



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: December 4, 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 City of Grandview's Ordinance 2025-11, which annexes the subject area. The Ordinance was recorded under Auditors File #202540669 on November 14, 2025, and states that the annexation shall be effective November 3, 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 Ordinance No. 2025-11

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 accommodations, call 509-574-2300 and ask for the operator to dial 711-574-2300.

Return Address:

City of Grandview

Attn: City Clerk

207 West Second Street

Grandview, WA 98930

Document 1 Title: Peacock & Harris Annexation Ordinance 2025-11

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):

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

Additional legal is on page 4

Assessor's Property Tax Parcel/Account Number:

230922-31536, 230922-31537, 230922-31538, 230922-31527

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: _____

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

ORDINANCE NO. 2025-11

**AN ORDINANCE OF THE CITY OF GRANDVIEW, WASHINGTON,
PROVIDING FOR THE ANNEXATION OF PROPERTY KNOWN AS THE PEACOCK
& HARRIS 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 Peacock & Harris 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 R-1 Low Density Residential for Parcel Nos. 230922-31536, 230922-31537, 230922-31538 and 230922-31527; 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 October 15, 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 April 8, 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 R-1 Low Density Residential for Parcel Nos. 230922-31536, 230922-31537, 230922-31538 and 230922-31527.

SECTION 2. June 23, 2025 was set as the date for the open record public hearing before the Hearing Examiner and August 12, 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 R-1 Low Density Residential for Parcel Nos. 230922-31536, 230922-31537, 230922-31538 and 230922-31527.

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 October 28, 2025.

MAYOR

Ashley Lara

ATTEST:

D. H. Davis

CITY CLERK

APPROVED AS TO FORM:

2nRDS
CITY ATTORNEY

PUBLICATION: 10/29/2025

EFFECTIVE: 11/03/2025

June 17, 2025

Exhibit "A"

HLA Project No. 25007G

City of Grandview

Legal Description for Peacock and Harris Annexation

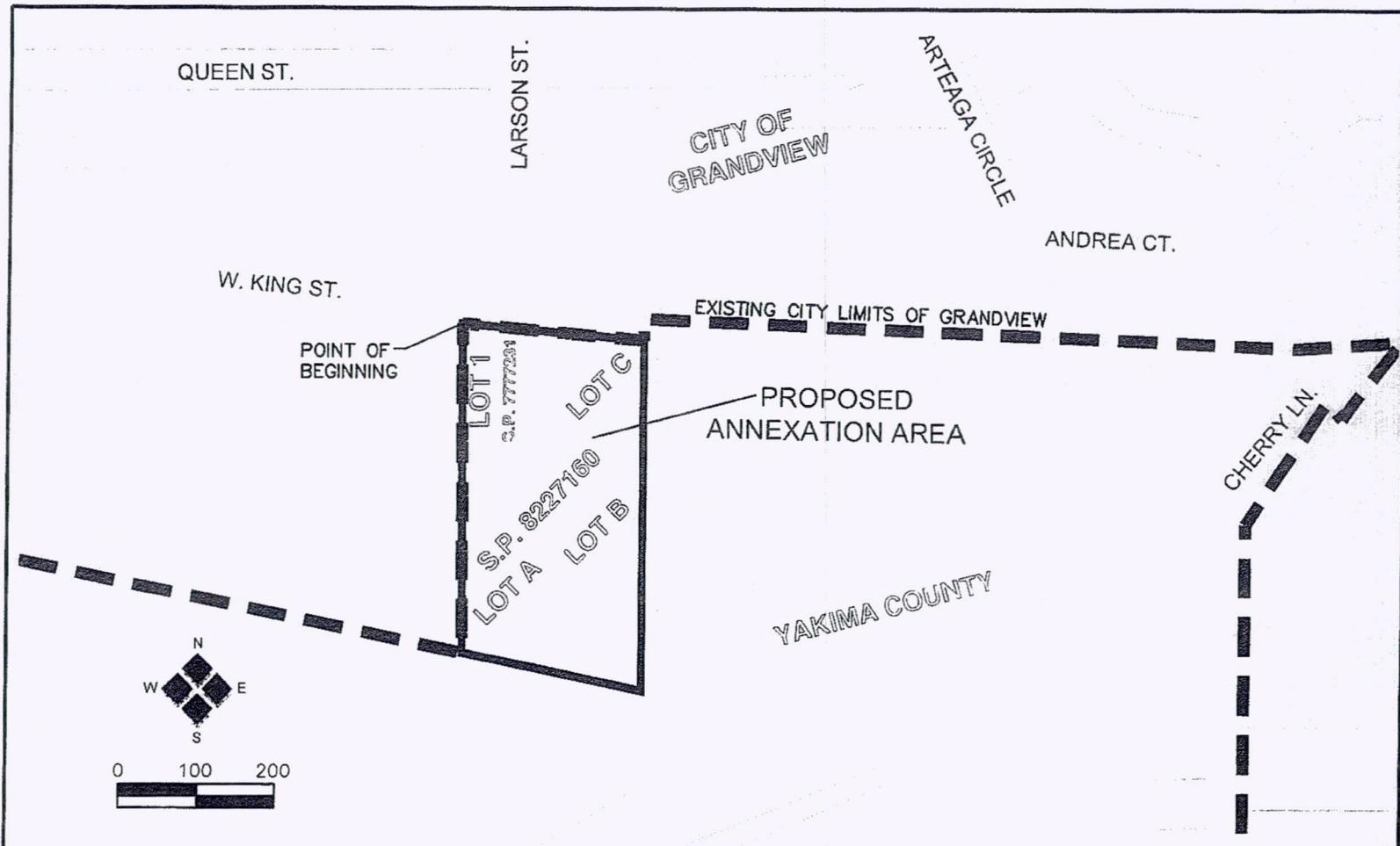
That portion of Southwest Quarter of Section 22, Township 9 North, Range 23 East, W.M., described as follows:

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.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

John Puccinelli
Board Review Member
johnpuccinelli@yakima@yahoo.com

Grandview Fire Department
110 Ave A
Grandview, WA 98930

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

Joseph Buchanan
jrbinev@gmail.com

Corp. Counsel – Dan Clark
daniel.clark@co.yakima.wa.us

Holly Castle
Board Review Member
hollycastle@bentonrea.com

BOCC
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Assessor's Office
assessor.info@co.yakima.wa.us

Treasurer's Office
cntytreasurer@co.yakima.wa.us

Elections
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Yakima County
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Public Service's
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Building & Fire Safety
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Code Enforcement
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Water Resources
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Troy.havens@co.yakima.wa.us

GIS
Michael Martian
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

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

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

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

Grandview City Hall
207 W. 2nd Street
Grandview, WA 98930

Bureau of Indian Affairs
Nichole.pebeahsy@bia.gov

Yakama Nation
Cultural Resources
jessica@Yakama.com
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

David Haws
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Marivel Garcia
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Tabitha Bass
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Anitap@Grandview.wa.us

Richard & Constance Peacock
2212 Gordon Avenue
Spokane, WA. 99205

Marlee Harris
1720 West King Street
Grandview, WA. 98930

Yakama Nation Zoning
Zoning@Yakama.com

Holly Castle
1971 Grandridge Road
Grandview, WA. 98930

Krystyne Sanchez
Krystyne.Sanchez@co.yakima.wa.us

AGENCY MAILING LIST
HIGHLIGHTED = EMAILED

BRB2025-00005
12/04/2025
3 LABELS

Lacie Berry

From: Lacie Berry
Sent: Thursday, December 4, 2025 8:27 AM
To: David Haws; Marivel Garcia; Tabatha Bass; anitap@grandview.wa.us; Zoning@yakama.com; 'Krystyne.Sanchez@co.yakima.wa.us'; 'Johnpuccinelelliyakima@yahoo.com'; 'jrbiney@gmail.com'; Daniel Clark; 'hollycastle@bentonrea.com'; Julie Lawrence; Assessor Info; Treasurer E-Mail; Kathy Fisher; Sheriff; Thomas Carroll; Marivel Garcia; Tua Vang; Troy Havens; Michael Martian; Matt Pietrusiewicz; Jason Alvord; jessica@yakama.com; thpo@yakama.com
Subject: BRB2025-00005 BRB Letter
Attachments: BRB2025-00005 BRB Letter.pdf



Lacie M. Berry

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

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Lacie Berry

From: Lacie Berry
Sent: Thursday, December 4, 2025 8:29 AM
To: JohnPuccinelliYakima@yahoo.com
Subject: BRB2025-00005 BRB Letter
Attachments: BRB2025-00005 BRB Letter.pdf



Lacie M. Berry

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

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FILE NO.: BRB2025-00005
BRB LETTER

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 BRB LETTER true and correct copy of which is enclosed here-with BRB LETTER 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 4th day of December, 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 4th day of December, 2025.



Lacie Berry
Office Specialist