

**GRANDVIEW CITY COUNCIL  
REGULAR MEETING AGENDA  
TUESDAY, JUNE 22, 2021**



**This meeting will be held in person and will also be available via teleconference. For meeting information and instructions, please contact City Hall at (509) 882-9200.**

**REGULAR MEETING – 7:00 PM**

**PAGE**

- 1. CALL TO ORDER & ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. PRESENTATIONS**
  - A. Retirement Awards – Assistant Police Chief Mike Hopp and Detective Rob Colley 1
- 4. PUBLIC COMMENT** – At this time, the public may address the Council on any topic whether on the agenda or not, except those scheduled for public hearing.
- 5. CONSENT AGENDA** – Items on the Consent Agenda will be voted on together by the Council, unless a Councilmember requests that items be removed from the Consent Agenda and discussed and voted upon separately. An item removed from the Consent Agenda will be placed under Unfinished and New Business.
  - A. Minutes of the June 8, 2021 Committee-of-the-Whole meeting 2-4
  - B. Minutes of the June 8, 2021 Council meeting 5-10
  - C. Payroll Check Nos. 12216-12232 in the amount of \$93,104.56
  - D. Payroll Electronic Fund Transfers (EFT) Nos. 60569-60573 in the amount of \$92,030.17
  - E. Payroll Direct Deposit 06/01/21-06/15/21 in the amount of \$115,684.62
  - F. Claim Check Nos. 122208-122299 in the amount of \$336,445.65
- 6. ACTIVE AGENDA** – Notice: Items discussed at the 6:00 pm Committee-of-the-Whole meeting of an urgent or time sensitive nature may be added to the active agenda pursuant to City Council Procedures Manual Section 3.18(c).
  - A. Closed Record Public Hearing – Annexation and Rezone submitted by John and Diane Buettner for Parcel No. 230915-23001 located on Puterbaugh Road, Grandview, WA 11-29
    - Grandview Hearing Examiner Revised Public Hearing Packet 30  
dated April 28, 2021 (Pages 1-60)
  - B. Resolution No. 2021-28 authorizing the petition to annex properties known as the John and Diane Buettner 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 31-33
  - C. Closed Record Public Hearing – Preliminary Plat – Grandridge Estates Subdivision II – 212 Lots submitted by Dan Swanson dba SDC Inc. 34-61
    - Grandview Hearing Examiner Public Hearing Packet dated April 29, 2021 62  
(Pages 1-54)

	<b><u>PAGE</u></b>
D. Resolution No. 2021-29 approving Grandridge Estates Subdivision II 212-Lot Preliminary Plat	63-87
E. Resolution No. 2021-30 authorizing the Mayor to sign the Grant Agreement – Q1 2021 Electric Vehicle Charging Grant with PacifiCorp d/b/a Pacific Power	88-94
<b>7. UNFINISHED AND NEW BUSINESS</b>	
A. Together Grandview Can 2021 – August 10, 2021	95
<b>8. CITY ADMINISTRATOR AND/OR STAFF REPORTS</b>	
<b>9. MAYOR &amp; COUNCILMEMBER REPORTS</b>	
<b>10. ADJOURNMENT</b>	

The City of Grandview Committee-of-the-Whole and Regular Council Meetings scheduled for Tuesday, June 22, 2021 at 6:00 pm and 7:00 pm will be held in person and will also be available via teleconference.

Please join the meeting from your computer, tablet or smartphone.

Join Zoom Meeting

<https://zoom.us/j/91437893964?pwd=OHhoNm9jeVIYMTRBUTBYTFF4Q2RFdz09>

Meeting ID: 914 3789 3964

Passcode: 212227

To join via phone: +1 253 215 8782 US

Meeting ID: 914 3789 3964

Passcode: 212227

**Anita Palacios**

---

**From:** Anita Palacios  
**Sent:** Wednesday, May 12, 2021 10:24 AM  
**To:** The Lockshop  
**Subject:** Two (2) Retirement Plaques

City of Grandview

Retirement Award

Presented to

Assistant Police Chief  
Michael A. Hopp

Grandview Police Department

In Honor of your Retirement and in Grateful Appreciation for your 20 Years of Loyal and Dedicated Service to the  
Citizens of the City of Grandview

April 2, 2001 – June 24, 2021

City of Grandview

Retirement Award

Presented to

Detective Robert L. Colley II

Grandview Police Department

In Honor of your Retirement and in Grateful Appreciation for your 15 Years of Loyal and Dedicated Service to the  
Citizens of the City of Grandview

April 17, 2006 – June 30, 2021

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)

**GRANDVIEW CITY COUNCIL  
COMMITTEE-OF-THE-WHOLE MEETING MINUTES  
JUNE 8, 2021**

**1. CALL TO ORDER**

Mayor Gloria Mendoza called the Committee-of-the-Whole meeting to order at 6:00 p.m., in the Council Chambers at City Hall.

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

**2. ROLL CALL**

Present in person: Mayor Mendoza and Councilmembers David Diaz, Bill Moore (Mayor Pro Tem), Robert Ozuna, Javier Rodriguez and Joan Souders

Present via teleconference: Councilmember Mike Everett

Absent: Councilmember Diana Jennings

Staff present: City Attorney Quinn Plant, City Treasurer Matt Cordray and City Clerk Anita Palacios

**3. PUBLIC COMMENT – None**

**4. NEW BUSINESS**

**A. Resolution authorizing the Mayor to sign the Grant Agreement – Q1 2021 Electric Vehicle Charging Grant with PacifiCorp d/b/a Pacific Power**

City Clerk Palacios explained that on March 31, 2021, NoaNet on behalf of the City of Grandview submitted an Electric Vehicle Charging Grant Application to Pacific Power in the amount of \$276,660 for nine electric vehicle charging stations. On May 21, 2021, Pacific Power advised that the City was selected to receive an Electric Vehicle Charging Station Grant award of up to \$75,639 to help advance the City's electric vehicle charging project at the Lower Yakima Valley Pathway (Rose Garden Park).

Chris Walker, Telecommunications Director with NoaNet, provided additional information regarding the application, award and construction process.

Discussion took place.

**On motion by Councilmember Moore, second by Councilmember Rodriguez, the C.O.W. moved a resolution authorizing the Mayor to sign the Grant Agreement – Q1 2021 Electric Vehicle Charging Grant with PacifiCorp d/b/a Pacific Power to the June 22, 2021 regular Council meeting for consideration.**

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Everett – Yes
- Councilmember Moore – Yes

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

**B. City of Grandview Social Media Policy – Mayor Mendoza**

Mayor Mendoza requested that the City's Social Media Policy be revised to include her as an administrator on the City's social media sites (i.e., Facebook). She explained that by adding her as an administrator, the process of recording and posting videos promoting the City would be streamlined.

Discussion took place.

**On motion by Councilmember Ozuna, second by Councilmember Moore, the C.O.W. directed staff to revise the City of Grandview Social Media Policy to include the Mayor as an administrator on the City's social media sites for consideration at the June 22, 2021 C.O.W. meeting.**

Roll Call Vote:

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

**5. OTHER BUSINESS**

Cemetery Ordinance Revision – Councilmember Diaz reported that he and Councilmember Souders were reviewing ordinances from other local cemeteries regarding revising the Grandview Cemetery ordinance. He would be compiling the information for distribution to Council.

Recycling Program/Bins – Mayor Mendoza reported that she received notes from a fourth grade class at Harriet Thompson requesting that the City research the possibility of including a recycling program and/or bins in the City.

The Commissioner Norm Childress Center Emergency Shelter For Families – Councilmember Souders reported that she attended the dedication of the Commissioner Norm Childress Center Emergency Shelter for Families at Camp Home Yakima on June 5, 2021.

Grandview High School Tour – Mayor Mendoza reported that Superintendent Strom invited the Council to tour the new Grandview High School.

6. **ADJOURNMENT**

**GRANDVIEW CITY COUNCIL  
REGULAR MEETING MINUTES  
JUNE 8, 2021**

**1. CALL TO ORDER**

Mayor Gloria Mendoza 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: Mayor Mendoza and Councilmembers David Diaz, Bill Moore (Mayor Pro Tem), Robert Ozuna, Javier Rodriguez and Joan Souders

Present via teleconference: Councilmember Mike Everett

Absent: Councilmember Diana Jennings

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

Roll Call Vote:

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

Staff present: City Attorney Quinn Plant, City Treasurer Matt Cordray and City Clerk Anita Palacios

**2. PLEDGE OF ALLEGIANCE**

Mayor Pro Tem Moore led the pledge of allegiance.

**3. PRESENTATIONS – None**

**4. PUBLIC COMMENT – None**

**5. CONSENT AGENDA**

**On motion by Councilmember Diaz, second by Councilmember Moore, Council approved the Consent Agenda consisting of the following:**

- A. Minutes of the May 25, 2021 Committee-of-the-Whole meeting**
- B. Minutes of the May 25, 2021 Council meeting**
- C. Minutes of the June 1, 2021 Special Council meeting–Economic Development Planning**
- D. Payroll Check Nos. 12186-12215 in the amount of \$28,261.82**



- E. Payroll Electronic Fund Transfers (EFT) Nos. 60556-60562 in the amount of \$116,272.52**
- F. Payroll Direct Deposit 5/16/21-5/31/21 in the amount of \$143,450.10**
- G. Claim Check Nos. 122127-122207 in the amount of \$574,737.35**

**Roll Call Vote:**

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

**6. ACTIVE AGENDA**

**A. Public Hearing – 2022-2027 Six-Year Transportation Improvement Program**

Mayor Mendoza opened the public hearing to receive comments on the 2022-2027 Six-Year Transportation Improvement Program by reading the public hearing procedure.

City Clerk Palacios explained that each year, the City was required to update the Six-Year Transportation Improvement Program (TIP). The Six-Year TIP identified street priority projects and funding sources. In the past, Council had not added street projects unless there was a funding source available to support the recommendation. She presented the 2022-2027 Six-Year TIP prioritized as follows:

Priority Number: 1

Project Title: Old Inland Empire Highway Improvements from Grandridge Road to Elm Street

Project Description: Reconstruct roadway including widening, excavation, gravel surfacing, hot mix asphalt, curb and gutter, sidewalk, storm drainage improvements, landscaping and street lights

Project Year: 2023

Funding Source: Surface Transportation Program (STP)

Federal/State Funds: \$1,811,200

Local Funds: \$282,700

Total Funds: \$2,093,900

Priority Number: 2

Project Title: Wine Country Road & McCreddie Road Intersection Roundabout

Project Description: Construct new roundabout including curb and gutter, sidewalks, hot mix asphalt, pavement markings, permanent signing and street lighting

Project Year: 2023

Funding Source: Transportation Improvement Board (TIB)

Federal/State Funds: \$1,125,000

Local Funds: \$125,000

Total Funds: \$1,250,000

**Regular Meeting Minutes**

**June 8, 2021**

**Page 3**

**Priority Number: 3**

**Project Title: West Fifth Street Resurfacing from Euclid Road to Grandridge Road**

**Project Description: Grind and overlay asphalt surface, pavement markings, update sidewalk ramps to ADA standards**

**Project Year: 2023**

**Funding Source: Transportation Improvement Board (TIB)**

**Federal/State Funds: \$468,000**

**Local Funds: \$52,000**

**Total Funds: \$520,000**

**Priority Number: 4**

**Project Title: Larson Street Improvements from West Fifth Street to Queen Street**

**Project Description: Roadway reconstruction including excavation, roadway widening, storm drainage improvements, hot mix asphalt, curb and gutter, and water system improvements**

**Project Year: 2023**

**Funding Source: City of Grandview**

**Federal/State Funds: -0-**

**Local Funds: \$500,000**

**Total Funds: \$500,000**

**Priority Number: 5**

**Project Title: Stassen Street Improvements from Hillcrest Street to Velma Avenue**

**Project Description: Roadway reconstruction including excavation, roadway widening, storm drainage improvements, hot mix asphalt, and water system improvements**

**Project Year: 2025**

**Funding Source: City of Grandview**

**Federal/State Funds: -0-**

**Local Funds: \$491,000**

**Total Funds: \$491,000**

**Priority Number: 6**

**Project Title: Highland Road Improvements from Elm Street to east City limits**

**Project Description: Roadway reconstruction including excavation, road widening, curb and gutter, hot mix asphalt, storm drainage improvements, and water and sewer system improvements**

**Project Year: 2026**

**Funding Source: City of Grandview**

**Federal/State Funds: -0-**

**Local Funds: \$3,509,000**

**Total Funds: \$3,509,000**

**Priority Number: 7**

**Project Title: Forsell Road Resurfacing from Wallace Way to Puterbaugh Road**

**Project Description: Grind and overlay asphalt surface and pavement markings**

**Project Year: 2024**

**Funding Source: Transportation Improvement Board (TIB)**

**Federal/State Funds: \$343,980**

**Local Funds: \$38,220**

**Total Funds: \$382,200**

Priority Number: 8

Project Title: West Second Street Improvements from Hillcrest Road to Avenue J

Project Description: Reconstruct roadway including excavation, crushed surfacing, hot mix asphalt, curb and gutter, sidewalks, storm drainage, street lighting and pavement markings

Project Year: 2023

Funding Source: Transportation Improvement Board (TIB)

Federal/State Funds: \$617,490

Local Funds: \$68,610

Total Funds: \$686,100

No comments were received during the public hearing or by mail and the hearing was closed.

**B. Resolution No. 2021-26 adopting the 2022-2027 Six-Year Transportation Improvement Program**

This item was previously discussed at the June 8, 2021 public hearing.

**On motion by Councilmember Moore, second by Councilmember Souders, Council approved Resolution No. 2021-26 adopting the 2022-2027 Six-Year Transportation Improvement Program.**

Roll Call Vote:

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

**C. Ordinance No. 2021-7 amending the 2021 Annual Budget**

This item was previously discussed at the May 25, 2021 C.O.W. meeting.

**On motion by Councilmember Rodriguez, second by Councilmember Diaz, Council approved Ordinance No. 2021-7 amending the 2021 Annual Budget.**

Roll Call Vote:

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

**D. Ordinance No. 2021-8 amending Section 17.36.080(A) Area Regulations Construction and Siting Standards – Roof Slope in the R-1 P Single-Family Residential Park District**

This item was previously discussed at the May 25, 2021 C.O.W. meeting.

**On motion by Councilmember Everett, second by Councilmember Moore, Council approved Ordinance No. 2021-8 amending Section 17.36.080(A) Area Regulations Construction and Siting Standards – Roof Slope in the R-1 P Single-Family Residential Park District.**

Roll Call Vote:

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

**E. Resolution No. 2021-27 approving the final plat of Appleway Estates Subdivision located on West Fifth Street**

This item was previously discussed at the May 25, 2021 C.O.W. meeting.

**On motion by Councilmember Ozuna, second by Councilmember Rodriguez, Council approved Resolution No. 2021-27 approving the final plat of Appleway Estates Subdivision located on West Fifth Street.**

Roll Call Vote:

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

**7. UNFINISHED AND NEW BUSINESS – None**

**8. CITY ADMINISTRATOR AND/OR STAFF REPORTS – None**

**9. MAYOR & COUNCILMEMBER REPORTS – None**

**10. ADJOURNMENT**

**On motion by Councilmember Moore, second by Councilmember Rodriguez, the Council meeting adjourned at 7:15 p.m.**

---

Mayor Gloria Mendoza

---

Anita Palacios, City Clerk



**CITY OF GRANDVIEW  
NOTICE OF CLOSED RECORD PUBLIC HEARING  
ANNEXATION & REZONE**

**NOTICE IS HEREBY GIVEN** that the City Council of the City of Grandview will hold a closed record public hearing on **Tuesday, June 22, 2021 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):** John & Diane Buettner

**Proposed Project:** Annexation & Rezone

**Current Zoning/Future Land Use:** Industrial

**Proposed Zoning:** M-1 Light Industrial

**Location of Project:** Parcel No. 230915-23001 located on Puterbaugh Road, Grandview, Yakima County, Washington

The closed record public hearing will be held in person and will also be available via teleconference as follows:

Please join the meeting from your computer, tablet or smartphone.

