 N PUTERBAUGH RD, GRANDVIEW, WA 98930**
 Parcel Owner(s): **WILSON STORE PROPERTIES LLC**
 Parcel Number: **23090914404** Parcel Size: **5.68 Acre(s)**
 Property Use: **52 Retail Hardware, Materials**

Tax Code Area (TCA): **441** Tax Year: **2025**
 Improvement Value: **\$181400** Land Value: **\$333850**
 CurrentUse Value: **\$0** CurrentUse Improvement: **\$0**
 New Construction: **\$0** Total Assessed Value: **\$515250**

Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms	Garage	Carport
No Residence Information Found.									

Excise	Sale Date	Sale Price	Grantor	Portion
No Sales Information Found.				

While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or [email us](mailto:info@valleytitle.com).

Zoning: **GC** Jurisdiction: **County**
 Urban Growth Area: **Grandview** Future Landuse Designation: **Urban Commercial (Yakima County Plan 2015)**
 FEMA 100 Year: **FIRM Panel Number: 53077C1925D**

+ Latitude: **46° 16' 57.103"** + Longitude: **-119° 56' 17.173"** Range: **23** Township: **09** Section: **09**

Narrative Description: **Section 09 Township 09 Range 23 Quarter NE: SP AF# 7537515: LOT 2**

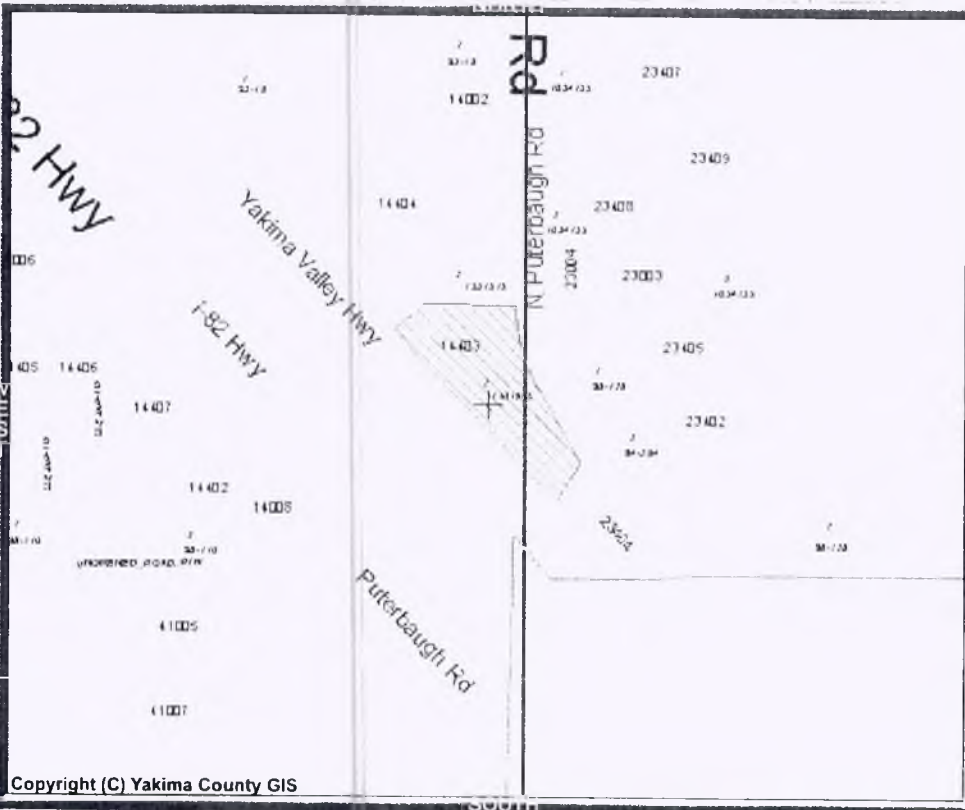
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Search By: Parcel Number

Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

Search

MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography: ☒

FEMA

Contours

Critical Areas

Utilities

MapSize: Small (800x600)

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Easting(ft) Northing(ft)

Longitude(W) Latitude(N)

Click Map to: [Get Information](#)

One Inch = 400 Feet

Feet 200 400 600



Parcel Address: **110 N PUTERBAUGH RD, GRANDVIEW, WA 98930**
Parcel Owner(s): **NOE LOPEZ CARDOZO AMARILYS F LOPEZ NOE LOPEZ CARDOZO**
Parcel Number: **23090914403** Parcel Size: **2.16 Acre(s)**
Property Use: **99 Other Undeveloped Land**

Tax Code Area (TCA): **441** Tax Year: **2025**
Improvement Value: **\$0** Land Value: **\$70700**
CurrentUse Value: **\$0** CurrentUse Improvement: **\$0**
New Construction: **\$0** Total Assessed Value: **\$70700**

Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms	Garage	Carport
No Residence Information Found.									

Excise	Sale Date	Sale Price	Grantor	Portion
451970	9/27/2018	\$55000	WILSON STORE PROPERTIES LLC	N

While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or [email us](#).

Zoning: **GC** Jurisdiction: **County**
Urban Growth Area: **Grandview** Future Landuse Designation: **Urban Commercial (Yakima County Plan 2015)**
FEMA 100 Year: **FIRM Panel Number: 53077C1925D**

+ Latitude: **46° 16' 52.866"** + Longitude: **-119° 56' 12.749"** Range: **23** Township: **09** Section: **09**
Narrative Description: **Section 09 Township 09 Range 23 Quarter NE: SP AF# 7537515: LOT 1**

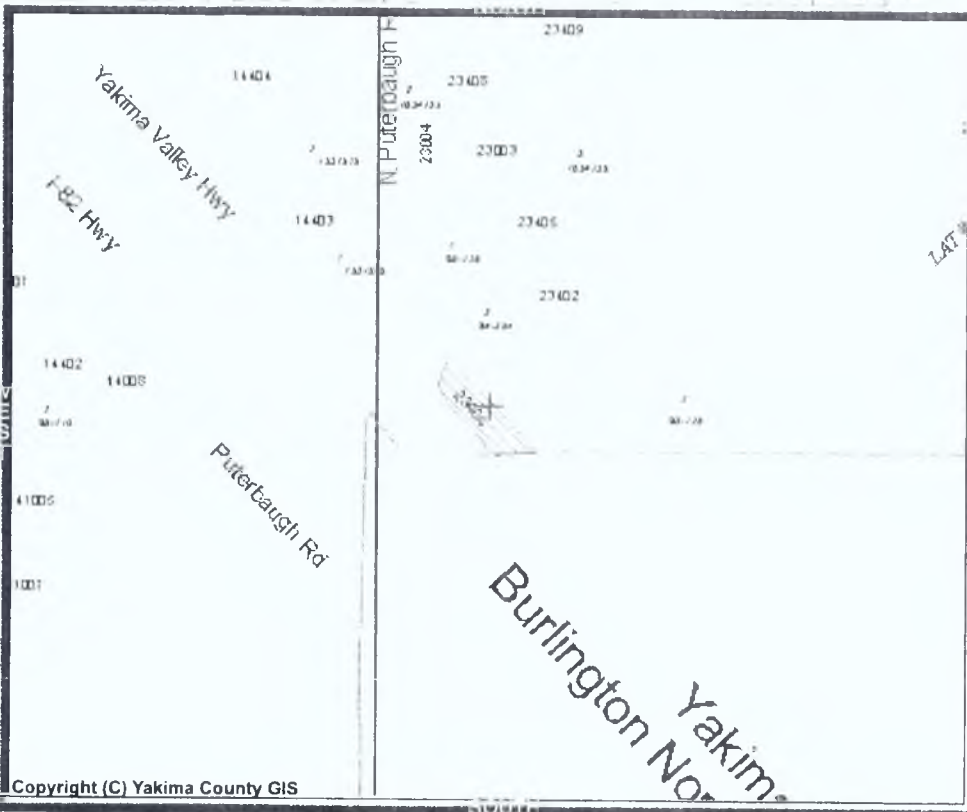
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Parcel #:

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MapScale: 1 inch = 400 ft.



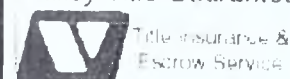
Overlays: Aerial Photography: ☒

[FEMA](#) [Critical Areas](#)
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MapSize: Small (800x600)

Maps brought to you by:

Valley Title Guarantee



(509) 248-4442

Easting(ft) | Northing(ft)
Longitude(E) | Latitude(N)

Click Map to: [Get Information](#)

One Inch = 400 Feet

Feet 200 400 600



Parcel Address: **BETHANY PUTERBAUGH RDS, WA**
Parcel Owner(s): **JAMES & LINDA HANSEN**
Parcel Number: **23091023404** Parcel Size: **0.47 Acre(s)**
Property Use: **81 Agricultural Not Current Use**

Tax Code Area (TCA): **441** Tax Year: **2025**
Improvement Value: **\$0** Land Value: **\$53200**
CurrentUse Value: **\$0** CurrentUse Improvement: **\$0**
New Construction: **\$0** Total Assessed Value: **\$53200**

Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms	Garage	Carport
No Residence Information Found.									

Excise	Sale Date	Sale Price	Grantor	Portion
No Sales Information Found.				

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Zoning: **M-1** Jurisdiction: **County**
Urban Growth Area: **Grandview** Future Landuse Designation: **Urban Industrial (Yakima County Plan 2015)**
FEMA 100 Year: **53077C1925D** FIRM Panel Number: **53077C1925D**

+ Latitude: **46° 16' 49.731"** + Longitude: **-119° 56' 07.603"** Range: **23** Township: **09** Section: **10**

Narrative Description: **TH PT OF OLD SR12 LY 50 FT E OF LE LN OF SD SR12 & SW'LY OF LOT 1 OF SP84246**

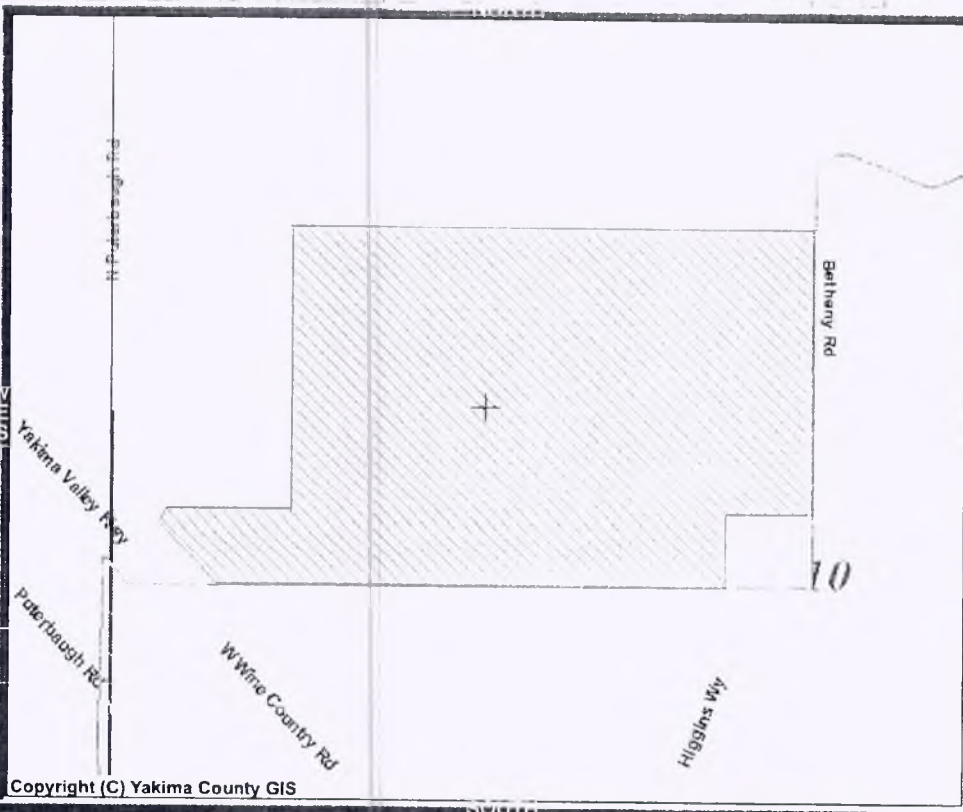
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MapScale: 1 inch = 600 ft.

Overlays: Aerial Photography

FEMA

Contours

Critical Areas

Utilities

MapSize: Small (800x600)

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Title Insurance & Escrow Service

(509) 248-4442

Easting(ft) Northing(ft)

Longitude(W) Latitude(N)

Click Map to: Get Information

One Inch = 600 Feet

Feet 250 500 750 1000



Parcel Address: 651 BETHANY RD, GRANDVIEW, WA 98930
Parcel Owner(s): JAMES & LINDA HANSEN
Parcel Number: 23091023406 Parcel Size: 58.71 Acre(s)
Property Use: 83 Current Use Agricultural

Tax Code Area (TCA): 441 Tax Year: 2025
Improvement Value: \$128800 Land Value: \$358300
Current Use Value: \$148240 Current Use Improvement: \$128800
New Construction: \$0 Total Assessed Value: \$277040

Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms	Garage	Carport
No Residence Information Found.									

Excise	Sale Date	Sale Price	Grantor	Portion
No Sales Information Found.				

