



# 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: August 29, 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, Richard & Constance Peacock, Marlee Harris, Grandview School District, Yakima County Fire District #5, Grandview Fire Department, WSDOT South Central Region, Sunnyside Valley Irrigation District, 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.: BRB2025-00005 – Peacock & Harris Annexation – City of Grandview**

Enclosed is the Notice of Intention packet that proposes the annexation into the City of Grandview of approximately 3 acres having an assessed valuation of \$805,000. The annexation is known as the **“Peacock & Harris Annexation.”**

The 45-day review period for this proposed annexation expires **October 13, 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 #BRB2025-00005**

1. Name of City, Town or special purpose district: City of Grandview
2. Action Sought: Annexation
3. This proposal shall be known as: Peacock & Harris Annexation
4. Driving directions to location of proposed action: I-82; take Exit 73 onto West Wine Country Road toward Grandview; turn left onto West Wine Country Road toward Grandview; bear right at North Euclid Street, turn right onto West Fifth Street, turn left onto Larson Street, turn left onto West King Street.
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
People	<u>3</u>	<u>Unknown until developed</u>	<u>11,010</u>
Residences	<u>2</u>	<u>Unknown until developed</u>	<u>2715</u>
Businesses	<u>0</u>	<u>Unknown until developed</u>	<u>282</u>

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: 2.47 Acres within existing entity: Approximately 3,200 acres
4. Assessed valuation of proposed area \$805,000.00 of existing entity: \$436,107,256.00
5. Existing land use of the proposed area: Residential
6. Existing land use of the area surrounding the proposal:

Location	Zoning	Land Use	Jurisdiction
North	R-1 Low Density Residential	Residential	City of Grandview

South	Single-Family Residential (R-1)	Vacant/Agriculture	Yakima County
East	Single-Family Residential (R-1)	Residential/Agriculture	Yakima County
West	R-1 Low Density Residential	Residential	City of Grandview

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?

- Land Use – No
- Zoning – No
- 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. 230922-31528, which was approved under Short Plat #8227160.

11. 

- a. Yakima County Comprehensive Plan designation for the proposed area: Urban Residential
- b. For surrounding areas: Urban Residential
- c. Yakima County Zoning for the proposed area: Single Family Residential R-1
- d. For surrounding areas: Single Family Residential R-1

12. Is this proposal consistent with the coordinated water system plan, if any? Yes

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: R-1 Low Density Residential

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	<b>City of Grandview &amp; private wells</b>	<b>City of Grandview</b>	<b>Upon development</b>	<b>Developer</b>
Sewer	<b>City of Grandview &amp; private septic systems</b>	<b>City of Grandview</b>	<b>Upon development</b>	<b>Developer</b>
Fire	<b>Yakima County Fire District No. 5</b>	<b>City of Grandview</b>	<b>Upon annexation</b>	<b>Property taxes</b>
Stormwater	<b>Yakima County &amp; Sunnyside Valley Irrigation District</b>	<b>City of Grandview</b>	<b>Upon annexation</b>	<b>Developer</b>
Roads	<b>Yakima County</b>	<b>City of Grandview</b>	<b>Upon annexation</b>	<b>Developer</b>
Parks	<b>Yakima County</b>	<b>City of Grandview</b>	<b>Upon annexation</b>	<b>Property taxes</b>
Police	<b>Yakima County Sheriff; Washington State Patrol</b>	<b>City of Grandview</b>	<b>Upon annexation</b>	<b>Property taxes</b>
School	<b>Grandview School District</b>	<b>Grandview School District</b>	<b>Currently providing services</b>	<b>Property taxes</b>
Library	<b>Yakima Valley Regional Library &amp; City of Grandview</b>	<b>City of Grandview</b>	<b>Upon annexation</b>	<b>Property taxes</b>

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 an 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:	\$354.83
c. County Revenue Lost:	\$458.36 – Yakima County Roads
d. County Expenditure Reduction:	\$458.36 – Yakima County Roads
e. Fire District Revenue Lost:	\$400.63
f. Fire District Expenditure Reduction:	\$400.63
g. Financial Impact to Special Districts (library, parks, hospital):	\$105.85 – 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 Low Density Residential 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 19<sup>th</sup> day of August, 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:

Richard & Constance Peacock  
2212 Gordon Avenue  
Spokane, WA 99205

Marlee Harris  
1720 West King Street  
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

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**From:** Brett Sheffield <brett.sheffield@co.yakima.wa.us>  
**Sent:** Wednesday, June 18, 2025 8:50 AM  
**To:** Anita Palacios  
**Cc:** Matt Pietrusiewicz; Justin Hauver; Todd Mouritsen; Keelan Naasz; Byron Gumz; Shane Fisher  
**Subject:** RE: Peacock & Harris Annexation - Legal Description

CAUTION: External Email

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Anita,

The legal descriptions attached to the email are correct. Thanks.

**From:** Anita Palacios <anitap@grandview.wa.us>  
**Sent:** Tuesday, June 17, 2025 10:52 AM  
**To:** Brett Sheffield <brett.sheffield@co.yakima.wa.us>  
**Cc:** Matt Pietrusiewicz <matt.pietrusiewicz@co.yakima.wa.us>; Justin Hauver <Justin.Hauver@co.yakima.wa.us>; Todd Mouritsen <Todd.Mouritsen@co.yakima.wa.us>; Keelan Naasz <keelan.naasz@yvcog.us>; Byron Gumz <byron.gumz@yvcog.us>; Shane Fisher <sfisher@grandview.wa.us>  
**Subject:** FW: Peacock & Harris Annexation - Legal Description

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

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Brett,

Following certification of the legal description for the above-referenced annexation (see email string below), the Peacocks submitted a short plat to the County to subdivide their property into three lots. The short plat was recorded on May 23, 2025. I will need to have the legal description re-certified for annexation purposes.

Sorry for the inconvenience.

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](mailto:anitap@grandview.wa.us)  
[www.grandview.wa.us](http://www.grandview.wa.us)

June 17, 2025

HLA Project No. 25007G

City of Grandview

**Legal Description for Peacock and Harris Annexation**

That portion of Southwest Quarter of Section 22, Township 9 North. Range 23 East, W.M., described as follows:

Beginning at the Northwest corner of Lot 1 of that Short Plat filed under Auditor's file number 7777231, records of Yakima County, Washington, said point being on the southerly right of way line of West King Street;

Thence South 84°36'20" East along the North line of Lot 1 of said Short Plat and the North line of Lots A, B, and C of that Short Plat filed under Auditor's file number 8227160, records of Yakima County, Washington, 250.67 feet to the Northeast corner of said Lot C;

Thence South 0°13'25" West 449.97 feet to the Southeast corner of said Lot B;

Thence North 78°08'51" West 251.39 feet to the Southwest corner of said Lot A;

Thence Northerly along the West line of said Lot A and Lot 1 to the Point of Beginning.

Situate in Yakima County, Washington.

Yakima County Tax Parcel Nos. 230922-31527, 230922-31536, 230922-31537, and 230922-31538.





**HLA**  
Engineering and Land Surveying, Inc.

2803 River Road  
Yakima, WA 98902  
509.966.7000  
Fax 509.965.3800  
[www.hlacivil.com](http://www.hlacivil.com)

JOB NO: 25007G  
25007Annex.dwg  
DATE: 6-17-25  
DRAWN BY: TDF  
CHECKED BY: ETH

ANNEXATION EXHIBIT  
for, CITY OF GRANDVIEW  
YAKIMA COUNTY, WASHINGTON  
PEACOCK AND HARRIS ANNEXATION

# 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.

Parcel No.	Property Owner	Address	Parcel Size (Acres)
230922-31527	Marlee Harris	1720 West King Street, Grandview, WA	.025
230922-31536	Richard & Constance Peacock	Unassigned, West King Street, Grandview, WA	0.81
230922-31537	Richard and Constance Peacock	Unassigned, West King Street, Grandview, WA	1.02
230922-31538	Eleuterio & Francisca Prieto	1710 West King Street, Grandview, WA	0.39
		<b>TOTAL ACREAGE</b>	<b>2.47</b>



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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)

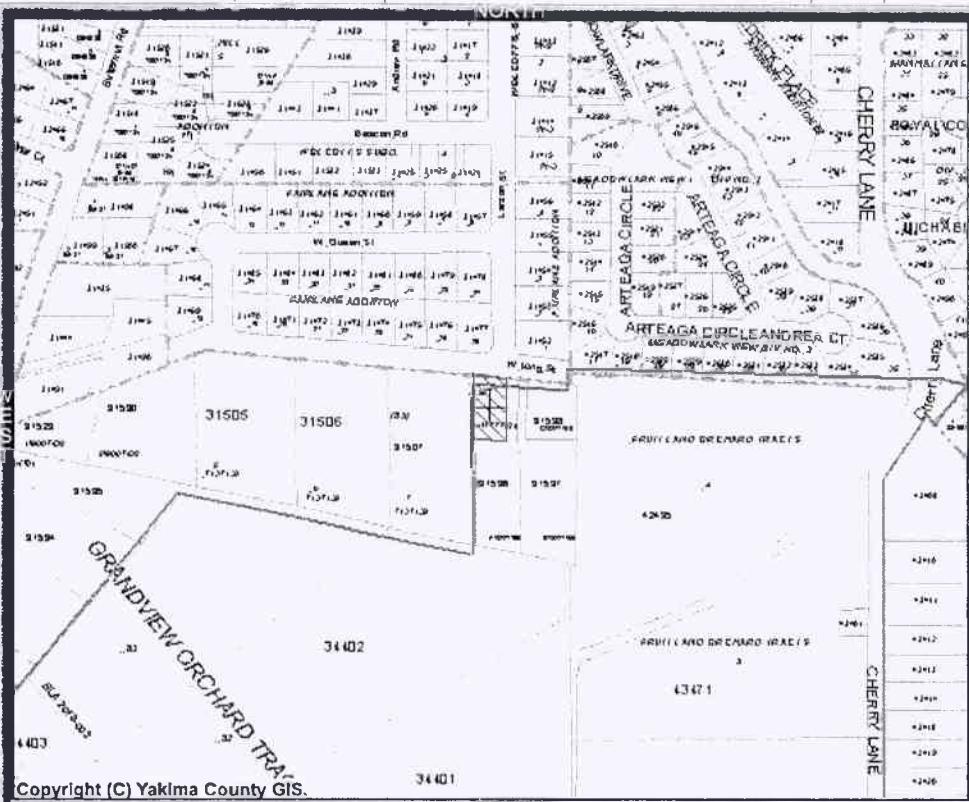
Maps brought to you by:

**Valley Title Guarantee**



[www.valleytitle.com](http://www.valleytitle.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: 1720 W KING ST, GRANDVIEW, WA 98930		
Parcel Owner(s): MARLEE HARRIS				
Parcel Number: 23092231527		Parcel Size: 0.25 Acre(s)		
Property Use: 11 Single Unit				
Tax Code Area (TCA): 441		Tax Year: 2025		
Improvement Value: \$313100		Land Value: \$56600		
CurrentUse Value: \$0		CurrentUse Improvement: \$0		
New Construction: \$0		Total Assessed Value: \$369700		
Quality	Year Built	Stories	Main SqFt	Upper SqFt
AVE/GOOD	2012	1.00	2364	0/0
Bsmt SqFt	Bedrooms	Bathrooms (full/3/4,1/2)	Garage (bsmt/att/bltin)	Carport
4	2/1/0	2/420/0		
Excise	Sale Date	Sale Price	Grantor	Portion
E019196	8/3/2018	\$220000	THE DAVID M PEACOCK REVOCABLE LIVING TRUST	N
E044437	8/1/2024	\$485000	CASEY KIMBERLY K	N
<p>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 <a href="mailto:email us">email us</a>.</p>				

Zoning:	R-1	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Residential (Yakima County Plan 2015)
FEMA 100 Year:		FIRM Panel Number:	53077C2281D
+ Latitude: 46° 14' 52.460"	+ Longitude: -119° 55' 36.854"	Range: 23	Township: 09 Section: 22
Narrative Description: Section 22 Township 09 Range 23 Quarter SW: SP 7777231 Lot 1			

**Yakima County GIS - Washington  
Land Information Portal**

Yakima County Assessor  
Yakima County GIS  
Yakima County



**VALLEY TITLE GUARANTEE**  
WWW.VTGO.COM  
(509) 248-4442

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Search By:

Parcel #:

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

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



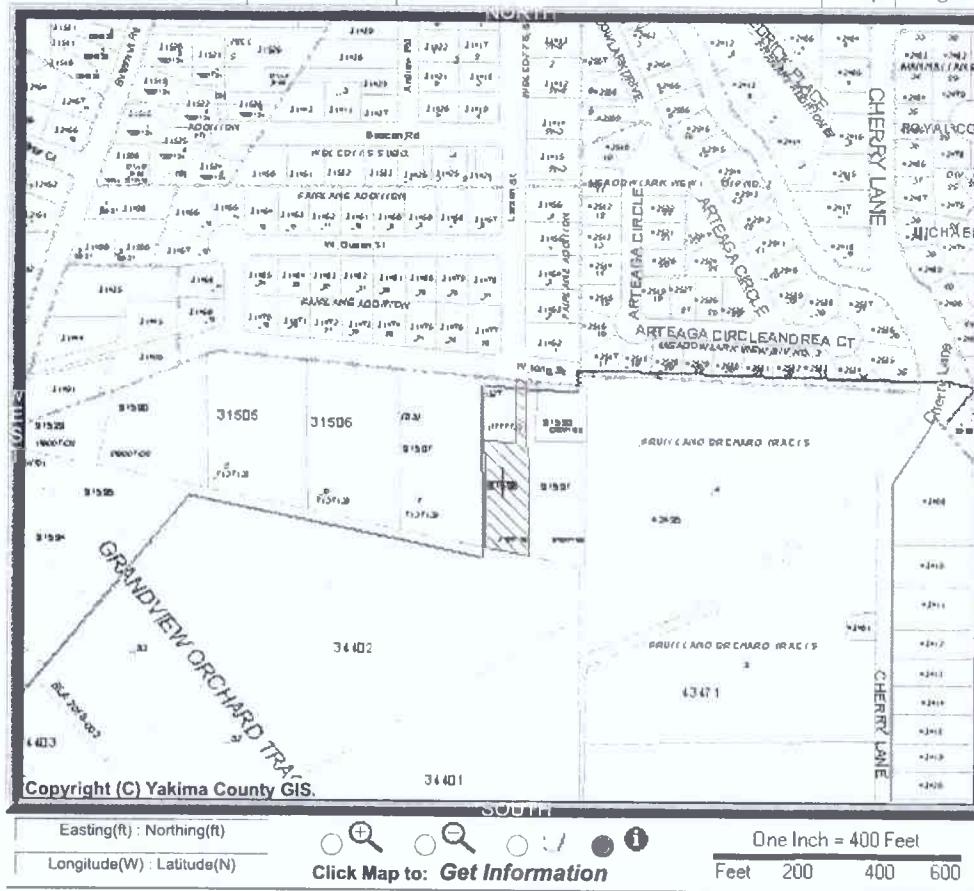
Overlays:  Aerial Photography |  Critical Areas

FEMA |  Contours |  Utilities

MapSize:

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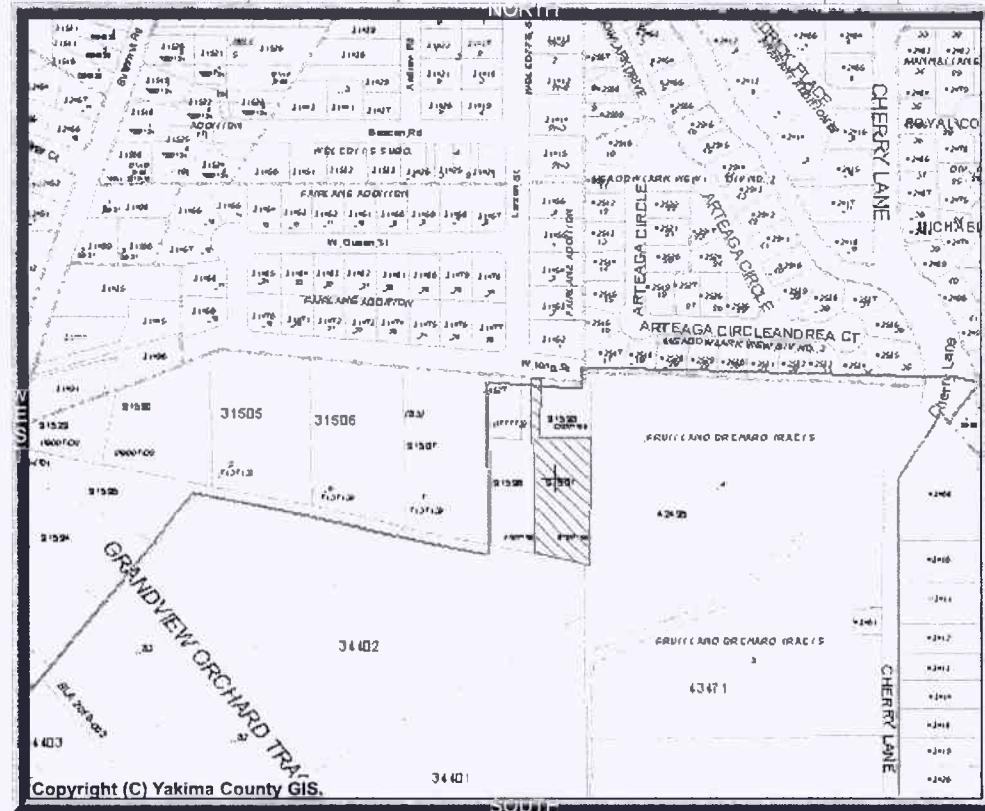
		Parcel Address: <b>UNASSIGNED, WA</b>								
		Parcel Owner(s): <b>RICHARD T &amp; CONSTANCE PEACOCK</b>								
		Parcel Number: <b>23092231536</b>	Parcel Size: <b>0.81 Acre(s)</b>							
		Property Use: <b>91 Undeveloped Land</b>								
		Tax Code Area (TCA): <b>441</b>	Tax Year: <b>2026</b>							
		Improvement Value: <b>\$0</b>	Land Value: <b>\$64900</b>							
		CurrentUse Value: <b>\$0</b>	CurrentUse Improvement: <b>\$0</b>							
		New Construction: <b>\$0</b>	Total Assessed Value: <b>\$64900</b>							
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms	Garage (bsmt/att/bltin)	Carport	
<b>No Residence Information Found.</b>										
Excise	Sale Date	Sale Price	Grantor		Portion					
<b>No Sales Information Found.</b>										
<p>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 <a href="#">email us</a>.</p>										

Zoning:	<b>R-1</b>	Jurisdiction:	<b>County</b>
Urban Growth Area:	<b>Grandview</b>	Future Landuse Designation:	<b>Urban Residential (Yakima County Plan 2015)</b>
FEMA 100 Year:		FIRM Panel Number:	<b>53077C2281D</b>
+ Latitude: <b>46° 14' 50.683"</b>		+ Longitude: <b>-119° 55' 36.750"</b>	
Range: <b>23</b> Township: <b>09</b> Section: <b>22</b>			
Narrative Description: <b>Section 22 Township 09 Range 23: SHORT PLAT AF# 8227160 Lot A</b>			
<p>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</p>			



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Parcel #:

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

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

Overlays:

FEMA  Critical Areas  
 Contours  Utilities

MapSize:

Maps brought to you by:

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www.vtgco.com  
(509) 248-4442

	Parcel Address:	UNASSIGNED, WA								
	Parcel Owner(s):	RICHARD T & CONSTANCE PEACOCK								
Parcel Number:	23092231537	Parcel Size: 1.02 Acre(s)								
Property Use:	91 Undeveloped Land									
Tax Code Area (TCA): 441		Tax Year: 2026								
Improvement Value:	\$6800	Land Value: \$69800								
CurrentUse Value:	\$0	CurrentUse Improvement: \$0								
New Construction:	\$0	Total Assessed Value: \$76600								
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4,1/2)	Garage (bsmt/att/bltin)	Carport	
<b>No Residence Information Found.</b>										
Excise	Sale Date	Sale Price	Grantor			Portion				
<b>No Sales Information Found.</b>										
<p>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 <a href="#">email us</a>.</p>										

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FEMA 100 Year:		FIRM Panel Number:	53077C2281D
+ Latitude: 46° 14' 50.675"		+ Longitude: -119° 55' 35.083"	
Range: 23 Township: 09 Section: 22			
Narrative Description: Section 22 Township 09 Range 23: SHORT PLAT AF# 8227160 Lot B			
<p>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</p>			



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

MapScale: 1 Inch = 400 ft.

Overlays:  Aerial Photography:

FEMA  Critical Areas  
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MapSize:

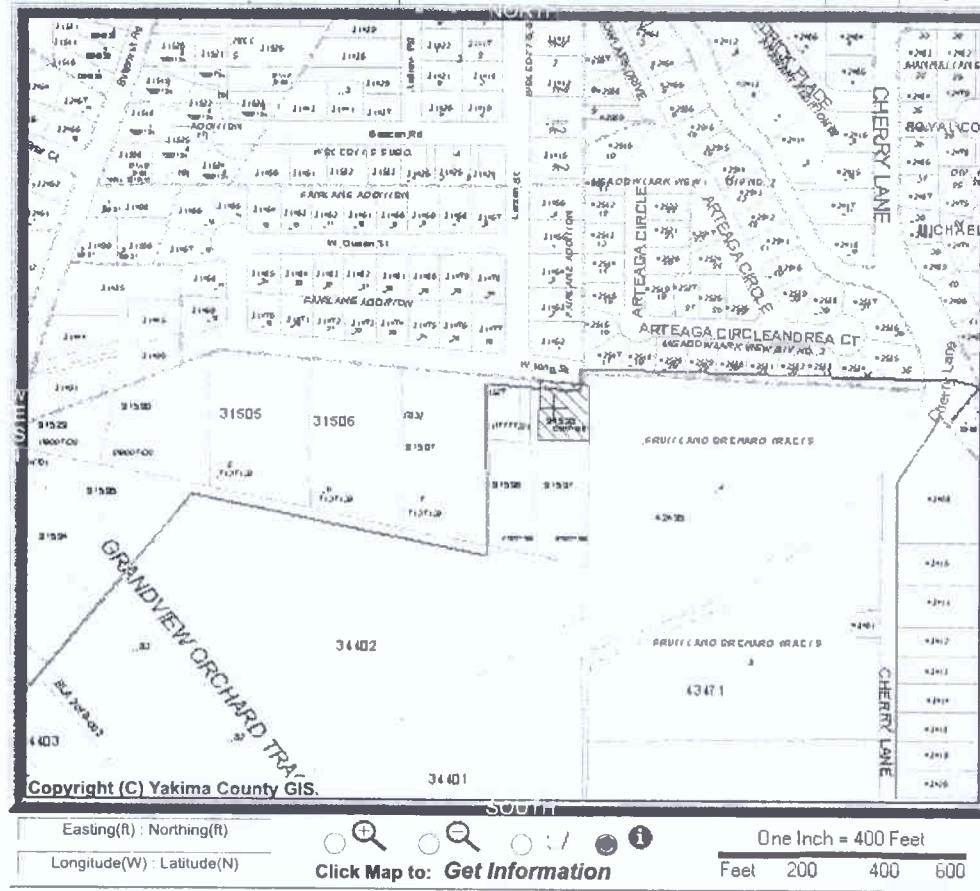
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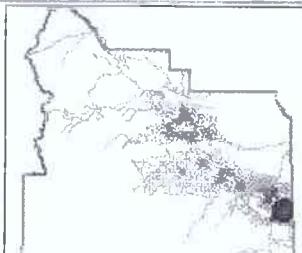


Easting(Rt) : Northing(Rt)

Longitude(W) : Latitude(N)

One Inch = 400 Feet

Feet 200 400 600

		<p>Parcel Address: <b>1710 W KING ST, GRANDVIEW, WA 98930</b></p> <p>Parcel Owner(s): <b>ELEUTERIO &amp; FRANCISCA PRIETO</b></p> <p>Parcel Number: <b>23092231538</b>   Parcel Size: <b>0.39 Acre(s)</b></p> <p>Property Use: <b>11 Single Unit</b></p> <p>Tax Code Area (TCA): <b>441</b>   Tax Year: <b>2026</b></p> <p>Improvement Value: <b>\$223600</b>   Land Value: <b>\$70200</b></p> <p>CurrentUse Value: <b>\$0</b>   CurrentUse Improvement: <b>\$0</b></p> <p>New Construction: <b>\$0</b>   Total Assessed Value: <b>\$293800</b></p>								
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4,1/2)	Garage (bsmt/att/bltin)	Carport	
<b>AVERAGE</b>	<b>1958</b>	<b>1.00</b>	<b>1472</b>		<b>1472/1472</b>	<b>4</b>	<b>3/0/0</b>	<b>0/0/0</b>		
Excise	Sale Date		Sale Price		Grantor		Portion			
E047355	5/30/2025		\$350000		PEACOCK CONSTANCE & RICHARD		N			
<p>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 <a href="#">email us</a>.</p>										