Join Zoom Meeting

<https://zoom.us/j/91437893964?pwd=OHhoNm9jeVIYMTRBUTBYTFF4Q2RFdz09>

Meeting ID: 914 3789 3964

Passcode: 212227

To join via phone: +1 253 215 8782 US

Meeting ID: 914 3789 3964

Passcode: 212227

A copy of the Hearing Examiner's recommendation is posted on the City's website [www.grandview.wa.us](http://www.grandview.wa.us) or you may request a copy 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).

**CITY OF GRANDVIEW**

Anita G. Palacios, MMC, City Clerk

Publish: Grandview Herald – May 26, 2021

**CITY OF GRANDVIEW  
CITY COUNCIL**

**CLOSED RECORD PUBLIC HEARING PROCEDURE**

**THE FOLLOWING PROCEDURE IS USED BY THE GRANDVIEW CITY COUNCIL TO MEET APPEARANCE OF FAIRNESS REQUIREMENTS AND TO CREATE OR SUPPLEMENT THE HEARING RECORD:**

**MAYOR**

Tonight's closed record public hearing will include the following land use proposal:

- **Applicant(s) & Property Owner(s):** John & Diane Buettner
- **Proposed Project:** Annexation & Rezone
- **Current Zoning/Future Land Use:** Industrial
- **Proposed Zoning:** M-1 Light Industrial
- **Location of Project:** Parcel No. 230915-23001 located on Puterbaugh Road, Grandview, Yakima County, Washington

The closed record public hearing will now begin:

1. This hearing must be fair in form and substance as well as appearance, therefore:

- a. Is there anyone in the audience who objects to my participation as Mayor or any Councilmember's participation in these proceedings? (If objections, the objector must state his/her name, address, and the reason for the objection.)
- b. Do any of the Councilmembers have an interest in this property or issue? Do any of you stand to gain or lose any financial benefit as a result of the outcome of this hearing? Can you hear and consider this in a fair and objective manner?
- c. Has any member of the Council engaged in communication outside this hearing with opponents or proponents on these issues to be heard? If so, that member must place on the record the substance of any such communication so that other interested parties may have the right at this hearing to rebut the substance of the communication.
- d. Thank you, the hearing will continue.  
(or)  
At this point, Councilmember \*\*\*\*\* will be excusing him/herself from the meeting. [Ask Councilmember to state his/her reasons for being excused.]

2. The purpose of this hearing is for the Council to review the record and consider the pertinent facts relating to this issue.
3. No new testimony will be allowed. Any clarification of the record being requested by the Councilmembers will first be authorized by the Mayor after consulting with the City Attorney.
4. The record generated will be provided by staff. Staff will now provide a review of the record.
5. Councilmembers will now consider the record and discuss among themselves the facts and testimony from the open record hearing. (Discussion and any requests for clarification of the record are made).

(Requests for clarification are directed to the Mayor and must be specific to the record. The Mayor after consulting with the City Attorney will authorize the clarification or deny it based on the opinion of the City Attorney.

6. If clarification of the record is authorized:
  - a. When you address the Council, begin by stating your name and address for the record.
  - b. Speak slowly and clearly.
  - c. You will be allowed to only provide the clarification of the record as authorized. No new testimony will be allowed.
7. Now that we have reviewed the record concerning this issue, this subject is open for decision. Council may:
  - a. Approve as recommended.
  - b. Approve with conditions.
  - c. Modify, with or without the applicant's concurrence, provided that the modifications do not:
    - i. Enlarge the area or scope of the project.
    - ii. Increase the density or proposed building size.
    - iii. Significantly increase adverse environmental impacts as determined by the responsible official.
    - iv. Deny (re-application or re-submittal is permitted).
    - v. Deny with prejudice (re-application or re-submittal is not allowed for one year).
    - vi. Remand for further proceedings and/or evidentiary hearing in accordance with Section 14.09.070.



**CITY OF GRANDVIEW  
AGENDA ITEM HISTORY/COMMENTARY  
CITY COUNCIL MEETING**

**ITEM TITLE:**

Closed Record Public Hearing – Annexation and Rezone submitted by John and Diane Buettner for Parcel No. 230915-23001 located on Puterbaugh Road, Grandview, WA

Resolution No. 2021-28 authorizing the petition to annex properties known as the John and Diane Buettner 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

**AGENDA NO.** Active 6 (A) & (B)

**AGENDA DATE:** June 22, 2021

**DEPARTMENT**

Planning/Hearing Examiner

**FUNDING CERTIFICATION** (City Treasurer)  
(If applicable)

**DEPARTMENT DIRECTOR REVIEW**

Anita Palacios, City Clerk (Planning)



**CITY ADMINISTRATOR**

**MAYOR**



**ITEM HISTORY** (Previous council reviews, action related to this item, and other pertinent history)

The City received a Letter of Intent and Petition for Annexation and Rezone signed by John and Diane Buettner to annex Parcel No. 230915-23001 located on Puterbaugh Road, Grandview, Washington, consisting of 19.34 acres 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 parcel be annexed with an M-1 Light Industrial zoning designation as identified on the City's Future Land Use map. The parcel is included in the City's designated Urban Growth Area as industrial.

At the March 9, 2021 City Council meeting, Council approved Resolution No. 2021-10 accepting a request from John and Diane Buettner for annexation of Parcel No. 230915-23001 located on Puterbaugh Road, Grandview, Yakima County, Washington and directed staff to present the Petition for Annexation to the Hearing Examiner for a public hearing.

**ITEM COMMENTARY** (Background, discussion, key points, recommendations, etc.) Please identify any or all impacts this proposed action would have on the City budget, personnel resources, and/or residents.

On April 28, 2021, 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 is attached.

---

## **ACTION PROPOSED**

Recommend Council accept the Hearing Examiner's conclusions and recommendation that the Petition for Annexation submitted by John and Diane Buettner be approved with an M-1 Light Industrial zoning designation.

Further recommend that Council approve Resolution No. 2021-28 authorizing the petition to annex properties known as the John and Diane Buettner 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.

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

**May 12, 2021**

<b>In the Matter of a Petition for</b>	)	
<b>Annexation of Property with</b>	)	
<b>M-1 Light Industrial Zoning</b>	)	
<b>Submitted by:</b>	)	
	)	<b>Annexation Resolution No. 2021-10</b>
<b>John and Diana Buettner</b>	)	
	)	
<b>Regarding 19.34 Acres on the</b>	)	
<b>East Side of Puterbaugh Road</b>	)	

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

(1) The Hearing Examiner conducted a Zoom open record public hearing on April 28, 2021, regarding this petition to annex 19.35 acres east of Puterbaugh Road into the City of Grandview (City) with M-1 Light Industrial zoning.

(2) The staff report was prepared and was presented by Jeff Watson, Senior Planner of the Yakima Valley Conference of Governments acting as the City's Planner. He recommended approval of the proposed annexation with M-1 zoning.

(3) The Petitioners' realtor, John Hodgkinson, also testified in favor of the application.

(4) City Clerk Anita Palacios testified that a Department of Ecology letter dated April 12, 2021, relative to water resources and a YVCOG email dated March 18, 2021, relative to the lack of any transportation planning issues were submitted (pages 46-49 of the record); that the Yakima County Assessor's determination of sufficiency of the annexation petition dated April 22, 2021, was received (page 55 of

the record); and that an email was received from the Yakima County Transportation Department suggesting that Puterbaugh Road right-of-way along the parcel frontage not be included in the annexation because it would create an island of roadway maintenance and that, if the City agrees, then a revised legal description should be provided (pages 56-57 of the record). Since the City staff expressed agreement with that suggestion at the hearing, a revised legal description dated April 30, 2021, was prepared by Eric Herzog which was approved by Yakima County Engineer Matt Pietrusiewicz by a letter dated May 5, 2021 (pages 58-60 of the record).

(5) No one else testified at 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 of the 19.34-acre parcel located on the east side of Puterbaugh Road with the requested M-1 Light Industrial zoning as recommended by the City's Planner in order to be consistent with the current Comprehensive Plan Industrial designation for that parcel.

**C. Basis for Recommendation.** Based upon a view of the site without anyone else present on April 24, 2021; the information contained in the staff report, the exhibits, the testimony, and the other evidence presented at the open record public hearing on April 28, 2021; and a consideration of the Grandview Comprehensive Plan and Grandview Zoning Ordinance; the Hearing Examiner makes the following:

## **FINDINGS**

**I. Petitioners and Property Owners.** The petitioners and property owners are John and Diana Buettner, 1566 Bently Circle, Bel Air, Maryland 21015.

**II. Location.** The 19.35-acre parcel proposed for annexation with M-1 Light Industrial zoning is located within the City of Grandview Urban Growth Area east of Puterbaugh Road. The east boundary of the parcel is adjacent to the Grandview city limits. The Assessor's Parcel Number is 230915-23001. The legal description is the North Half of the Southwest Quarter of the Northwest Quarter of Section 15, Township 9 North, Range 23 East W. M. EXCEPT the West 25.00 feet dedicated for roadway purposes as conveyed to Yakima County by instrument recorded under Auditor's File Number 1601260, records of Yakima County, Washington.

**III. Petition.** The background relative to this annexation petition may be summarized as follows:

(1) 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 both signed by John and Diana Buettner who own 100% of the parcel that is proposed for annexation.

(2) The petition requests annexation of the parcel with assumption of existing City indebtedness and with M-1 Light Industrial zoning. That zoning would be consistent with the City's "Industrial" Comprehensive Plan designation for the 19.35-acre parcel.

(3) The annexation with zoning consistent with the current Comprehensive Plan designation for the parcel would allow the owners of the parcel to apply for M-1 Light Industrial land uses for the parcel to be determined in the future.

(4) At the City Council's regular meeting of March 9, 2021, the City Council by means of Resolution No. 2021-10 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. The sufficiency of the petition signed by at least 60% of the property owners was confirmed by a letter from Yakima County Assessor Dave Cook dated April 22, 2021. The accuracy of the revised legal description for the proposed annexation which does not include any portion of Puterbaugh Road which was prepared by

Professional Land Surveyor Eric Herzog on April 30, 2021, was confirmed by a letter from Yakima County Engineer Matt Pietrusiewicz, P.E. dated May 5, 2021.

(5) 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, it will be returned for the City Council's adoption of an annexation ordinance.

**IV. State Environmental Policy Act.** The City of Grandview distributed a Notice of Application and utilized the optional process authorized by WAC 197-11-355 with a comment period that ended on April 14, 2021. A final threshold determination was issued on April 15, 2021, which retained the initial Determination of Non-significance (DNS) to the effect that the proposed annexation with appropriate zoning will not have a probable significant adverse environmental impact.

**V. Zoning and Land Uses.** The subject parcel which is adjacent to the west City limits is currently zoned as M-1 Light Industrial by Yakima County and has been used for agricultural purposes. The properties near this parcel have the following characteristics:

<i>Location</i>	<i>Zoning</i>	<i>Existing Uses</i>	<i>Jurisdiction</i>
North:	M-1 Light Industrial	Light Industrial	Yakima County
South:	M-1 Light Industrial	Light Industrial	Yakima County
East:	M-1 Light Industrial	Light Industrial	City of Grandview
West:	Agriculture (AG)	Agricultural	Yakima County

**VI. Comprehensive Plan.** The 2016 Grandview Comprehensive Plan Future Land Use Map designation for the 19.35-acre parcel adjacent to the east side of Puterbaugh Road is "Industrial."

**VII. Floodways or Shorelines.** There are no FEMA floodways, floodplains or other flood hazard areas within or near this parcel. Likewise, there are no designated Shoreline Environments regulated by the Yakima County Regional Shoreline Master Program within or near this parcel.

**VIII. Critical Areas.** There are no known critical areas as defined by GMC Chapter 18.06 within or near this parcel.

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

**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 parcel is proposed at this time.

**XI. Infrastructure.** Water and sewer lines are not in the area of this proposed annexation. If and when development is proposed for this parcel, the City's sewer and water system extensions and improvements of a type dependent upon the type and size of development will be required to serve this property. This parcel is served by Puterbaugh Road which is a paved County road. It is not being included in the annexation because the County and City staff agree that an island of roadway maintenance would result. Future development may require road improvements and additional right-of-way.

**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 findings set forth in GMC §17.96.030 and GMC §17.96.040 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 April 28, 2021, 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 March 24, 2021.

(3) Notice of the public hearing was published in the City's official newspaper, the Grandview Herald, on March 24, 2021, at least 10 working days prior to the hearing in accordance with RCW 35A.14.130 and GMC §2.50.120(B).

(4) Additional notice for the requested rezone of the parcel proposed for annexation was provided on March 19, 2021, in the manner required for permit or development applications such as rezones by mailing the notice of the public hearing to property owners within 300 feet of the parcel 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.

**XIV. Comments.** No written comments from members of the public were received relative to this petition. Written SEPA comments were submitted by the



Department of Ecology regarding water resources and YVCOG regarding the absence of any significant transportation planning issues. The Yakima County Assessor certified the sufficiency of the annexation petition. The Yakima County Transportation Department suggested that the proposed annexation should not contain the Puterbaugh Road right-of-way along the parcel frontage because that would create an island of roadway maintenance. The Yakima County Engineer certified the accuracy of a revised legal description that does not include any Puterbaugh Road right-of-way.

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

(1) 60% Petition (RCW 35A.14.120). This annexation petition satisfies the requirements of RCW 35A.14.120 because 100% of the two owners of the parcel of property in the proposed annexation have submitted the petition even though only 60% rather than 100% is required.

(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. The requested M-1 Light Industrial zoning is in keeping with the Comprehensive Plan’s “Industrial” designation for the 19.35-acre parcel #230915-23001. Light industrial development includes manufacturing, processing, packaging or storage of products or articles. These areas may also be appropriate for large commercial development and for public facilities such as public works shops, water and wastewater facilities, and facilities of regional or statewide significance. The Plan estimates future Industrial land use needs at 44.8 acres. M-1 Light Industrial zoning district uses described in GMC §17.52.010 consist of industrial and related uses of such a nature which do not create serious problems of compatibility with other kinds

of land uses and which do not generate noise levels, light, odor or fumes that would constitute a nuisance or hazard. Since GMC §17.96.040 requires the establishment of zoning for annexed areas to be governed by the land use designations and the policies of the Comprehensive Plan, the zoning of this parcel is recommended by the petitioners, the City's Planner and the City's Hearing Examiner to be the M-1 Light Industrial zoning district. That zoning would also be consistent with the following goals and policies of the 2016 Comprehensive Plan:

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 4.1: The future distribution, extent, and location of generalized land uses will be established by the Future Land Use Map contained within this plan.

Policy 4.4: Discourage incompatible uses from locating adjacent to each other. Encourage protection of other land uses from the negative impacts of industrial uses through appropriate siting, setbacks, landscaping and buffering.

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

(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 parcel proposed for annexation is within the City's Urban Growth Area and is contiguous to the current western City limits. Approval of the proposed annexation would result in a natural and expected expansion of the City's boundaries. The recommended zoning for the annexed area would allow for additional light industrial uses in the future that would be compatible with nearby zoning and land uses even though no specific uses are proposed at this time. This general criterion as to the best arrangement of land uses to promote the public health, safety, morals and general welfare can also be determined through a consideration of the more specific rezone criteria in the following section that apply here since this petition requests a change of the zoning from the current Yakima County M-1 Light Industrial zoning to the City's M-1 Light Industrial zoning as part of this annexation process.