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Zoning: M-1
Urban Growth Area: Grandview

FEMA 100 Year:

Jurisdiction: County
Future Landuse Designation: Urban Industrial (Yakima County Plan 2015)
FIRM Panel Number: 53077C1925D

+ Latitude: 46° 16' 55.101"

+ Longitude: -119° 55' 51.763"

Range: 23 Township: 09 Section: 10

Narrative Description: SP 96126: LOT 2

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MapScale: **1 inch = 400 ft.**



Overlays: Aerial Photography:

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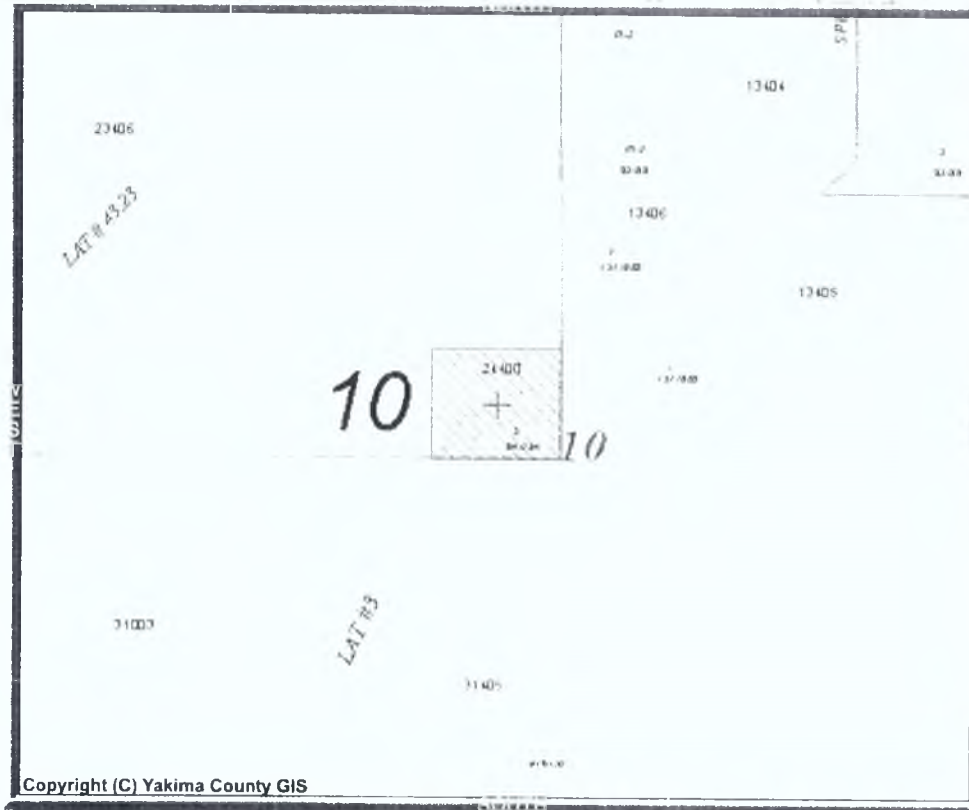
MapSize: Small (800x600)

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Easting(ft) | Northing(ft)

Longitude(E) | Latitude(N)

Click Map to: **Get Information**

One Inch = 400 Feet

Feet 200 400 600



Parcel Address: **550 BETHANY RD, GRANDVIEW, WA 98930**
Parcel Owner(s): **CANDELARIO T & VERA ORTIZ**
Parcel Number: **23091024400** Parcel Size: **2 Acre(s)**
Property Use: **11 Single Unit**

Tax Code Area (TCA): **441** Tax Year: **2025**
Improvement Value: **\$77800** Land Value: **\$120400**
CurrentUse Value: **\$0** CurrentUse Improvement: **\$0**
New Construction: **\$0** Total Assessed Value: **\$198200**

Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms	Garage	Carport
LOW-COST	1979	1.00	840		0/0	2	1/0/0	0/0/0	

Excise	Sale Date	Sale Price	Grantor	Portion
--------	-----------	------------	---------	---------

No Sales Information Found.

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Zoning: **M-1** Jurisdiction: **County**
Urban Growth Area: **Grandview** Future Landuse Designation: **Urban Industrial (Yakima County Plan 2015)**
FEMA 100 Year: FIRM Panel Number: **53077C1925D**

+ Latitude: **46° 16' 49.834"** + Longitude: **-119° 55' 37.004"** Range: **23** Township: **09** Section: **10**

Narrative Description: **PARCEL 3 BOOK 84264 MH>REAL (TY 2000) 1979 BROADMORE 60X14 SER#3725**

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Yakima County GIS - Washington Land Information Portal

Roads
Public



Range 23 Township 9 Section 9

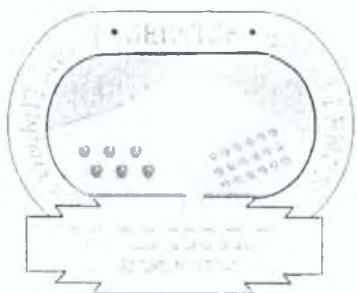
WWW.YAKIMAP.COM

Yakima County GIS
123 N 2nd Street
Yakima, WA 98901
(509)574-2932



One Inch = 1000 Feet

Feet 500 1000 1500



Jacob Tate, Assessor

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

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

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

**Determination of Sufficiency of Annexation Petition;
City of Grandview – Wilson & Hansen Properties
(RCW 35A.01.050(4))**

To: Anita Palacios, City Clerk
City of Grandview

On March 13th, 2025, a petition for annexation was received by this office for determination of the sufficiency of the petition according to RCW 35.13.130 and 35.21.005 from the City of Grandview.

The determination of sufficiency was begun by this office on the terminal date of March 13th, 2025, and has now been completed based on the records of this office, the above-mentioned Certificate of Transmittal, and the agreements and legal authorities cited therein.

The owners of real properties comprising not less than 60% of the assessed value of real property in the areas proposed for annexation are signers of an annexation petition, and the above numbered petition is determined and declared sufficient.

Done this 18th day of March 2025

A handwritten signature in black ink that reads "Jacob C Tate". The signature is fluid and cursive, with the first letters of each name being capitalized.

Jacob Tate, Yakima County Assessor

AFFIDAVIT OF PUBLICATION

State of Washington } ss.
County of Yakima }

The undersigned on oath states that

_____ is an authorized representative of the GRANDVIEW HERALD, a weekly newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the publications hereinafter referred to, published in the English language continually as a weekly newspaper in Grandview, Yakima County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of said newspaper. The notice, in the exact form annexed, was published in regular issues of The GRANDVIEW HERALD, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a _____

Notice

CITY OF GRANDVIEW NOTICE OF DEVELOPMENT APPLICATION; NOTICE OF APPLICATION, NOTICE OF COMPLETENESS, NOTICE OF ENVIRONMENTAL REVIEW, and NOTICE OF PUBLIC HEARING

The general public is hereby provided notice of the following development application, pursuant to Grandview Municipal Code (GMC) 14.07 and Washington Administrative Code (WAC) 197-11-355:

Applicants: Roger Wilson and James & Linda Hansen
Property Owners, Parcel Numbers, and Addresses:
Property Owner / Parcel No. / Address
St. Clair & Marica Woodworth / 230909-12003 / 90 Woodworth Rd

George & Edith LMTD PNTR Higgins / 230909-11401 / Woodworth/Puterbaugh Rd

Double "H" LP / 230909-11002 / Woodworth Rd

Yesenia Valencia & Noel Calderon / 230909-11402 / 200 Woodworth Rd

George & Edith LMTD PNTR Higgins / 230909-11403 / Woodworth/Puterbaugh Rd

George & Edith LMTD PNTR Higgins / 230909-11404 / 260 N. Puterbaugh Rd

Margarita Saenz & Rudy G. Saenz / 230909-14002 / Puterbaugh Rd

Wilson Store Properties, LLC / 230909-14404 / 120 N. Puterbaugh Rd

Noe Lopez Cardozo, Amarily E. Lopez, Noe Lopez Cardozo / 230909-14403 / 110 N. Puterbaugh Rd

James & Linda Hansen / 230910-23404 / Bethany/Puterbaugh Rd

James & Linda Hansen / 230910-23406 / 651 Bethany Rd

Candelario T. & Vera Ortiz / 230910-24400 / 550 Bethany Rd

Proposed Project: Annexation and Rezone

Current Zoning/Future Land Use: Commercial and Industrial
Proposed Zoning: C-2 General Business and M-1 Light Industrial

Location of Project: Wine Country Road, Bethany Road, N. Puterbaugh Road and Woodworth Road, Grandview, Yakima County, Washington

Parcel Nos.: 230909-12003, 230909-11401, 230909-11002, 230909-11402, 230909-11403, 230909-11404, 230909-14002, 230909-14404, 230909-14403, 230910-23404, 230910-23406, 230910-24400

Application Date: March 5, 2025

Application Acceptance: March 11, 2025

Decision-Making Authority: City of Grandview

Project Description: Applicants request annexation and rezone to C-2 General Business and M-1 Light Industrial

Requested Approvals & Actions: Annexation and rezone

Existing Environmental Documents: An Environmental Checklist has been prepared and is available from the City upon request.

Environmental Determination

The City of Grandview is the lead agency for this application and intends to issue a Determination of Non-Significance. The City is utilizing the optional DNS process set forth in WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of this proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement is prepared. The City will review all timely comments prior to making a final threshold determination. Any person has the right to comment on the application and receive notice of and participate in any hearings on the application. A copy of the threshold determination issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by **May 15, 2025.**

Comment Period and Where to View Documents

The development application and environmental checklist may be viewed at the City of Grandview, 207 West Second Street, Grandview, WA or on the City's website at www.grandview.wa.us. All interested persons are invited to (a) comment on the application, (b) receive notice of and participate in any hearings, and (c) receive a copy of the decision by submitting such written comments/requests to the City of Grandview, Attn: City Clerk, 207 West Second Street, Grandview, WA 98930, Tel: 509-6882-9200, email: anitat@grandview.wa.us. Comments concerning the application should be submitted no later than **May 15, 2025.** While comments will be accepted through closing of the public

Subscribed and sworn to before me on

Notary Public for the State of Washington

EXHIBIT D-3

AFFIDAVIT OF PUBLICATION

State of Washington } ss.
County of Yakima }

Notice

CITY OF GRANDVIEW

**NOTICE OF CLOSED RECORD PUBLIC HEARING
ROGER WILSON AND JAMES & LINDA HANSEN
ANNEXATION AND REZONE**

NOTICE IS HEREBY GIVEN that the City Council of the City of Grandview will hold a closed record public hearing on **Tuesday, July 8, 2025 at 7:00 p.m.**, to consider the Hearing Examiner's recommendation that the City Council approve the requested annexation and rezone for the following:

Applicants: Roger Wilson and James & Linda Hansen

Property Owners, Parcel Numbers, and Addresses:

Property Owner / Parcel No. / Address

St. Clair & Marica Woodworth / 230909-12003 / 90 Woodworth Rd

George & Edith LMTD PNTR Higgins / 230909-11401 / Woodworth/Puterbaugh Rd

Double "H" LP / 230909-11002 / Woodworth Rd

Yessenia Valencia & Noel Calderon / 230909-11402 / 200 Woodworth Rd

George & Edith LMTD PNTR Higgins / 230909-11403 / Woodworth/Puterbaugh Rd

George & Edith LMTD PNTR Higgins / 230909-11404 / 260 N. Puterbaugh Rd

Margarita Saenz & Rudy G. Saenz / 230909-14002 / Puterbaugh Rd

Wilson Store Properties, LLC / 230909-14404 / 120 N. Puterbaugh Rd

Noe Lopez Cardozo, Amarilis E. Lopez, Noe Lopez Cardozo / 230909-14403 / 110 N. Puterbaugh Rd

James & Linda Hansen / 230910-23404 / Bethany/Puterbaugh Rd

James & Linda Hansen / 230910-23406 / 651 Bethany Rd

Candelario I. & Vera Ortiz / 230910-24400 / 550 Bethany Rd

Proposed Project: Annexation and Rezone

Current Zoning/Future Land Use: Commercial and Industrial

Proposed Zoning: C-2 General Business and M-1 Light Industrial

Location of Project: Wine Country Road, Bethany Road, N. Puterbaugh Road and Woodworth Road, Grandview, Yakima County, Washington

Parcel Nos.: 230909-12003, 230909-11401, 230909-11002, 230909-11402, 230909-11403, 230909-11404, 230909-14002, 230909-14404, 230909-14403, 230910-23404, 230910-23406, 230910-24400

The closed record public hearing will be held in person in the Council Chambers at City Hall, 207 West Second Street, Grandview, Washington and will also be available via teleconference as follows:

Please join the meeting from your computer, tablet or smartphone
<https://us06web.zoom.us/j/81683022450?pwd=aWw5S5PzssXuykp2eN7sVtuOKnVZ8z.1>

To join via phone: +1 253 215 8782

Meeting ID: 816 8302 2450

Passcode: 284922

A copy of the Hearing Examiner's recommendation is available at no charge from the City Clerk's Office, 207 West Second Street, Grandview, WA 98930, PH: (509) 882-9200 or antipal@grandview.wa.us. It can also be viewed on the City's website at www.grandview.wa.us.

CITY OF GRANDVIEW

Yalta G. Palacios, MMC, City Clerk

Published: The Grandview Herald

Published: June 18, 2025

The undersigned on oath states that

Trisha Dodgson

is an authorized representative of the GRANDVIEW HERALD, a weekly newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the publications hereinafter referred to, published in the English language continually as a weekly newspaper in Grandview, Yakima County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of said newspaper. The notice, in the exact form annexed, was published in regular issues of The GRANDVIEW HERALD, which was regularly distributed to its subscribers during the below stated period.

The annexed notice, a City of Grandview

NCCRPH - Wilson/Hansen

Annexation and Rezone

The amount of the fee charged for the foregoing publication is \$100

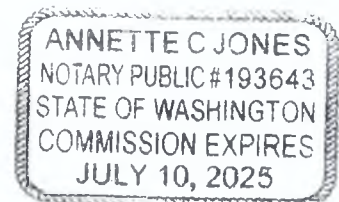
sum of \$ 118.75 which amount has been paid in full

Subscribed and sworn to before me on

June 18, 2025

Annette C. Jones

Notary Public for the State of Washington



**GRANDVIEW CITY COUNCIL
REGULAR MEETING MINUTES EXCERPT
JULY 8, 2025**

1. CALL TO ORDER

Mayor Ashley Lara called the regular meeting to order at 7:00 p.m. in the Council Chambers at City Hall.

The meeting was held in person and was also available via teleconference.

Present in person: Councilmembers Steve Barrientes, Laura Flores, Bill Moore (Mayor Pro Tem), Robert Ozuna, Javier Rodriguez and Joan Souders

Present via teleconference: None

Absent: Councilmember David Diaz

On motion by Councilmember Moore, second by Councilmember Souders, Council excused Councilmember Diaz from the meeting.

Vote:

- Councilmember Barrientes – Yes
- Councilmember Diaz – Absent
- Councilmember Flores – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

Staff present: City Administrator Shane Fisher, City Attorney Quinn Plant, City Treasurer Matt Cordray, Fire Chief George Saenz and City Clerk Anita Palacios

7. ACTIVE AGENDA

- A. Closed Record Public Hearing – Roger Wilson and James & Linda Hansen Annexation and Rezone, Wine Country Road, Bethany Road, N. Puterbaugh Road and Woodworth Road, Grandview, Yakima County, Washington**

Mayor Lara opened the closed record public hearing to consider an Annexation and Rezone submitted by Roger Wilson and James & Linda Hansen for annexation of Parcel Nos. 230909-12003, 230909-11401, 230909-11002, 230909-11402, 230909-11403, 230909-11404, 230909-14002, 230909-14404, 230909-14403, 230910-23404, 230910-23406, 230910-24400 located on Wine Country Road, Bethany Road, N. Puterbaugh Road and Woodworth Road, Grandview, Yakima County, Washington, by reading the public hearing procedure.

