



WASHINGTON STATE BOUNDARY REVIEW BOARD FOR YAKIMA COUNTY

128 North Second Street
Fourth Floor Courthouse
Yakima, Washington 98901

(509) 574-2300 • FAX (509) 574-2301

Date: October 8, 2025

TO: Boundary Review Board Members, Corporate Counsel, Board of Yakima County Commissioners, Assessor, Treasurer, Elections Division, Sheriff's Office, Public Services (Director, Planning, Building & Fire Safety, Code Enforcement, Environmental Services, Water Resources, GIS), County Roads, Parks and Trails, Yakima Valley Libraries, Yakima Valley Conference of Governments, South Yakima Conservation District, City of Grandview – ATTN: Anita Palacios, Roger Wilson, James & Linda Hansen, Grandview School District, Yakima County Fire District #5, WSDOT South Central Region, and Washington State DNR Southeast Region, Bureau of Indian Affairs, and Yakama Nation.

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

SUBJ: **File No.: BRB2025-00002 - City of Grandview – Wilson & Hansen Annexation**

Enclosed is the City of Grandview's Ordinance 2025-09, which annexes the subject area. The Ordinance was recorded under Auditors File Number 202537433 on October 2, 2025, and states that the annexation shall be effective September 29, 2025.

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

Enclosure: City of Grandview's Ordinance No. 2025-09

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

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

Return Address:

City of Grandview
Attn: City Clerk
207 West Second Street
Grandview, WA 98930

Document 1 Title: Wilson & Hansen Annexation Ordinance

Reference #'s: _____

Additional reference #'s on page _____

Grantors:

City of Grandview

Grantees:

Public

Additional grantors on page _____

Additional grantees on page _____

Document 2 Title: _____

Reference #'s: _____

Additional reference #'s on page _____

Grantors:

Grantees:

Additional grantors on page _____

Additional grantees on page _____

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

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

Additional legal is on page 4

Assessor's Property Tax Parcel/Account Number:

230909-12003, 230909-11401, 230909-11002, 230909-11402, 230909-11403, 230909-11404,
230909-14002, 230909-14404, 230909-14403, 230910-23404, 230910-23406, and 230910-24400

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

Signature: C. H. Davis

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

Attachment: A

ORDINANCE NO. 2025-09

**AN ORDINANCE OF THE CITY OF GRANDVIEW, WASHINGTON,
PROVIDING FOR THE ANNEXATION OF PROPERTY KNOWN AS THE WILSON &
HANSEN ANNEXATION TO THE CITY OF GRANDVIEW PURSUANT TO THE
PETITION METHOD, AND INCORPORATING THE SAME WITHIN THE CORPORATE
LIMITS THEREOF, PROVIDING FOR THE ASSUMPTION OF EXISTING
INDEBTEDNESS, REQUIRING SAID PROPERTY TO BE ASSESSED AND TAXED
AT THE SAME RATE AND BASIS AS OTHER PROPERTY WITHIN SAID CITY,
ADOPTING A COMPREHENSIVE LAND USE PLAN, AND CHANGING THE
OFFICIAL ZONING MAP OF THE CITY**

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

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; and

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

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

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

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

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, the City Clerk submitted a "Notice of Intention" to the Yakima County Boundary Review Board pursuant to RCW 36.93.090; and

WHEREAS, on September 17, 2025, the Yakima Boundary Review Board notified the City that the 45-day review period lapsed on the "Notice of Intention" and the annexation was deemed approved by the Boundary Review Board,

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF GRANDVIEW DO ORDAIN, as follows:

SECTION 1. There has been filed with the City Council of the City of Grandview, a petition in writing signed by property owners owning a majority of the assessed value of the property proposed for annexation hereinafter described on Exhibit "A"; that said petition set forth the fact that the City Council of the City of Grandview required the assumption of City indebtedness by the area requesting to be annexed; that prior to filing of said petition, the City Council had on March 11, 2025 agreed to consider the annexation as proposed in the Letter of Intent; and that petitioners further understood the proposed zoning of said area proposed for annexation would be M-1 Light Industrial for Parcel Nos. 230909-12003, 230909-11401, 230909-11002, 230909-11402, 230909-11403, 230909-11404, 230909-14002, 230910-23404, 230910-23406, 230910-24400 and C-2 General Business for Parcel Nos. 230909-14403 and 230909-14404.