**XVI. 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 subdivisions, binding site plans, rezones, conditional use permits or variances. 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.** As explained above in Subsection XV(3) of this Recommendation, the zoning of the 19.35-acre parcel is recommended by the City's Planner and the Hearing Examiner to be the M-1 Light Industrial zoning district in order to be consistent with the intent of the Industrial 2016 Comprehensive Plan designation and to be consistent with the goals and policies of the 2016 Comprehensive Plan. The rezone to that district would also meet the requirements and intent of the City's zoning ordinance so long as that zone 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 parcel is accessed by Puterbaugh Road which is a paved County-maintained road. Existing utilities which would be adequate for M-1 Light Industrial zoning district uses can be extended to the parcel.

**(3) The development (proposed rezone) adequately mitigates impacts identified under other GMC chapters and in particular GMC Title 18.** The

proposed annexation 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 April 15, 2021.

**(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 parcel could serve as a future site for additional light industrial uses within the City that would be compatible with nearby land uses.

**(5) The development (proposed rezone) does not lower the level of service of transportation below the minimum standards as shown within the Comprehensive Plan. If the development results in a level of service lower than those shown in the Comprehensive Plan, the development may be approved if improvements or strategies to raise the level of service are made concurrent with the development. For the purpose of this section, “concurrent with the development” is defined as the required improvements or strategies in place at the time of occupancy, or a financial commitment is in place to complete the improvements or strategies within six years of approval of the development.** No development of any particular use or uses is proposed at this time and any future development will be subject to the Transportation Concurrency Management requirements of GMC Chapter 14.10. Here there is no indication in the record that uses in the M-1 Light Industrial zoning district on the parcel would lower the level of service of transportation below the minimum standards as shown within the Comprehensive Plan. If the development would result in a level of service lower than those shown in the Comprehensive Plan, the development could be approved subject to incorporating improvements or strategies concurrent with the development that would raise the level of service. The term “concurrent with the development” is defined as the required improvements or strategies in place at the time of occupancy, or a financial commitment is in place to complete the improvements or strategies within six years of approval of the development.

**(6) The area, location and features of any land proposed for dedication are a direct result of the development proposal, are reasonably needed to mitigate the effects of the development, and are proportional to the impacts created by the development.** Here this criterion is not applicable because there is no land proposed for dedication.

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 19.35-acre parcel to the M-1 Light Industrial zoning district would be in accord with the goals and policies of the 2016 Comprehensive Plan set forth above in Subsection XV(3) of this Recommendation.

(2) **Whether the effect of the proposal on the immediate vicinity will be materially detrimental.** The proposed annexation with M-1 Light Industrial zoning for the 19.35-acre parcel will not be materially detrimental to the immediate vicinity and will have merit and value for the community as a whole. The parcel can be utilized in the future for light industrial uses in an area currently zoned and utilized for those types of uses without adversely affecting agricultural uses to the west.

(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 this parcel for the community as a whole because it is consistent with the Comprehensive Plan designation for the property and will allow for development of future light industrial uses on the parcel similar to existing light industrial uses 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 from the proposed annexation and recommended zoning. The City's SEPA Determination of Non-significance determined that no impacts of that nature are likely.

(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 because there is no proposal to develop the property with any specific use or uses at this time.

## **CONCLUSIONS**

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

(1) The Hearing Examiner has jurisdiction under GMC §17.96.030 and GMC §2.50.080(C)(1) and (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 April 15, 2021.

(3) The parcel proposed for annexation is located within the City of Grandview Urban Growth Area and is contiguous to the west City limits.

(4) The annexation petition has met the signature requirements for the 60% petition method authorized by RCW 35A.14.120 by being signed by 100% of the property owners.

(5) The City of Grandview has sufficient water and sewer lines that could be extended to the parcel.

(6) The 19.35-acre parcel proposed for annexation should upon annexation be zoned M-1 Light Industrial.

(7) The requested annexation with the recommended M-1 Light Industrial zoning satisfies the applicable requirements and criteria set forth in the Grandview Municipal Code 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 the parcel described in the documentation submitted for this request be **APPROVED** with M-1 Light Industrial zoning for the 19.35-acre parcel #230915-23001 adjacent to the east side of Puterbaugh Road. The legal description of the annexation area prepared by a Professional Land Surveyor and confirmed as accurate by the Yakima County Engineer, which does not include any of the road right-of-way of Puterbaugh Road adjacent to the parcel, is as follows:

The North Half of the Southwest Quarter of the Northwest Quarter of Section 15, Township 9 North, Range 23 East W. M. EXCEPT the West 25.00 feet

dedicated for roadway purposes as conveyed to Yakima County by instrument recorded under Auditor's File Number 1601260, records of Yakima County, Washington.

(Yakima County Assessor's Parcel #230915-23001)


**DATED** this 12<sup>th</sup> day of May, 2021.

  
\_\_\_\_\_  
**Gary M. Cuillier, Hearing Examiner**

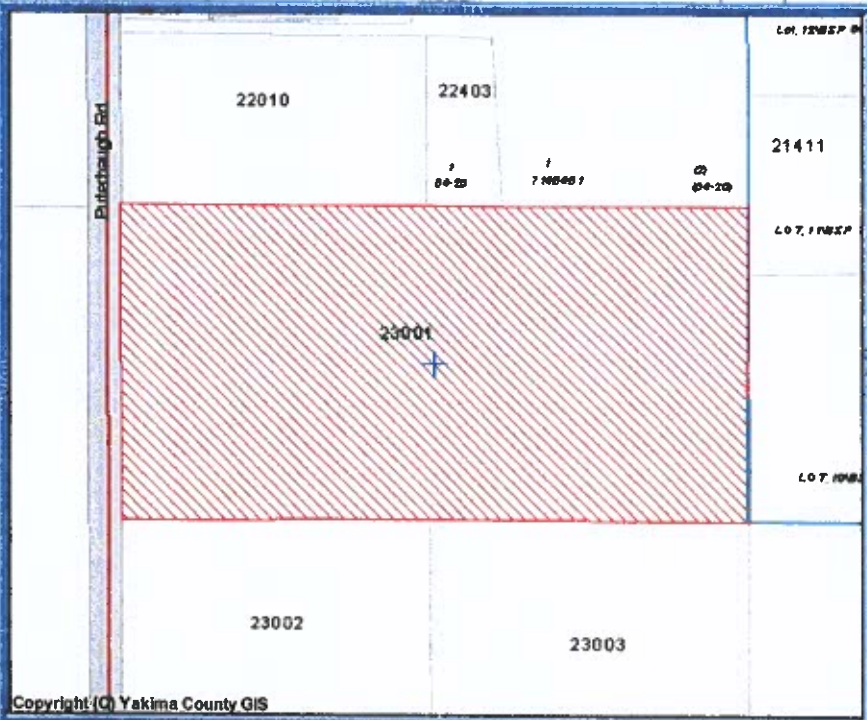


**Yakima County GIS - Washington**  
**Land Information Portal**

Yakima County Assessor  
 Yakima County GIS  
 Yakima County

  
**First American Title**  
 www.firstam.com  
 509.248.7550

Assessor | Planning | Real Estate
FAQ | 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 = 300 ft.

**Overlays:** Aerial Photography ☒ FEMA ☐ Critical Areas ☐ Contours ☐ Utilities

**MapSize:** Small (800x800)

**Maps brought to you by:**

**Valley Title Guarantee**  
 Title Insurance & Escrow Service  
[www.vlgco.com](http://www.vlgco.com)  
 (509) 248-4442


**Map** **Report**

Copyright (C) Yakima County GIS

Easting(N) : Northing(N)  
 Longitude(W) : Latitude(N)

Click Map to: [Get Information](#)

One Inch = 300 Feet  
 Feet 200 400

PROPERTY PHOTOS:		PROPERTY INFORMATION AS OF 3/15/2021 11:10:07 PM					PRINTING			
		Parcel Address:		PUTERBAUGH RD S-STO, WA			Printer-Friendly Page			
		Parcel Owner(s):		JOHN & DIANA BUETTNER						
		Parcel Number:		23091523001		Parcel Size:		19.34 Acre(s)		
		Property Use:		81 Agricultural Not Current Use			Detailed Report			
		TAX AND ASSESSMENT INFORMATION								
Tax Code Area (TCA):		441		Tax Year:		2021				
Improvement Value:		\$51000		Land Value:		\$87000				
Current Use Value:		\$0		Current Use Improvement:		\$0				
New Construction:		\$0		Total Assessed Value:		\$138000				
Print Detailed MAP										
RESIDENTIAL INFORMATION							SECTION MAPS			
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/btlin)	Carport	Section Map fin=400ft
No Residence Information Found.										
SALE INFORMATION										Qtr SECTION MAPS
Excise	Sale Date	Sale Price	Grantor				Portion			
396127	8/24/2007	\$127000	GORZEMAN & OVERGAAUW & STRUIKMANS & FAGU				N			
DISCLAIMER										NW-Qtr 1"=200ft SW-Qtr 1"=200ft NE-Qtr 1"=200ft SE-Qtr 1"=200ft
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> .										

OVERLAY INFORMATION	
Zoning	M-1
Urban Growth Area	Grandview
FEMA 100 Year	FEMA Map
Jurisdiction	County
Future Landuse Designation	Urban Industrial (Yakima County Plan 2016)
FIRM Panel Number	53077C1925D
Download Map	
LOCATION INFORMATION	
Latitude: 46° 16' 08.304"	Longitude: -119° 56' 02.168"
Range: 23	Township: 09
Section: 15	
Narrative Description: N1/2 SW1/4 NW1/4 EX W 25 FT TO CO. FOR R-W	
DISCLAIMER	
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	





**GRANDVIEW HEARING EXAMINER**  
**REVISED PUBLIC HEARING PACKET**  
**APRIL 28, 2021**  
**3:00 P.M.**

**Applicant(s) & Property Owner(s):** John & Diane Buettner

**Proposed Project:** Annexation & Rezone

**Current Zoning/Future Land Use:** Industrial

**Proposed Zoning:** M-1 Light Industrial

**Location of Project:** Parcel No. 230915-23001 located on Puterbaugh Road,  
Grandview, Yakima County, Washington

- Public Hearing Procedure (Pages 1-2)
- Letter of Intent & Petition for Annexation (Pages 3-7)
- Resolution Accepting a Request for Annexation (Pages 8-9)
- Notice of Development Application, Environmental Determination & Notice of Public Hearing (Pages 10-13)
- SEPA Environmental Checklist (Pages 14-28)
- Determination of Non-Significance (Pages 29)
- Affidavit of Publication – Public Hearing Notice (Page 30)
- Affidavit of Mailing & Posting (Pages 31-38)
- Certificate of Posting Property (Pages 39-43)
- Legal Description Certification (Pages 44-45)
- Public Comments (Pages 46-49)
- Staff Report (Pages 50-54)
- Determination of Sufficiency of Annexation Petition (Page 55)
- Email dated April 28, 2020 from Yakima County Transportation Department RE: legal description of the proposed annexation (Pages 56-57)
- Revised legal description (Pages 58-60)

This public hearing will be held via teleconference. Please join the hearing from your computer, tablet or smartphone.

Join Zoom Meeting

<https://zoom.us/j/91418272145?pwd=cmMzZ2JPR29LUWZ5WklwVFk3UTkxdz09>

Meeting ID: 914 1827 2145

Passcode: 783301

To join via phone: +1 253 215 8782 US

Meeting ID: 914 1827 2145

Passcode: 783301

## **CITY OF GRANDVIEW PUBLIC HEARING PROCEDURE**

The following procedure is used by the City of Grandview to meet appearance of fairness requirements and to create or supplement the hearing record:

### Hearing Examiner:

Today's Public Hearing will include the following land use proposal:

**Applicant(s) & Property Owner(s):** John & Diane Buettner

**Proposed Project:** Annexation & Rezone

**Current Zoning/Future Land Use:** Industrial

**Proposed Zoning:** M-1 Light Industrial

**Location of Project:** Parcel No. 230915-23001 located on Puterbaugh Road,  
Grandview, Yakima County, Washington

1. This hearing must be fair in form and substance as well as appearance, therefore is there anyone in the audience who objects to my participation as the Hearing Examiner in these proceedings? (If objections, the objector must state his/her name, address, and the reason for the objection.)
2. The purpose of this hearing is to hear and consider the pertinent facts relating to this land use proposal.
3. Everyone present will be given an opportunity to be heard.

### THE PUBLIC HEARING IS NOW OPEN.

1. Before hearing from the public, the staff report will be presented.
2. Now the applicant will present the proposal.
3. Comments received by mail will now be entered in the record. The Clerk reads any received.
4. As this public hearing must proceed in an orderly fashion, I am asking your cooperation in the following procedure:
  - a. When you address the Hearing Examiner, begin by stating your name and address for the record.
  - b. Speak slowly and clearly.
  - c. You will be allowed five minutes to comment.
  - d. If additional time is needed, it will be provided after everyone has had an opportunity to comment.

5. Public comments will now be received.
6. Does the applicant have any additional comments?
7. City Staff, do you have additional comments?
8. Are there additional comments from the public?
9. The public testimony portion of this hearing is now closed. No further comments will be received.

**LETTER OF INTENTION (60% PETITION METHOD) TO COMMENCE ANNEXATION  
PROCEEDINGS TO THE CITY OF GRANDVIEW, WASHINGTON**

TO: The City Council  
City of Grandview  
Grandview, Washington

We, the undersigned, owners of property representing not less than 10% of the assessed value of the property for which annexation is sought, described herein below, lying contiguous to the City of Grandview, Washington do hereby notify the City Council of the City of Grandview of our intention to seek annexation to and be made a part of the City of Grandview under the provisions of R.C.W. 35A.14.120, et seq., 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).