There was no one in the audience who objected to her participation as Mayor or any of the Councilmembers' participation in these proceedings. None of the Councilmembers had an

interest in this issue nor did any stand to gain or lose any financial benefit as a result of the outcome of this hearing and all indicated they could hear and consider the issue in a fair and objective manner.

The purpose of the hearing was for the Council to review the record and consider the pertinent facts relating to this issue. No new public testimony was allowed.

City Clerk Palacios provided the following review of the record:

- The City received a Letter of Intent for Annexation and Rezone signed by Roger Wilson dba Wilson Store Properties and James & Linda Hansen to annex the following parcels located on Wine Country Road, Bethany Road, North Puterbaugh Road and Woodworth Road, Grandview, Washington, to the City of Grandview:

Parcel No.	Property Owner	Address	Assessed Value	60%
230909-12003	St. Clair & Mariea Woodworth	90 Woodworth Rd	\$500	
230909-11401	George & Edith LMTD PNTR Higgins	Woodworth Rd/ Puterbaugh Rd	\$333,700	\$333,700
230909-11002	Double "H" LP	Woodworth Rd	\$52,500	\$52,500
230909-11402	Yesenia Valencia & Noel Calderon	200 Woodworth Rd	\$328,900	
230909-11403	George & Edith LMTD PNTR Higgins	Woodworth Rd/ Puterbaugh Rd	\$156,500	\$156,500
230909-11404	George & Edith LMTD PNTR Higgins	260 N. Puterbaugh Rd	\$236,600	\$236,600
230909-14002	Margarita Saenz & Rudy G. Saenz	Puterbaugh Rd	\$222,500	\$222,500
230909-14404	Wilson Store Properties, LLC	120 N. Puterbaugh Rd	\$515,250	\$515,250
230909-14403	Noe Lopez Cardozo, Amarilys F. Lopez, Noe Lopez Cardozo	110 N. Puterbaugh Rd	\$70,700	\$70,700
230910-23404	James & Linda Hansen	Bethany Rd/ Puterbaugh Rd	\$53,200	\$53,200
230910-23406	James & Linda Hansen	651 Bethany Rd	\$277,040	\$277,040
230910-24400	Candelario T. & Vera Ortiz	550 Bethany Rd	\$198,200	\$198,200
			\$2,445,590	\$1,624,790

(The parcels highlighted in yellow represent the property owners who signed the Letter of Intent and Petition for Annexation.)

- The petitioners elected to request annexation under the 60% petition method of annexation. The 60% petition method requires signatures by owners of not less than 60% of the assessed value of the total property proposed for annexation. The petition contained sufficient signatures of the assessed value.
- The petitioners requested the parcels be annexed with an M-1 Light Industrial zoning designation for Parcel Nos. 230909-12003, 230909-11401, 230909-11002, 230909-11402, 230909-11403, 230909-11404, 230909-14002, 230910-23404, 230910-23406, 230910-24400 and a C-2 General Business zoning designation for Parcel Nos. 230909-14403 and 230909-14404. All parcels are included in the City's designated Urban Growth Area with a future land use of industrial and commercial.

- At the March 11, 2025 City Council meeting, Council approved Resolution No. 2025-22 accepting a request from Roger Wilson and James & Linda Hansen for annexation of Parcel Nos. 230909-12003, 230909-11401, 230909-11002, 230909-11402, 230909-11403, 230909-11404, 230909-14002, 230909-14404, 230909-14403, 230910-23404, 230910-23406, 230910-24400 located on Wine Country Road, Bethany Road, N. Puterbaugh Road and Woodworth Road, Grandview, Yakima County, Washington to the City of Grandview, and directed staff to present the Petition for Annexation to the Hearing Examiner for a public hearing.
- On May 28, 2025, a public hearing was held before the Hearing Examiner to receive comments on the proposed annexation and rezone. A copy of the Hearing Examiner's Recommendation was presented.
- Staff recommended Council accept the Hearing Examiner's conclusions and recommendation that the Petition for Annexation of Parcel Nos. 230909-12003, 230909-11401, 230909-11002, 230909-11402, 230909-11403, 230909-11404, 230909-14002, 230909-14404, 230909-14403, 230910-23404, 230910-23406, 230910-24400 located on Wine Country Road, Bethany Road, N. Puterbaugh Road and Woodworth Road, Grandview, Yakima County, Washington to the City of Grandview be approved with an M-1 Light Industrial zoning designation for Parcel Nos. 230909-12003, 230909-11401, 230909-11002, 230909-11402, 230909-11403, 230909-11404, 230909-14002, 230910-23404, 230910-23406, 230910-24400 and a C-2 General Business zoning designation for Parcel Nos. 230909-14403 and 230909-14404 subject to the assumption of an appropriate share of all existing City indebtedness by the annexed area.
- Staff further recommended Council approve Resolution No. 2025-44 authorizing the petition to annex properties known as the Roger Wilson and James & Linda Hansen Annexation and Rezone that is contiguous to the City of Grandview and providing for transmittal of said petition to the Yakima County Boundary Review Board for a 45-day review prior to taking final action.

Discussion took place.

The public hearing was declared closed.

On motion by Councilmember Moore, second by Councilmember Souders, Council accepted the Hearing Examiner's conclusions and recommendation that the Petition for Annexation of Parcel Nos. 230909-12003, 230909-11401, 230909-11002, 230909-11402, 230909-11403, 230909-11404, 230909-14002, 230909-14404, 230909-14403, 230910-23404, 230910-23406, 230910-24400 located on Wine Country Road, Bethany Road, N. Puterbaugh Road and Woodworth Road, Grandview, Yakima County, Washington, be approved with M-1 Light Industrial zoning designation for Parcel Nos. 230909-12003, 230909-11401, 230909-11002, 230909-11402, 230909-11403, 230909-11404, 230909-14002, 230910-23404, 230910-23406, 230910-24400 and a C-2 General Business zoning designation for Parcel Nos. 230909-14403 and 230909-14404 subject to the assumption of an appropriate share of all existing City indebtedness by the annexed area.

Vote:

- Councilmember Barrientes – Yes
- Councilmember Diaz – Absent
- Councilmember Flores – Yes

- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

B. Resolution No. 2025-44 authorizing the petition to annex properties known as the Roger Wilson and James & Linda Hansen Annexation and Rezone that is contiguous to the City of Grandview and providing for transmittal of said petition to the Yakima County Boundary Review Board for a 45-day review prior to taking final action

On motion by Councilmember Moore, second by Councilmember Ozuna, Council approved Resolution No. 2025-44 authorizing the petition to annex properties known as the Roger Wilson and James & Linda Hansen Annexation and Rezone that is contiguous to the City of Grandview and providing for transmittal of said petition to the Yakima County Boundary Review Board for a 45-day review prior to taking final action.

Vote:

- Councilmember Barrientes – Yes
- Councilmember Diaz – Absent
- Councilmember Flores – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

12. ADJOURNMENT

On motion by Councilmember Moore, second by Councilmember Rodriguez, the Council meeting adjourned at 7:55 p.m.

Mayor Ashley Lara

Anita Palacios, City Clerk

**City of Grandview, Washington
Hearing Examiner's Recommendation**

June 11, 2025

**In the Matter of a Petition for
Annexation of 12 Parcels with
C-2 General Business Zoning
For Two of the Parcels and M-1
Light Industrial Zoning for Ten
Of the Parcels Submitted by:**

**Roger Wilson and
James and Linda Hansen**

**Relative to About 119.81 Acres
North of Yakima Valley Highway,
Interstate-82 and the City Limits,
West of Bethany Road and South
of Woodworth Road**

Annexation Resolution No. 2025-22

A. Introduction. The findings relative to the public hearing process for this petition are as follows:

(1) The Hearing Examiner conducted an open record public hearing on May 28, 2025, regarding this petition to annex approximately 119.81 acres north of Yakima Valley Highway, Interstate 82 and the City limits, west of Bethany Road and south of Woodworth Road with City C-2 General Business zoning for two of the parcels and City M-1 Light Industrial zoning for ten of the parcels which would be similar to the existing County zoning of the parcels (*Page 56 of the record*).

(2) The staff report was presented by Keelan Naasz, Land Use Planning Manager of the Yakima Valley Conference of Governments acting as the City's

Planner for this application. She recommended approval of the proposed annexation with City C-2 and M-1 zoning (*Pages 84-90 of the record*).

(3) Attorney George Hansen, who is also involved in the operation of the family farm, described the advantages of annexation for residents of the annexed area and for the community as a whole which are detailed in the City's Annexation Brochure (*Pages 91-94 of the record*). He also provided information about the history and nature of the area proposed for annexation, including for example the fact that commercial uses in the area such as the truck stop under construction have served as the catalyst for this annexation request and that it would be a natural and beneficial extension of the City limits.

(4) Candelario Ortiz testified that he owns and resides on property at 550 Bethany Road within the area proposed for annexation (*Page 38 of the record*). He indicated that commercial uses and truck traffic have increased near his property, that he has received offers to purchase his property, and that he does not oppose the proposed annexation.

(5) City Clerk Anita Palacios indicated that four written comments were submitted before the hearing. They were submitted by Yakima Health District to the effect that it has no comments regarding the proposed annexation and zoning; by the Port of Grandview to the effect that it would like to go on record in support of the annexation and rezone, that Roger Wilson and James and Linda Hansen have a considerable amount of land to bring into the City for development and that the listed properties are already located within the Urban Growth Area and should be an easy transition; by Rudy and Margarita Saenz to the effect that they would like to receive notice of any hearings and a copy of the decision regarding this application; and by Stephen S. Hazzard, PE of HLA Engineering and Land Surveying, Inc. to the effect that the proposed annexation is directly north of the proposed Northwest Grandview Infrastructure Improvement consisting of water main looping and sewer extensions to the south boundary of the annexation which has been placed on hold and that without these improvements the annexation area cannot currently be served with utilities at this time (*Pages 78-82 of the record*).

(6) No additional written comments were submitted during the hearing and no other people testified during the hearing.

(7) This recommendation has been issued within ten working days of the hearing as required by Subsection 2.50.130(A) of the Grandview Municipal Code.

B. Summary of Recommendation. The Hearing Examiner recommends that the Grandview City Council approve the proposed annexation as recommended by the City's Planner which would be consistent with the Comprehensive Plan Future Land Use Map designation for the parcels.

C. Basis for Recommendation. Based upon a view of the site without anyone else present on May 28, 2025; the information contained in the staff report, the exhibits and the testimony presented at the open record public hearing on May 28, 2025; and a consideration of the Grandview Comprehensive Plan and Grandview Zoning Ordinance, Title 17 of the Grandview Municipal Code (GMC); the Hearing Examiner makes the following:

FINDINGS

I. Petitioners/Property Owners. One of the signers of the petition is Roger Wilson of Wilson Store Properties, LLC (Owner of Parcel No. 230909-14404 at 120 North Puterbaugh Rd.), 222 South 1st Street, Yakima, WA 98901 (*Pages 1, 8 and 17 of the record*). The other signers of the petition are James T. and Linda L. Hansen (Owners of Parcel No. 230910-23404 at Bethany/Puterbaugh Road and Parcel No. 230910-23406 at 651 Bethany Rd.), 1501 Bethany Rd., Grandview, WA 98930 (*Pages 1, 7, 19 and 20 of the record*). The Hansens also signed the petition on behalf of the George & Edith Higgins Limited Partnership (Owner of Parcel No. 230909-11401 at Woodworth Rd./Puterbaugh Rd., owner of Parcel No. 230909-11403 also at Woodworth Rd./Puterbaugh Rd. and Parcel No. 230909-11404 at 260

North Puterbaugh Rd.) *(Pages 1, 3, 4, 11, 14, 15 and 23(A)-23(D) of the record)*. The Yakima County Assessor's Office confirmed that the petition is signed by or on behalf of at least 60% of the assessed value of the property within the area proposed for annexation *(Page 40 of the record)*. That assessed value of property joining in the petition is \$1,572,290 of the total \$2,445,590 assessed property value which exceeds the \$1,467,354 that amounts to 60% of that total assessed value. The remaining six parcels within the area proposed for annexation have a total assessed value of \$873,300 *(Pages 9, 10, 12, 13, 16, 18 and 21 of the record)*.

II. Location. The annexation area is located between the Yakima Valley Highway, Interstate 82 and the existing City limits on the south, Bethany Road on the east and the west side of about one-fourth mile of North Puterbaugh Road extending to Woodworth Road on the north and then extending west to Tear Road on the west *(Page 56 of the record)*.

III. Petition. The details relative to this annexation petition may be described as follows:

(1) The petitioners own the following three parcels within the area proposed for annexation:

(a) Roger Wilson, Wilson Store Properties, LLC: Parcel No. 230909-14404 located at 120 N. Puterbaugh Rd. The Wilson parcel is one of the two commercially-zoned parcels within the annexation area which contains the Wilson Orchard and Vineyard Supply business. The other commercially-zoned parcel located within the annexation area is the adjacent undeveloped Cardoza/Lopez Parcel No. 230909-14403 *(Pages 1, 17 and 18 of the record)*. The remainder of the parcels within the annexation area have County M-1

Light Industrial zoning (*Pages 1, 10, 11, 12, 13, 14, 15, 16, 19, 20 and 21 of the record*).

(b) James & Linda Hansen: Parcel No. 230910-23404 located at Bethany/ Puterbaugh Rd. (*Pages 1 and 19 of the record*).

(c) James & Linda Hansen: Parcel No. 230910-23406 located at 651 Bethany Rd. (*Pages 1 and 20 of the record*).

James & Linda Hansen also signed the petition on behalf of the George and Edith Higgins Limited Partnership: Parcel No. 230909-11401 located at Woodworth Rd./Puterbaugh Rd.; Parcel No. 230909-11403 located at Woodworth Rd./Puterbaugh Rd.; and Parcel No. 230909-11404 located at 260 N. Puterbaugh Rd. (*Pages 1, 3, 4, 11, 14, 15 and 23(A)-23(D) of the record*).