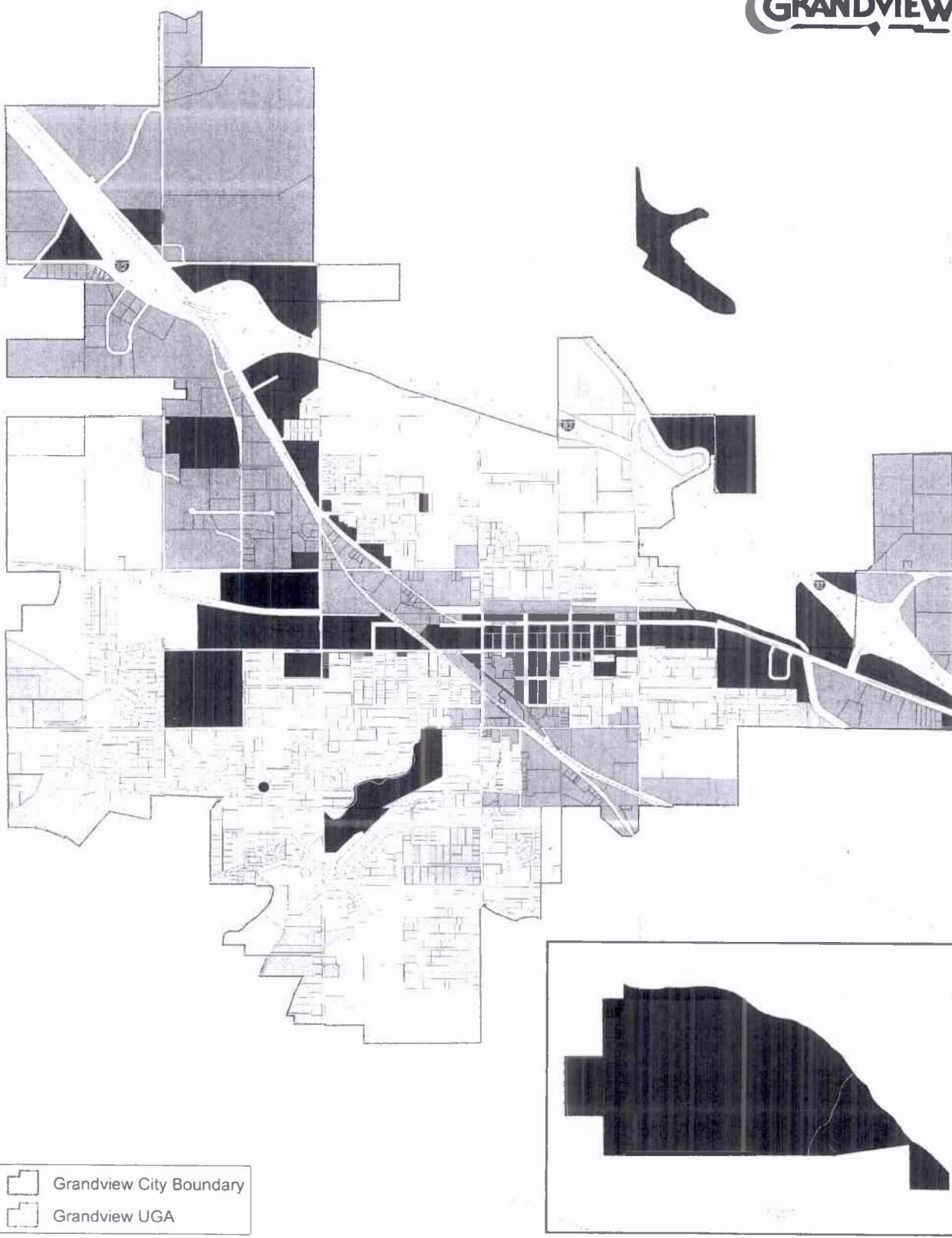
Zoning:	<b>R-1</b>	Jurisdiction:	<b>County</b>
Urban Growth Area:	<b>Grandview</b>	Future Landuse Designation: <b>Urban Residential (Yakima County Plan 2015)</b>	
FEMA 100 Year:		FIRM Panel Number: <b>53077C2281D</b>	
+ Latitude: <b>46° 14' 52.451"</b>		+ Longitude: <b>-119° 55' 35.065"</b>	
Range: <b>23</b> Township: <b>09</b> Section: <b>22</b>			
Narrative Description: <b>Section 22 Township 09 Range 23: SHORT PLAT AF# 8227160 Lot C</b>			
<p>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</p>			

# EXHIBIT C

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

1. The boundary of the area involved in the proposal and the size in acres.
2. The current corporate boundaries of the proposing entity.
3. Existing water & sewer service area boundaries of the proposing entity.
4. Major physical features such as streets and highways, railways public facilities, etc.
5. The boundaries of cities or special purpose districts having jurisdiction in or near the proposed area. **(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



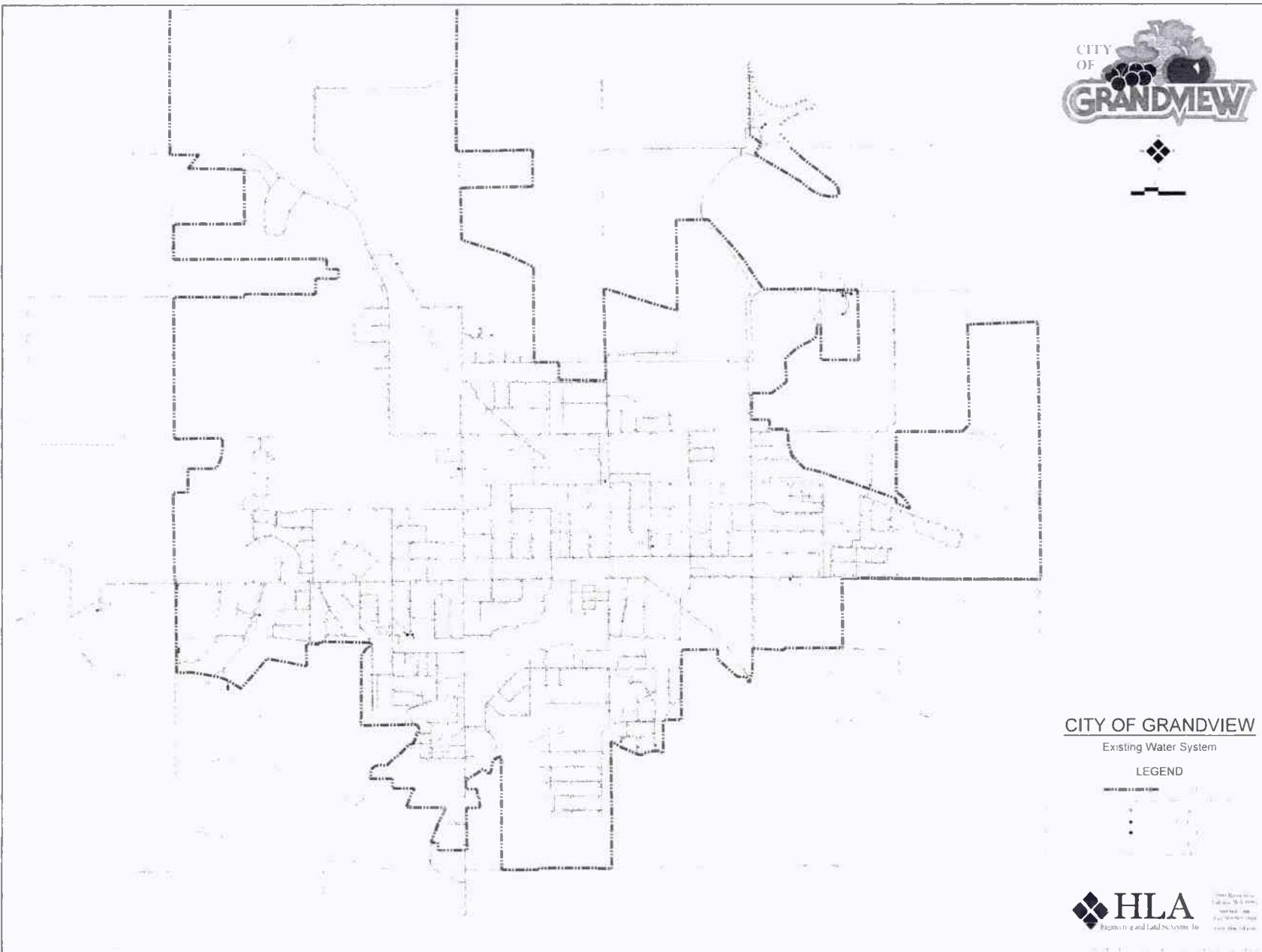
*Zoning Designation*

R1 - LOW DENSITY RESIDENTIAL  
R1S - SINGLE FAMILY RESIDENTIAL HOME PARK  
R2 - MEDIUM DENSITY RESIDENTIAL  
R3 - HIGH DENSITY RESIDENTIAL

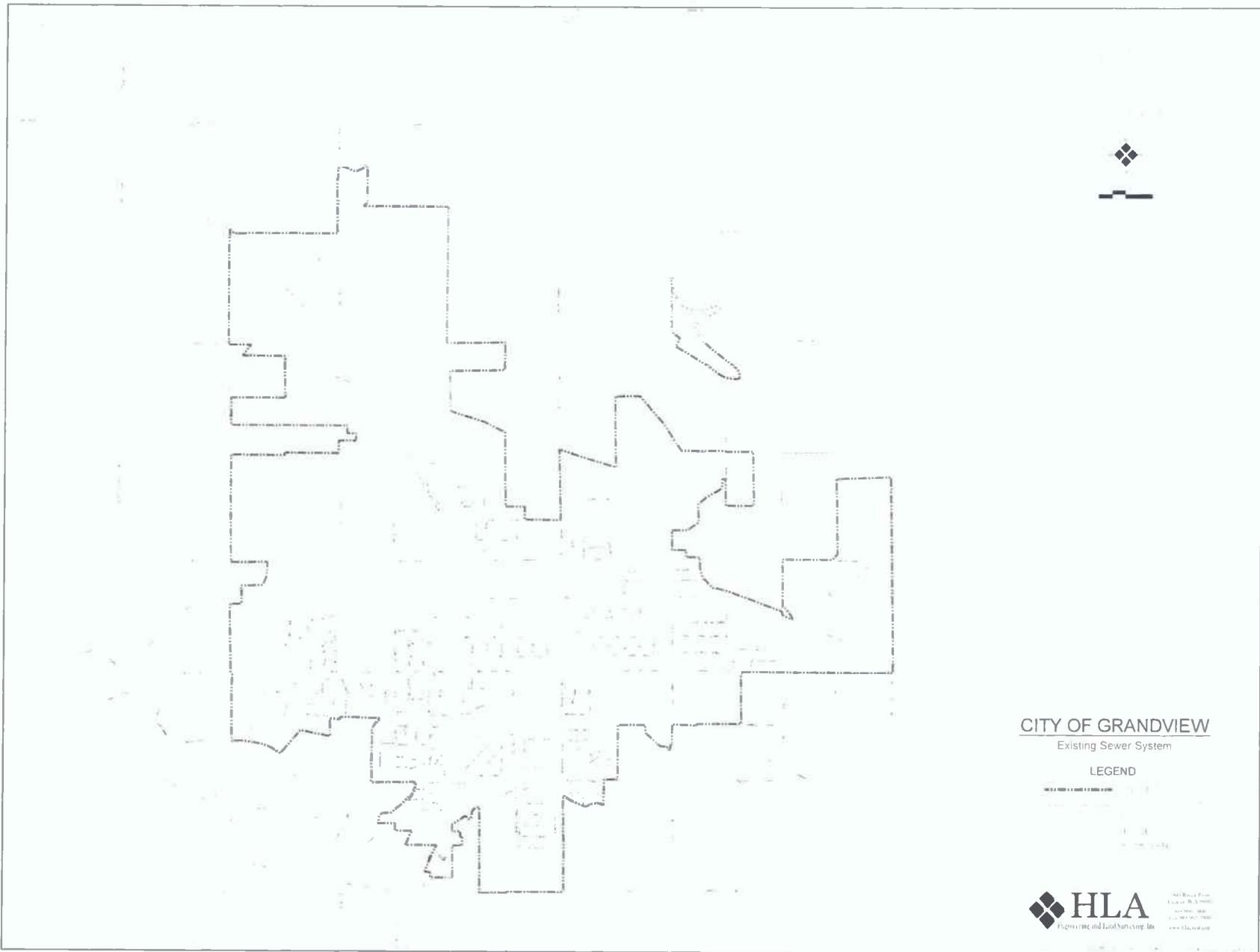
MR - MANUFACTURED HOME PARK  
PUD - PLANNED UNIT DEVELOPMENT  
C1 - NEIGHBORHOOD BUSINESS  
C2 - GENERAL BUSINESS