We are requesting City Council consideration of our request and are asking that the above property as INDUSTRIAL zone. <sup>UPON</sup> ANNEXATION

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

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

PRINTED NAME: John Buehner Diana Buehner

MAILING ADDRESS: 1566 Bently Circle Bel Air MD 21015

TELEPHONE NO.: 443 504 5438


PARCEL NO.: 230915-23001

PROPERTY LEGAL DESCRIPTION:

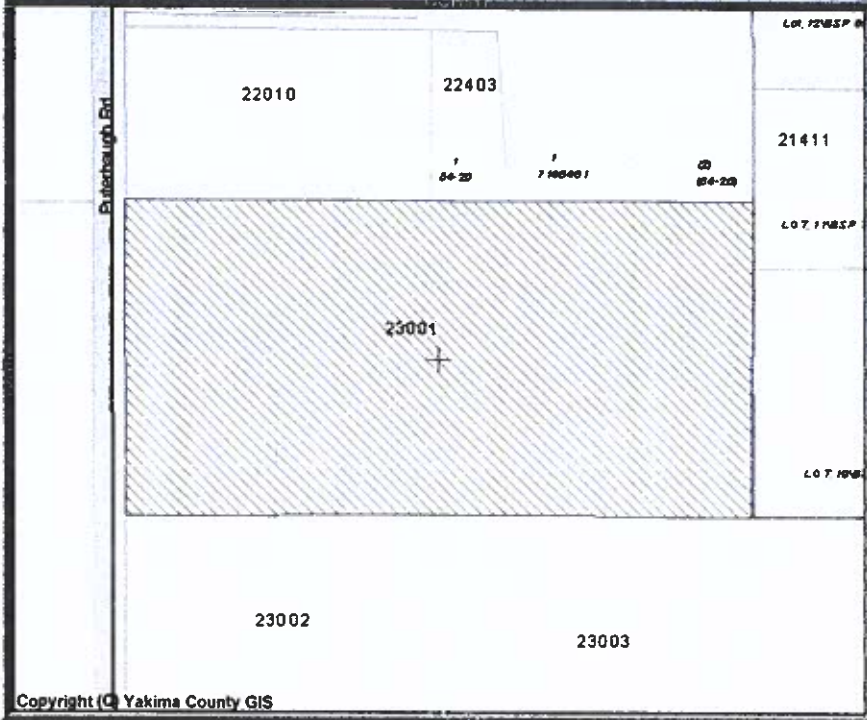
PUTERBAUH RD S-STO

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

Yakima County Assessor  
 Yakima County GIS  
 Yakima County


**First American Title**  
 www.firstam.com  
 509.248.7550

Assessor | **Planning** | Real Estate
FAQ | Help | Legend | **Search** | Tools | Overview



Copyright (C) Yakima County GIS

**Search By:** Parcel Number ?

Parcel #:

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

**Search**

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

**Overlays:** Aerial Photography: ▼


☐ FEMA ☐ Critical Areas

☐ Contours ☐ Utilities

**MapSize:** Small (800x600) ▼

**Maps brought to you by:**

**Valley Title Guarantee**

 Title Insurance & Escrow Service

www.vtgc.com  
(509) 248-4442

[Map](#) [Report](#)

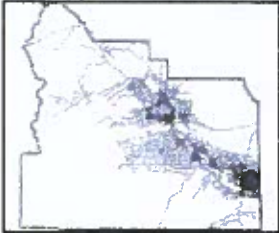
Easting(N) : Northing(N)

Longitude(W) : Latitude(N)

Click Map to: [Get Information](#)

One Inch = 300 Feet

Feet 200 400

PROPERTY PHOTOS		PROPERTY INFORMATION AS OF 2/1/2021 11:07:13 PM				PRINTING			
	Parcel Address:		PUTERBAUGH RD S-TO, WA				<a href="#">Printer-Friendly Page</a>  <a href="#">Detailed Report</a>  <a href="#">Print Detailed MAP</a>		
	Parcel Owner(s):		JOHN & DIANA BUETTNER						
	Parcel Number:		23091523001		Parcel Size: 19.34 Acre(s)				
	Property Use:		81 Agricultural Not Current Use						
TAX AND ASSESSMENT INFORMATION									
Tax Code Area (TCA):		441		Tax Year: 2020					
Improvement Value:		\$51000		Land Value: \$87000					
Current Use Value:		\$0		Current Use Improvement: \$0					
New Construction:		\$0		Total Assessed Value: \$138000					
RESIDENTIAL INFORMATION									
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4 1/2)	Garage (bsmt/att/bltn)	Carport
No Residence Information Found.									
SALE INFORMATION								SECTION MAPS	
Excise	Sale Date	Sale Price	Grantor		Portion		<div style="display: flex; justify-content: space-around;"> <div>           NW-Qtr 1"=200ft         </div> <div>           NE-Qtr 1"=200ft         </div> </div> <div style="display: flex; justify-content: space-around;"> <div>           SW-Qtr 1"=200ft         </div> <div>           SE-Qtr 1"=200ft         </div> </div>		
396127	8/24/2007	\$127000	GORZEMAN & OVERGAALW & STRUIKMANS & FAGU		N				
DISCLAIMER									
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> .									

OVERLAY INFORMATION			
Zoning:	M-1	Jurisdiction: County	
Urban Growth Area:	Grandview	Future Landuse Designation: Urban Industrial (Yakima County Plan 2015)	
FEMA 100 Year:	FEMA Map	FIRM Panel Number: 53077C1925D	<a href="#">Download Map</a>
LOCATION INFORMATION			
- Latitude: 46° 16' 06.304"		+ Longitude: -119° 58' 02.188"	
Range: 23		Township 09 Section: 15	
Narrative Description: N1/2 SW1/4 NW1/4 EX W 25 FT TO CO. FOR R-W			
DISCLAIMER			
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			



**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 is Industrial upon Annexation

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 M-1 consistent with the City of Grandview Comprehensive Plan. light Industrial

**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 Buettner DATE: \_\_\_\_\_

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

PRINTED NAME: John Buettner Diana Buettner

MAILING ADDRESS: 1566 Bently Circle Bel Air MD 21015

TELEPHONE NO.: 443-504 5438


PARCEL NO.: 230915-23001

PROPERTY LEGAL DESCRIPTION:

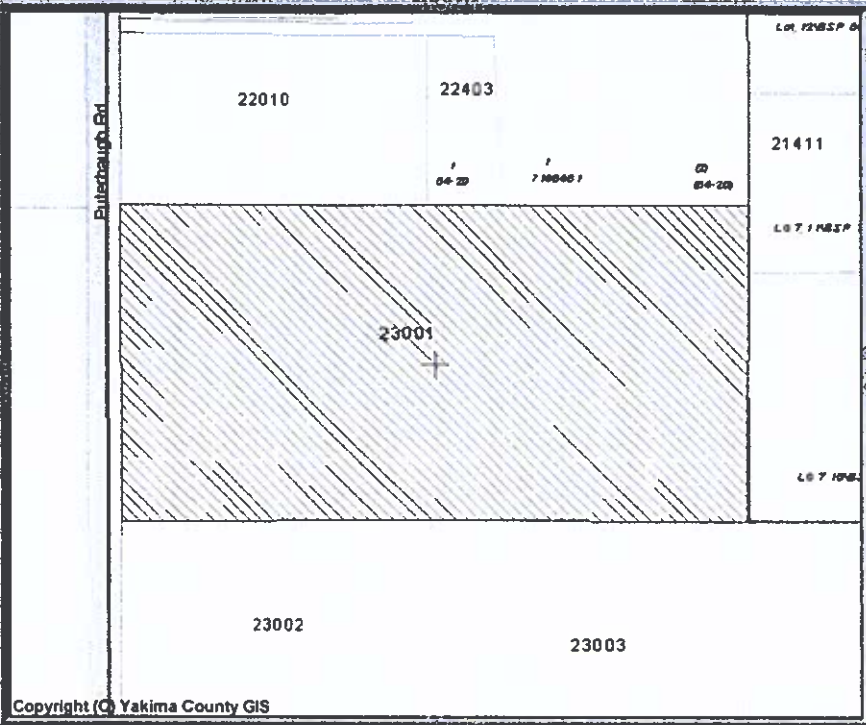
PUTERBAUH RD 3-STO


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

Yakima County Assessor  
 Yakima County GIS  
 Yakima County


**First American Title**  
 www.firstam.com  
 509.248.7550

Assessor | Planning | Real Estate |
FAQ | Help | Legend | Search | Tools | Overview

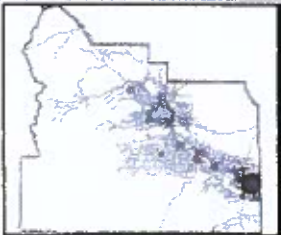


Search By: Parcel Number  
 Parcel #:   
 Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.  
  
 MapScale: 1 inch = 300 ft.  
 Overlays: Aerial Photography  
☐ FEMA ☐ Critical Areas  
☐ Contours ☐ Utilities  
 MapSize: Small (800x600)  
 Maps brought to you by:  
**Valley Title Guarantee**  
  
 Title Insurance & Escrow Service  
 www.vtgc.com  
 (509) 248-4442

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

Click Map to: [Get Information](#)

One Inch = 300 Feet  
 Feet 200 400

PROPERTY PHOTOS:			PROPERTY INFORMATION AS OF 2/1/2021 11:07:13 PM							PRINTING				
			Parcel Address:		PUTERBAUGH RD S-STO, WA					Printer-Friendly Page				
			Parcel Owner(s):		JOHN & DIANA BUETTNER									
			Parcel Number:		23091523001		Parcel Size:		19.34 Acre(s)					
			Property Use:		81 Agricultural Not Current Use					Detailed Report				
TAX AND ASSESSMENT INFORMATION														
Tax Code Area (TCA):		441		Tax Year:		2020								
Improvement Value:		\$51000		Land Value:		\$87000								
Current Use Value:		\$0		Current Use Improvement:		\$0		Print Detailed MAP						
New Construction:		\$0		Total Assessed Value:		\$138000								
RESIDENTIAL INFORMATION											SECTION MAPS			
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms	Garage	Carport	Section Map				
No Residence Information Found.							(full/3/4, 1/2)		(bsmt/att/bltn)		1in=400ft			
SALE INFORMATION											Qtr SECTION MAPS			
Excise	Sale Date	Sale Price	Grantor				Portion							
396127	8/24/2007	\$127000	GORZEMAN & OVERGAAUW & STRUIKMANS & FAGU				N							
DISCLAIMER											NW-Qtr		NE-Qtr	
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.											1"=200ft		1"=200ft	
											SW-Qtr		SE-Qtr	
											1"=200ft		1"=200ft	

OVERLAY INFORMATION			
Zoning	M-1	Jurisdiction	County
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Industrial (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D
		<a href="#">Download Map</a>	
LOCATION INFORMATION			
- Latitude: 46° 16' 06.304"		- Longitude: -119° 56' 02.168"	
		Range: 23	Township: 09
Narrative Description: N1/2 SW1/4 NW1/4 EX W 25 FT TO CO.FOR R-W		Section: 15	
DISCLAIMER			
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			



**RESOLUTION NO. 2021-10**

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,  
ACCEPTING A REQUEST FROM JOHN AND DIANA BUETTNER FOR  
ANNEXATION OF PARCEL NO. 230915-23001, PUTERBAUGH ROAD,  
GRANDVIEW, YAKIMA COUNTY, WASHINGTON TO THE CITY OF GRANDVIEW**

**WHEREAS**, John and Diane Buettner, the owners of Parcel No. 230915-23001, Puterbaugh Road, Grandview, Yakima County, Washington, submitted a Letter of Intent to the City requesting annexation of said property to the City of Grandview; and

**WHEREAS**, on February 26, 2021, the City Council was presented with the Letter of Intent and Petition for Annexation and reviewed the proposed annexation,

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

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

- That the annexation be accepted as proposed on Exhibit "A" attached hereto.
- That the City requires the simultaneous adoption of the City's zoning regulations consistent with the Urban Growth Area Future Land Use Designation: M-1 Light Industrial for the proposed annexation.
- That the City requires the assumption of an appropriate share of all existing City indebtedness by the area to be annexed.

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

**PASSED** by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on March 9, 2021.

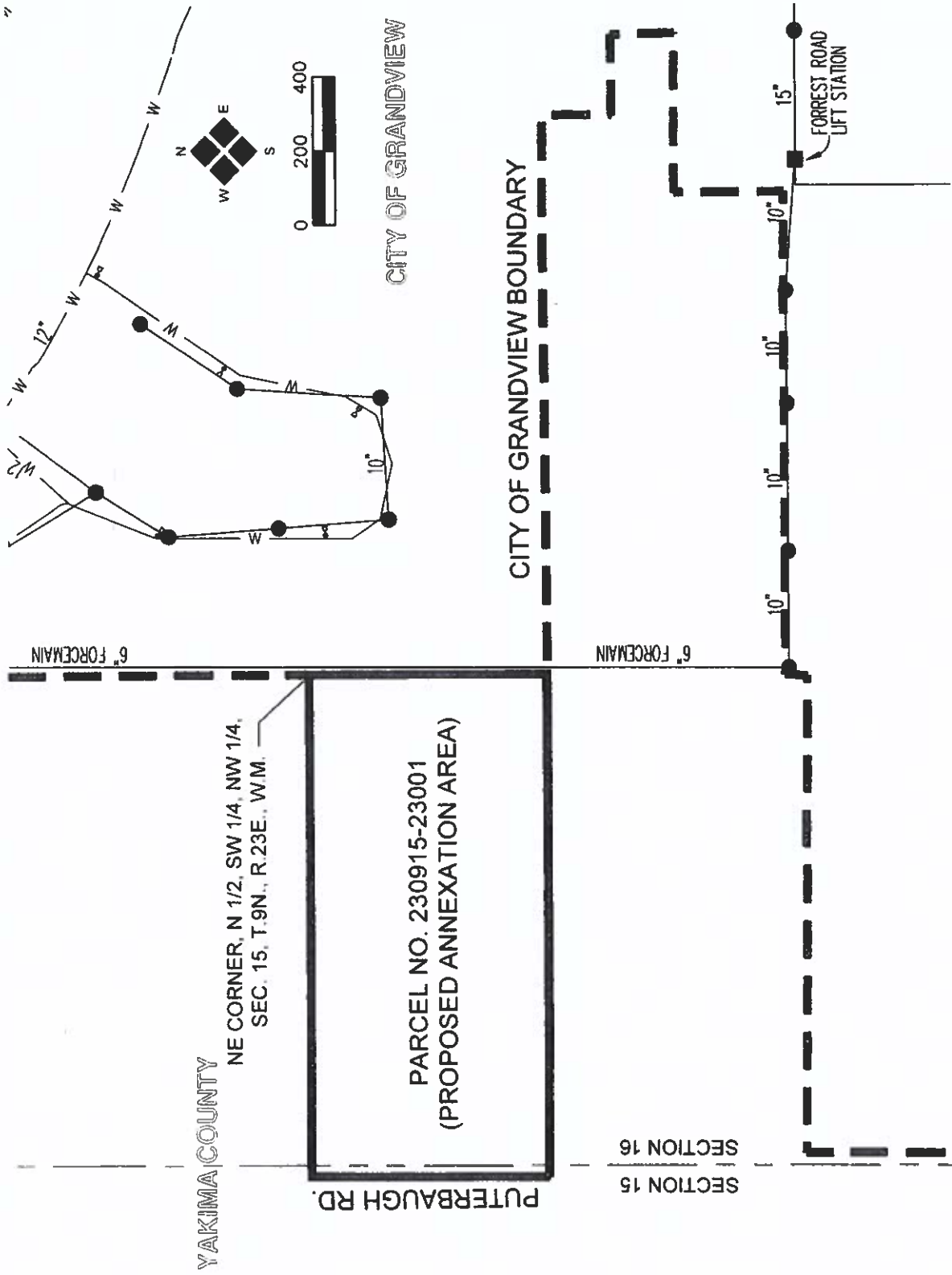
**MAYOR**

**ATTEST:**

**CITY CLERK**

**APPROVED AS TO FORM:**

**CITY ATTORNEY**



# ANNEXATION EXHIBIT "A" for, CITY OF GRANDVIEW YAKIMA COUNTY, WASHINGTON BUETTNER ANNEXATION

JOB NO: 21007G  
 DWG: 21007ANNEX.dwg  
 DATE: 2-24-21  
 DRAWN BY: TDF  
 CHECKED BY: ETH

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

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



**CITY OF GRANDVIEW  
NOTICE OF DEVELOPMENT APPLICATION  
ENVIRONMENTAL DETERMINATION & 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):** John & Diane Buettner

**Proposed Project:** Annexation & Rezone

**Current Zoning/Future Land Use:** Industrial

**Proposed Zoning:** M-1 Light Industrial

**Location of Project:** Parcel No. 230915-23001 located on Puterbaugh Road, Grandview, Yakima County, Washington

**Application Date:** February 1, 2021

**Application Acceptance:** March 9, 2021

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

**Project Description:** Applicants request annexation and rezone to M-1 Light Industrial

**Requested Approvals & Actions:** Annexation and rezone

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

A decision on this application will be made within 120 days of the date of the letter of completeness.