(2) The property owners, parcel numbers and addresses of the properties in the area proposed for annexation are as follows:

(i) Wilson Store Properties, LLC (Roger Wilson): 230909-14404 – 120 N. Puterbaugh Rd.;

(ii) James & Linda Hansen: 230910-23404 – Bethany Rd./Puterbaugh Rd.;

(iii) James & Linda Hansen: 230910-23406 – 651 Bethany Rd.;

(iv) George & Edith Higgins Limited Partnership: 230909-11401 – Woodworth Rd./Puterbaugh Rd.;

(v) George & Edith Higgins Limited Partnership: 230909-11403 – Woodworth Rd./Puterbaugh Rd.;

(vi) George & Edith Higgins Limited Partnership: 230909-11404 – 260 N. Puterbaugh Rd.;

(vii) Double “H” LP: 230909-11002 – Woodworth Rd.;

(viii) St. Claire & Marica Woodworth: 230909-12003–90 Woodworth Rd.;

(ix) Yesenia Valencia & Noel Calderon: 23909-11402 – 200 Woodworth Rd.;

(x) Margarita Saenz & Rudy J. Saenz: 23909-14002 – Puterbaugh Rd.;

(xi) Noe Lopez Cardozo, Amarilys F. Lopez and Noe Lopez Cardoza: 230909-14403 – 110 N. Puterbaugh Rd.; and

(xii) Candelario T. & Vera Ortiz: 230910-24400 – 550 Bethany Rd.

(*Pages 1 and 9-21 of the record*).

(3) Most of the approximate 119.81 acres within the annexation area are either being farmed or are in residential use or are vacant. The Walmart Distribution Center is located across Bethany Road just to the east of the easternmost portion of

the area proposed for annexation. The properties and the roads are within Grandview's Urban Growth Area. Two of the parcels within the area have County General Commercial (GC) zoning within a Commercial Comprehensive Plan designation and the remaining ten parcels have County Light Industrial (M-1) zoning within an Industrial Comprehensive Plan designation. The petition seeks to retain the City's equivalent zoning of C-2 General Business for two of these parcels and of M-1 Light Industrial for the other ten parcels (*Pages 1 and 88 of the record*).

(4) The Letter of Intention (60% Petition Method) to Commence Annexation Proceedings to the City of Grandview, Washington and the 60% Petition Method for Annexation to the City of Grandview, Washington were signed by Roger Wilson of Wilson Store Properties, LLC and by James and Linda Hansen on their own behalf and on behalf of George and Edith Higgins Limited Partnership. These properties located within the proposed annexation area have an assessed value of more than 60% of the total assessed value of all of the properties within the area proposed for annexation (*Pages 9-21, 23(A)-23(D) and 40 of the record*).

(5) The petition requests annexation of the twelve parcels with assumption of existing City indebtedness and with C-2 General Business zoning for two of the parcels (Parcel Nos. 230909-14403 and 230909-14404) and M-1 Light Industrial zoning for the remaining ten parcels. That zoning would be consistent with the Commercial Comprehensive Plan designation for the two parcels and the Industrial Comprehensive Plan designation for the remaining ten parcels.

(6) Development of the requested annexation area with C-2 and M-1 zoning uses consistent with the respective Comprehensive Plan designations of Commercial and Industrial would require the installation of City water and sewer infrastructure which is not currently in place (*Page 82 of the record*).

(7) At the City Council's regular meeting of March 11, 2025, the City Council by means of Resolution No. 2025-22 accepted the request for annexation subject to the following conditions: (i) that the annexation is accepted as proposed in the information attached to the Resolution; (ii) that the City requires simultaneous adoption of the City's zoning regulations consistent with the Urban Growth Area Future Land Use Designation: M-1 Light Industrial for ten described parcels and C-2 General Business for two described parcels; and (iii) that the City requires the assumption of an appropriate share of all existing City indebtedness by the area to be annexed. The City Council by that Resolution also referred the petition for

annexation to the Hearing Examiner to receive and examine available information, conduct a public hearing, prepare a record thereof, and enter findings of fact and conclusions based upon those facts, together with a recommendation to the City Council (*Pages 24-25 of the record*).

(8) The sufficiency of the petition signed by the owners of property having an assessed value of at least 60% of the assessed value of all of the properties within the area proposed for annexation was confirmed by a letter from Yakima County Assessor Jacob C. Tate dated March 18, 2025 (*Page 40 of the record*). The accuracy of the legal description for the proposed annexation which was prepared by HLA Engineering and Land Surveying, Inc. on March 24, 2025, was confirmed by a letter from Yakima County Engineer Brett Sheffield dated April 17, 2025 (*Pages 73-76 of the record*).

(9) If the City Council agrees with this recommendation, it will authorize the annexation petition to be forwarded to the Boundary Review Board. If it is approved by that Board or if 45 days pass without the filing of a request for review, it will be returned for the City Council's adoption of an annexation ordinance.

IV. State Environmental Policy Act. The City of Grandview distributed a Notice of Application, Environmental Review and Public Hearing on April 25, 2025, which referenced a preliminary threshold Determination of Non-significance issued on April 22, 2025, pursuant to the optional SEPA process authorized by WAC 197-11-355 (*Pages 54-58 of the record*). The comment period ended on May 15, 2025. A final threshold Determination of Non-significance (DNS) was issued on May 16, 2025, which retained the initial DNS (*Pages 59-60*). The DNS determined that the proposed annexation with appropriate zoning would not have a probable significant adverse environmental impact (*Page 59 of the record*). The DNS became final without any appeals.

V. Zoning and Land Uses. Two of the parcels are currently zoned by Yakima County as General Commercial (GC) (*Pages 17 and 18 of the record*). The petition requests that those two parcels be zoned the City's equivalent – i.e., C-2 General Business (Parcel No. 230909-14404 containing the Wilson retail business and the adjacent undeveloped Parcel No. 230909-14403 to the southeast). The C-2 General Business zoning district is intended in part to promote the centralization of business and reinforce a positive public image (*Page 88 of the record*). The remaining ten parcels are currently zoned by Yakima County as Light Industrial (M-1) (*Pages 10-16 and 19-21 of the record*). The petition requests that those remaining ten parcels that are either used for farms or residences or are undeveloped be zoned the City's equivalent which is M-1 Light Industrial (*Page 1 and 84 of the record*). M-1 zoning is intended in part to preserve areas for industrial and related uses which do not create serious problems of compatibility with other types of land uses and which do not generate noise levels, light, odor or fumes that would constitute a nuisance or hazard (*Page 88 of the record*). This proposed zoning is consistent with the Commercial Comprehensive Plan designation for the two parcels and the Industrial Comprehensive Plan designation for the other ten parcels. The properties in the vicinity of these twelve parcels have the following characteristics:

<i>Location</i>	<i>Zoning</i>	<i>Existing Uses</i>	<i>Jurisdiction</i>
North:	AG Agricultural	Residential/Agriculture	Yakima County
South:	M-1 Industrial/AG Agriculture	Vacant/Agriculture	Grandview/County
East:	M-1 Industrial/AG Agriculture	Industrial/Agriculture	Grandview/County
West:	HTC Highway-Tourist Commercial	Vacant	Yakima County

(*Page 87 of the record*).

VI. Comprehensive Plan. The 2016 Grandview Comprehensive Plan Future Land Use Map designation for two of the parcels is Commercial. The Commercial designation is intended to promote a variety of commercial uses such as retail, wholesale, medical and professional businesses. The 2016 Comprehensive Plan Future Land Use Map designation for the other ten parcels is Industrial. Industrial areas are intended for manufacturing, processing, packaging or storage of products and articles *(Page 87 of the record)*.

VII. Floodplains, Floodways or Shorelines. There are no FEMA floodplains, floodways or other flood hazard areas within or near these parcels, and there are no designated Shoreline Environments regulated by the Yakima County Regional Shoreline Master Program within or near these parcels *(Page 88 of the record)*.

VIII. Critical Areas. There are no known critical areas as defined by GMC Chapter 18.06 within or near these parcels *(Page 88 of the record)*.

IX. Concurrency. This petition is not subject to GMC Chapter 14.10 relative to Transportation Concurrency Management because no development is proposed at this time. A Certificate of Concurrency may be required for future development *(Page 88 of the record)*.

X. Development Standards. This petition is likewise not subject to any of the development standards that are contained in the Grandview Municipal Code since no development of the parcels is proposed at this time *(Page 88 of the record)*.

XI. Infrastructure. Sewer and water lines do not currently serve the parcels proposed for annexation. When development of the property is proposed, sewer lines will be required to be installed. There is sufficient capacity in the water system to serve future development. New water lines serving future development will be required to be installed in a manner that creates a looping system. Regarding street infrastructure, the property has access to the Yakima Valley Highway, Bethany Road, North Puterbaugh Road and Woodworth Road. Future development in the area may require improvements to these roads, including additional rights-of-way *(Pages 56 and 88-89 of the record)*.

XII. Hearing Examiner Jurisdiction. Annexation procedures are governed by Chapter 17.96 of the Grandview Municipal Code (GMC) and Chapter 35A.14 of the Revised Code of Washington (RCW). The Hearing Examiner has jurisdiction to make a recommendation regarding annexation with appropriate zoning to the City Council based on the criteria set forth in GMC Chapter 17.96, GMC Chapter 14.09 and GMC Chapter 17.88 after a public hearing with prior notice described in RCW 35A.14.130.

XIII. Notices of Hearing. Notices of the Hearing Examiner's open record public hearing of May 28, 2025, were provided as follows:

(1) The type of notice required for annexations by GMC §2.50.120(B) to be provided at least 10 working days prior to the hearing is not specified by GMC Chapter 17.96 or GMC Chapter 2.50. But RCW 35A.14.130 requires the City to "cause notice of the hearing to be published in one or more issues of a newspaper of general circulation in the city" and requires that "The notice shall also be posted in three public places within the territory proposed for annexation, and shall specify the

time and place of hearing and invite interested persons to appear and voice approval or disapproval of the annexation.”

(2) Notice of the public hearing before the Hearing Examiner was posted in three places on the property proposed for annexation on April 28, 2025 *(Pages 69-72 and 85 of the record)*.

(3) Notice of the public hearing was published in the City’s official newspaper, the Grandview Herald, on April 30, 2025, at least 10 working days prior to the hearing in accordance with RCW 35A.14.130 and GMC §2.50.120(B) *(Pages 61 and 85 of the record)*.

(4) Additional notice for the requested rezone of the parcels proposed for annexation was provided on April 25, 2025, in the manner required for permit or development applications such as rezones by mailing the notice of the public hearing to owners of property within 300 feet of the parcels proposed for annexation and for rezoning, and by posting the notice of the public hearing at City Hall, the Library, the Police Department and the City’s website *(Pages 62-68 and 85 of the record)*.

XIV. Annexation Review Criteria. The annexation review criteria include the following requirements prescribed in State statutes and City ordinances:

(1) 60% Petition (RCW 35A.14.120). This annexation petition satisfies the requirements of RCW 35A.14.120 because the assessed value of the properties petitioning for the annexation is at least 60% of the total assessed value of all of the properties within the area proposed for annexation and the petition has been determined to be sufficient by the Yakima County Assessor’s Office *(Page 40 of the record)*.

(2) Annexation Review Criteria (GMC §17.96.030). GMC §17.96.030 provides that “At the time of the official public hearing on any proposed annexation to the city, the Hearing Examiner shall recommend a district classification of the area to be annexed in accordance with Chapter 2.50 GMC, which recommendation shall be in keeping with the overall comprehensive plan for the urban area, and the best arrangement of land uses to promote public health, safety, morals, and general welfare.”

(3) Zoning District Classification in Keeping with the Comprehensive Plan (GMC §17.96.040). The requested C-2 General Business zoning for Parcel No. 230909-14404 and Parcel No. 230909-14403 retains zoning similar to Yakima County's General Commercial (GC) zoning in keeping with the Comprehensive Plan's Commercial designation for those two parcels (*Pages 17 and 18 of the record*). The requested M-1 Light Industrial zoning for the other ten parcels retains zoning similar to Yakima County's M-1 zoning which is in keeping with the Comprehensive Plan's Industrial designation for those ten parcels (*Pages 10-16 and 19-21 of the record*). The proposed zoning is also consistent with the following Comprehensive Plan Land Use Element Goals and Policy:

GOAL 4: To pursue well-managed, orderly expansion of the urban area in a manner that is within the sustainable limits of the land.

Policy 4.5: Provide ample opportunities for light industrial development at locations with suitable access and adequate municipal services. At these locations, encourage industrial park-like development.

GOAL 6: Develop an economic development program or plan that establishes guidelines or actions that accomplish the following:

- Recruits new business, industry, or facilities to the community that supports diversifying Grandview's economy and provides year-round employment.
- Encourages new business development and supports the retention and expansion of existing businesses and industries.
- Targets industries that are mutually supportive and can serve as suppliers to existing local businesses and industries.

(4) Zoning District Classification in Keeping with the Best Arrangement of Land Uses (GMC §17.96.030). GMC §17.96.030 also requires a recommendation regarding the zoning district classification for an area to be annexed to be in keeping with the best arrangement of land uses to promote public health, safety, morals, and general welfare. The parcels proposed for annexation are within the City's Urban Growth Area. Since the property adjacent to the south sides of some of the subject parcels is within the City limits, approval of the proposed annexation would result in a natural and expected expansion of the City's boundaries. Since City M-1 zoning is adjacent to the property proposed for annexation on the south and east, M-1 zoning would be a natural and expected expansion of existing M-1 zoning. The recommended zoning for the annexed area would allow for uses in the future that would be compatible with nearby zoning and land uses even though no specific uses

are proposed at this time. This general criterion as to the best arrangement of land uses to promote the public health, safety, morals and general welfare can also be determined through a consideration of the more specific rezone criteria in the following section that apply here since this petition requests a change of the zoning from the current Yakima County General Commercial (GC) zoning to the City's similar C-2 General Business zoning and from the current Yakima County Light Industrial (M-1) zoning to the City's similar M-1 Light Industrial zoning.

XV. Standards and Criteria for Rezones. GMC §14.03.035 provides that a Hearing Examiner may make land use decisions as determined by the City Council at the request of either the Planning Commission or City Administrator. GMC §14.07.030(B) requires at least 10 days notice of public hearings by publication, mailing and posting. GMC §14.03.040(A)(4), GMC §14.09.030(A)(4) and GMC §17.88.060(B) provide that a recommendation is to be made to the City Council regarding rezones in accordance with GMC Title 14 and GMC Chapter 2.50. GMC §14.09.030(A)(3) and GMC §14.09.030(A)(4) prescribe the applicable procedures. GMC §14.01.040(H) defines a development as any land use permit or action regulated by GMC Titles 14 through 18 including but not limited to enumerated actions such as rezones. GMC §14.09.030(A)(3)(c) provides that the Hearing Examiner is not to recommend approval of a proposed development such as a rezone without making the following findings and conclusions:

(1) The development (proposed rezone) is consistent with the Comprehensive Plan and meets the requirements and intent of the Grandview Municipal Code. The zoning of the approximate 119.81-acre annexation area is recommended by the petitioners, the City's Planner and the Hearing Examiner to be the C-2 General Business zoning district for the two parcels having the Commercial Comprehensive Plan designation and to be the M-1 Light Industrial zoning district for the ten parcels having the Industrial Comprehensive Plan designation. In this

way the proposed rezone will be consistent with the Comprehensive Plan and with the Land Use Element Goals 4 and 6, as well as Policy 4.5 of the Comprehensive Plan. The rezone of two of the parcels to the C-2 General Business and ten of the parcels to the M-1 Light Industrial zoning districts would also meet the requirements and intent of the City's zoning ordinance so long as that zoning satisfies all of the following criteria for approval of a rezone.