M1 - LIGHT INDUSTRIAL  
M2 - HEAVY INDUSTRIAL  
PF - PUBLIC FACILITY  
AG - AGRICULTURE

**EXHIBIT C-2**

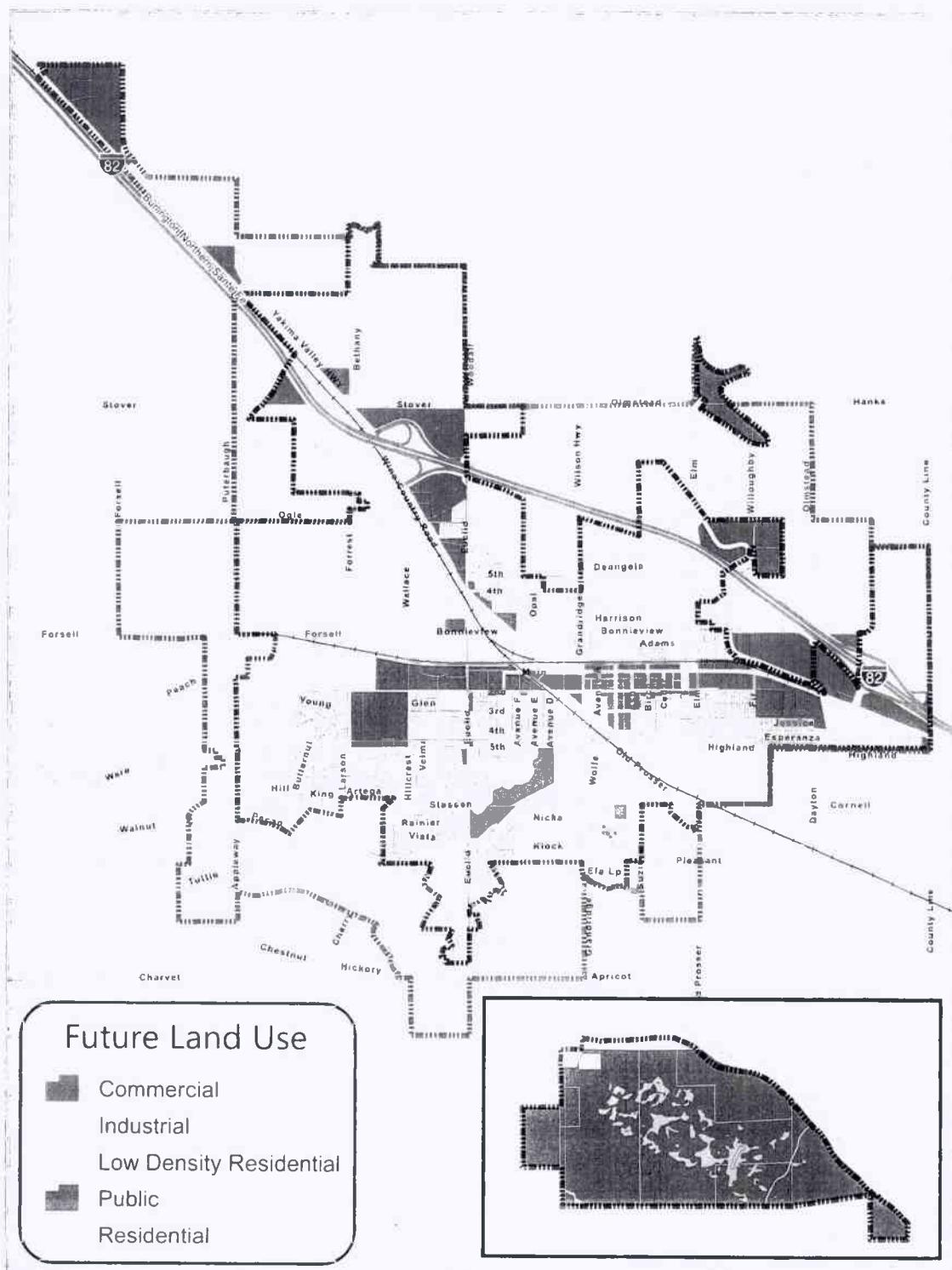


**EXHIBIT C-3**





# City of Grandview, WA Future Land Use 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 Richard & Constance Peacock and Marlee Harris for annexation of Parcel Nos. 230922-31527, 230922-31536, 230922-31537 and 230922-31538 located at 1710 West King Street and 1720 West King Street, 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: August 18, 2025



Anita G. Palacios, MMC  
City Clerk

**EXHIBIT D-1**

**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).

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 Low density residential.

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: John P. Jackson DATE: 2/12/25

OWNER'S SIGNATURE: Constantine Jackson DATE: 2/12/25

PRINTED NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

TELEPHONE NO.: \_\_\_\_\_

PARCEL NO.: \_\_\_\_\_

PROPERTY LEGAL DESCRIPTION: \_\_\_\_\_

OWNER'S SIGNATURE: 18-H DATE: 1 Mar 2025

OWNER'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINTED NAME: Henry John S

MAILING ADDRESS: 16280 60th St. Burnside OR

TELEPHONE NO.: \_\_\_\_\_ 48980

PARCEL NO.: 130722-3153

PROPERTY LEGAL DESCRIPTION:

Lot 1 of Shady Lane Subdivision lot 10  
16280 60th St

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:





Assessor Planning | Real Estate

FAQ | Help | Legend | Search | Tools | Overview

Search By:

Parcel #:

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

MapScale: 1 Inch = 400 ft.



Overlays:  Aerial Photography

FEMA  Critical Areas  
 Contours  Utilities

MapSize:

Maps brought to you by:

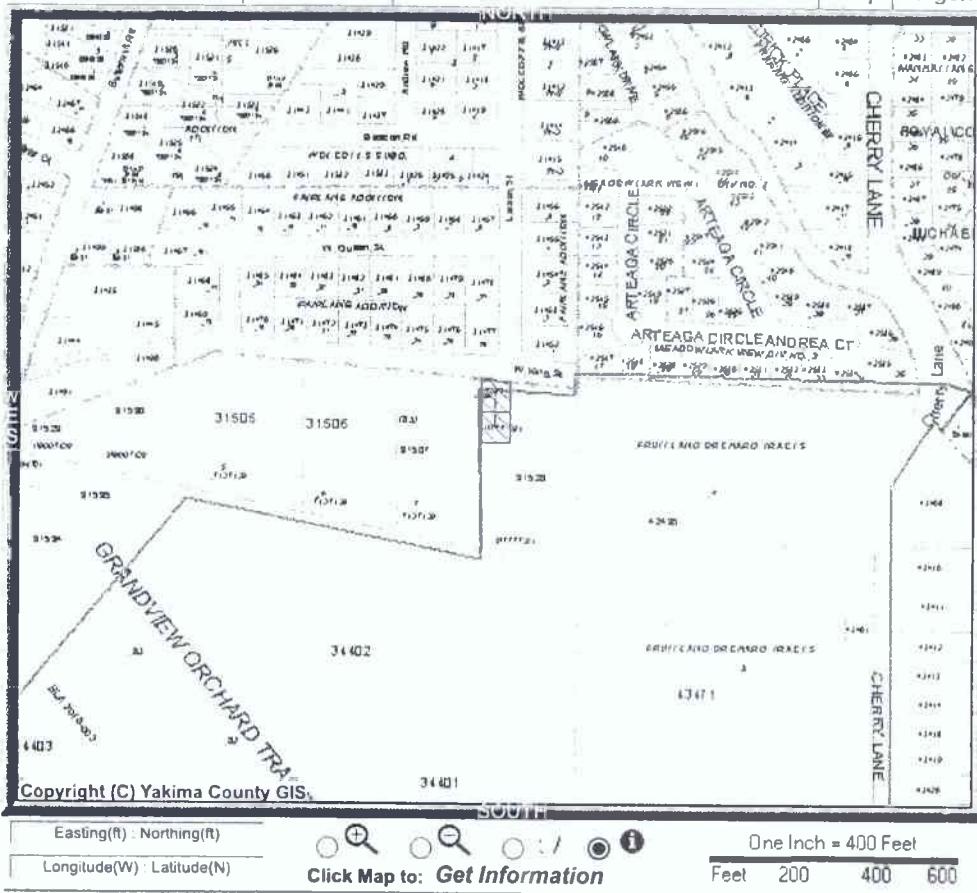
Valley Title Guarantee



Title insurance &  
Escrow Service

WWW.VTGOO.COM

(509) 248-4442



Easting(ft) Northing(ft)

Longitude(W) Latitude(N)

One Inch = 400 Feet

Feet 200 400 600

	Parcel Address:	1720 W KING ST, GRANDVIEW, WA 98930		
	Parcel Owner(s):	MARLEE HARRIS		
Parcel Number:	23092231527	Parcel Size:	0.25 Acre(s)	
Property Use:	11 Single Unit			
Tax Code Area (TCA):	441		Tax Year: 2025	
Improvement Value:	\$313100		Land Value: \$56600	
CurrentUse Value:	\$0		CurrentUse Improvement: \$0	
New Construction:	\$0		Total Assessed Value: \$369700	
Quality	Year Built	Stories	Main SqFt	Upper SqFt
AVE/GOOD	2012	1.00	2364	0/0
			Bsmt SqFt	Bedrooms
			4	2/1/0
				2/420/0
Excise	Sale Date	Sale Price	Grantor	Portion
E019196	8/3/2018	\$220000	THE DAVID M PEACOCK REVOCABLE LIVING TRUST	N
E044437	8/1/2024	\$485000	CASEY KIMBERLY K	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](#).

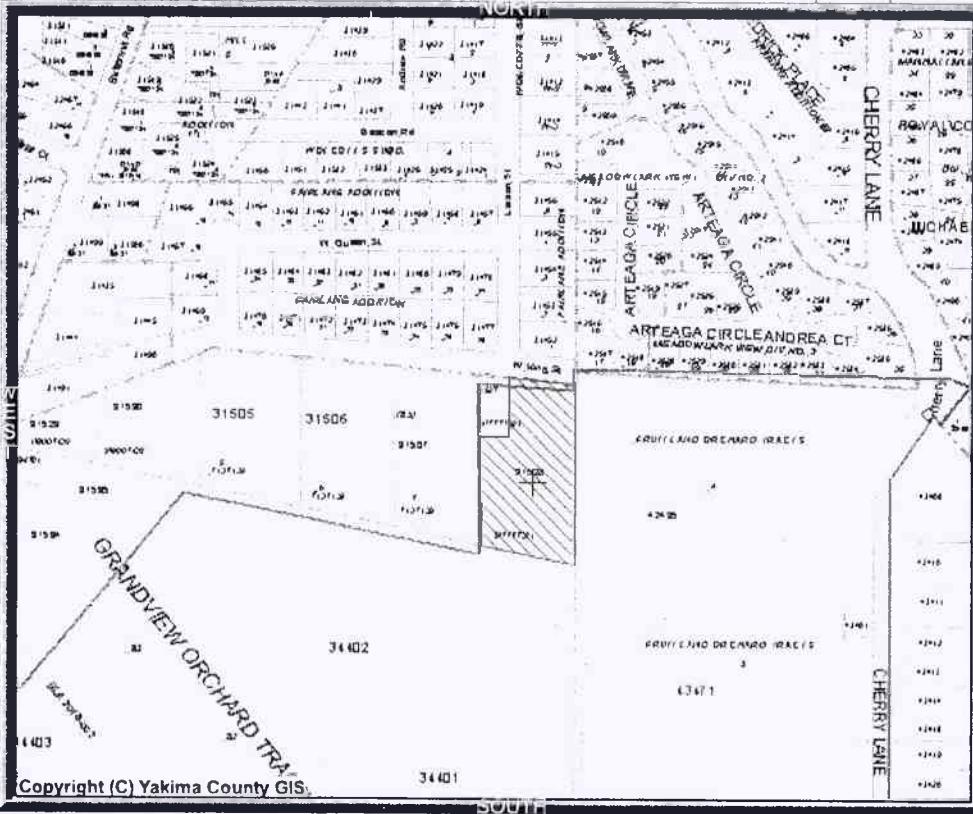
Zoning:	R-1	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Residential (Yakima County Plan 2015)
FEMA 100 Year:		FIRM Panel Number:	53077C2281D
+ Latitude: 46° 14' 52.480"	+ Longitude: -119° 55' 36.888"	Range: 23	Township: 09 Section: 22
Narrative Description: Section 22 Township 09 Range 23 Quarter SW: SP 7777231 Lot 1			

Page 4 of 4A



Assessor Planning | Real Estate

FAQ | Help | Legend | Search | Tools | Overview



	Parcel Address:	1710 W KING ST, GRANDVIEW, WA 98930		
	Parcel Owner(s):	RICHARD T & CONSTANCE PEACOCK		
Parcel Number:	23092231528		Parcel Size: 2.07 Acre(s)	
Property Use:	11 Single Unit			
Tax Code Area (TCA):	441		Tax Year: 2025	
Improvement Value:	\$230400		Land Value: \$121400	
Current Use Value:	\$0		Current Use Improvement: \$0	
New Construction:	\$0		Total Assessed Value: \$351800	
Quality	Year Built	Stories	Main SqFt	Upper SqFt
AVERAGE	1958	1.00	1472	1472/1472
Bedrooms	Bsmt SqFt	Bathrooms	Garage (full/3/4, 1/2) (bsmt/att/bltin)	Carport
4	4	3/0/0	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 <a href="#">email us</a> .				