SECTION 2. May 28, 2025 was set as the date for the open record public hearing before the Hearing Examiner and July 8, 2025 was set as the date for the closed record public hearing on said petition before the Grandview City Council; notice of such hearings were published in the Grandview Herald, a newspaper of general circulation in the City of Grandview; notice of such hearings was also posted in three public places within the territory proposed for annexation; notice of such hearings was also mailed to owners of property within three hundred feet of the territory proposed for annexation; and said notice specified the time and place of such hearings and invited interested persons to appear and voice approval or disapproval of the annexation.

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

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

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

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

SECTION 7. All property within the territory so annexed shall be and hereby is zoned M-1 Light Industrial for Parcel Nos. 230909-12003, 230909-11401, 230909-11002, 230909-11402, 230909-11403, 230909-11404, 230909-14002, 230910-23404, 230910-23406, 230910-24400 and C-2 General Business for Parcel Nos. 230909-14403 and 230909-14404.

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

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on September 23, 2025.

MAYOR
Ashley Lava
ATTEST:
Dee Dennis
CITY CLERK

APPROVED AS TO FORM:

D. P. P.
CITY ATTORNEY

PUBLICATION: 09/24/25
EFFECTIVE: 09/29/25

March 24, 2025
HLA Project No. 25007G
City of Grandview

Exhibit "A"

Legal Description for Wilson and Hanson Annexation

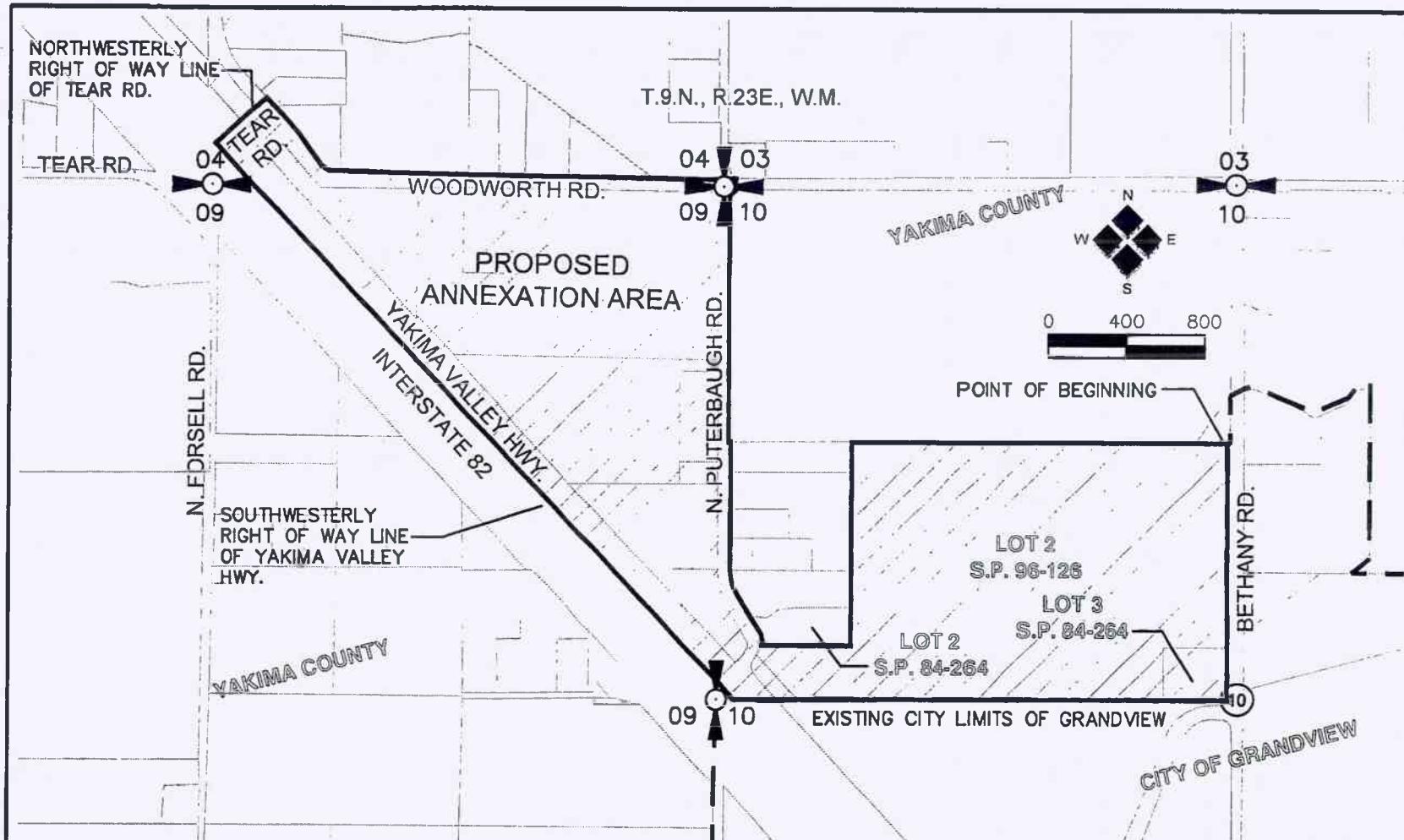
Those portions of the Southwest Quarter of Section 3, Southeast Quarter of Section 4, Northeast Quarter of Section 9, and the Northwest Quarter of Section 10, all in Township 9 North, Range 23 East, W. M., described as follows:

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

Situate in Yakima County, Washington.

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





HLA

Engineering and Land Surveying, Inc.

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

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

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

assessor.info@co.yakima.wa.us

Doug Mayo (Chair)
2741 S Wenas Road
Selah WA 98942

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

treasureraccounting@co.yakima.wa.us

Michael Shuttleworth
P.O. Box 622
Sunnyside, WA 98944

Yakima Valley Libraries
102 N. 3rd Street
Yakima, WA 98901

Sheriff@co.yakima.wa.us

Jerry Craig
10802 Summitview Rd
Yakima, WA 98908

South Yakima Conservation Dist.
P.O. Box 1766
Zillah, WA 98953

roger@wilsonrm.com

Holly Castle
1971 Grandridge Rd
Grandview, WA 98930

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

Elections

Isidra Sanchez
1804 W. Mead Ave
Yakima, WA 98902

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

David Haws
David.Haws@co.yakima.wa.us

Raul Martinez
1414 S. 16th Street
Yakima, WA 98901

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

Thomas Carroll
thomas.carroll@co.yakima.wa.us

James & Linda Hansen
1501 Bethany Road
Granger, WA. 98932

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

Jason Alvord
Parks and Trails
Jason.Alvord@co.yakima.wa.us

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

Superintendent
Bureau of Indian Affairs
P.O. Box 632
Toppenish, WA 98948

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

Yakima County Sheriff Office
PO Box 1388
Yakima, WA 98907-1388

Daniel.Clark@co.yakima.wa.us

commissioners@co.yakima.wa.us

AGENCY MAILING LIST

HIGHLIGHTED = EMAILED

BRB2025-00002
10/08/2025
16 LABELS

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

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

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

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

Code Enforcement
Tua
TuaVang@co.yakima.wa.us

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

AGENCY MAILING LIST
HIGHLIGHTED = EMAILED

CUP2023-00039 SEP2023-00024
10/08/2025
2 LABELS

Lacie Berry

From: Lacie Berry
Sent: Wednesday, October 8, 2025 12:26 PM
To: Matt Pietrusiewicz; Marivel Garcia; Troy Havens; Tua Vang; Michael Martian; Assessor Info; Treasurer Teller Receipts; Sheriff; Roger Wilson; David Haws; Thomas Carroll; Jason Alvord; jessica@yakama.com; thpo@yakama.com; Commissioners Calendar; Daniel Clark
Subject: BRB2025-00002 CITY OF GRANDVIEW ORDINANCE
Attachments: BRB2025-00002 CITY OF GRANDVIEW ORDINANCE.pdf



Lacie M. Berry

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

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

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FILE NO.: BRB2025-00002
CITY OF GRANDVIEW ORDINANCE

AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF YAKIMA)

I, Lacie Berry, being first duly sworn, and as an employee of the Yakima County Public Services, Planning Division, dispatched CITY OF GRANDVIEW ORDINANCE true and correct copy of which is enclosed here-with CITY OF GRANDVIEW ORDINANCE 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 8th day of October, 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 8th day of October 2025.



Lacie Berry
Office Specialist