(2) The development (proposed rezone) makes adequate provisions for drainage, streets and other public ways, irrigation water, domestic water supply and sanitary wastes. Although there are not currently adequate provisions for these features in the area proposed for annexation, future development of the parcels will require adequate provisions for drainage, streets, water and sanitary wastes.

(3) The development (proposed rezone) adequately mitigates impacts identified under other GMC chapters and in particular GMC Title 18. The proposed annexation and zoning has been determined to lack any probable significant adverse impacts on the environment through the SEPA Determination of Non-significance issued as the final threshold determination per GMC Title 18 on May 16, 2025, which was not appealed.

(4) The development (proposed rezone) is beneficial to the public health, safety, morals and welfare and is in the public interest. The requested rezone is beneficial to the public health, safety, morals and welfare and is in the public interest because the parcels could serve as a future site for additional C-2 General Business and M-1 Light Industrial uses within the City that would be compatible with nearby zoning and land uses.

(5) The development (proposed rezone) does not lower the level of service of transportation below the minimum standards as shown within the Comprehensive Plan. If the development results in a level of service lower than those shown in the Comprehensive Plan, the development may be approved if improvements or strategies to raise the level of service are made concurrent with the development. For the purpose of this section, "concurrent with the development" is defined as the required improvements or strategies in place at the time of occupancy, or a financial commitment is in place to complete the improvements or strategies within six years of approval of the development. No development of any particular use or uses is proposed at this time and any future

development will be subject to the Transportation Concurrency Management requirements of GMC Chapter 14.10. At this point there is no indication in the record that C-2 General Business uses on two of the parcels and M-1 Light Industrial uses on ten of the parcels would lower the level of service of transportation below the minimum standards as shown within the Comprehensive Plan. If development were proposed that would result in a level of service lower than those shown in the Comprehensive Plan, the development could be approved subject to incorporating improvements or strategies concurrent with the development that would raise the level of service. The term "concurrent with the development" is defined as the required improvements or strategies in place at the time of occupancy, or a financial commitment is in place to complete the improvements or strategies within six years of approval of the development.

(6) The area, location and features of any land proposed for dedication are a direct result of the development proposal, are reasonably needed to mitigate the effects of the development, and are proportional to the impacts created by the development. Here this criterion is not applicable because there is no land proposed for dedication at this time. Future development may require a dedication of additional street and other rights-of-way that are reasonably needed to mitigate the effects of the development and are proportional to the impacts created by the development.

In addition to these criteria, Section 17.88.060 of the Grandview Municipal Code provides that the Hearing Examiner shall enter findings for a rezone relative to the following additional criteria:

(1) Whether the proposal is in accord with the goals and policies of the Comprehensive Plan. The rezone of two of the parcels to C-2 General Business and ten of the parcels to M-1 Light Industrial would be similar to the existing Yakima County zoning for the parcels within the annexation area; would be consistent with the Comprehensive Plan Commercial designation for two of the parcels and the Industrial designation for the other ten parcels; and would be in accord with Comprehensive Plan Land Use Element Goals 4 and 6, as well as Policy 4.5 set forth above in Section XIV(3) of this Recommendation

(2) Whether the effect of the proposal on the immediate vicinity will be materially detrimental. The proposed annexation with C-2 General Business and

M-1 Light Industrial zoning for the 119.81-acre annexation area will not be materially detrimental to the immediate vicinity because the parcels can be utilized in the future for uses in an area where there is M-1 Light Industrial zoning to the south and east and where there is commercial zoning to the west. There already is a commercial use established on one of the commercially-zoned parcels and there is a large light industrial use, the Walmart Distribution Center, on adjacent property east of the proposed annexation area. Compatibility of specific proposed uses with existing uses will be reviewed and determined as a result of the type of review that the zoning ordinance requires for whatever specific uses are proposed in the future.

(3) Whether there is merit and value in the proposal for the community as a whole. There is merit and value in the recommended zoning of these parcels for the community as a whole because it is consistent with the Comprehensive Plan's Commercial and Industrial designations for the property and because it will allow for development of commercial and light industrial uses on the parcels which are needed to accommodate the population growth of the City and which will be similar to uses that already exist in the area.

(4) Whether conditions should be imposed in order to mitigate any significant adverse impacts from the proposal. There is no need for conditions to be imposed in order to mitigate probable significant adverse environmental impacts of the proposed annexation and recommended zoning at this time. The City's SEPA Determination of Non-significance determined that no impacts of that nature are likely as a result of the annexation with C-2 and M-1 zoning. However, future proposals for the development of specific uses can be expected to trigger SEPA environmental review depending upon the nature of the proposed uses.

(5) Whether a development agreement should be entered into between the City and the petitioner and, if so, the terms and conditions of such an agreement. There is no need for a development agreement between the City and the petitioners for the proposed annexation with the recommended zoning at this time because there is no proposal to develop the property with any specific use or uses at this time. Future development will be reviewed at the time of application to ensure consistency with applicable development standards, and the City may require a development agreement at that time depending upon the type of development that is proposed.

CONCLUSIONS

Based on the foregoing findings, the Hearing Examiner reaches the following conclusions:

(1) The Hearing Examiner has jurisdiction under GMC §17.96.030, GMC §2.50.080(C)(1) and GMC §2.50.080(C)(2) to make a recommendation to the Grandview City Council regarding this petition for annexation with appropriate zoning.

(2) A Final SEPA Determination of Non-significance (DNS) was issued on May 16, 2025, which became final without any appeals.

(3) The twelve parcels proposed for annexation are located within the City of Grandview Urban Growth Area. The south and east sides of the proposed annexation area are contiguous to the City limits.

(4) Sufficiency of water, sewer and street capacity for development of the proposed annexation area will be based on the size, scope and nature of the future development.

(5) The annexation petition has met the requirements for the 60% petition method authorized by RCW 35A.14.120 that requires the owners of properties having an assessed value of at least 60% of the assessed value of all of the properties within the area proposed for annexation to join in the petition.

(6) Parcel No. 230909-14404 and Parcel No. 230909-14403 in the proposed annexation area should have C-2 General Business zoning in order to be consistent with their Commercial Comprehensive Plan designation and the remaining ten parcels in the proposed annexation area should have M-1 Light Industrial zoning in order to be consistent with their Industrial Comprehensive Plan designation.

(7) The requested annexation with the recommended C-2 General Business zoning for two of the parcels and with the recommended M-1 Light Industrial zoning for ten of the parcels satisfies the applicable requirements and criteria set forth in RCW 35A.14.120, GMC §17.96.030, GMC §17.96.040, GMC §14.09.030(A)(3)(c) and GMC §17.88.060 that are needed to be satisfied in order to recommend its approval by the Grandview City Council.

RECOMMENDATION

The Hearing Examiner recommends to the Grandview City Council that this petition for annexation as described in the documentation submitted for this application, in the City Planner's staff report and in this Recommendation be **APPROVED** with C-2 General Business zoning for Parcel Nos. 230909-14404 and 230909-14403, and with M-1 Light Industrial zoning for Parcel Nos. 230910-23404, 230910-23406, 230909-11401, 230909-11403, 230909-11404, 230909-11002, 230909-12003, 230909-11402, 230909-14002 and 230910-24400 subject to the assumption of an appropriate share of all existing City indebtedness by the annexed area and with the annexed area being legally described in the following manner which has been prepared by HLA Land Surveying and Engineering, Inc. and which has been confirmed as accurate by the Yakima County Engineer:

Those portions of the Southwest Quarter of Section 3, Southeast Quarter of Section 4, Northeast Quarter of Section 9, and the Northwest Quarter of Section 10, all in Township 9 North, Range 23 East, W.M., described as follows:

Beginning at the Northeast corner of Lot 2 of that Short Plat recorded in Book 96 of Short Plats, page 126, records of Yakima County Washington;

Thence Southerly along the East line of said Lot 2 and the Westerly right of way line of Bethany Road to the Southeast corner of Lot 3 of that Short Plat recorded in Book 84 of Short Plats, page 264, records of Yakima County, Washington;

Thence Westerly to the Southwest corner of said Lot 3;

Thence Westerly along the South line of said Lot 2 and its Westerly extension to the Southwesterly right of way line of Yakima Valley Highway;

Thence Northwesterly along said right of way line to intersection of the Southwesterly extension of the Northwesterly right of way line of Tear Road as shown on that WSDOT right of way plan for SR 12, Sulphur Creek to Stover Road;

Thence Northeasterly along said line and its Northeasterly extension to the Northeasterly right of way line of Woodworth Road;

Thence Southeasterly and Easterly along the said right of way line to its intersection with the Easterly right way line of North Puterbaugh Road;

Thence Southerly along said Easterly right way line to the Southwest corner of Lot 2 of said Short Plat recorded in Book 84 of Short Plats, page 264, records of Yakima County, Washington;

Thence Easterly along the South line of said Lot 2 to the Southeast corner thereof;


Thence Northerly to the Northwest corner of Lot 2 of said Short Plat, recorded in Book 96 of Short Plats, page 126, records of Yakima County Washington;

Thence Easterly along the North line of said Lot 2 to the Point of Beginning.

Situate in Yakima County, State of Washington.

Yakima County Tax Parcel Nos. 230909-12003, 230909-11401, 230909-11002, 230909-11402, 230909-11403, 230909-11404, 230909-14002, 230909-14404, 230909-14403, 230910-23404, 230910-23406 and 230910-24400 and adjacent road right of ways as described herein.

DATED this 11th day of June, 2025.



Gary M. Cuillier, Hearing Examiner



CITY OF GRANDVIEW, WASHINGTON

RESOLUTION CERTIFICATION

I, Anita G. Palacios, am appointed by the Mayor of the City of Grandview as the City Clerk. I am the custodian of the City's records and I am authorized to make certified copies of official records. I do hereby certify under penalty of perjury that the attached Resolution No. 2025-22 accepting a request from Roger Wilson and James & Linda Hansen for annexation of Parcel Nos. 230909-12003, 230909-11401, 230909-11002, 230909-11402, 230909-11403, 230909-11404, 230909-14002, 230909-14404, 230909-14403, 230910-23404, 230910-23406, 230910-24400 located on Wine Country Road, Bethany Road, N. Puterbaugh Road and Woodworth Road, Grandview, Yakima County, Washington to the City of Grandview and Resolution No. 2025-44 authorizing the petition to annex properties known as the Roger Wilson and James & Linda Hansen annexation that is contiguous to the City of Grandview and providing for transmittal of said petition to the Yakima County Boundary Review Board for a 45-day review prior to taking final action, are certified copies of official records maintained by the City of Grandview and are an exact, complete, and unaltered copies of such official records.

Dated: July 15, 2025

Anita G. Palacios, MMC
City Clerk

RESOLUTION NO. 2025-22

A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON, ACCEPTING A REQUEST FROM ROGER WILSON AND JAMES & LINDA HANSEN FOR ANNEXATION OF PARCEL NOS. 230909-12003, 230909-11401, 230909-11002, 230909-11402, 230909-11403, 230909-11404, 230909-14002, 230909-14404, 230909-14403, 230910-23404, 230910-23406, 230910-24400 LOCATED ON WINE COUNTRY ROAD, BETHANY ROAD, N. PUTERBAUGH ROAD AND WOODWORTH ROAD, GRANDVIEW, YAKIMA COUNTY, WASHINGTON TO THE CITY OF GRANDVIEW

WHEREAS, Roger Wilson and James & Linda Hansen submitted a Letter of Intent to the City requesting annexation of Parcel Nos. 230909-12003, 230909-11401, 230909-11002, 230909-11402, 230909-11403, 230909-11404, 230909-14002, 230909-14404, 230909-14403, 230910-23404, 230910-23406, 230910-24400 located on Wine Country Road, Bethany Road, N. Puterbaugh Road and Woodworth Road, Grandview, Yakima County, Washington to the City of Grandview; and

WHEREAS, on February 25, 2025, the City Council was presented with the Letter of Intent and Petition for Annexation and reviewed the proposed annexation,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, AS FOLLOWS:

Section 1. The City of Grandview hereby accepts the request for annexation subject to the following conditions:

- That the annexation be accepted as proposed on Exhibit "A" attached hereto.
- That the City requires the simultaneous adoption of the City's zoning regulations consistent with the Urban Growth Area Future Land Use Designation: M-1 Light Industrial for Parcel Nos. 230909-12003, 230909-11401, 230909-11002, 230909-11402, 230909-11403, 230909-11404, 230909-14002, 230910-23404, 230910-23406, 230910-24400 and C-2 General Business for Parcel Nos. 230909-14403 and 230909-14404 for the proposed annexation.
- That the City requires the assumption of an appropriate share of all existing City indebtedness by the area to be annexed.

Section 2. Staff is hereby directed to present the Petition for Annexation to the Hearing Examiner who shall receive and examine available information, conduct a public hearing, prepare a record thereof and enter findings of fact and conclusions based upon those facts, together with a recommendation to the City Council.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on March 11, 2025.