Zoning:	R-1	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Residential (Yakima County Plan 2015)
FEMA 100 Year:		FIRM Panel Number:	53077C2281D
+ Latitude: 46° 14' 50.573"	+ Longitude: -119° 55' 35.544"	Range: 23	Township: 09
Narrative Description: Section 22 Township 09 Range 23 Quarter SW: SP 7777231 Lot 2			Section: 22

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

Page 4 of 4 B



## Jacob Tate, Assessor

128 N 2<sup>nd</sup> 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 – Peacock and Harris Properties (RCW 35A.01.050(4))

To: Anita Palacios, City Clerk  
City of Grandview

On April 9th, 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 April 9th, 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 9th day of April 2025

Jacob Tate, Yakima County Assessor

**EXHIBIT D-2**

## AFFIDAVIT OF PUBLICATION

State of Washington } ss.  
County of Yakima }

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 Notice - COG1 -

Development Application -  
Peacock / Harns

was published on May 14, 2025

The amount of the fee charged for the foregoing publication is the

sum of \$ 131.88 which amount has been paid in full.

Subscribed and sworn to before me on

May 14, 2025

Connie C. Jones

Notary Public for the State of Washington

## 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:

**Applicant(s) & Property Owner(s):** Richard & Constance Peacock and Marlee Harris

**Proposed Project:** Annexation and Rezone

**Current Zoning/Future Land Use:** Low Density Residential

**Proposed Zoning:** R-1 Low Density Residential

**Location of Project:** 1710 West King Street and 1720 West King Street, Grandview, Yakima County, Washington.

**Parcel Nos.:** 230922-31528 and 230922-31527

**Application Date:** March 1, 2025

**Application Acceptance:** April 8, 2025

**Decision-Making Authority:** City of Grandview

**Project Description:** Applicants request annexation and rezone to R-1 Low Density Residential

**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 29, 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](http://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, PH: (509) 882-9200, email: [anitap@grandview.wa.us](mailto:anitap@grandview.wa.us). Comments concerning the application should be submitted no later than **May 29, 2025**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **May 29, 2025** may not be considered in the staff report.

Public Hearing

The City of Grandview Hearing Examiner will hold a public hearing pursuant to GMC 14.03 on **Monday, June 23, 2025 at 2:00 p.m.** The public hearing will be held in person in the Council Chambers at City Hall, 207 West Second Street, Grandview, WA.

The public hearing will consider the application of the project described above. To request accommodation for special needs, contact Anita Palacios, City Clerk, 24-hours in advance at (509) 882-9200. Interpreters will be available upon request. American Disabilities Act (ADA) accommodations provided upon request 24-hours in advance.

CITY OF GRANDVIEW

Anita G. Palacios, MMC, City Clerk

Published: The Grandview Herald

Published: May 14, 2025

JULY 10, 2025

**EXHIBIT D-3**

## AFFIDAVIT OF PUBLICATION

State of Washington } ss.  
County of Yakima }

The undersigned on oath states that

Trisha Dodson

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

NOCRPH - Peacock / Harris

was published on July 9, 2025

The amount of the fee charged for the foregoing publication is the

sum of \$ 18.75 which amount has been paid in full.

Subscribed and sworn to before me on

July 9, 2025

Annette C Jones

Notary Public for the State of Washington

## Notice

**CITY OF GRANDVIEW  
NOTICE OF CLOSED RECORD PUBLIC HEARING  
RICHARD & CONSTANCE PEACOCK  
AND MARLEE HARRIS  
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, August 12, 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:

**Applicant(s) & Property Owner(s):** Richard & Constance Peacock and Marlee Harris

**Proposed Project:** Annexation and Rezone

**Current Zoning/Future Land Use:** Low Density Residential

**Proposed Zoning:** R-1 Low Density Residential

**Location of Project:** 1710 West King Street and 1720 West King Street, Grandview, Yakima County, Washington.

**Parcel Nos.:** 230922-31528 and 230922-31527

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:

**Join Zoom Meeting**

<https://us06web.zoom.us/j/81030373466?pwd=XbKbb710mRejAZHBaTEPYfpkal8a7e1>

To join via phone: +1 253 215 8782

Meeting ID: 810 3037 3466

Passcode: 013166

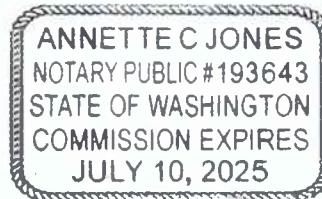
A copy of the Hearing Examiner's recommendation is available at no charge from the City Clerk's Office, 207 West Second Street, Grandview, WA 98930, PH: (509) 882-9200 or [anitap@grandview.wa.us](mailto:anitap@grandview.wa.us). It can also be viewed on the City's website at [www.grandview.wa.us](http://www.grandview.wa.us).

**CITY OF GRANDVIEW**

Anita G. Palacios, MMC, City Clerk

Published: The Grandview Herald

Published: July 9, 2025



**GRANDVIEW CITY COUNCIL  
REGULAR MEETING MINUTES EXCERPT  
AUGUST 12, 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 David Diaz, Laura Flores, Bill Moore (Mayor Pro Tem), Robert Ozuna, Javier Rodriguez and Joan Souders

Present via teleconference: Steve Barrientes

Absent: None

Staff present: City Administrator Shane Fisher, City Attorney Quinn Plant, Library Director Wendy Poteet and City Clerk Anita Palacios

**7. ACTIVE AGENDA**

**A. Closed Record Public Hearing – Richard & Constance Peacock and Marlee Harris Annexation and Rezone, 1710 West King Street and 1720 West King Street, Grandview, Yakima County, Washington**

Mayor Lara opened the closed record public hearing to consider an Annexation and Rezone submitted by Richard & Constance Peacock and Marlee Harris for annexation of Parcel Nos. 230922-31527, 230922-31536, 230922-31537 and 230922-31538 located at 1710 West King Street and 1720 West King Street, 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 and Petition for Annexation and Rezone signed by Richard & Constance Peacock and Marlee Harris to annex Parcel Nos. 230922-31528 and 230922-31527 located at 1710 West King Street and 1720 West King Street, Grandview, Yakima County, Washington, to the City of Grandview.

- 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 R-1 Low Density Residential zoning designation. All parcels are included in the City's designated Urban Growth Area with a future land use of low density residential.
- At the April 8, 2025 City Council meeting, Council approved Resolution No. 2025-29 accepting a request from Richard & Constance Peacock and Marlee Harris for annexation of Parcel Nos. 230922-31528 and 230922-31527 located at 1710 West King Street and 1720 West King Street, 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.
- At the time of signing the Petition for Annexation on February 17, 2025, Richard and Constance Peacock owned Parcel No. 230922-31528. On May 22, 2025, Yakima County approved the Peacock's request to Short Plat Parcel No. 230922-31528 which subdivided their parcel into Lots A, B and C. On May 30, 2025, the Peacocks sold Lot C at 1710 West King Street to Eleuterio and Francisca Prieto who submitted a letter in support of proposed annexation. Lots A, B and C are now Parcel Nos. 230922-31536, -31537 and -31538.
- On June 23, 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 for consideration.
- Staff recommended Council accept the Hearing Examiner's conclusions and recommendation that the Petition for Annexation of Parcel Nos. 230922-31527, 230922-31536, 230922-31537 and 230922-31538 as described in the documentation submitted for this application, in the City Planner's staff report and in the recommendation be approved with R-1 Low Density Residential zoning subject to the assumption of an appropriate share of all existing City indebtedness by the annexed area.
- Staff further recommended Council approve Resolution No. 2025-51 authorizing the petition to annex properties known as the Richard & Constance Peacock and Marlee Harris 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 Ozuna, second by Councilmember Moore, Council accepted the Hearing Examiner's conclusions and recommendation that the Petition for Annexation of Parcel Nos. 230922-31527, 230922-31536, 230922-31537 and 230922-31538 as described in the documentation submitted for this application, in the City Planner's staff report and in the recommendation be approved with R-1 Low Density Residential zoning subject to the assumption of an appropriate share of all existing City indebtedness by the annexed area.**

B. Resolution No. 2025-51 authorizing the petition to annex properties known as the Richard & Constance Peacock and Marlee Harris 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 Souders, Council approved Resolution No. 2025-51 authorizing the petition to annex properties known as the Richard & Constance Peacock and Marlee Harris 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 – Yes
- Councilmember Flores – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

# City of Grandview, Washington

## Hearing Examiner's Recommendation

July 2, 2025

**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 June 23, 2025, regarding this petition to annex approximately 2.47 acres at 1710 and 1720 West King Street south of its intersection with Larson Street with City R-1 Low Density Residential zoning for the four parcels which would be similar to the existing County zoning of the parcels (*Page 76 and 59 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 R-1 Low Density Residential zoning (*Pages 59-64 of the record*).

(3) Tom Biehl, the representative for petitioners Richard and Constance Peacock, testified in favor of approval of the proposed annexation with R-1 zoning. The other petitioner, Marlee Harris, was also present to support approval of the proposed annexation with R-1 zoning.

(4) City Clerk Anita Palacios indicated that one written comment was submitted before the hearing. The Washington State Department of Ecology indicated that past orchard use of the property requires soil sampling of the two undeveloped parcels for lead and arsenic pesticide contamination before they are converted to residential use (*Pages 57-58 of the record*).

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

(6) 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 with R-1 Low Density Residential zoning as recommended by the City's Planner which would be consistent with the Comprehensive Plan Future Land Use Map designation for the four parcels.

**C. Basis for Recommendation.** Based upon a view of the site without anyone else present on June 23, 2025; the information contained in the staff report, the exhibits and the testimony presented at the open record public hearing on June 23, 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.** Two of the signers of the petition are Richard and Constance Peacock who owned a 2.07-acre Parcel No. 230922-31528 when they signed the petition on February 17, 2025. It was Lot 2 of Short Plat #7777231

(Pages 3 and 6 of the record). Yakima County since approved their Short Plat #8227160 which subdivided their parcel into Lots A, B and C and they since sold Lot C at 1710 West King Street to Eleuterio and Francisca Prieto who submitted a letter in support of proposed annexation. Lots A, B and C are now Parcel Nos. 230922-31536, -31537 and -31538 (Pages 13, 67 and 71-73 of the record). The other signer of the petition is Marlee Harris who owns the 0.25-acre Parcel No. 230922-31527 at 1720 West King Street (Pages 4 and 5 of the record). No other property is within the area proposed for annexation.

**II. Location.** The annexation area is located at 1710 and 1720 West King Street south of its intersection with Larson Street (Page 76 of the record).

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

(1) The Yakima County Assessor's Office confirmed by letter of April 9, 2025, that the petition as submitted was signed by at least 60% of the assessed value of the property within the area proposed for annexation because it was signed by all of the owners of the property within the area proposed for annexation (Page 19 of the record). The signers of the petition still own property having an assessed value of more than 60% of the total assessed value of the property within the area proposed for annexation. The total assessed value of that area is \$805,000 and 60% of that amount is \$483,000. The assessed value of the property currently owned by those who signed the petition is \$511,200, which still amounts to more than 60% of the total assessed value of the property within the area proposed for annexation even if the \$293,800 assessed value of Lot C which has since been sold is not included (Pages 70-73 of the record).

(2) There are single-family residences on the two parcels at 1710 and 1720 West King Street and the other two parcels are undeveloped. To the west are residential parcels about 2 acres in size within the City and to the north are residential parcels about 7,500 square feet in size also within the City. To the east is an 8-acre parcel with a home on it within the County and to the south is an orchard

also within the County. The parcels and all surrounding parcels are within the City's Urban Growth Area. They have a Comprehensive Plan designation of Low Density Residential and either County R-1 or City R-1 zoning (*Page 59 of the record*).