**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, if any are scheduled or held. At this time, the City does not intend to hold a public hearing to consider the environmental aspects of this application. A copy of the threshold determination ultimately issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by **WEDNESDAY, APRIL 14, 2021**.

### **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 **WEDNESDAY, APRIL 14, 2021**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **WEDNESDAY, APRIL 14, 2021** 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 **WEDNESDAY, APRIL 28, 2021 at 3:00 p.m.**, via teleconference as follows:

Please join the meeting from your computer, tablet or smartphone.

Join Zoom Meeting

<https://zoom.us/j/91418272145?pwd=cmMzZ2JPR29LUWZ5WklwVFk3UTkxdz09>

Meeting ID: 914 1827 2145

Passcode: 783301

To join by phone: +1 253 215 8782 US

Meeting ID: 914 1827 2145

Passcode: 783301

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

Publication: Grandview Herald – March 24, 2021


Property Posted: March 24, 2021

Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s): March 19, 2021

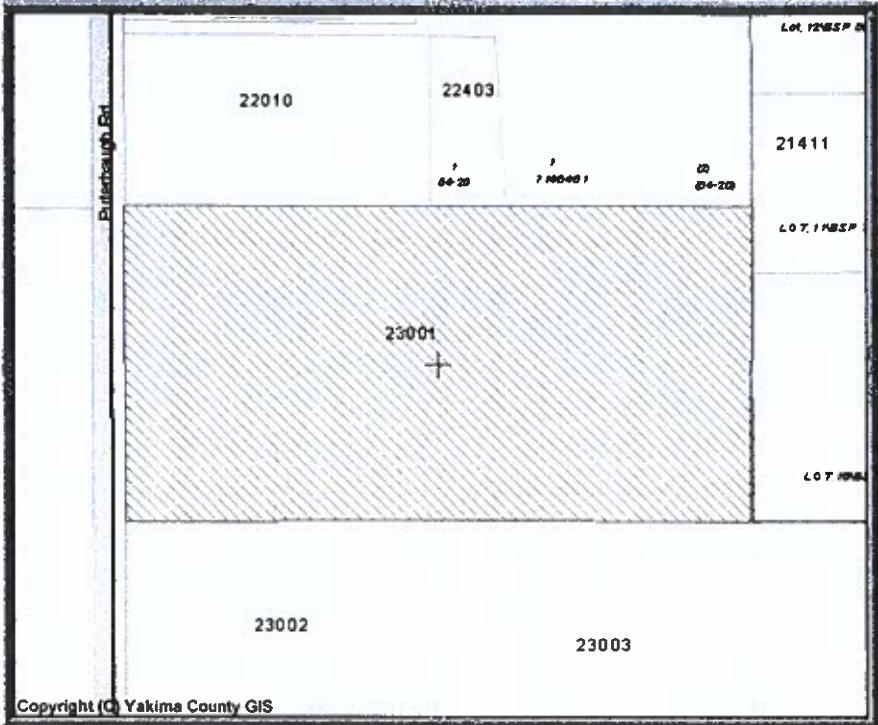


**Yakima County GIS - Washington**  
**Land Information Portal**

Yakima County Assessor  
 Yakima County GIS  
 Yakima County

  
**First American Title**  
 www.firstam.com  
 509.248.7550

Assessor | Planning | Real Estate
FAQ | 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 = 300 ft.

Overlays: Aerial Photography ☐ FEMA ☐ Critical Areas ☐ Contours ☐ Utilities

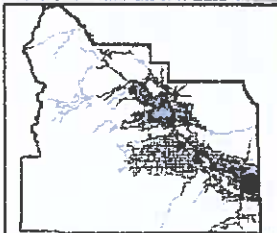
MapSize: Small (800x600)

Maps brought to you by:

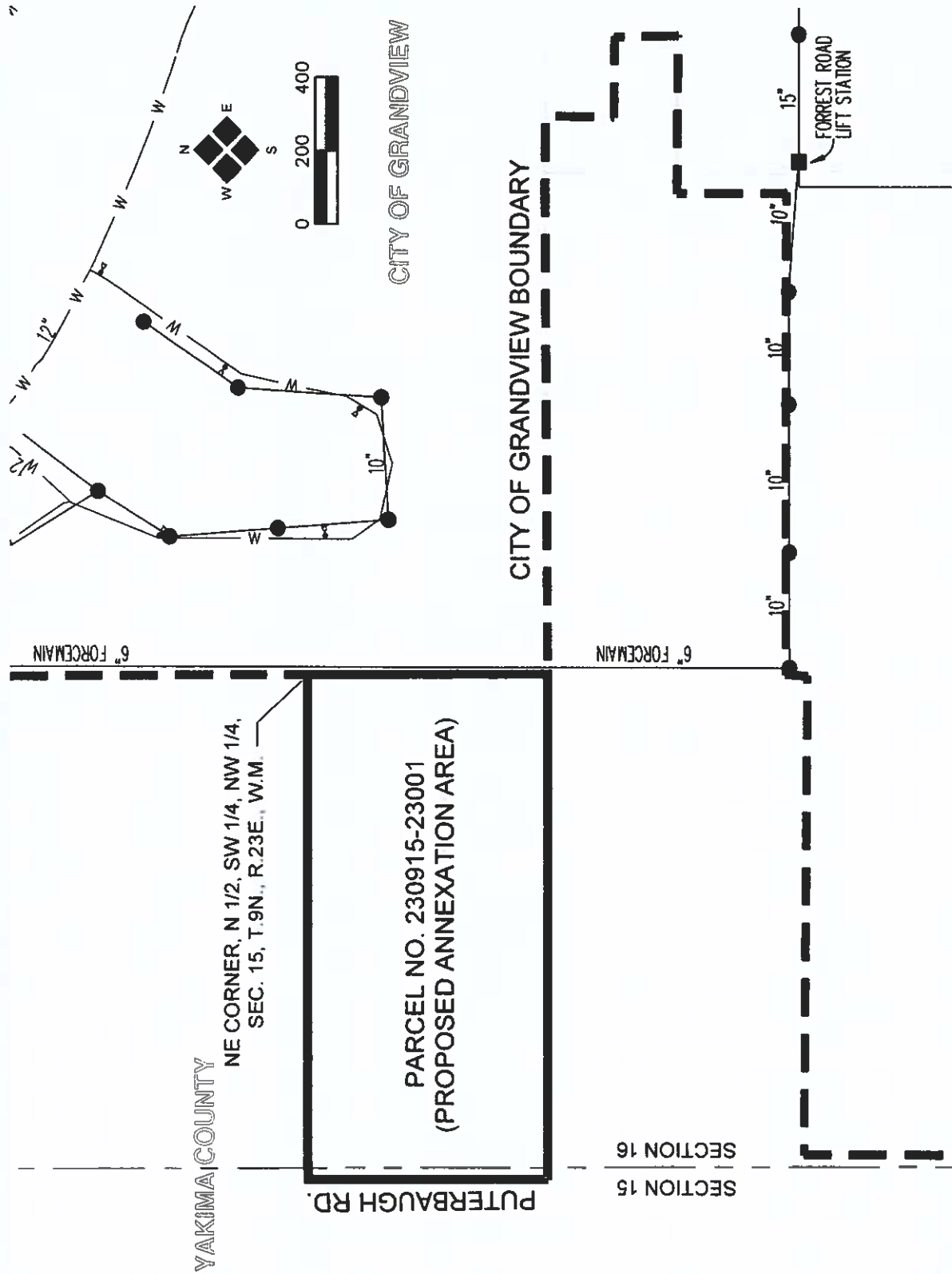
**Valley Title Guarantee**  
 Title Insurance & Escrow Service  
 www.vtgc.com  
 (509) 248-4442

Easting(ft) Northing(ft)
Click Map to: [Get Information](#)
One Inch = 300 Feet

Longitude(W) Latitude(N)
Feet 200 400
Map Report

PROPERTY PHOTOS:		PROPERTY INFORMATION AS OF 3/15/2021 11:10:07 PM					PRINTING				
		Parcel Address:		PUTERBAUGH RD S-TO, WA			Printer-Friendly Page				
		Parcel Owner(s):		JOHN & DIANA BUETTNER							
		Parcel Number:		23091523001	Parcel Size:		19.34 Acre(s)				
		Property Use:		81 Agricultural Not Current Use							
		TAX AND ASSESSMENT INFORMATION							Detailed Report		
Tax Code Area (TCA):		441		Tax Year:		2021		Print Detailed MAP			
Improvement Value:		\$51000		Land Value:		\$87000					
CurrentUse Value:		\$0		CurrentUse Improvement:		\$0					
New Construction:		\$0		Total Assessed Value:		\$138000					
RESIDENTIAL INFORMATION								SECTION MAPS			
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltin)	Carport	Section Map 1in=400ft	
No Residence Information Found.											
SALE INFORMATION										Qtr SECTION MAPS	
Excise	Sale Date	Sale Price	Grantor				Portion				
396127	8/24/2007	\$127000	GORZEMAN & OVERGAAUW & STRUIKMANS & FAGU				N				
DISCLAIMER											
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.											
										NW-Qtr 1"=200ft	NE-Qtr 1"=200ft
										SW-Qtr 1"=200ft	SE-Qtr 1"=200ft

OVERLAY INFORMATION			
Zoning	M-1	Jurisdiction	County
Urban Growth Area	Grandview	Future Landuse Designation	Urban Industrial (Yakima County Plan 2015)
FEMA 100 Year	FEMA Map	FIRM Panel Number	53077C1925D <a href="#">Download Map</a>
LOCATION INFORMATION			
- Latitude: 46° 16' 06.304"		- Longitude: -119° 56' 02.168"	
		Range: 23 Township: 09 Section: 15	
Narrative Description: N1/2 SW1/4 NW1/4 EX W 25 FT TO CO.FOR R-W			
DISCLAIMER			
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			



# ANNEXATION EXHIBIT for, CITY OF GRANDVIEW YAKIMA COUNTY, WASHINGTON BUETTNER ANNEXATION

JOB NO: 21007G  
DWG: 21007ANNEX.dwg  
DATE: 2-24-21  
DRAWN BY: TDF  
CHECKED BY: ETH

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

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

2-18-21  
WA.

RECEIVED

FEB 18 2020

## ENVIRONMENTAL CHECKLIST

CITY OF GRANDVIEW

### Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

### Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the relevant sections. Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements -that do not contribute meaningfully to the analysis of the proposal.

## A. Background

1. Name of proposed project, if applicable:

*There is no proposed project identified at this time*

2. Name of applicant:

*John N Buettner / Diana F Buettner*

3. Address and phone number of applicant and contact person:

*1566 Bentley Creek Bel Air MD. 21015*

*443-504-5438*

4. Date checklist prepared:

*JANUARY 13, 2021*

5. Agency requesting checklist:

City of Grandview

6. Proposed timing or schedule (including phasing, if applicable):

There is no identified schedule at this time

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

NONE

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No

10. List any government approvals or permits that will be needed for your proposal, if known.

NONE KNOWN at this time

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal is to ADD PUTERBAUGH into the City and sell the property

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

SEE ATTACHED MAP. There are no specific plans at this time

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

a. General description of the site.

(circle one): Flat rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

b. What is the steepest slope on the site (approximate percent slope)?

≤ 1%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The soil is in agriculture consisting of loam



d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

NO Unstable Soil

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

NONE at this time

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

NO

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

UNKNOWN at this time

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

NO EROSION CONCERNS

## 2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

NONE

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

NONE

d. Proposed measures to reduce or control emissions or other impacts to air, if any:

NONE

## 3. Water

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

NO

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

NONE

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

NONE

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

NONE

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

NO

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

NO

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

NONE

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

NONE

c. Water runoff (including stormwater)

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

NONE

2) Could waste materials enter ground or surface waters? If so, generally describe.

NO

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

NO

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

NONE

#### 4. Plants

a. Check the types of vegetation found on the site:

- ☐ deciduous tree: alder, maple, aspen, other
- ☐ evergreen tree: fir, cedar, pine, other
- ☐ shrubs
- ☐ grass
- ☐ pasture
- ☒ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

None

c. List threatened and endangered species known to be on or near the site.

None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None

e. List all noxious weeds and invasive species known to be on or near the site.

NONE

#### 5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

UNKNOWN. HAWKS have been seen hunting the property

Examples include:

birds: hawk/heron, eagle/songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened and endangered species known to be on or near the site.

NONE

c. Is the site part of a migration route? If so, explain.

NO

d. Proposed measures to preserve or enhance wildlife, if any:

NONE

- e. List any invasive animal species known to be on or near the site.

NONE KNOWN

## 6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

undetermined at this time

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

NO

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

NONE at this time

## 7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

- 1) Describe any known or possible contamination at the site from present or past uses.

NONE

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

NONE

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

NONE

- 4) Describe special emergency services that might be required.

NONE

- 5) Proposed measures to reduce or control environmental health hazards, if any:

NONE

## 8. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

NONE

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. **NONE**

3) Proposed measures to reduce or control noise impacts, if any:

**NONE**

#### 8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

**NO**

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

**yes 20 acres**

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

**NONE**

c. Describe any structures on the site.

**Hop trellis & Irrigation to include standpipe**

d. Will any structures be demolished? If so, what?

**The trellis will be removed**

e. What is the current zoning classification of the site?

**Light Industrial / Agriculture**

f. What is the current comprehensive plan designation of the site?

**Parcel is in the Grandview City Urban Growth**

g. If applicable, what is the current shoreline master program designation of the site?

**NONE**

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

**NO**

i. Approximately how many people would reside or work in the completed project?

**Unknown**

✓ i. Approximately how many people would the completed project displace? \_\_\_\_\_

NONE

✓ j. Proposed measures to avoid or reduce displacement impacts, if any: \_\_\_\_\_

NONE

✓ k. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: \_\_\_\_\_

NONE

✓ l. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: \_\_\_\_\_

NONE

### 9. Housing

✓ a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

NONE

✓ b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

NONE

✓ c. Proposed measures to reduce or control housing impacts, if any: \_\_\_\_\_

NONE

### 10. Aesthetics

✓ a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

TOP POLES & trellis. There ARE NO Structures on the property

✓ b. What views in the immediate vicinity would be altered or obstructed?

NONE

✓ c. Proposed measures to reduce or control aesthetic impacts, if any: \_\_\_\_\_

NONE

### 11. Light and Glare

✓ a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

NONE

✓ b. Could light or glare from the finished project be a safety hazard or interfere with views?

NO



✓ What existing off-site sources of light or glare may affect your proposal?

NONE

✓ d. Proposed measures to reduce or control light and glare impacts, if any:

NONE

## 12. Recreation

✓ a. What designated and informal recreational opportunities are in the immediate vicinity?

None

✓ b. Would the proposed project displace any existing recreational uses? If so, describe.

NO

✓ c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

NONE

## 13. Historic and cultural preservation

✓ a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

NO

✓ b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

NO

✓ c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

NONE / NO IMPACTS

✓ d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

NONE

## 14. Transportation

✓ a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Puterbaugh Road

b Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? 1.5 mi

NO

c How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? 1200

UNKNOWN

d Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

NO

e Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

NO

f How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

UNKNOWN

g Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

NO

h Proposed measures to reduce or control transportation impacts, if any:

NONE

#### 15. Public Services

i Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

NO

j Proposed measures to reduce or control direct impacts on public services, if any.

NONE

#### 16. Utilities

a Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system  
other \_\_\_\_\_

utilities are Pacific Power. there are no septic/sewer at this time

b Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

UNKNOWN



### C. Signature (11/12)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: \_\_\_\_\_

Name of signee \_\_\_\_\_

Position and Agency/Organization \_\_\_\_\_

Date Submitted: \_\_\_\_\_

### D. supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

- ✓ 1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

*No change*

Proposed measures to avoid or reduce such increases are:

- ✓ 2. How would the proposal be likely to affect plants, animals, fish, or marine life?