MAYOR

Ashley Land

ATTEST:

Quinn H. Haines

CITY CLERK

APPROVED AS TO FORM:

2/22/2025
CITY ATTORNEY

Exhibit A - 14 Pages

Annexation Sepa Checklist-section 12

Parcels and Values

230909-12003 90-Woodworth

230909-11401

230909-11002

230909-11402 200-Woodworth

230909-11403

230909-11404 260 N Puterbaugh

230909-14002

230909-14404 120 N Puterbaugh

230909-14403 110 N Puterbaugh

230910-23404

230910-23406 651 Bethany

230910-24400 550 Bethany

Value

\$500

Value

~~\$333,750~~

333,700

Value

~~\$52,300~~

52,500

Value

\$328,900

Value

\$156,500

Value

\$236,600

Value

\$222,500

Value

\$515,250

Value

\$70,700

Value

\$53,200

Value

\$277,040

Value

\$198,200

~~\$2,445,440~~

\$ 2,445,590

Assessor: [Name] [Address] [City] [State] [Zip]

Assessor: [Name] [Address] [City] [State] [Zip]

Search: [Name] [Address] [City] [State] [Zip]

Search By: Parcel Number

Parcel #: 23090911401

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

Search

MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography:

FEMA Critical Areas
Contours Utilities

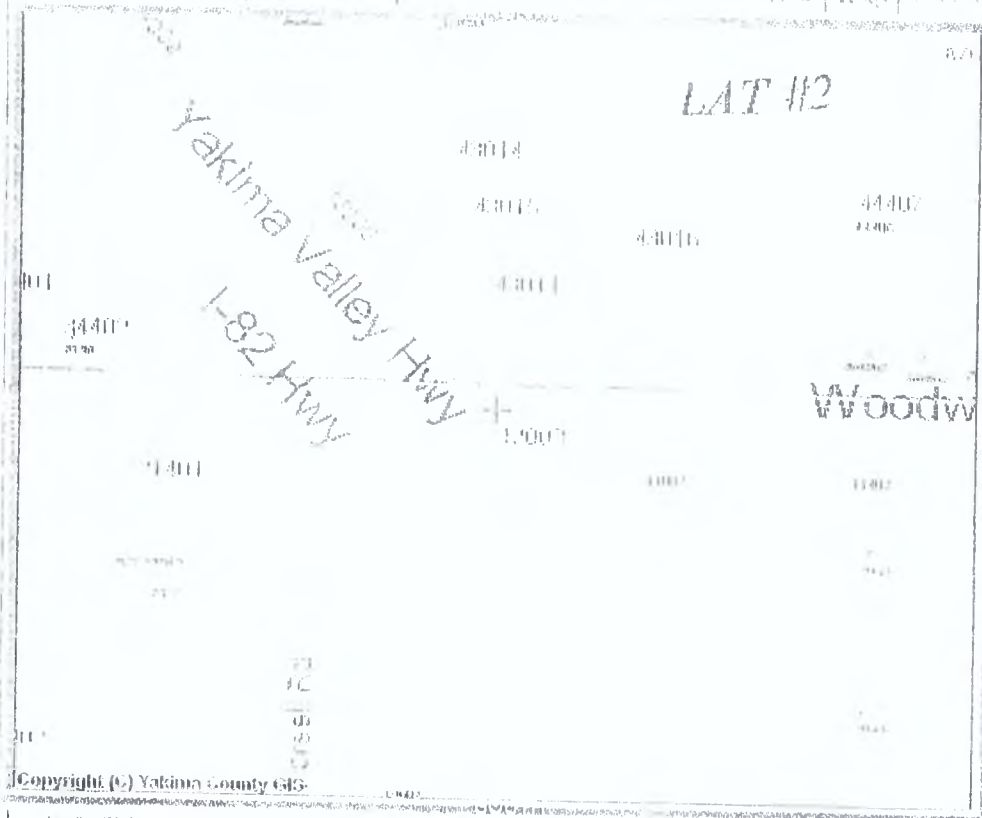
MapSize: Small (800x600)

Maps brought to you by:

Valley Title Guarantee



Parcel: 23090911401



Copyright (c) Yakima County GIS

Latitude(6) | Longitude(6)

Latitude(6) | Longitude(6)

Click Map to: Get Information

One Inch = 400 Feet
Feet 0 100 200 300 400 500



Parcel Address: 90 WOODWORTH RD, Grandview, WA 98930
Parcel Owner(s): ST CLAIR & MARIEA WOODWORTH
Parcel Number: 23090912003 Parcel Size: 4.49 Acres(s)
Property Use: 39 Other Undeveloped Land

Tax Code Area (TCA): 444 Tax Year: 2025
Improvement Value: \$0 Land Value: \$500
Current Use Value: \$0 Current Use Improvement: \$0
New Construction: \$0 Total Assessed Value: \$500

Quality: [Name] [Address] [City] [State] [Zip]
Main: [Name] [Address] [City] [State] [Zip] Bedrooms: [Name] [Address] [City] [State] [Zip] Bathroom: [Name] [Address] [City] [State] [Zip] Garage: [Name] [Address] [City] [State] [Zip] Carport: [Name] [Address] [City] [State] [Zip]
No Residence Information Found.

Leases: [Name] [Address] [City] [State] [Zip] Sales Date: [Name] [Address] [City] [State] [Zip] Sales Price: [Name] [Address] [City] [State] [Zip] Option: [Name] [Address] [City] [State] [Zip] Portion: [Name] [Address] [City] [State] [Zip]
No Sales Information Found.

While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-4100 or (509) 572-7354, or email us.

Zoning: M-1 Jurisdiction: County
Urban Growth Area: Grandview Future Land Use Designation: Urban Industrial (Yakima County Plan 2015)
FEMA 100 Year: [Name] [Address] [City] [State] [Zip] FIRM Panel Number: 53077C1925D

* Latitude: 46° 47' 44.530" * Longitude: 119° 56' 41.765" [Range: 23 Township: 09 Section: 09]
Narrative Description: BEG NE COR NW1/4 NE1/4 S TO APT 50 FT NELY OF LE LN OF OLD SR12TH NW1/4 PAR WILE LN TO STA 1700+10, THENCE 20 FT NELY PAR WILE LN TO SN LN SD SUB, THENCE TO BEG

Assessor: [Search] [Parcel Number]

Search

Search By: Parcel Number

Parcel #: 23090911002

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

Search

MapScale: 1 inch = 300 ft.

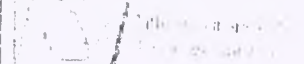
Overlays: Aerial Photography:

FLMA Critical Areas
Contours Utilities

MapSize: Small (800x600)

Maps brought to you by:

Valley Title Guarantee



Copyright (c) Yakima County GIS

Location (N) | North Arrow
Longitude (W) | Latitude (N)

Click Map to: Got Information

One Inch = 300 Feet
Foot 100 200 300

Parcel Address: WOODWORTH RD/PETERBAUGH RD, WA
Parcel Owner(s): GEORGE & EDITH MTD PETER HIGGINS
Parcel Number: 23090911401 [Parcel Size: 27.94 Acres]
Proposed Use: 00 Other Undeveloped Land

City Code Area (CCA):	444	Tax Year:	2025
Improvement Value:	\$0	Land Value:	\$333700
Current Use Value:	\$0	Current Use Improvement:	\$0
Flow Construction:	\$0	Total Assessed Value:	\$333700

Qualify Year Built Stories Main Level Upper Sqft Basement Sqft Bedrooms Bathrooms Garage (full/3/4, 1/2) (basement/full) Carport
No Residence Information Found.

Acres Sale Date Sale Price Per Acre Portion
No Sales Information Found.

While the information is intended to be accurate, any unnotified errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-4100 or (509) 574-7354, or email us.

Zoning: M-1 Jurisdiction: County
Urban Growth Area: Grandview Future Land Use Designation: Urban Industrial (Yakima County Plan 2015)
FEMA 100 Zone: FIRM Panel Number: 53077C1925D

+ Latitude: 46° 47' 40.242" Longitude: -119° 56' 22.580" Range: 23 Township: 09 Section: 09

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 CLEARANCE APPEARANCE, SURVEY, RECORDS AIR OR CONVEYANCE VERIFICATION.

Search :

12:00:00 //:

Search

Valley Title Guarantors

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

$$e^{\pm i\theta} = \cos \theta \pm i \sin \theta = (\cos \theta, \pm \sin \theta)^T$$

0609

2.500

References

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County Plan 2015)

Section:00

RD RAW

LEGAL DOCUMENT AND SHOULD

Assessor: [Name] | [Address]

Search

Search By: Parcel Number

Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

Search

MapScale: 1 Inch = 400 ft.

Overlays: Aerial Photography

LEMA Critical Areas
Contours Utilities

MapSize: Small (800x600)

Maps brought to you by:

Valley Title Guarantee



Phone: (509) 425-1111
Fax: (509) 425-1112

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Location: [Address]

Longitude: [Address] | Latitude: [Address]

Click Map to: Get Information

One Inch = 400 Feet

Feet 0 100 200 300 400



Parcel Address: 200 WOODWARD RD, GRANVIEW, WA 98930
Parcel Owner(s): YESSENIA VALENCIA ROEL CALDERON
Parcel Number: 23090914402 Parcel Size: 2.00 Acre(s)
Property Use: 11 Single Unit

Tax Code Area (TCA): 441

Tax Year: 2025

Improvement Value: \$208500

Land Value: \$120400

Current Use Value: \$0

Current Use Improvement: \$0

New Construction: \$0

Total Assessed Value: \$328900

Quality	Year Built	Stories	Main Bath	Upper Bath	Lower Bath	Bedrooms	Bathrooms	Garage	Carport
AVERAGE	1936	1.00	1.00	0.00	0.00	0.00	1.00/1.00	0.00/0.00	0.00/0.00
Parcel	Parcel	Parcel	Parcel	Parcel	Parcel	Parcel	Parcel	Parcel	Parcel
23090914402	10/26/2021	\$360000	Granite						
			GRANSEN LINDA L						

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Zoning: C3-1
Urban Growth Area: Grandview

Jurisdiction: County
Future Land Use Designation: Urban Industrial (Yakima County Plan 2015)

HEM Parcel Number: 5307761925D

Latitude: 46° 17' 42.403"

Longitude: -119° 56' 23.725"

Range: 20 Township: 09 Section: 08

Narrative Description: SP 0375 LOT 2

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 County GIS - Washington Land Information Portal

Yakima County GIS
Land Information Portal

First American Title

www.firstam.com

800.248.2400

Assessor: 12/1/2014 12:01:15

Map

Search

Search By: Parcel Number

Parcel #: 23090911404

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

Search

MapScale: 1 inch = 300 ft.

Overlays: Aerial Photography

FEMA

Critical Areas

Contour

Utilities

MapSize: Small (800x600)

Maps brought to you by:

Valley Title Guarantees



12/1/2014 12:01:15

Copyright (C) Yakima County GIS

Longitude (L) | Meridian (M)

Latitude (A) | Longitude (L)

Click Map to: Get Information

Map Scale: 1 inch = 300 feet

Parcel Address: WOODWORTH RD/PUTERBAUGH RD, WA
Parcel Owner(s): GEORGE & EDITH MTD PNTS HIGGINS
Parcel Number: 23090911404 Parcel Size: 43.04 Acres(s)
Property Use: 99 Other Undeveloped Land

Tax Code Area (TCA): 411

Tax Year: 2025

Improvement Value: \$0

Land Value: \$156500

Current Use Value: \$0

Current Use Improvement: \$0

How Construction: \$0

Total Assessed Value: \$156500

County: Year Built: 2010
Main Bath: 1 Upper Bath: 1 Bath: 1 Bedrooms: 3 Bathrooms: 3 Garage: 2 Carport: 1
No Residence Information Found.

Parcel: Sale Date: 2010 Sale Price: \$1,000,000
No Sales Information Found.

While the information is intended to be accurate, any numerical errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-4100 or (800) 572-7354, or email us.

Zoning: M-1
Urban Growth Area: Grandview

Jurisdiction: County
Future Land Use Designation: Urban Industrial (Yakima County Plan 2045)

FEMA 100 Year:

IRM Parcel Number: 53077C1925D

Latitude: 46° 47' 02.830"

Longitude: -119° 56' 21.340"

Range: 23 Township: 09 Section: 09

Narrative Description: SP 9376; 1.051

MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED. THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE RELIED UPON FOR A TITLE OPINION, APPRAISAL, SURVEY, ETC. OBTAIN A PROFESSIONAL VERIFICATION.

Yakima County GIS - Washington Land Information Portal

First American Title
www.firstam.com
509.485.1566

Assessor: [Blank] | Parcel: [Blank]

Search [Blank]

Search By: Parcel Number

Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

Search

MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography: ☒

ELMA ☒ Critical Areas
Contours ☒ Utilities

MapSize: Small (800x600)

Maps brought to you by:

Valley Title Guarantee

The map is a representation of the current state of the land.

Copyright (C) Yakima County GIS

Heading(N) - North(N)

Longitude(W) - Latitude(N)

Click Map to: Get Information

One Inch = 400 Feet

100 200 300 400



Parcel Address: 260 N PUTERBAUGH RD, GRANDVIEW, WA 98930
Parcel Owner(s): GEORGE C EDITH L MTD PNTR HIGGINS
Parcel Number: 23C90911404 Parcel Size: 2.04 Acres(s)
Property Use: 41 Single Unit

Tax Code Area (TCA): 1441

Improvement Value: \$145600

Current Use Value: \$0

New Construction: \$0

Tax Year: 2025

Land Value: \$421000

Current Use Improvement: \$0

Total Assessed Value: \$236600

Quality	Year Built	Stories	Main Sqt.	Upper Sqt.	Partial Sqt.	Bedrooms	Bathrooms	Garage	Champion
FAIR	1940	2.00	1677	1229	0/0	2	1/0/0	2/403/0	

Excise: [Blank] Sale Date: [Blank] Sale Price: [Blank] Champion: [Blank] Portion: [Blank]

No Sales Information Found.