(3) 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 Richard and Constance Peacock and Marlee Harris who owned, and still own, properties located within the proposed annexation area that 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 3-4, 7-9 and 70-73 of the record*).

(4) The petition requests annexation of the property with assumption of existing City indebtedness and with R-1 Low Density Residential zoning. That zoning would be consistent with the Low Density Residential Comprehensive Plan designation for the property.

(5) At the City Council's regular meeting of April 8, 2025, the City Council by means of Resolution No. 2025-29 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: R-1 Low Density Residential for the proposed annexation; 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 15-18 of the record*).

(6) 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 the Yakima County Assessor's office dated April 9, 2025 (*Page 19 of the record*) which is still the case despite the subsequent sale of part of the property (*Pages 70-73 of the record*).

(7) The City's Planner, Keelan Naasz, requested an opinion of Municipal Research Services Center (MRSC) as to whether the proposal had to be re-noticed because the legal description for part of the area proposed for annexation changed from a metes and bounds description to a description of the short plat lots that were created after the petition was submitted and after notices of the hearing were mailed,

posted and published. The opinion of MRSC was that consideration of the petition can proceed with the updated legal description of the area. This is because the exterior boundaries of the area proposed for annexation remained the same after approval of the short plat, because a map showing the area proposed for annexation was included with the legal description in the notices as required by RCW 35A.14.120 and because MRSC's Annexation publication states that the deadline for correcting any incorrect legal descriptions is prior to its submission to OFM for certification which occurs after an ordinance is passed by the City Council (*Pages 77-78 of the record*). This Recommendation sets forth the correct legal description of the area proposed for annexation which was prepared by HLA Engineering and Land Surveying, Inc. on June 17, 2025, and which was confirmed as correct by an email from Yakima County Engineering Services Manager Brett Sheffield on June 18, 2025 (*Pages 74-75 of the record*).

(8) 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 SEPA procedure for this matter may be detailed as follows:

(1) The City distributed a Notice of Application, Environmental Review and Public Hearing which referenced a preliminary threshold Determination of Non-significance that was issued on May 6, 2025, utilizing the optional SEPA process authorized by WAC 197-11-355 (*Pages 35-38 of the record*). The comment period ended on May 29, 2025. The Washington State Department of Ecology submitted the following comment dated May 27, 2025:

“Historical aerial photos indicate your property was occupied by orchard during the period when lead arsenate was applied as a pesticide, often resulting in shallow soil contamination from lead and/or arsenic.

Ecology requires soil sampling if vacant, commercial, industrial, or agricultural properties are converted to residential use as there may be an increased risk of exposure to soil with elevated concentrations of arsenic and lead.

Ecology can provide sampling services at no cost. If sampling indicates elevated levels of lead and arsenic, cleanup will be required prior to

occupancy. There are simple steps that can be taken to reduce exposure, and Ecology can provide free technical assistance.

Additionally, Ecology uses Model Remedies to guide cleanup for lead and arsenic pesticide contamination in historical orchards of Central Washington. The Model Remedy document is an excellent source of technical guidance, and is available at Ecology's website.

Compliance with a Model Remedy ensures your project meets the minimum standards of the Model Toxics Control Act, and if implemented as described, your property will be successfully cleaned up to Washington State standards.

Additional information, including Healthy precautions you can take to reduce exposure, is available at Ecology's Dirt Alert website.

Please contact Hector Casique, Project Manager, at (509) 208-1288 or email [Hector.Casique@ecy.wa.gov](mailto:Hector.Casique@ecy.wa.gov), for further information or to schedule your initial sampling.” (*Pages 57-58 of the record*).

(2) Following the comment period, a final threshold Determination of Non-significance (DNS) was issued on May 30, 2025, which retained the initial DNS by determining that the proposed annexation with appropriate zoning would not have a probable significant adverse environmental impact (*Page 39 of the record*). The final DNS became final without any appeals.

**V. Zoning and Land Uses.** The zoning and land uses of the property proposed for annexation and of the property in the surrounding area may be described as follows:

(1) The property proposed for annexation currently is zoned by Yakima County as Single-Family Residential (R-1) (*Page 59 of the record*). The petition requests that the property be zoned the City's equivalent – i.e., R-1 Low Density Residential. GMC §17.30.010 states that the R-1 Low Density Residential zoning district is primarily intended to provide a low-density residential environment which generally should contain single-family conventional dwellings with smaller lots and useful yard spaces (*Page 62 of the record*). Minimum lot area is 7,500 square feet with one dwelling unit per lot permitted (*Page 62 of the record*). This proposed zoning is consistent with the Low Density Residential Comprehensive Plan designation for the property. The property is located within the Grandview Urban Growth Area (*Page 61 of the record*).

(2) There are single-family residences on two of the parcels and the other two parcels are undeveloped (*Pages 70-73 of the record*).

(3) The properties in the vicinity of these four parcels have the following zoning and land use characteristics:

<i>Location</i>	<i>Zoning</i>	<i>Existing Uses</i>	<i>Jurisdiction</i>
North:	R-1 Low Density Residential	Residential	Grandview
South:	Single-Family Residential (R-1)	Vacant/Agriculture	Yakima County
East:	Single-Family Residential (R-1)	Residential/Agriculture	Yakima County
West:	R-1 Low Density Residential	Residential	Grandview

(*Page 61 of the record*).

**VI. Comprehensive Plan.** The Grandview Comprehensive Plan Future Land Use Map designation for the parcels is Low Density Residential. That designation is intended to provide a low-density residential environment (*Page 62 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 that are regulated by the Yakima County Regional Shoreline Master Program within or near these parcels (*Page 63 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 63 of the record*).

**IX. Concurrency.** This annexation is exempt from GMC Chapter 14.10 relative to Transportation Concurrency Management because it is considered a "de minimis development" due to the fact that only two additional low density residential lots

will result from this annexation. A Certificate of Concurrency may be required for future development (*Page 63 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 63 of the record*).

**XI. Infrastructure.** Sewer and water lines currently serve the property proposed for annexation, and the property has access to the West King Street. The property owners are required to participate in a future Local Improvement District for sidewalk, curb and/or gutter improvements to West King Street if an LID is initiated. Future development in the area may also require improvements to streets, including the dedication of additional rights-of-way (*Pages 63 and 65-66 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 June 23, 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 May 12, 2025 (*Pages 48-51 of the record*).

(3) Notice of the public hearing was published in the City’s official newspaper, the Grandview Herald, on May 14, 2025, at least 10 working days prior to the hearing in accordance with RCW 35A.14.130 and GMC §2.50.120(B) (*Page 40 of the record*).

(4) Additional notice for the requested rezone of the parcels proposed for annexation was provided on May 9, 2025, in the manner required for permit or development applications such as rezones by mailing the notice of the date, time and place 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 41-47 of the record*).

**XIV. Annexation Review Criteria.** The annexation review criteria include the following requirements that are either prescribed by State statutes or by 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 19 of the record*) and continues to be sufficient following the sale of one of the parcels (*Pages 70-73 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 R-1 Low Density Residential zoning for the property retains zoning similar to Yakima County’s Single-Family Residential (R-1) zoning in keeping with the Comprehensive Plan’s Low Density Residential designation for the property (*Page 63 of the record*). The proposed zoning is also consistent with the following Comprehensive Plan Land Use Element Goal and Policies:

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 4.2: Provide residential areas that offer a variety of housing densities, types, sizes, costs and locations to meet future demand.

Policy 4.3: Ensure that new residential development makes efficient use of the existing transportation network and provides adequate access to all lots. (*Page 62 of the record*).

(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 adjacent properties to the west and north sides of the property are within the City limits, approval of the proposed annexation would result in a natural and expected expansion of the City’s boundaries. Since R-1 zoning is adjacent to the property proposed for annexation on all sides, that zoning would also be the natural and expected zoning for the property. Since there are R-1 Low Density Residential land uses on the north, east and west sides of the area proposed for annexation, that type of future land use would result in the best arrangement of land uses for the proposed annexation area. That type of future land use would be compatible with other similar nearby low density residential land uses. 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 Single-Family Residential (R-1) zoning to the City’s similar R-1 Low Density Residential 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 2.47-acre annexation area is recommended by the petitioners, the City's Planner and the Hearing Examiner to be the R-1 Low Density Residential zoning district for the four parcels having the Low Density Residential Comprehensive Plan designation. In this way the proposed rezone will be consistent with the Comprehensive Plan and with the Land Use Element Goal 4, as well as Policies 4.2 and 4.3 of the Comprehensive Plan. The rezone of the parcels to the R-1 Low Density Residential zoning district 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.** The property proposed for annexation is served by City of Grandview sewer and water and the property is accessed by means of the paved City streets of Larson Street and West King Street. The property owners are

required to participate in a future Local Improvement District for sidewalk, curb and/or gutter improvements to West King Street if an LID is initiated. Future development of the two undeveloped lots may also require street improvements such as the dedication of additional rights-of-way and will also require that adequate provisions are made for drainage and sanitary wastes. (Pages 63 and 65-66 of the record).

**(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 30, 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 will serve as a future site for additional R-1 low density residential uses within the City that would be compatible with the nearby low density residential zoning and the nearby low density residential 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 specific low density residential use is proposed at this time, and development of low density residential uses on two of the lots in the future will normally be considered a “de minimis development” that is exempt from Transportation Concurrency Management requirements of GMC Chapter 14.10. Future development may, however, require a Certificate of Concurrency depending upon the specific type of 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 the four parcels to the R-1 Low Density Residential zoning district would be similar to the existing Yakima County Single-Family Residential zoning for the parcels within the annexation area; would be consistent with the Comprehensive Plan Low Density Residential designation for the parcels; and would be in accord with Comprehensive Plan Land Use Element Goal 4, as well as Policies 4.2 and 4.3 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 R-1 Low Density Residential zoning for the 2.47-acre annexation area will not be materially detrimental to the immediate vicinity because the two undeveloped parcels can be utilized in the future for a low density residential use in an area where there are already that type of low density residential uses located to the west and north of the property.

**(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 Low Density Residential designation for the property and because it will allow for development of R-1 Low Density Residential uses on the two undeveloped parcels which will help 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 to result from this annexation with R-1 Low Density Residential zoning.

**(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. Future development will be reviewed at the time of application to ensure consistency with applicable development standards, and the City could require some type of 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 30, 2025, which became final without any appeals.

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

(4) There will be sufficient water, sewer and street capacity for development of the two undeveloped parcels in the proposed annexation area with an R-1 Low Density Residential use.

(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) The proposed annexation area should have R-1 Low Density Residential zoning in order to be consistent with its Low Density Residential Comprehensive Plan designation.

(7) The requested annexation with the recommended R-1 Low Density Residential zoning 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 of Parcel Nos. 230922-31527, 230922-31536, 230922-31537 and 230922-31538 as described in the documentation submitted for this application, in the City Planner's staff report and in this Recommendation be **APPROVED** with R-1 Low Density Residential zoning 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 Yakima County Engineering Services Manager Brett Sheffield:

That portion of the Southwest Quarter of Section 22, Township 9 North, Range 23 East, W.M., described as follows:

Beginning at the Northwest corner of Lot 1 of that Short Plat filed under Auditor's file number 7777231, records of Yakima County, Washington, said point being on the southerly right of way line of West King Street;

Thence South 84°36'20" East along the North line of Lot 1 of said Short Plat and the North line of Lots A, B, and C of that Short Plat filed under Auditor's file number 8227160, records of Yakima County, Washington, 250.67 feet to the Northeast corner of said Lot C;

Thence South 0°13'25" West 449.97 feet to the Southeast corner of said Lot B;

Thence North 78°08'51" West 251.39 feet to the Southwest corner of said Lot A; Thence Northerly along the West line of said Lot A and Lot 1 to the Point of Beginning.

Situate in Yakima County, Washington.

Yakima County Tax Parcel Nos. 230922-31527, 230922-31536, 230922-31537 and 230922-31538.