*No change*

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

- ✓ 3. How would the proposal be likely to deplete energy or natural resources?

*No change*

Proposed measures to protect or conserve energy and natural resources are:

- ✓ 4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

*No change*

Proposed measures to protect such resources or to avoid or reduce impacts are:

- ✓ 5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

*No change*

Proposed measures to avoid or reduce shoreline and land use impacts are:

- ✓ 6. How would the proposal be likely to increase demands on transportation or public services and utilities?

*No change*

Proposed measures to reduce or respond to such demand(s) are:

- ✓ 7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

*unknown*

City of Grandview

THE TRANSPORTATION CHECKLIST IS TO BE COMPLETED BY THE DEVELOPER AND THE INFORMATION WILL ASSIST QUESTION 14(G) OF THE TRANSPORTATION SECTION OF THE S.E.P.A. QUESTIONNAIRE.

Development Traffic Impact Data Checklist

Development Name: N/A  
Development Address: \_\_\_\_\_

Developer Name: \_\_\_\_\_  
Developer Address: \_\_\_\_\_

- 1 Type of development:  
Single Family Residential  
Duplex Residential  
Multi-Family Residential  
Commercial  
Industrial  
Other \_\_\_\_\_

Number of Units: \_\_\_\_\_

- 2 Average vehicle trips per unit:  
Single Family 10 trips per day  
Mobile Home Park 5 trips per day  
Duplex 8 trips per day  
Retirement Community 4 trips per day  
Multi-family 6 trips per day  
Other \_\_\_\_\_

- 3 Total vehicle trips per day for the development: \_\_\_\_\_

- 4 Trip distribution to existing public streets from proposed development:

\_\_\_\_\_ daily trips to \_\_\_\_\_  
\_\_\_\_\_ daily trips to \_\_\_\_\_  
\_\_\_\_\_ daily trips to \_\_\_\_\_

- 5 Peak hour trips to public streets from development:

\_\_\_\_\_ Peak hour trips to \_\_\_\_\_  
\_\_\_\_\_ Peak hour trips to \_\_\_\_\_  
\_\_\_\_\_ Peak hour trips to \_\_\_\_\_

- 6 Existing traffic count (ADT) for public streets accessed by proposed development

\_\_\_\_\_ Existing level of service (LOS) capacity for existing public streets accessed by development:  
\_\_\_\_\_ Two lane street, LOS C - 8,000 ADT  
\_\_\_\_\_ Two lane, plus left turn lane, LOS C - 12,000 ADT  
\_\_\_\_\_ Four lane, LOS C - 20,000 ADT  
\_\_\_\_\_ Other \_\_\_\_\_

Concurrency Test: Available capacity (subtract #8 from #7) \_\_\_\_\_  
Projected number of trips (#3) \_\_\_\_\_  
Remaining capacity \_\_\_\_\_

(If -0- or negative, adverse impact; if 1 or more, no adverse impact)

- 8 Three-year accident history of existing public streets accessed by development (in vicinity of development)

None  
See Attached

- 9 Traffic/street improvements proposed to mitigate this development:


None at this time  
See Attached

Completed By: [Signature]

Date: 1/31/21

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

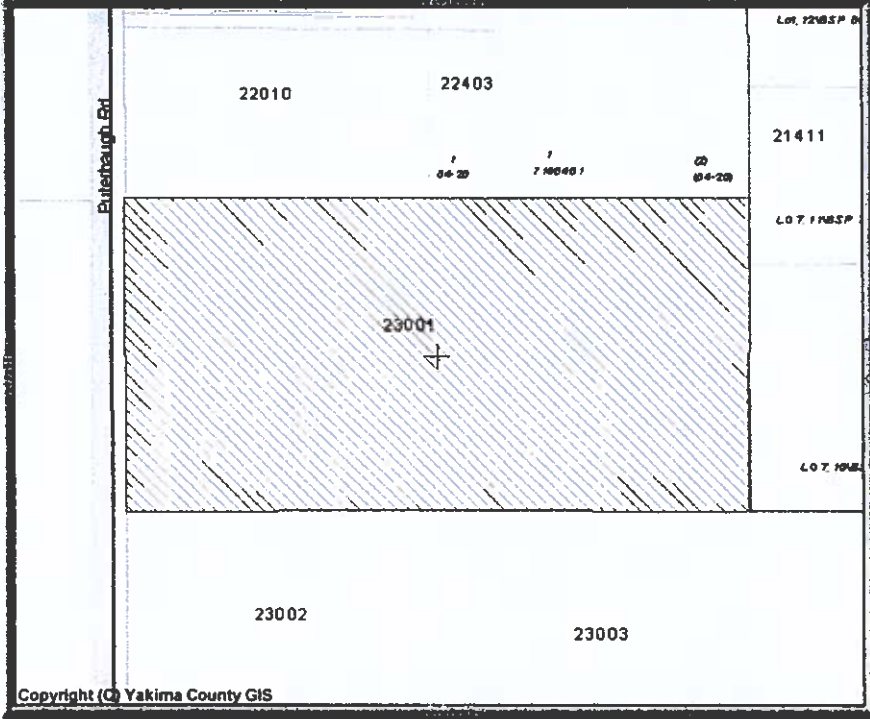
Yakima County Assessor  
 Yakima County GIS  
 Yakima County


**First American Title**  
 www.firstam.com  
 509.248.7550

Assessor | Planning | Real Estate |

FAQ | Help | Legend |

Search | Tools | Overview |



Copyright (C) Yakima County GIS

Search By: Parcel Number

Parcel #:

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

Search

MapScale: 1 inch = 300 ft.

Overlays: Aerial Photography

☐ FEMA ☐ Critical Areas

☐ Contours ☐ Utilities

MapSize: Small (800x600)

Maps brought to you by:

**Valley Title Guarantee**

Title Insurance & Escrow Service

www.valleytitle.com

(509) 248-4442

Map Report

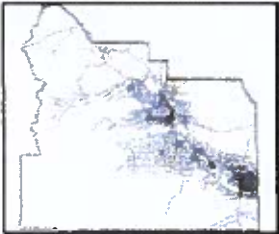
Easting(N) | Northing(N)

Longitude(E) | Latitude(N)

Click Map to: Get Information

One Inch = 300 Feet

Feet 200 400

PROPERTY PHOTOS  


PROPERTY INFORMATION AS OF 2/1/2021 11:07:13 PM

PRINTING  
 Print Friendly Page  
 Detailed Report  
 Print Detailed Map  
 Section Map 1in=400ft  
 Or: SECTION MAPS

Parcel Address: <b>PUTERBAUGH RD S-3TO, WA</b> Parcel Owner(s): <b>JOHN &amp; DIANA BUETTNER</b> Parcel Number: <b>23091523001</b> Parcel Size: 19.34 Acre(s) Property Use: <b>81 Agricultural Not Current Use</b>									
TAX AND ASSESSMENT INFORMATION									
Tax Code Area (TCA): <b>441</b>					Tax Year: 2020				
Improvement Value: <b>\$51000</b>					Land Value: <b>\$87000</b>				
Current Use Value: <b>\$0</b>					Current Use Improvement: <b>\$0</b>				
New Construction: <b>\$0</b>					Total Assessed Value: <b>\$138000</b>				
RESIDENTIAL INFORMATION									
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms	Garage	Carport
No Residence Information Found.									
SALE INFORMATION									
Excise	Sale Date	Sale Price	Grantor				Portion		
396127	8/24/2007	\$127000	GORZEMAN & OVERGAAUW & STRUIKMANS & FAGU				N		
DISCLAIMER									
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.									
OVERLAY INFORMATION									
Zoning:	M-1		Jurisdiction: County						
Urban Growth Area:	Grandview		Future Landuse Designation: Urban Industrial (Yakima County Plan 2015)						
FEMA 100 Year	FEMA Map		FIRM Panel Number: 53077C1925D				Download Map		
LOCATION INFORMATION									
Latitude: 46° 16' 06.304"			Longitude: -119° 55' 02.168"			Range: 23 Township: 09 Section: 15			
Narrative Description: N1/2 SW1/4 NW1/4 EX W 25 FT TO CO. FOR R-W									
DISCLAIMER									
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									





**CITY OF GRANDVIEW  
DETERMINATION OF NON-SIGNIFICANCE  
WASHINGTON STATE ENVIRONMENTAL POLICY ACT**

The City of Grandview, as the lead agency, issued a:

- ☒ Determination of Non-significance (DNS)
- ☐ Mitigated Determination of Non-significance (MDNS)
- ☐ Modified DNS/MDNS

under the State Environmental Policy Act (SEPA) and WAC 197-11-355 on the following:

**Applicant(s) & Property Owner(s):** John & Diane Buettner

**Proposed Project:** Annexation & Rezone

**Current Zoning/Future Land Use:** Industrial

**Proposed Zoning:** M-1 Light Industrial

**Location of Project:** Parcel No. 230915-23001 located on Puterbaugh Road, Grandview, Yakima County, Washington

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

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- ☐ There is no comment period for this DNS.
- ☒ This DNS is issued after using the optional DNS process in WAC 197-11-355.
- ☐ This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below.

**Responsible official:** Cus Arteaga

**Position/title:** City Administrator/Public Works Director

**Phone:** (509) 882-9200

**Address:** 207 West Second Street, Grandview, WA 98930

**Email:** carteaga@grandview.wa.us

**Date:** April 15, 2021

**Signature:** \_\_\_\_\_



## AFFIDAVIT OF PUBLICATION

State of Washington } ss.  
County of Yakima }

The undersigned on oath states that

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

City of Grandview  
Notice of Development Application

was published on March 24, 2021

The amount of the fee charged for the foregoing publication is the sum of \$ 136.56 which amount has been paid in full.

Suzie Zuniga

Subscribed and sworn to before me on

March 24, 2021

Annette C. Jones

Notary Public for the State of Washington

## Notice

**CITY OF GRANDVIEW  
NOTICE OF DEVELOPMENT APPLICATION  
ENVIRONMENTAL DETERMINATION & 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):** John & Diane Buettner

**Proposed Project:** Annexation & Rezone

**Current Zoning/Future Land Use:** Industrial

**Proposed Zoning:** M-1 Light Industrial

**Location of Project:** Parcel No. 230915-23001 located on Puterbaugh Road, Grandview, Yakima County, Washington

**Application Date:** February 1, 2021

**Application Acceptance:** March 9, 2021

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

**Project Description:** Applicants request annexation and rezone to M-1 Light Industrial

**Requested Approvals & Actions:** Annexation and rezone

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

A decision on this application will be made within 120 days of the date of the letter of completeness.

**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, if any are scheduled or held. At this time, the City does not intend to hold a public hearing to consider the environmental aspects of this application. A copy of the threshold determination ultimately issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by **WEDNESDAY, APRIL 14, 2021**.

**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 **WEDNESDAY APRIL 14, 2021**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **WEDNESDAY, APRIL 14, 2021** 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 **WEDNESDAY, APRIL 21, 2021 at 3:00 p.m.**, via teleconference as follows:

Please join the meeting from your computer, tablet or smartphone

Join Zoom Meeting

<https://zoom.us/j/91418272145?pwd=cmMzZ2JPR29LUWZ51klwVFk3UTlxzd09>

Meeting ID: 914 1827 2145

Passcode: 783301

To join by phone: +1 253 215 8782 US

Meeting ID: 914 1827 2145

Passcode: 783301

The public hearing will consider the application of the project described above. To request accommodation for special need 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: March 24, 2021



**CITY OF GRANDVIEW  
AFFIDAVIT OF MAILING & POSTING**

I, Anita Palacios, City Clerk for the City of Grandview, hereby certify that on the 19<sup>th</sup> day of March, 2021, I posted at City Hall, Library, Police Department, City's website [www.grandview.wa.us](http://www.grandview.wa.us), and mailed the attached **NOTICE OF DEVELOPMENT APPLICATION, ENVIRONMENTAL DETERMINATION & NOTICE OF PUBLIC HEARING** with maps regarding an Annexation and Rezone submitted by John and Diane Buettner for Parcel No. 230915-23001 located on Puterbaugh Road, Yakima County, Washington, by first class mail, postage prepaid, by delivering the same to the U.S. Post Office for deposit in the United States Mail, properly addressed to the following adjacent property owners within 300 feet of the subject parcel(s), interested parties and governmental agencies, lists attached hereto.

Governmental agencies also received the SEPA Checklist.

CITY OF GRANDVIEW

By:

  
Anita Palacios, City Clerk





**CITY OF GRANDVIEW  
NOTICE OF DEVELOPMENT APPLICATION  
ENVIRONMENTAL DETERMINATION & 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):** John & Diane Buettner

**Proposed Project:** Annexation & Rezone

**Current Zoning/Future Land Use:** Industrial

**Proposed Zoning:** M-1 Light Industrial

**Location of Project:** Parcel No. 230915-23001 located on Puterbaugh Road, Grandview, Yakima County, Washington

**Application Date:** February 1, 2021

**Application Acceptance:** March 9, 2021

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

**Project Description:** Applicants request annexation and rezone to M-1 Light Industrial

**Requested Approvals & Actions:** Annexation and rezone

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

A decision on this application will be made within 120 days of the date of the letter of completeness.

**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, if any are scheduled or held. At this time, the City does not intend to hold a public hearing to consider the environmental aspects of this application. A copy of the threshold determination ultimately issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by **WEDNESDAY, APRIL 14, 2021**.

### **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 **WEDNESDAY, APRIL 14, 2021**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **WEDNESDAY, APRIL 14, 2021** 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 **WEDNESDAY, APRIL 28, 2021 at 3:00 p.m.**, via teleconference as follows:

Please join the meeting from your computer, tablet or smartphone.

#### **Join Zoom Meeting**

<https://zoom.us/j/91418272145?pwd=cmlMzZ2JPR29LUWZ5WklwVFk3UTkxdz09>

Meeting ID: 914 1827 2145

Passcode: 783301

To join by phone: +1 253 215 8782 US

Meeting ID: 914 1827 2145

Passcode: 783301

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


Publication: Grandview Herald – March 24, 2021

Property Posted: March 24, 2021

Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s): March 19, 2021

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

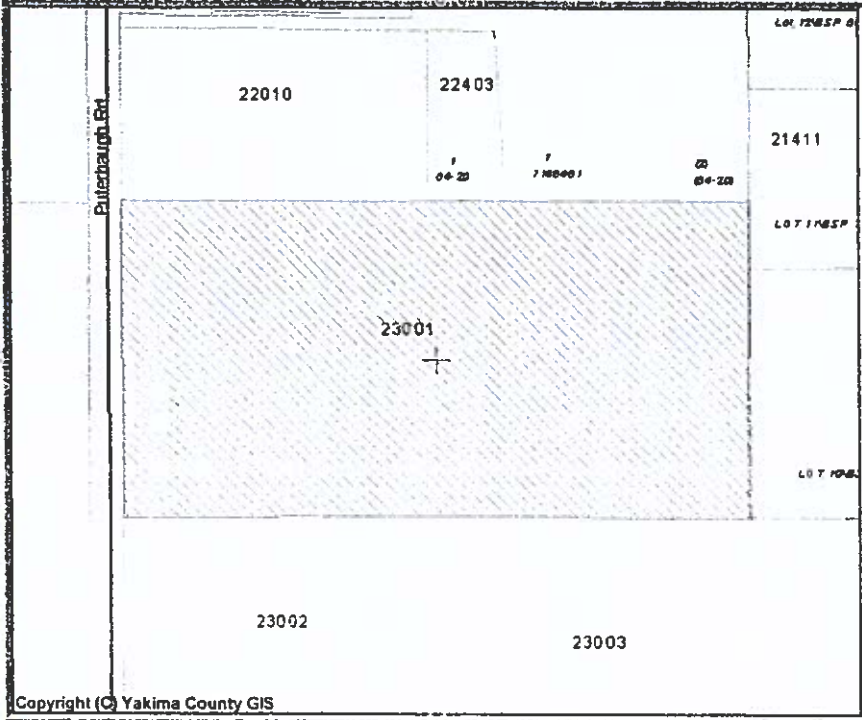
Yakima County Assessor  
 Yakima County GIS  
 Yakima County

  
**First American Title**  
 www.firstam.com  
 509.248.7550

Assessor | **Planning** | Real Estate |

FAQ | 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 = 300 ft.