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Zoning: M-1
Urban Growth Area: Grandview

Jurisdiction: County
Future Land Use Designation: Urban Industrial (Yakima County Plan 2015)

FIRM Panel Number: 53077C1925D

Latitude: 46° 47' 02.957"

Longitude: 119° 56' 13.084"

Range: 23 Township: 09 Section: 05

Narrative Description: SE 9376; LOT 2

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Yakima County GIS - Washington Land Information Portal

First American Title

www.firstam.com

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Assessor: [P. D. Davis] [10-11-2015]

Home | Map | Search | Tools

Search []

Search By: Parcel Number [v]

Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

Search []

MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography: [v]

[LEMA]

[Critical Areas]

[Contours]

[Utilities]

MapSize: Small (300x300) [v]

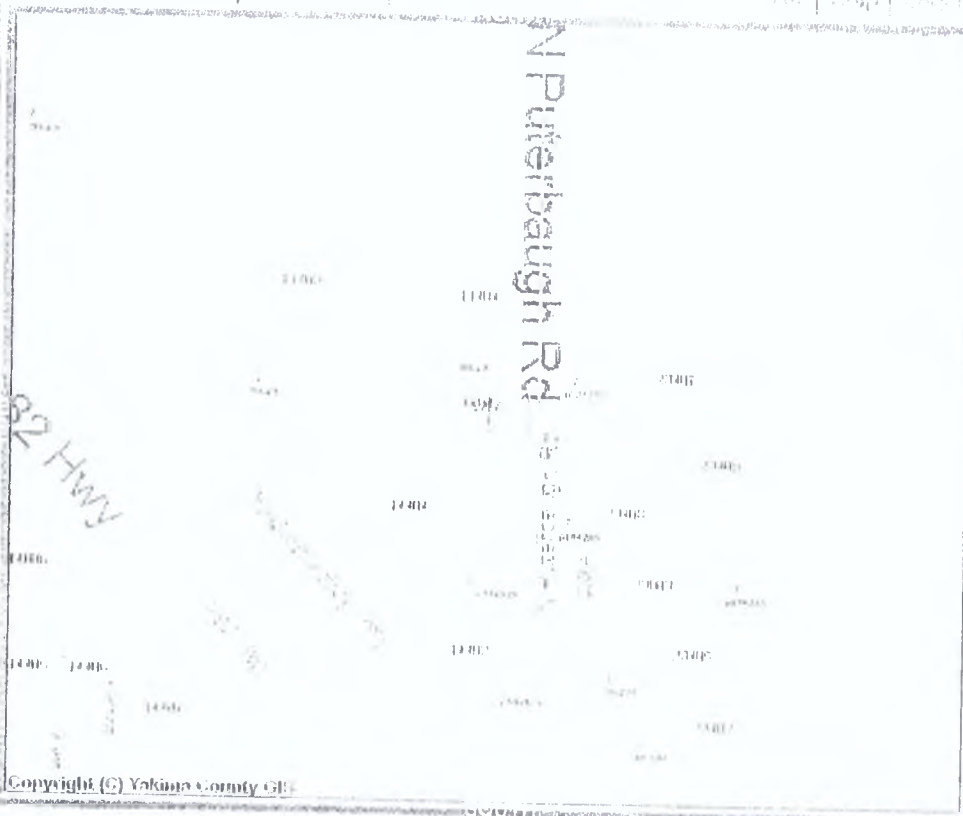
Maps brought to you by:

Valley Title Guarantors



Valley Title Guarantors
1000 Valley Blvd
Yakima, WA 98901

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Location: [10] [10]

Longitude(W): [119] [13]

Click Map to: Get Information

1 inch = 400 feet
Feet 100 200 300 400



Parcel Address: [N PATERBAUGH RD W SD, WA]
Parcel Owner(s): [MARGARITA SAEZ RUDY G SAEZ]
Parcel Number: [23090914002] Parcel Size: [0.51] Acres(s)
Property Use: [R Single Unit]

Lot Code Area (T/A): [44] The Year: 2025
Improvement Value: [\$144000] Land Value: \$79500
Current Use Value: [\$0] Current Use Improvement: \$0
New Construction: [\$0] Total Assessed Value: \$223500

Quality	Year Built	Stories	Main Bldg	Upper Bldg	Basement	Bedrooms	Bathrooms	Garage	Carport
LOW/FAIR	1910	2.00	0/0	0/0	0/0	3	4/0/0	0/0/0	0/0/0

Exterior	Roof Date	Roof Price	Foundation	Portion
370700	2/7/2005	\$25000	CANTO, TERRAIN	N
466149	11/7/2015	\$58230	CANTO, TERRAIN	N

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Zoning	Urban Growth Area	FEMA 100 Year	Jurisdiction/County	Future Land Use Designation	FRM Panel Number
RM-4	Grandview		County	Urban Industrial (Yakima County Plan 2015)	53077C1925D

Latitude: 46° 47' 00.114" Longitude: 119° 50' 13.106" Range: 23 Township: 09 Section: 09
Narrative Description: S 415 FT OF N 197 FT OF E 249 FT OF SE 1/4 NE 1/4 E 25 FT FOR ROAD

Assessor: [Name] [Address]

Search

Search By: Parcel Number

Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

Search

MapScale: 1 inch = 400 ft.

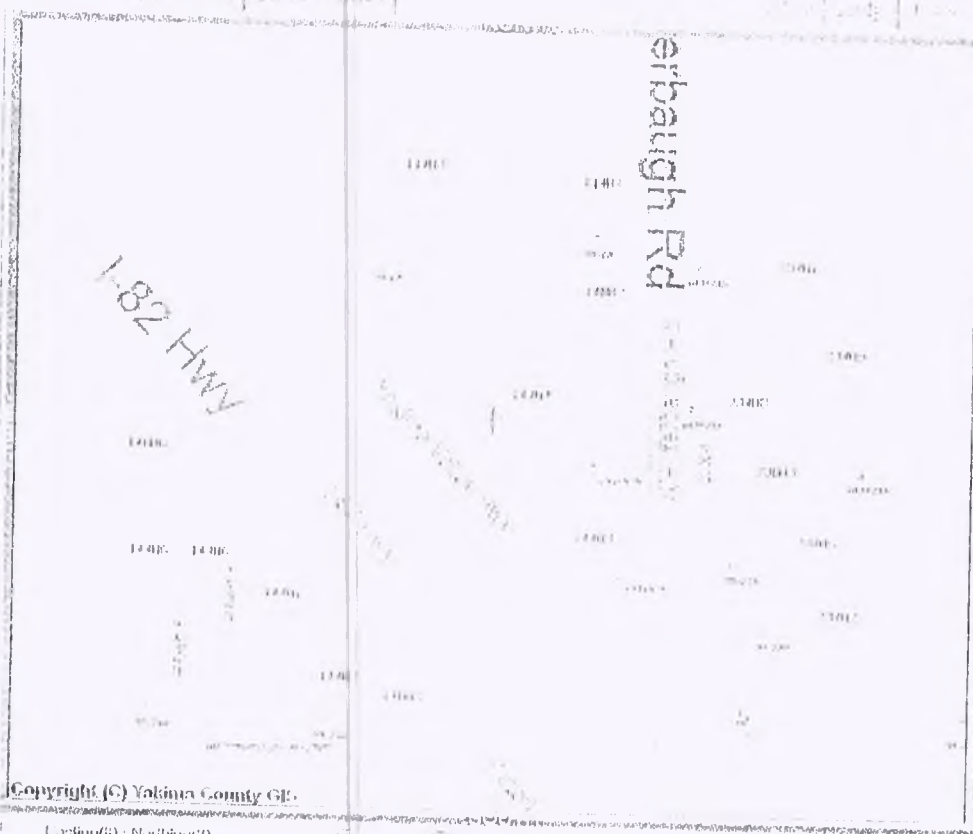
Overlays: Aerial Photography: ☐

FEMA Critical Areas
Contours Utilities

MapSize: Small (800x600)

Maps brought to you by:

Valley Title Guarantee



Copyright (C) Yakima County GIS

Latitude(N): Longitude(W)

Latitude(N): Longitude(W)

Click Map to: Get Information

1 inch = 400 feet
Feet 0 100 200 300 400

Parcel Address: 120 N PUTERBAUGH RD, GRANDVIEW, WA 98930
Parcel Owner: WILSON STORE PROPERTIES LLC
Parcel Number: 23C90944404 (Parcel Size: 15.68 Acres)
Parcel Use: Retail Hardware, Materials

Map Code Area (MCA): 444
Improvement Value: \$414400
Current Use Value: \$0
New Construction: \$0
Tax Year: 2025
Land Value: \$333850
Current Use Improvement: \$0
Total Assessed Value: \$545250

Quality	Year Built	Stories	Main Level	Upper Level	Basement	Bedrooms	Bathrooms	Garage	Carport
No Residence Information Found.									
Location	Sale Date	Sale Price	Condition	Portion					
No Sales Information Found.									

While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 573-4100 or (509) 572-2354, or email us.

Zoning: [Code]
Urban Growth Area: [Code]
FEMA 100 Year: [Code]
Jurisdiction: County
Future Land Use Designation: Urban Commercial (Yakima County Plan 2015)
FIRM Panel Number: 53077C1925D

+ Latitude: 46° 46' 57.103" N Longitude: 119° 56' 47.173" W Range: 23 Township: 09 Section: 09
Narrative Description: Section 09 Township 09 Range 23 Quarter NE: SP AP# 7537515; LOT 2

MAP AND PARCEL DATA ARE RETRIEVED FROM ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE REPORT, APPRAISAL, SURVEY, ETC. OWNER OF RECORD VERIFICATION

Assessor: [Name]

Search

Search By: Parcel Number

Parcel #: [Input]

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

Search

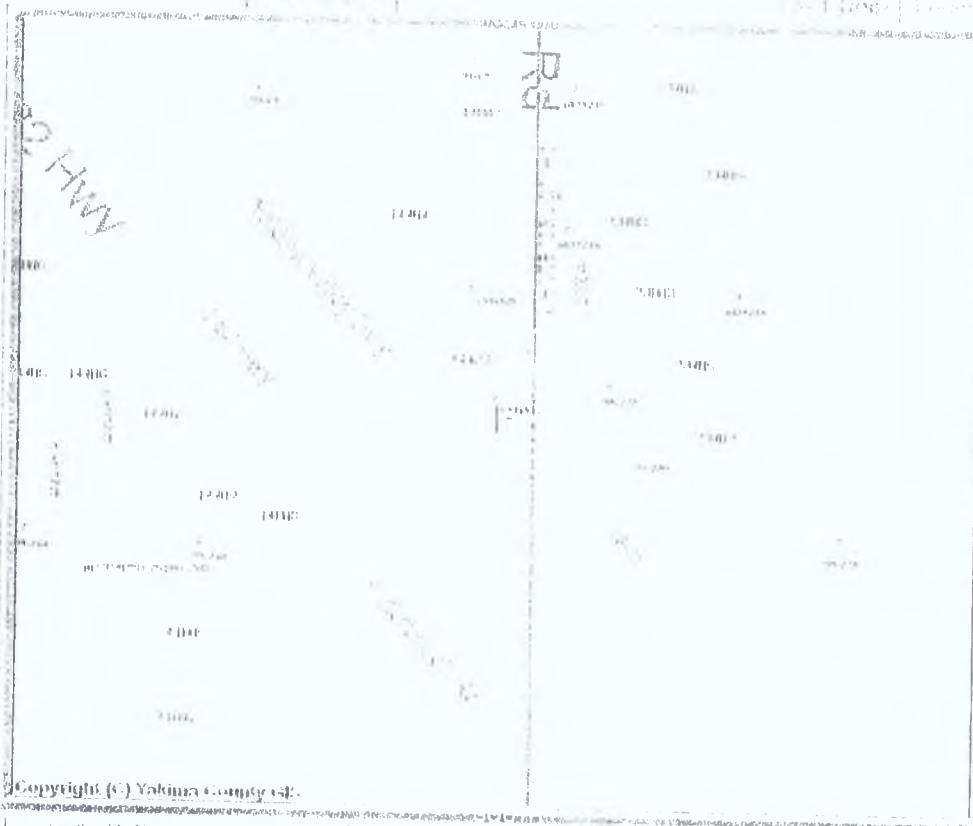
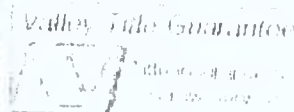
MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography:

ULMA Critical Areas
Contours Utilities

MapSize: Small (800x600)

Maps brought to you by:



Copyright (c) Yakima County, WA

Longitude(W) Latitude(N)

Click Map to: Get Information

One Inch = 400 Feet
Feet 0 100 200 300



Parcel Address: 110 N PETERBAUGH RD, GRANDVIEW, WA 99030
Parcel Owner(s): NOE LOPEZ CARDOZO AMARILYS F LOPEZ NOE LOPEZ CARDOZO
Parcel Number: 23090914402 Parcel Size: 2.16 Acre(s)
Property Use: 09 Other Undeveloped Land
Taxable Area (TCA): 441
Improvement Value: 50
Land Use Value: 50
New Construction: 50
Tax Year: 2025
Land Value: \$70700
Current Use Improvement: 50
Total Assessed Value: \$70700

Quality Year Built Stories Main Sq Ft Upper Sq Ft Deck Sq Ft # Bathrooms Bathrooms Garage (Full/3/4/1/2) (Open/Full/Partial) Carport
No Residence Information Found

Parcel 451970 Sale Date 09/27/2018 Sale Price \$550000 Location WILSON STONE PROPERTIES LLC Portion N

While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 574-7354, or email us.

Zoning Urban Growth Area Grandview Jurisdiction County Future Land Use Designation Urban Commercial (Yakima County Plan 2015) FEMA 100 Year URM Parcel Number 53077C1925D

Latitude: 46° 16' 52.866" Longitude: -119° 56' 12.749" Range: 23 Township: 09 Section: 09
Narrative Description: Section 09 Township 09 Range 23 Quarter NE: SP A6# 7537545; LOT 1

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, ETC. OWNERS SHOULD VERIFY.

Assessor

Search

Search By: Parcel Number

Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

Search

MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography: ☒

FEMA

Critical Areas

Contours

Utilities

MapSize: Small (800x600)

Maps brought to you by:

Valley Title Guarantee



Information as of
12/10/2014

12/10/2014

Copyright (C) Yakima County GIS

Latitude(0) | Longitude(0)

Latitude(0) | Longitude(0)

Click Map to: [Get Information](#)

One inch = 400 feet

0 100 200 300 400 500

Parcel Address: BETHANY PETERBAUGH RD, WA
Parcel Owner(s): JAMES C LINDA HANSEN
Parcel Number: 23091023404 (Parcel Area: 0.47 Acres)
Property Use: 01 Agricultural Not Current Use

Tax Code Area (TCA): 141

Tax Year: 2025

Improvements Value: \$0

Land Value: \$53200

Current Use Value: \$0

Current Use Improvement: \$0

New Construction: \$0

Total Assessed Value: \$53200

Outlay Year Built Station Main Split Upper Split Front Split Bedrooms Bathrooms Garage
(full/3/2, 1/2) (bath/split/bath) Carport
No Residence Information Found.

Explain Sale Date Sale Price Caption Portion
No Sales Information Found.

While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call office (509) 574-1100 or (509) 572-7354, or email us.

Zoning: M-1

Jurisdiction: County

Urban Growth Area: Grandview

Future Land Use Designation: Urban Industrial (Yakima County Plan 2015)

FEMA 100 Year

UPLM Parcel Number: 53077C10250

* Latitude: 46° 46' 49.731"

* Longitude: -119° 56' 07.603"

Range: 23 Township: 09 Section: 10

Narrative Description: TRPT OF OLD SR12 LY 50 FEET OF LE LN OF SD SR12 & SWLY OF LOT 1 OF SP04246

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 County GIS - Washington Land Information Portal

First American Title

www.firstam.com

800.648.7656

Assessor | Taxpayer | Parcel | State |

Map | Help | Logout |

Search

Search By: Parcel Number

Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

Search

MapScale: 1 inch = 600 ft.