**DATED** this 2<sup>nd</sup> day of July, 2025.

Gary M. Cuillier  
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. 2025-29 accepting a request from Richard & Constance Peacock and Marlee Harris for annexation of Parcel Nos. 230922-31528 and 230922-31527 located at 1710 West King Street and 1720 West King Street, Grandview, Yakima County, Washington to the City of Grandview and Resolution No. 2025-51 authorizing the petition to annex properties known as the Richard & Constance Peacock and Marlee Harris 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: August 18, 2025

  
Anita G. Palacios, MMC  
City Clerk

RESOLUTION NO. 2025-29

A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,  
ACCEPTING A REQUEST FROM RICHARD & CONSTANCE PEACOCK AND  
MARLEE HARRIS FOR ANNEXATION OF PARCEL NOS. 230922-31528 AND  
230922-31527 LOCATED AT 1710 WEST KING STREET AND 1720 WEST KING  
STREET, GRANDVIEW, YAKIMA COUNTY, WASHINGTON  
TO THE CITY OF GRANDVIEW

**WHEREAS**, Richard & Constance Peacock and Marlee Harris submitted a Letter of Intent to the City requesting annexation of Parcel Nos. 230922-31528 and 230922-31527 located at 1710 West King Street and 1720 West King Street, Grandview, Yakima County, Washington to the City of Grandview; and

**WHEREAS**, on March 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: R-1 Low Density Residential 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 April 8, 2025.

**MAYOR**

Bill Moore, Mayor Pro-Tem

**ATTEST:**

Dee DeLoach

**CITY CLERK**

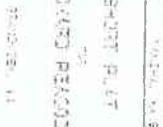
APPROVED AS TO FORM:

INPC

**CITY ATTORNEY**

SPM 777723

Permit  
Sub 12-56

PERMIT NUMBER		EXPIRATION DATE		ISSUED TO	
SPM	777723	01	01	01	01
LARSON STINGS					
					
					
					
					
					
					
					
					
					
					
					

# Yakima County GIS - Washington Land Information Portal

Yakima County/Former  
Yakima County City  
Yakima County



# VALLEY TITLE GUARANTEE

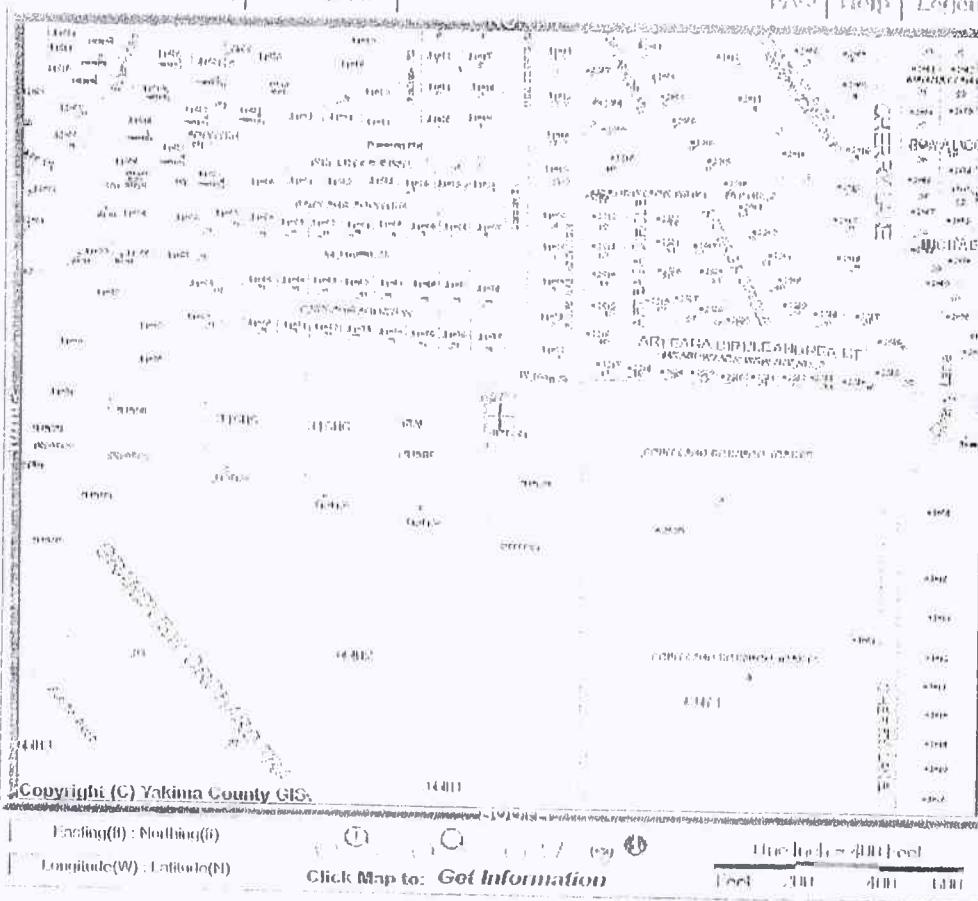
Valley Title  
Guarantee

1000 11th Street, Suite 100

PO Box 1400, Yakima, WA 98901

Assessor Planning | Real Estates |

Help | Legend | Search | Tools | Overview



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



1000 11th Street, Suite 100  
PO Box 1400, Yakima, WA 98901

509-572-7354 | 800-572-7354

[www.valleytitle.com](#)

Parcel Address:	1720 W KING ST, GRANDVIEW, WA 98930		
Parcel Owner(s):	MARLIE HARRIS		
Parcel Number:	23092234527		
Property Use:	1 Single Unit		
Tax Code Area (TCA):	141		
Improvement Value:	\$313400		
Current Use Value:	\$0		
New Construction:	\$0		
Parcel Size: 0.25 Acre(s)			
Tax Year: 2025			
Land Value: \$56600			
Current Use Improvement: \$0			
Total Assessed Value: \$369700			
Quality	Year Built	Stories	Main SqFt
AVE/GOOD	2012	1.00	2364
			Upper SqFt
			Basement SqFt
			Bedrooms
			Bathrooms: (full/half, 1/2) (1/2smal/1/2full)
			Garage
			Carport
Exdate	Sale Date	Sale Price	Grantor
EM19196	8/3/2018	\$220000	THE DAVID M PEACOCK REVOCABLE LIVING TRUST
EM44437	8/1/2020	\$485000	CASEY KIMBERLY K
Portion			

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) 572-1100 or (800) 572-7354, or [email us](#).

Zoning:	R-1	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Residential (Yakima County Plan 2015)
FEMA 100 Year:		GIRM Panel Number:	53077C2281D

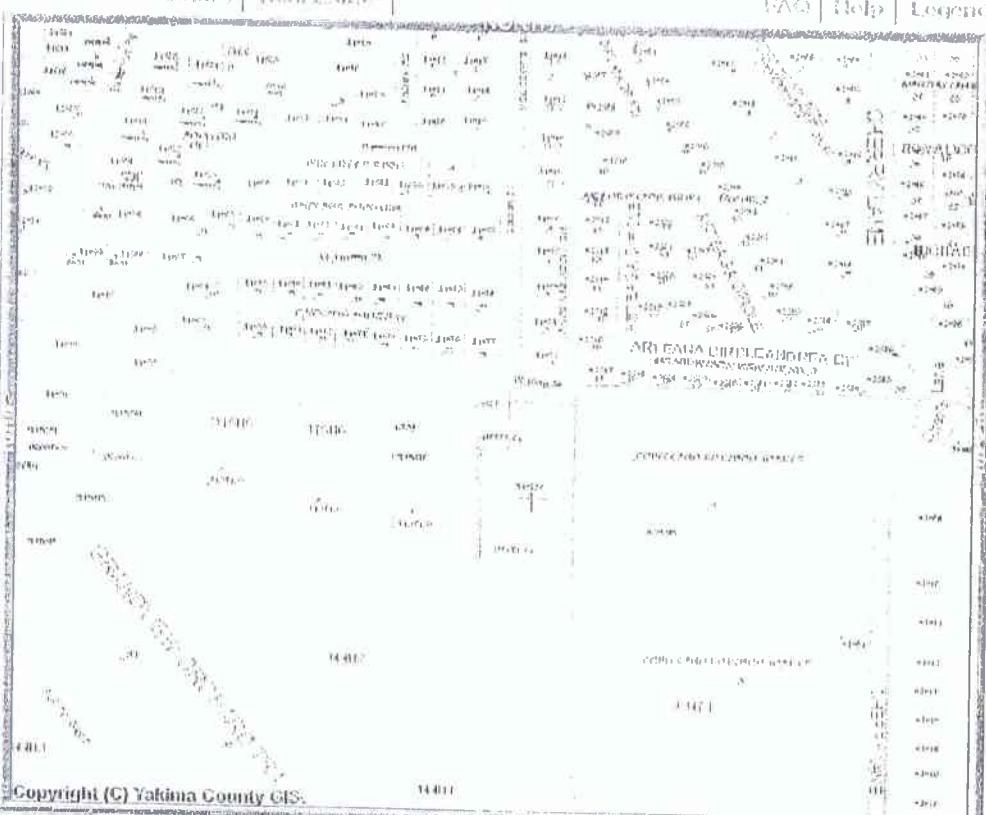
Latitude: 46° 14' 52.480"

Longitude: 119° 55' 36.888"

Range: 23 Township: 09 Section: 22

Narrative Description: Section 22 Township 09 Range 23 Quarter SW: SP 7777231 Lot 1

Page 4 of 44



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14-4126

### Urethane(II) + Phenyllium(II)

Longitude(1) + Latitude(2)

Click Map to: *Get Information*

### The Index Difficult

6

		Parcel Address: 1710 W KING ST, GRANDVIEW, WA 98930									
		Parcel Owner(s): RICHARD T & CONSTANCE PEACOCK									
		Parcel Number: 23092231528   Parcel Size: 2.07 Acre(s)									
		Property Use: 11 Single Unit									
		Tax Code Area (TCA): 441   Tax Year: 2025									
		Improvement Value: \$3230400   Land Value: \$121400									
		Current Use Value: \$0   Current Use Improvement: \$0									
		New Construction: \$0   Total Assessed Value: \$351400									
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Debt SqFt	Bedrooms	Bathrooms	(full/bath, 1/2)	(bath/att/bath)	Carport	
AVERAGE	1968	1.00	1472		1472	4	3/0/0		0/0/0		
Notice	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) 574-4100 or (800) 572-7354, or email us.

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

Jurisdiction: County  
Future Landuse Designation: Urban Residential (Yakima County Plan 2015)  
FIRM Panel Number: 53077C2281D

• Latitude: 46° 44' 50.573"

14. Longitude:  $119^{\circ} 55' 35.544''$

Reviews 22 Summary 22 Grade 22

MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED.

**RESOLUTION NO. 2025-51**

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,  
AUTHORIZING THE PETITION TO ANNEX PROPERTIES KNOWN AS THE RICHARD  
& CONSTANCE PEACOCK AND MARLEE HARRIS 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 Peacock and Harris Annexation submitted by Richard & Constance Peacock and Marlee Harris 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 R-1 Low Density Residential for Parcel Nos. 230922-31527, 230922-31536, 230922-31537 and 230922-31538;

**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 August 12, 2025.

MAYOR

Ashley Lura

ATTEST:

Dee Glauas

CITY CLERK

APPROVED AS TO FORM:

Dee Glauas  
CITY ATTORNEY

June 17, 2025

Exhibit "A"

HLA Project No. 25007G

City of Grandview

**Legal Description for Peacock and Harris Annexation**

That portion of Southwest Quarter of Section 22, Township 9 North. Range 23 East, W.M., described as follows:

Beginning at the Northwest corner of Lot 1 of that Short Plat filed under Auditor's file number 7777231, records of Yakima County, Washington, said point being on the southerly right of way line of West King Street;

Thence South 84°36'20" East along the North line of Lot 1 of said Short Plat and the North line of Lots A, B, and C of that Short Plat filed under Auditor's file number 8227160, records of Yakima County, Washington, 250.67 feet to the Northeast corner of said Lot C;

Thence South 0°13'25" West 449.97 feet to the Southeast corner of said Lot B;