**Overlays:** Aerial Photography: ☒ FEMA ☐ Critical Areas ☐ Contours ☐ Utilities

**MapSize:** Small (800x600)

**Maps brought to you by:**

**Valley Title Guarantee**  
 Title Insurance & Escrow Service  
 (509) 248-4442

Easing(N) : Northing(ft)  
 Longitude(W) : Latitude(N)

Click Map to: [Get Information](#)

One Inch = 300 Feet  
 Feet 200 400

Map Report



Parcel Address: PUTERBAUGH RD S-TO, WA  
 Parcel Owner(s): JOHN & DIANA BUETTNER  
 Parcel Number: 23091523001 Parcel Size: 19.34 Acre(s)  
 Property Use: 81 Agricultural Not Current Use  
 Tax Code Area (TCA): 441 Tax Year: 2021  
 Improvement Value: \$51000 Land Value: \$87000  
 Current Use Value: \$0 Current Use Improvement: \$0  
 New Construction: \$0 Total Assessed Value: \$138000

Print  
Friendly Page

Detailed  
Report

Print Detailed  
MAP

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

Excess	Sale Date	Sale Price	Grantor	Portion
396127	8/24/2007	\$127000	GORZEMAN & OVERGAUW & STRUIKMANS & FAGU	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	M-1	Jurisdiction	County
Urban Growth Area	Grandview	Future Land Use Designation	Urban Industrial (Yakima County Plan 2015)
FEMA 100 Year	FEMA Map	FIRM Panel Number	53077C1925D

Download Map

- Latitude: 46° 16' 06.304" - Longitude: -119° 56' 02.168"  
 Narrative Description: N1/2 SW1/4 NW1/4 EX W 25 FT TO CO. FOR R-W  
 Range: 23 Township: 09 Section: 15

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



230915-23002 Rodney & Jeanette Weddle 381 Ogle Rd. Grandview, WA 98930	230915-23003/230915-22407 Ruben & Marcelda Morales 271 Ogle Rd. Grandview, WA 98930	230915-23001 John & Diana Buettner 1566 Bentley Circle Bel Air, MD 21015
230915-24013/230915-21413 Fast Mobile Service 300 Colleen's Way Grandview, WA 98930	230915-21411/230915-21419 JGrip Properties LLC PO Box 612 Grandview, WA 98930	230915-22403 Antonio & Angelica Hernandez 1335 Puterbaugh Rd. Grandview, WA 98930
230915-22010 Jose & Maria Avina 1381 Puterbaugh Rd. Grandview, WA 98930	230916-11001 Benjert Quality Dairy LLC 300 Braden Rd. Sunnyside, WA 98944	230916-14001 Klompe Enterprises LLC 771 Hornby Rd. Grandview, WA 98930



## Anita Palacios

---

**From:** Anita Palacios  
**Sent:** Monday, March 22, 2021 4:26 PM  
**To:** 'GRANDVIEW SCHOOL DISTRICT'; 'PORT OF GRANDVIEW'; 'ROZA IRRIGATION DISTRICT'; 'SUNNYSIDE VALLEY IRRIGATION DISTRICT'; 'WA STATE DEPT OF COMMERCE (reviewteam@commerce.wa.gov)'; 'WA STATE DEPT OF ECOLOGY'; 'WA STATE DEPT OF ECOLOGY'; 'WA STATE DEPT OF ECOLOGY - YAKIMA'; 'WA STATE DEPT OF FISH & WILDLIFE'; 'WA STATE DEPT OF HEALTH'; 'WA STATE DEPT OF HISTORICAL PRESERVATION'; 'WA STATE DEPT OF NATURAL RESOURCES'; 'WA STATE DEPT OF SOCIAL & HEALTH SERVICES'; 'WA STATE DEPT OF TRANSPORTATION'; 'WA STATE DEPT OF TRANSPORTATION'; 'YAKAMA NATION'; 'YAKIMA CO ENVIRONMENTAL HEALTH'; 'YAKIMA CO FIRE DISTRICT NO. 5'; 'YAKIMA CO PLANNING DEPT'; 'YAKIMA CO REG TRANSPORTATION ORG'; 'YAKIMA CO TRANSPORTATION SERVICES'; 'YAKIMA CO ZONING & SUBDIVISION'; 'YAKIMA HEALTH DISTRICT'; 'YAKIMA REGIONAL CLEAN AIR AUTHORITY'  
**Cc:** Cus Arteaga  
**Subject:** City of Grandview - SEPA DNS - Annexation & Rezone - John & Diane Buettner - Puterbaugh Road  
**Attachments:** Buettner Annexation NOA & SEPA Checklist.pdf

Please disregard previous email. Attached is the Notice of Application and SEPA Checklist for the John & Diane Buettner Annexation.

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)

**From:** Anita Palacios  
**Sent:** Thursday, March 18, 2021 1:58 PM  
**To:** GRANDVIEW SCHOOL DISTRICT <bshreeve@gsd200.org>; PORT OF GRANDVIEW <wineman@televar.com>; ROZA IRRIGATION DISTRICT <wsonnichsen@roza.org>; SUNNYSIDE VALLEY IRRIGATION DISTRICT <weberd@svid.org>; WA STATE DEPT OF COMMERCE (reviewteam@commerce.wa.gov) <reviewteam@commerce.wa.gov>; WA STATE DEPT OF ECOLOGY <separegister@ecy.wa.gov>; WA STATE DEPT OF ECOLOGY <lori.white@ecy.wa.gov>; WA STATE DEPT OF ECOLOGY - YAKIMA <gcle461@ecy.wa.gov>; WA STATE DEPT OF FISH & WILDLIFE <teamyakima@dfw.wa.gov>; WA STATE DEPT OF HEALTH <hsqa.csc@doh.wa.gov>; WA STATE DEPT OF HISTORICAL PRESERVATION <sepa@dahp.gov>; WA STATE DEPT OF NATURAL RESOURCES <sepacenter@dnr.wa.gov>; WA STATE DEPT OF SOCIAL & HEALTH SERVICES <wardww@dshs.wa.gov>; WA STATE DEPT OF TRANSPORTATION <GonsetP@wsdot.wa.gov>; WA STATE DEPT OF TRANSPORTATION <scplanning@wsdot.wa.gov>; YAKAMA NATION <kate@yakama.com>; YAKIMA CO ENVIRONMENTAL HEALTH <John.wilson@co.yakima.wa.us>; YAKIMA CO FIRE DISTRICT NO. 5 <payroll@ycfd5.org>; YAKIMA CO PLANNING DEPT <thomas.carroll@co.yakima.wa.us>; YAKIMA CO REG TRANSPORTATION ORG <alan.adolf@co.yakima.wa.us>; YAKIMA CO TRANSPORTATION SERVICES <matt.pietrusiewicz@co.yakima.wa.us>; YAKIMA CO ZONING & SUBDIVISION <jason.earles@co.yakima.wa.us>; YAKIMA HEALTH DISTRICT <yhd.help@co.yakima.wa.us>; YAKIMA REGIONAL CLEAN AIR AUTHORITY <hasan@yrcaa.org>

**Cc:** Cus Arteaga <carteaga@grandview.wa.us>

**Subject:** City of Grandview - SEPA DNS - Annexation & Rezone - John & Diane Buettner - Puterbaugh Road

See attached SEPA DNS from the City of Grandview on an annexation and rezone submitted by John & Diane Buettner for property located on Puterbaugh Road, Grandview, WA.

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)



**CITY OF GRANDVIEW  
CERTIFICATE OF POSTING PROPERTY**

I, Hector Mesia of the City of Grandview Public Works Department, hereby certify under penalty of the laws of the State of Washington that the following is true and correct:

That on the 24th day of March, 2021, I posted the **attached NOTICE OF DEVELOPMENT APPLICATION, ENVIRONMENTAL DETERMINATION & NOTICE OF PUBLIC HEARING** with maps regarding an Annexation and Rezone submitted by John and Diane Buettner for Parcel No. 230915-23001 located on Puterbaugh Road, Yakima County, Washington, as designated on the attached map.

Dated this 24<sup>th</sup> day of March, 2021.

**GRANDVIEW PUBLIC WORKS DEPARTMENT**

BY:

  
Signature

Hector Mesia  
Printed Name





**CITY OF GRANDVIEW  
NOTICE OF DEVELOPMENT APPLICATION  
ENVIRONMENTAL DETERMINATION & 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):** John & Diane Buettner

**Proposed Project:** Annexation & Rezone

**Current Zoning/Future Land Use:** Industrial

**Proposed Zoning:** M-1 Light Industrial

**Location of Project:** Parcel No. 230915-23001 located on Puterbaugh Road, Grandview, Yakima County, Washington

**Application Date:** February 1, 2021

**Application Acceptance:** March 9, 2021

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

**Project Description:** Applicants request annexation and rezone to M-1 Light Industrial

**Requested Approvals & Actions:** Annexation and rezone

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

A decision on this application will be made within 120 days of the date of the letter of completeness.

**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, if any are scheduled or held. At this time, the City does not intend to hold a public hearing to consider the environmental aspects of this application. A copy of the threshold determination ultimately issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by **WEDNESDAY, APRIL 14, 2021**.

### **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 **WEDNESDAY, APRIL 14, 2021**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **WEDNESDAY, APRIL 14, 2021** 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 **WEDNESDAY, APRIL 28, 2021 at 3:00 p.m.**, via teleconference as follows:

Please join the meeting from your computer, tablet or smartphone.

#### **Join Zoom Meeting**

<https://zoom.us/j/91418272145?pwd=cmI4ZzZ2JPR29LUWZ5WHIzVFRk3UTlxdz05>

Meeting ID: 914 1827 2145

Passcode: 783301

To join by phone: +1 253 215 8782 US

Meeting ID: 914 1827 2145

Passcode: 783301

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

Publication: Grandview Herald – March 24, 2021

Property Posted: March 24, 2021

Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s) March 19, 2021

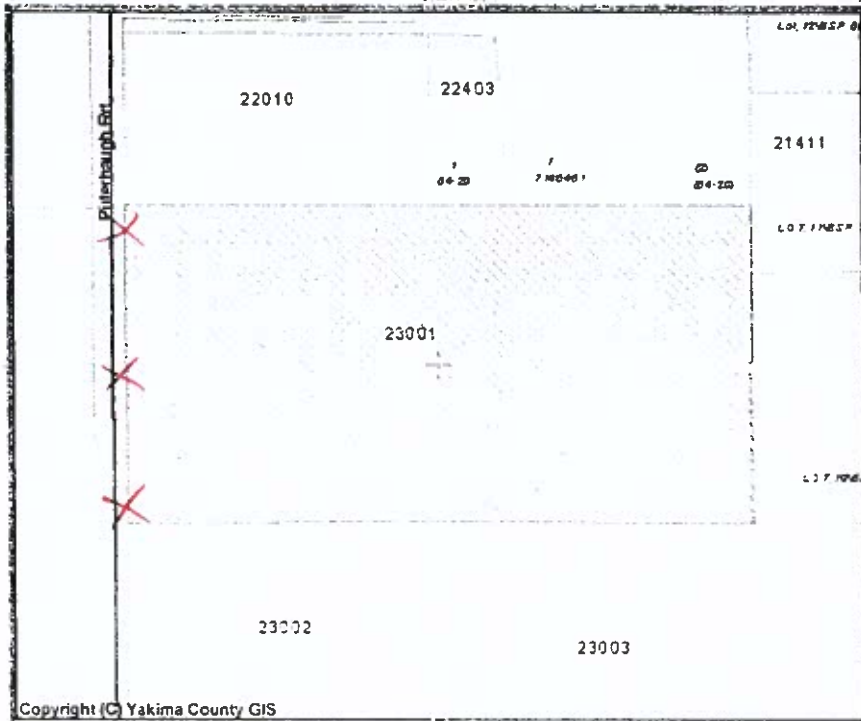
**Yakima County GIS - Washington**  
**Land Information Portal**

 Yakima County Assessor  
 Yakima County GIS  
 Yakima County

**First American Title**  
 www.firstam.com  
 509.248.7550

Assessor | Planning | Real Estate |

FAQ | Help | Legend | Search | Tools | Overview



Copyright (C) Yakima County GIS

Easting(N) : Northing(E)

Longitude(W) : Latitude(N)

 Click Map to: [Get Information](#)

One Inch = 300 Feet

Feet 200 400

Search By: Parcel Number

Parcel #

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

Search

MapScale: 1 inch = 300 ft.



Overlays: Aerial Photography

☐ FEMA

☐ Contours

☐ Critical Areas

☐ Utilities

MapSize: Small (800x600)

Maps brought to you by:

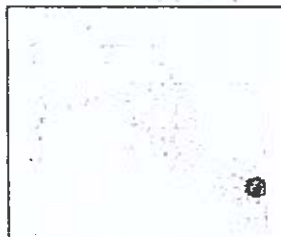
**Valley Title Guarantee**

 Title Insurance &  
 Escrow Service

(509) 248-4442

Home

Register


 Parcel Address: PUTERBAUGH RD S-TO, WA  
 Parcel Owner(s): JOHN & DIANA BUETTNER  
 Parcel Number: 23091523001 Parcel Size: 19.34 Acre(s)  
 Property Use: 81 Agricultural Not Current Use

 Tax Code Area (TCA): 441 Tax Year: 2021  
 Improvement Value: \$51000 Land Value: \$87000  
 Current Use Value: \$0 Current Use Improvement: \$0  
 New Construction: \$0 Total Assessed Value: \$138000

 Print  
 Friendly Page

 Detailed  
 Record

 Print Details  
 Map

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

Excise	Sale Date	Sale Price	Grantee	Portion
396127	8/24/2007	\$127000	GORZEMAN & OVERGAAUW & STRUIKMANS & FAGU	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	M-1	Jurisdiction	County
Urban Growth Area	Grandview	Future Landuse Designation	Urban Industrial (Yakima County Plan 2015)
FEMA 100 Year	FEMA Map	FIRM Panel Number	53077C1925D

- Latitude: 46° 16' 06.304" - Longitude: -119° 56' 02.168" Range: 23 Township: 09 Section: 15  
 Narrative Description: N1/2 SW1/4 NW1/4 EX W 25 FT TO CO. FOR R-W

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



**February 24, 2021**

**HLA No. 21007**

**City of Grandview Buettner Annexation**

**LEGAL DESCRIPTION**

That portion of the North Half of the Southwest Quarter of the Northwest Quarter of Section 15 and the North Half of the Southeast Quarter of the Northeast Quarter of Section 16, Township 9 North, Range 23 East, W.M. described as follows:

Beginning at the Northeast corner of said North Half of the Southwest Quarter of the Northwest Quarter of Section 15;

Thence Westerly along the North line of said North Half of the Southwest Quarter of the Northwest Quarter of Section 15 and the North line of the North Half of Southeast Quarter of the Northeast Quarter of Section 16 to the west right of way line of Puterbaugh Road;