Overlays: Aerial Photography

FEMA

Critical Areas

Contours

Utilities

MapSize: Small (800x600)

Maps brought to you by:

Valley Title Guarantors



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Latitude(N) - Longitude(W)

Longitude(W) - Latitude(N)

Click Map for: Get Information

One inch = 100 feet

Foot 0 100 200 300 400

Parcel Address: 651 BETHANY RD, GRANDVIEW, WA 98930
Parcel Owner: JAMES & LINDA HANSEN
Parcel Number: 23091023400 Parcel Size: 50.74 Acres
Property Use: 100 Current Use Agricultural

Fire Code Area (TCA): 441

Tax Year: 2025

Improvement Value: \$128000

Land Value: \$366300

Current Use Value: \$140240

Current Use Improvement: \$128000

Flow Construction: 30

Total Assessed Value: \$277040

Outlay Year Built Stories Main Level Upper Sub Eminent Right Interrooms Bathrooms Garage (Full/Partial) (Partial/Full) Carport

No Residence Information Found.

Source Sale Date Sale Price Location Portion

No Sales Information Found.

While the information is intended to be accurate, any unreported errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call office (509) 574-4100 or (800) 574-7354, or email us.

Zoning:

M-1

Urban Growth Area:

Grandview

Jurisdiction: County

Future Land Use Designation: Urban Industrial (Yakima County Plan 2015)

FEMA 100 Year:

FIRM Parcel Number: 53077C1925D

Latitude: 46° 46' 55.101"

Longitude: -119° 55' 54.763"

Range: 23 Township: 09 Section: 10

Narrative Description: NW 96 126 107

MAP AND PARCEL DATA ARE INTENDED 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 County GIS - Washington Land Information Portal

First American Title

www.firstam.com

1021 215 2561

Assessor: Planning | Data: Land

Search

Search By: Parcel Number

Parcel #

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

Search

MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography

FEMA

Critical Areas

Contours

Utilities

MapSize: Small (800x600)

Maps brought to you by:

Valley Title Guaranties



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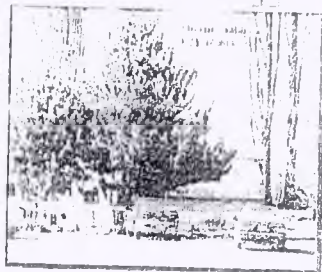
Latitude(0) | Longitude(0)

Latitude(0) | Longitude(0)

Click Map to Get Information

1 inch = 400 feet

100 200 300 400



Parcel Address:

550 BETHANY RD, GRANDVIEW, WA 98930

Parcel Owner(s):

SANDIE ARIOT & VERA ORTIZ

Parcel Number:

23091024400

Parcel Size: 2.00 Acres

Property Type:

11 Single Unit

Tax Code Area (TCA):

441

Tax Year: 2025

Improvement Value:

577200

Land Value: \$120400

Current Use Value:

\$0

Current Use Improvement: \$0

New Construction:

\$0

Total Assessed Value: \$190200

Quality	Year Built	Stories	Main Sqt	Upper Sqt	Basmt Sqt	Bedrooms	Bathrooms	Garage	Comport
LOW-COST	1979	1.00	5240		000	2	1/0/0	10/0/0	

Leases	Sale Date	Sale Price	Grantor	Portion
--------	-----------	------------	---------	---------

No Sales Information Found.

While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us, call either (509) 574-1100 or (509) 572-7354, or email us.

Zoning: RM-1
Urban Growth Area: Grandview

Jurisdiction: County
Future Land Use Designation: Urban Industrial (Yakima County Plan 2015)

FIRM Parcel Number: 53077619250

Latitude: 46° 46' 49.934"

Longitude: -119° 55' 37.004"

Range: 22 Township: 09 Section: 10

Narrative Description: PARCEL 3 BOOK 94264 MH-REAR (LY 2000) 1979 BROADMORE 60X14 SER/3725

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 CLAIM, EASEMENT, SURVEY, ETC. CLAIM OR ZONING VERIFICATION.

Yakima County GIS - Washington Land Information Portal

[Print Map]
[Close Map]



Map Corner Range: 23 Township: 9 Section: 9

Property Lines
Easements

WWW.YAKIMAP.COM
Yakima County GIS
129 N 2nd Street
Yakima, WA 98901
(509) 574-2992



One Inch = 1000 Feet

Feet	500	1000	1500
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Printed On: 1/6/25 2:41 PM

RESOLUTION NO. 2025-44

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
AUTHORIZING THE PETITION TO ANNEX PROPERTIES KNOWN AS THE ROGER
WILSON AND JAMES & LINDA HANSEN ANNEXATION THAT IS CONTIGUOUS TO
THE CITY OF GRANDVIEW AND PROVIDING FOR TRANSMITTAL OF SAID
PETITION TO THE YAKIMA COUNTY BOUNDARY REVIEW BOARD FOR A 45-DAY
REVIEW PRIOR TO TAKING FINAL ACTION**

WHEREAS, the City of Grandview, Washington received a petition for annexation commonly known as the Roger Wilson and James & Linda Hansen Annexation submitted by Roger Wilson and James & Linda Hansen of certain real property pursuant to RCW 35A.14.120, a legal description of which is attached hereto as Exhibit "A";

WHEREAS, that said petition set forth the fact that the City Council of the City of Grandview required the assumption of City indebtedness by the area requesting to be annexed;

WHEREAS, prior to filing of said petition, the City Council had indicated a tentative approval of said annexation;

WHEREAS, petitioners further understood the zoning of said area proposed for annexation would be M-1 Light Industrial for Parcel Nos. 230909-12003, 230909-11401, 230909-11002, 230909-11402, 230909-11403, 230909-11404, 230909-14002, 230910-23404, 230910-23406, 230910-24400 and C-2 General Business for Parcel Nos. 230909-14403 and 230909-14404;

WHEREAS, notices of hearings before the Hearing Examiner and the City Council were published in the manner as provided by law;

WHEREAS, all property within the territory so annexed shall be subject to and is a part of the Urban Growth Area of the City of Grandview as presently adopted or as is hereafter amended;

WHEREAS, the Council of the City of Grandview has determined that the best interests and general welfare of the City would be served by the annexation; and

WHEREAS, prior to the City Council taking final action on this annexation, the "Notice of Intention" is to be completed by an elected official or employee of the governmental jurisdiction that is seeking the boundary change action or the proponent in the case of incorporation or formation and submitted to the Yakima Boundary Review Board for a 45-day review period,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, that the Notice of Intention to annex property described on Exhibit "A", be completed by the City Clerk of the City of Grandview and thereafter forwarded to the Yakima Boundary Review Board for a 45-day review period.

PASSED by the CITY COUNCIL and APPROVED by the MAYOR at its regular meeting on July 8, 2025

MAYOR

Ashley Luna

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

[Signature]
CITY ATTORNEY

March 24, 2025
HEA Project No. 250070
City of Grandview

Legal Description for Wilson and Hanson Annexation

Those portions of the Southwest Quarter of Section 3, Southeast Quarter of Section 4, Northeast Quarter of Section 9, and the Northwest Quarter of Section 10, all in Township 9 North, Range 23 East, W. M., described as follows:

Beginning at the Northeast corner of Lot 2 of that Short Plat recorded in Book 96 of Short Plats, page 126, records of Yakima County Washington.
Thence Southerly along the East line of said lot 2 and the Westerly right of way line of Bethany Road to the Southeast corner of Lot 3 of that Short Plat recorded in Book 84 of Short Plats, page 264, records of Yakima County, Washington.
Thence Westerly to the Southwest corner of said Lot 3,
Thence Westerly along the South line of said Lot 2 and its Westerly extension to the Southwesterly right of way line of Yakima Valley Highway;
Thence Northwesterly along said right of way line to intersection of the Southwesterly extension of the Northwesterly right of way line of Tear Road as shown on that WSDOT right of way plan for SR 12, Sulphur Creek to Stover Road;
Thence Northeasterly along said line and its Northeasterly extension to the Northeasterly right of way line of Woodworth Road;
Thence Southeasterly and Easterly along the said right of way line to its intersection with the Easterly right of way line of North Puterbaugh Road;
Thence Southerly along said Easterly right of way line to the Southwest corner of Lot 2 of said Short Plat recorded in Book 84 of Short Plats, page 264, records of Yakima County, Washington,
Thence Easterly along the South line of said Lot 2 to the Southeast corner thereof
Thence Northerly to the Northwest corner of lot 2 of said Short Plat, recorded in Book 96 of Short Plats, page 126, records of Yakima County Washington.
Thence Easterly along the North line of said Lot 2 to the Point of Beginning.

Situate in Yakima County, Washington.

Yakima County Tax Parcel Nos. 230909-12003, 230909-11401, 230909-11002, 230909-11402, 230909-11403, 230909-11404, 230909-14002, 230909-14404, 230909-14403, 230910-23404, 230910-23406, and 230910-24400 and adjacent road right of ways as described herein.



NORTHWESTERLY
RIGHT OF WAY LINE
OF TEAR RD.

T.9.N., R.23E., W.M

TEAR RD

04
09

WOODWORTH RD.

04 03
09 10

PROPOSED
ANNEXATION AREA

YAKIMA COUNTY



0 400 800

03
10

N. FORSELL RD.

SOUTHWESTERLY
RIGHT OF WAY LINE
OF YAKIMA VALLEY
HWY.

YAKIMA COUNTY

YAKIMA VALLEY HWY.
INTERSTATE 82

N. PUTERBAUGH RD.

09 10

EXISTING CITY LIMITS OF GRANDVIEW

POINT OF BEGINNING

LOT 2

S.P. 96-128

LOT 3

S.P. 84-264

LOT 1
S.P. 84-234

BETHANY RD.

10

CITY OF GRANDVIEW



HLA

Engineering and Land Surveying, Inc.

2803 River Road
Yakima, WA 98902
509.966.7000
Fax 509.965.3800
www.hlacivil.com

JOB NO: 25007G
25007Annex.dwg DATE:
3-24-25
DRAWN BY: TDF
CHECKED BY: ETH

ANNEXATION EXHIBIT
for, CITY OF GRANDVIEW
YAKIMA COUNTY, WASHINGTON
WILSON AND HANSON ANNEXATION

EXHIBIT E

A copy of the Threshold Determination and completed SEPA checklist pertaining to the proposed BRB action with full explanations. Include the list of persons who were sent the checklist and all written comments from governmental agencies and the general public.

NOTE: *This is NOT to be completed by municipalities for annexation purposes.*

EXHIBIT F

A copy of any Interlocal agreements entered into under RCW 39.34 (Interlocal Cooperation Act) and under RCW 36.115 (Service Agreements) establishing which jurisdictions should provide various local government services and facilities and how those services and facilities will be financed.

NOTE: There are no interlocal agreements related to this proposed annexation.

John Puccinelli
johnpuccinelliyakima@yahoo.com

Joseph Buchanan
jrbinev@gmail.com

Corp. Counsel – Brian Russell
Brian.russell@co.yakima.wa.us

Port of Grandview
PO Box 392
Grandview, WA 98930

BOCC

Assessor's Office

Treasurer's Office

Elections

Yakima County
Sheriff's Office

Public Service's
Lisa Freund
Lisa.freund@co.yakima.wa.us

Planning
Thomas.Carroll@co.yakima.wa.us

Building & Fire Safety
Marivel.Garcia@co.yakima.wa.us

Code Enforcement
Tua Vang
Tua.vang@co.yakima.wa.us

Environmental Services
David Haws
David.haws@co.yakima.wa.us

Water Resources
Troy Havens
Troy.havens@co.yakima.wa.us

GIS
Michael Martian
Michael.martian@co.yakima.wa.us

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

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

Yakima Valley Regional Library
102 N 3rd Street
Yakima, WA 98901

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

South Yakima Conservation District
200 Cheyne Rd.
Zillah, WA 98953

Grandview City Hall
ATTN: Anita Palacios
207 W. 2nd Street
Grandview, WA 98930

Roger Wilson
222 S. 1st St.
Yakima, WA 98902

James & Lind Hanson
1501 Bethany Rd.
Grandview, WA 98930

Grandview School District
#116/200
Attn: Henry Strom
913 W. 2nd Street
Grandview, WA 98930

Yakama Nation
Cultural Resources
jessica@Yakama.com
corrine_camuso@Yakama.com
THPO@Yakama.com

Bureau of Indian Affairs
Nichole.pebeahsy@bia.gov

Fire Chief
Fire District #5
P.O. Box 447
Zillah, WA 98953

WSDOT
Aviation Division
SCPlanning@wsdot.wa.gov

Washington State
Dept. of Natural Resources
713 Bowers Road
Ellensburg, WA 98926

Paul Gonseth
gonsetp@wsdot.wa.gov

Dept. of Natural Resources
SEPA Center - David F. Dietzman
P.O. Box 47015
Olympia, WA 98504-7015

Jacob Prilucik
prilucj@wsdot.wa.gov

Karri Espinoza

From: Karri Espinoza
Sent: Monday, July 28, 2025 8:55 AM
To: 'johnpuccinelliyakima@yahoo.com'; 'jrbiney@gmail.com'; Brian Russell; Lisa Freund; Thomas Carroll; Marivel Garcia; Tua Vang; David Haws; Troy Havens; Michael Martian; Matt Pietrusiewicz; Jason Alvord; 'jessica@yakama.com'; corrine_camuso@yakama.com; thpo@yakama.com; Nichole.pebeahsy@bia.gov
Cc: Aaron Cohen
Subject: BRB2025-00002 Wilson & Hansen Annexation
Attachments: BRB2025-00002 Wilson & Hansen Annexation.pdf

Karri Espinoza

Office Supervisor
128 N 2nd St, 4th Floor
Yakima, WA 98901
(509)574-2300
Karri.espinoza@co.yakima.wa.us

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Karri Espinoza

From: Karri Espinoza
Sent: Monday, July 28, 2025 8:56 AM
To: WSDOT Planning; Paul Gonseth; prilucj@wsdot.wa.gov
Cc: Aaron Cohen
Subject: FW: BRB2025-00002 Wilson & Hansen Annexation
Attachments: BRB2025-00002 Wilson & Hansen Annexation.pdf

Karri Espinoza

Office Supervisor
128 N 2nd St, 4th Floor
Yakima, WA 98901
(509)574-2300
Karri.espinoza@co.yakima.wa.us

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City of Grandview – Wilson & Hansen Annexation NOTICE OF INTENTION

STATE OF WASHINGTON)
 : ss.
COUNTY OF YAKIMA)

That I mailed said letter in the manner herein set forth and that all of the statements made herein are just and true. Dated this 28th day of July 2025.


Karri A. Espinoza
Office Coordinator