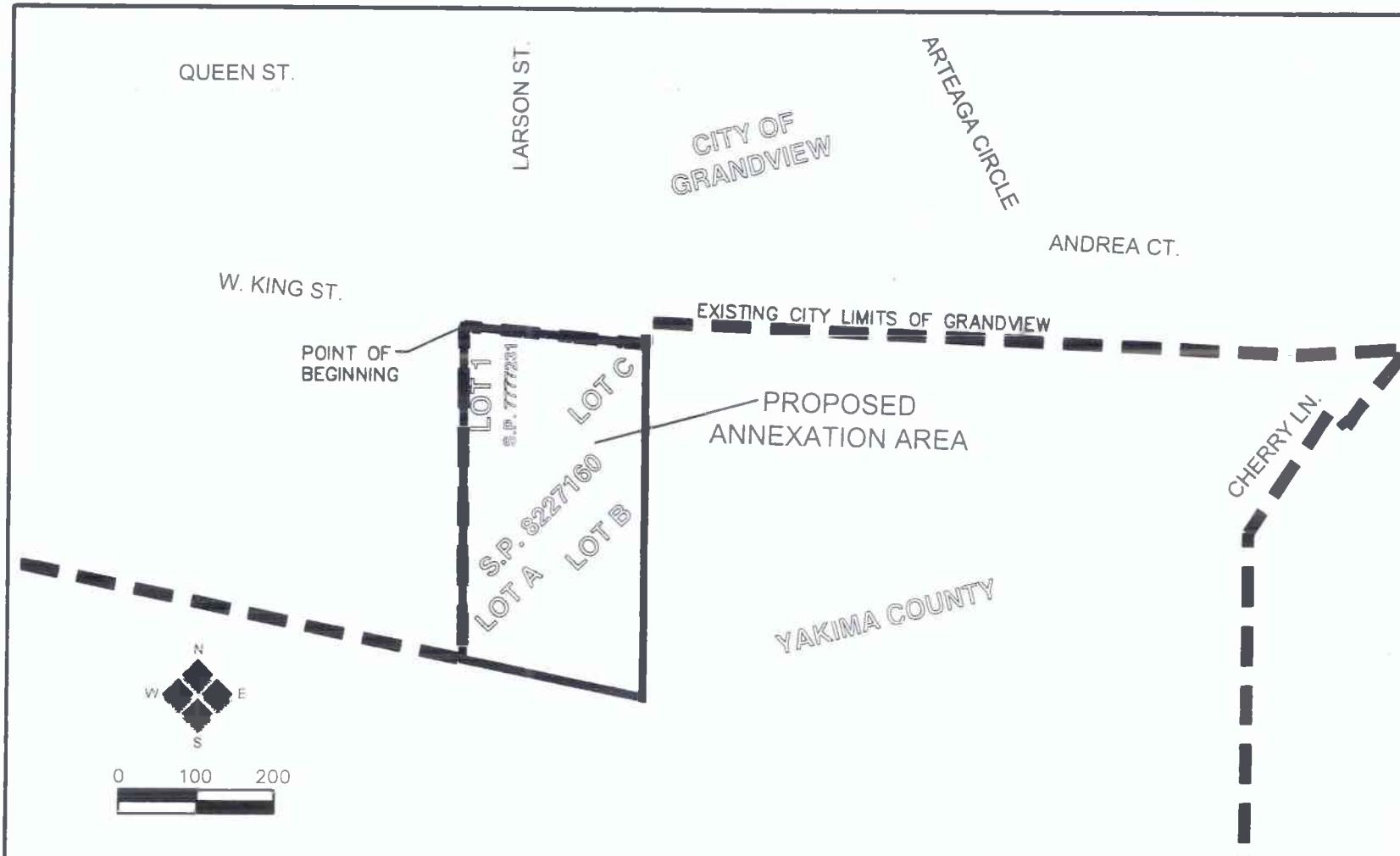
Thence North 78°08'51" West 251.39 feet to the Southwest corner of said Lot A;

Thence Northerly along the West line of said Lot A and Lot 1 to the Point of Beginning.

Situate in Yakima County, Washington.

Yakima County Tax Parcel Nos. 230922-31527, 230922-31536, 230922-31537, and 230922-31538.





**HLA**  
Engineering and Land Surveying, Inc.

2803 River Road  
Yakima, WA 98902  
509.966.7000  
Fax 509.965.3800  
[www.blacivil.com](http://www.blacivil.com)

JOB NO: 25007G  
25007Annex.dwg  
DATE: 6-17-25  
DRAWN BY: TDF  
CHECKED BY: ETH

**ANNEXATION EXHIBIT**  
**for, CITY OF GRANDVIEW**  
YAKIMA COUNTY, WASHINGTON  
PEACOCK AND HARRIS ANNEXATION

**RESOLUTION NO. 2025-51**

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MAYOR

Ashley Lava

ATTEST:

Dee Klaus

CITY CLERK

APPROVED AS TO FORM:

DWST  
CITY ATTORNEY

June 17, 2025

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HLA Project No. 25007G

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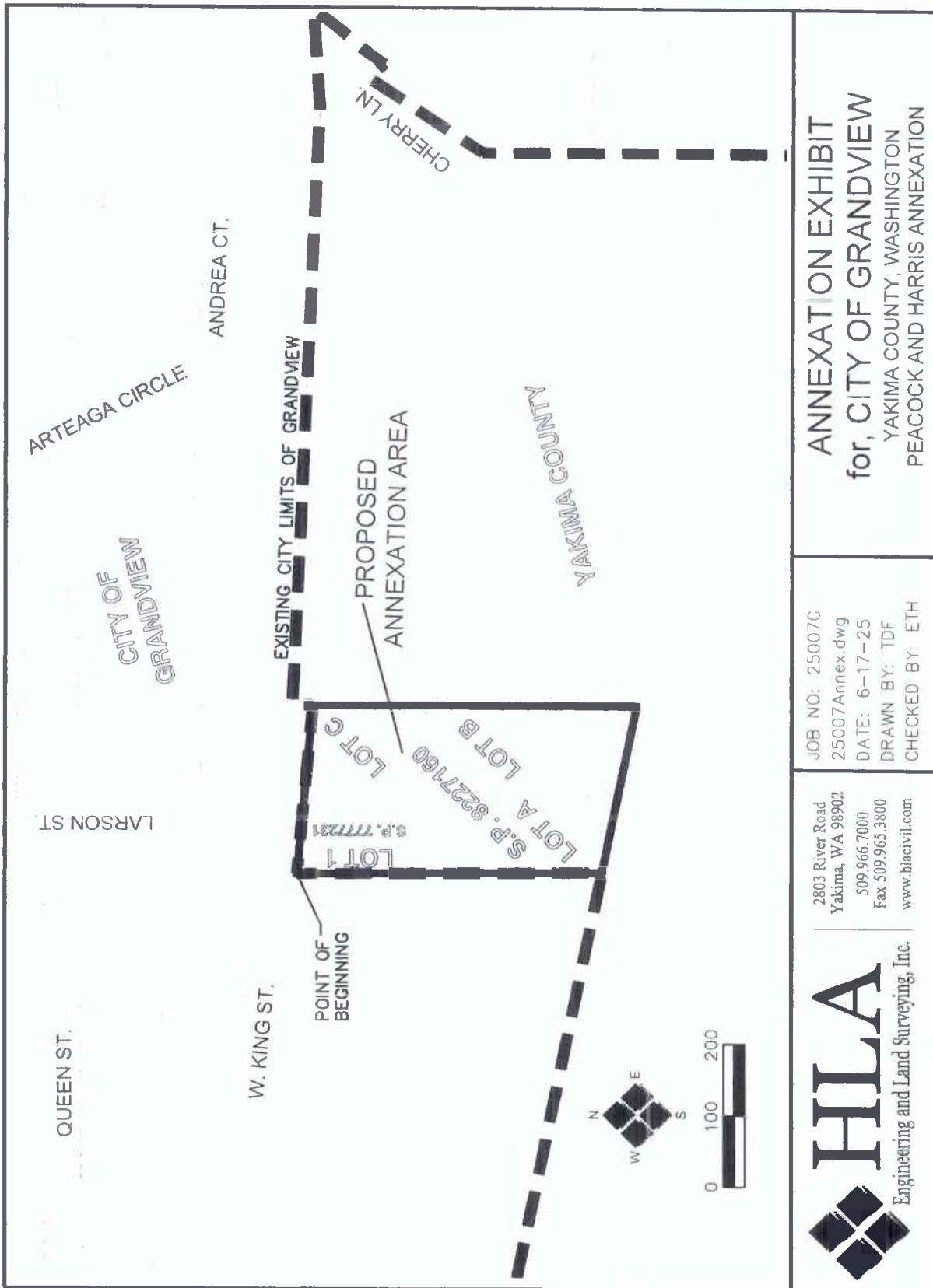
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Situate in Yakima County, Washington.

Yakima County Tax Parcel Nos. 230922-31527, 230922-31536, 230922-31537, and 230922-31538.





# 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.***

## Dena Bird

---

**From:** Dena Bird  
**Sent:** Thursday, August 28, 2025 7:57 AM  
**To:** David Haws; Thomas Carroll; Marivel Garcia; Tua Vang; Troy Havens; Jason Alvord; Matt Pietrusiewicz; Brian Russell; Michael Martian; nichole.pebeahsy@bia.gov; jessica@yakama.com; thpo@yakama.com; Sheriff; Kathy Fisher; Assessor E-Mail; Treasurer E-Mail; Julie Lawrence; 'Stephen.zetz@selahwa.gov'; 'jrbinev@gmail.com'; 'johnpuccinelli@yakima@yahoo.com'; Anita Palacios  
**Subject:** BRB2025-00005 Notice of Intention  
**Attachments:** BRB2025-00005 Notice of Intention.pdf

### *Dena Bird*

Office Specialist I  
Yakima County Public Service  
128 N. 2<sup>nd</sup> St 4<sup>th</sup> Floor  
Yakima, WA 98901  
Dena.Bird@co.yakima.wa.us  
509-574-2300



John Puccinelli  
[johnpuccinelliyakima@yahoo.com](mailto:johnpuccinelliyakima@yahoo.com)

Grandview Fire Department  
110 Ave A  
Grandview, WA 98930

Yakima Valley Libraries  
102 N. 3<sup>rd</sup> Street  
Yakima, WA 98901

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

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

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

BOCC  
[julie.lawrence@co.yakima.wa.us](mailto:julie.lawrence@co.yakima.wa.us)

Assessor's Office  
[assessor.info@co.yakima.wa.us](mailto:assessor.info@co.yakima.wa.us)

Treasurer's Office  
[cntytreasurer@co.yakima.wa.us](mailto:cntytreasurer@co.yakima.wa.us)

Elections  
[kathy.fisher@co.yakima.wa.us](mailto:kathy.fisher@co.yakima.wa.us)

Yakima County  
Sheriff's Office  
[sheriff@co.yakima.wa.us](mailto:sheriff@co.yakima.wa.us)

Public Service's  
David Haws  
[david.haws@co.yakima.wa.us](mailto:david.haws@co.yakima.wa.us)

Planning  
[Thomas.Carroll@co.yakima.wa.us](mailto:Thomas.Carroll@co.yakima.wa.us)

Building & Fire Safety  
[Marivel.Garcia@co.yakima.wa.us](mailto:Marivel.Garcia@co.yakima.wa.us)

Code Enforcement  
Tua Vang  
[Tua.vang@co.yakima.wa.us](mailto:Tua.vang@co.yakima.wa.us)

Environmental Services  
David Haws  
[David.haws@co.yakima.wa.us](mailto:David.haws@co.yakima.wa.us)

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

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

S.V.I.D.  
P.O. Box 239  
Sunnyside, WA 98944

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

Yakima County Roads  
Matt Pietrusiewicz  
[matt.pietrusiewicz@co.yakima.wa.us](mailto:matt.pietrusiewicz@co.yakima.wa.us)

Yakima Valley  
Conference of Governments  
311 N. 4<sup>th</sup> Street, Suite 204  
Yakima, WA 98901

Yakima County Parks and Trails  
[Jason.Alvord@co.yakima.wa.us](mailto:Jason.Alvord@co.yakima.wa.us)

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

Grandview City Hall  
207 W. 2<sup>nd</sup> Street  
Grandview, WA 98930

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

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

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

Washington State  
Dept. of Transportation  
2809 Rudkin Road  
Union Gap, WA 98903-1648

South Yakima Conservation Dist.  
200 Box 1766  
Zillah, WA 98953

[anitap@grandview.wa.us](mailto:anitap@grandview.wa.us)

Richard & Constance Peacock  
2212 Gordon Ave  
Spokane, WA 99205

Marlee Harris  
1720 West King Street  
Grandview, WA 98930

08/29/2025  
BRB2025-00005  
12 Labels

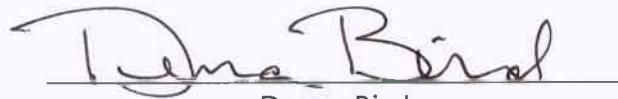
FILE NO.: BRB2025-00005  
NOTICE OF INTENTION

**AFFIDAVIT OF MAILING**

STATE OF WASHINGTON      )  
                                    ) ss.  
COUNTY OF YAKIMA      )

I, Dena Bird, being first duly sworn, and as an employee of the Yakima County Public Services, Planning Division, dispatched through NOTICE OF INTENTION a true and correct copy of which is enclosed here-with; that a NOTICE OF INTENTION was addressed to the applicant, agent and parties of record pursuant to Yakima County Code Title 16B.05, that said parties are individually listed on the Mailing List retained by the Planning Division and that said notice was mailed by me on the 29th day of August 2025.

That I mailed said notice in the manner herein set forth and that all of the statements are made herein are just and true. Dated this 29th day of August 2025.



Dena Bird  
Dena Bird  
Office Specialist