Thence Southerly along said west right of way line to the South line of said North half of the Southeast Quarter of the Northeast Quarter of Section 16;

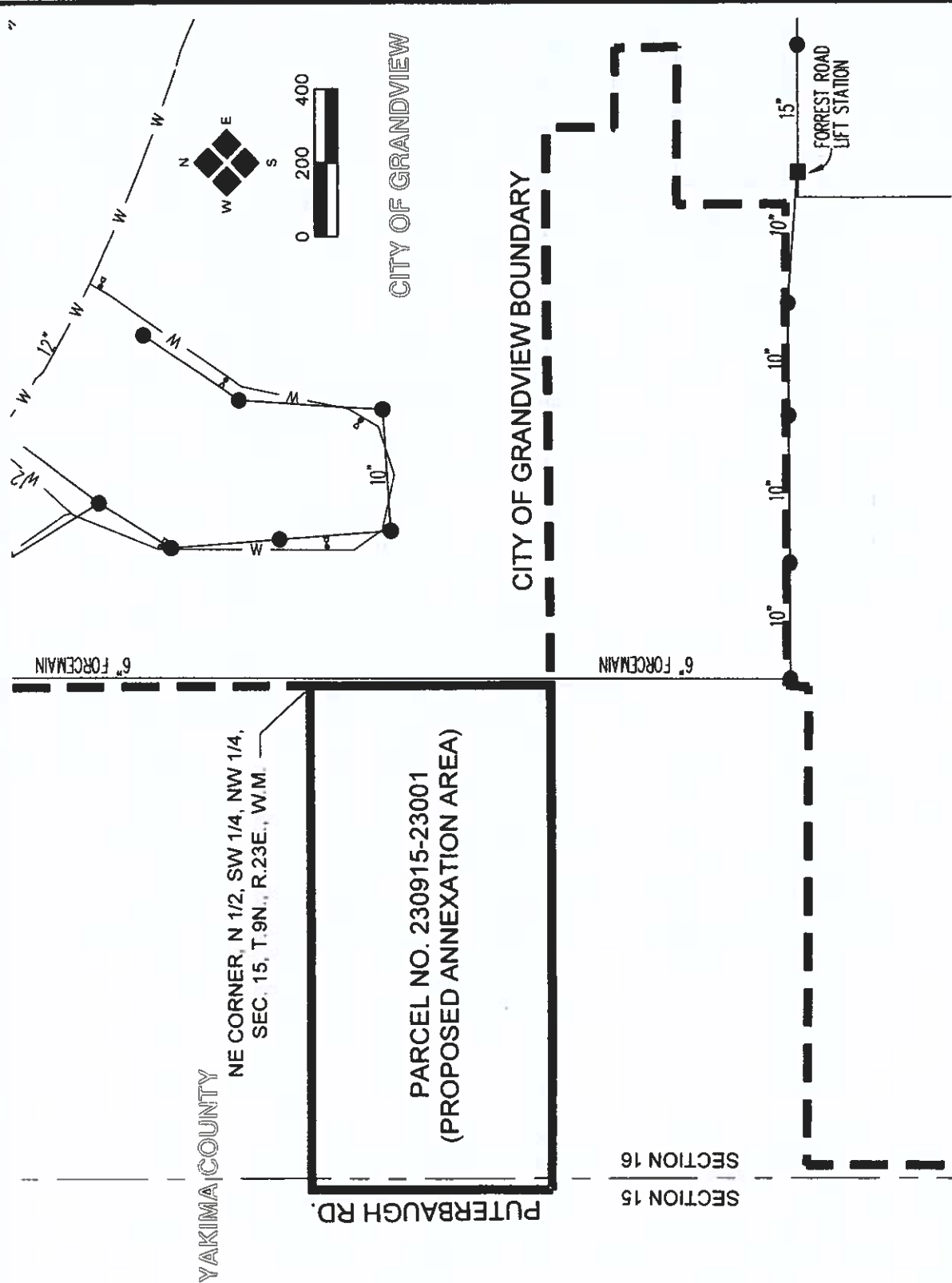
Thence Easterly along the South line of said North Half of the Southeast Quarter of the Northeast Quarter of Section 16 and the south line of the North Half of Southwest Quarter of the Northwest Quarter of Section 15 to the Southeast corner thereof;

Thence Northerly along the East line of said North Half of the Southwest Quarter of the Northwest Quarter of Section 15 to the Point of Beginning.

Situate in Yakima County, Washington.







# **ANNEXATION EXHIBIT** for, **CITY OF GRANDVIEW** YAKIMA COUNTY, WASHINGTON BUETTNER ANNEXATION

JOB NO: 21007G  
DWG: 21007ANNEX.dwg  
DATE: 2-24-21  
DRAWN BY: TDF  
CHECKED BY: ETH

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

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

## Anita Palacios

---

**From:** Cus Arteaga  
**Sent:** Tuesday, April 13, 2021 8:12 AM  
**To:** Anita Palacios  
**Subject:** FW: 202101352 Comments for the Buettner Annex and Rezone  
**Attachments:** 202101352 Buettner.pdf

**Importance:** High

FYI

*Cus Arteaga*

City Administrator/Public Works Director  
City of Grandview  
207 W. 2<sup>nd</sup> St.  
Grandview, WA 98930  
Ph: (509)882-9211  
Fax: (509)882-9232  
Website: [www.grandview.wa.us](http://www.grandview.wa.us)

*This message may contain confidential and/or proprietary information and is intended for the person/entity to whom it was originally addressed. Any use by others is strictly prohibited.*

**From:** ECY RE CRO SEPA Coordinator <[crosepa@ecy.wa.gov](mailto:crosepa@ecy.wa.gov)>  
**Sent:** Monday, April 12, 2021 5:01 PM  
**To:** Cus Arteaga <[carteaga@grandview.wa.us](mailto:carteaga@grandview.wa.us)>  
**Subject:** 202101352 Comments for the Buettner Annex and Rezone  
**Importance:** High

---

CAUTION: External Email

---

Please see the attached comment letter for the Buettner Annex and Rezone.

Please share these comments with the applicant.  
Thank you,

Gwen Clear  
WA State Dept. of Ecology  
Regional SEPA Coordinator  
1250 W. Alder Street  
Union Gap, WA 98903-0009  
(509) 575-2012  
[crosepa@ecy.wa.gov](mailto:crosepa@ecy.wa.gov)





STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

1250 West Alder Street • Union Gap, Washington 98903-0009 • (509) 575-2490

April 12, 2021

Cus Arteaga  
City of Grandview  
207 W. 2<sup>nd</sup> Street  
Grandview, WA 98930

Re: SEPA Register 202101352, Buettner Annex and Rezone

Dear Cus Arteaga:

Thank you for the opportunity to comment during the Optional Determination of Non Significance process for the annexation and rezone of 19.34 acres from Industrial to Light Industrial, proposed by John and Diane Buettner. We have reviewed the documents and have the following comments.

#### WATER RESOURCES

In Washington State, prospective water users must obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water, with one exception. Ground water withdrawals of up to 5,000 gallons per day used for single or group domestic supply, up to 5,000 gallons per day used for industrial purposes, stock watering, and for the irrigation of up to one-half acre of non-commercial lawn and garden are exempt from the permitting process. Water use under the RCW 90.44.050 exemption establishes a water right that is subject to the same privileges, restrictions, laws and regulations as a water right permit or certificate obtained directly from Ecology.

If you have any questions or would like to respond to these Water Resources comments, please contact **Christopher Kossik** at (509) 454-7872 or email at [christopher.kossik@ecy.wa.gov](mailto:christopher.kossik@ecy.wa.gov).

Sincerely,

A handwritten signature in blue ink that appears to read "Gwen Clear".

Gwen Clear  
Environmental Review Coordinator  
Central Regional Office  
(509) 575-2012  
[crosepa@ecy.wa.gov](mailto:crosepa@ecy.wa.gov)

## Anita Palacios

---

**From:** Lynn Deitrick <Lynn.Deitrick@yvcog.org>  
**Sent:** Thursday, March 18, 2021 3:31 PM  
**To:** Jeff Watson; Anita Palacios  
**Subject:** FW: City of Grandview - SEPA DNS - Annexation & Rezone - John & Diane Buettner - Puterbaugh Road  
**Attachments:** Buettner Annexation SEPA.pdf

---

CAUTION: External Email

---

FYI from Alan Adolf at YVCOG on the proposed annexation.

### Lynn Deitrick, AICP

Planning Manager  
Yakima Valley Conference of Governments | 311 N. 4<sup>th</sup> St., Suite 204 | Yakima, WA. 98901  
Direct: 509-759-7995 | Office: 509-574-1550  
[lynn.deitrick@yvcog.org](mailto:lynn.deitrick@yvcog.org)



**From:** Alan Adolf <alan.adolf@yvcog.org>  
**Sent:** Thursday, March 18, 2021 3:26 PM  
**To:** Lynn Deitrick <Lynn.Deitrick@yvcog.org>  
**Subject:** FW: City of Grandview - SEPA DNS - Annexation & Rezone - John & Diane Buettner - Puterbaugh Road

Lynn.

I didn't see anything significant regarding transportation planning issues.

Alan

**From:** Anita Palacios <[anitap@grandview.wa.us](mailto:anitap@grandview.wa.us)>  
**Sent:** Thursday, March 18, 2021 1:58 PM  
**To:** GRANDVIEW SCHOOL DISTRICT <[bshreeve@gsd200.org](mailto:bshreeve@gsd200.org)>; PORT OF GRANDVIEW <[wineman@televar.com](mailto:wineman@televar.com)>; ROZA IRRIGATION DISTRICT <[wsonnichsen@roza.org](mailto:wsonnichsen@roza.org)>; Diane Weber <[weberd@svid.org](mailto:weberd@svid.org)>; WADOC SEPA <[Reviewteam@commerce.wa.gov](mailto:Reviewteam@commerce.wa.gov)>; SEPA Register <[separegister@ecy.wa.gov](mailto:separegister@ecy.wa.gov)>; WA STATE DEPT OF ECOLOGY <[lori.white@ecy.wa.gov](mailto:lori.white@ecy.wa.gov)>; WA STATE DEPT OF ECOLOGY - YAKIMA <[gcle461@ecy.wa.gov](mailto:gcle461@ecy.wa.gov)>; WA STATE DEPT OF FISH & WILDLIFE <[teamyakima@dfw.wa.gov](mailto:teamyakima@dfw.wa.gov)>; WA STATE DEPT OF HEALTH <[hsqa.csc@doh.wa.gov](mailto:hsqa.csc@doh.wa.gov)>; WA STATE DEPT OF HISTORICAL PRESERVATION <[sepa@dahp.gov](mailto:sepa@dahp.gov)>; WADNR SEPA <[sepacenter@dnr.wa.gov](mailto:sepacenter@dnr.wa.gov)>; Will Ward <[wardww@dshs.wa.gov](mailto:wardww@dshs.wa.gov)>; Paul Gonseth <[gonsetp@wsdot.wa.gov](mailto:gonsetp@wsdot.wa.gov)>; WSDOT Planning <[SCPlanning@wsdot.wa.gov](mailto:SCPlanning@wsdot.wa.gov)>; YAKAMA NATION <[kate@yakama.com](mailto:kate@yakama.com)>; John Wilson <[john.wilson@co.yakima.wa.us](mailto:john.wilson@co.yakima.wa.us)>; YAKIMA CO FIRE DISTRICT NO. 5 <[payroll@ycfd5.org](mailto:payroll@ycfd5.org)>; Thomas Carroll <[thomas.carroll@co.yakima.wa.us](mailto:thomas.carroll@co.yakima.wa.us)>; Alan Adolf <[alan.adolf@yvcog.org](mailto:alan.adolf@yvcog.org)>; Matt Pietrusiewicz <[matt.pietrusiewicz@co.yakima.wa.us](mailto:matt.pietrusiewicz@co.yakima.wa.us)>; Jason Earles <[jason.earles@co.yakima.wa.us](mailto:jason.earles@co.yakima.wa.us)>; YAKIMA HEALTH DISTRICT <[yhd.help@co.yakima.wa.us](mailto:yhd.help@co.yakima.wa.us)>; Hasan Tahat <[hasan@yrcaa.org](mailto:hasan@yrcaa.org)>

**Cc:** Cus Arteaga <[carteaga@grandview.wa.us](mailto:carteaga@grandview.wa.us)>

**Subject:** City of Grandview - SEPA DNS - Annexation & Rezone - John & Diane Buettner - Puterbaugh Road

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

See attached SEPA DNS from the City of Grandview on an annexation and rezone submitted by John & Diane Buettner for property located on Puterbaugh Road, Grandview, WA.

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)

## STAFF REPORT

**TO:** City of Grandview - Hearing Examiner

**FROM:** Jeff Watson, Senior Planner  
Yakima Valley Conference of Governments

**DATE:** April 21, 2021

**SUBJECT:** Public hearing to receive comments on proposed John and Diana Buettner application to annex tax parcel 230915-23001 into the City of Grandview. The parcel is located at the North Half of the Southwest Quarter of the Northwest Quarter of Section 15 and the North Half of the Southeast Quarter of the Northeast Quarter of Section 16, Township 9 North, Range 23 East, W.M.. This annexation request includes that portion of Puterbaugh Road.

### ACTION

**REQUESTED:** Approval of the Resolution of Intent to Annex for the proposed annexation and zoning the site as Light Industrial

### SITE

The subject parcels total approximately 19.34 acres in size. The parcel is currently zoned by Yakima County as Light Industrial and has a Grandview Comprehensive Plan Future Land Use Map (FLUM) designation of Industrial. The properties and road right of ways are located within the City of Grandview's Urban Growth Area (UGA).

### PROPOSAL

The applicants, John and Diana Buettner, has petitioned to annex the subject properties into the City of Grandview and requested that the zoning district of the property be Light Industrial. The City Council accepted the letter of intent to annex, and a petition was circulated to receive signatures from property owners representing 60% of the assessed property value. The petition was forwarded on to the Office of the Yakima County Assessor for a certification of sufficiency. The City of Grandview received a letter dated April 22, 2021 from the Yakima County Assessor determining that owners of not less than 100% of the assessed property value had signed the annexation petition.

On March 9, 2021, the City Council accepted the request for annexation subject to the following conditions:

1. The annexation be accepted as proposed on the Exhibit A attachment to the petition for annexation.
2. That the City requires the simultaneous adoption of the City's zoning regulations consistent with the Urban Growth Area Future Land Use Designation: Light Industrial for the proposed annexation.
3. That the City requires the assumption of an appropriate share of all existing City indebtedness by the area to be annexed.

The City Council directed staff to present 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 facts and conclusions based upon those facts, together with a recommendation to the City Council.

### PUBLIC NOTICE

Public notice was provided in the following manner:

- Notice posted on property: March 24, 2021.
- SEPA Notice of Application, Public Hearing, and DNS distributed: March 24, 2021.
- Notification of properties by mail within 300' of subject property sent: March 19, 2021.
- Notice of public hearing posted in official newspaper of the City (Grandview Herald): March 24, 2021.

#### **STATE ENVIRONMENTAL POLICY ACT (SEPA)**

The City of Grandview distributed a Notice of Application and utilization of the optional DNS process authorized by WAC 197-11-355. The comment period ended on Wednesday April 14, 2021. The DNS was issued April 15, 2021.

The City of Grandview has determined that the proposed parcel annexation and integration into the City of Grandview will not have a probable adverse environmental impact.

#### **CURRENT ZONING AND LAND USES**

The subject parcels are currently zoned by Yakima County as R-1 Urban Residential the current land use is agricultural. Characteristics of properties adjacent to the subject properties are:

<i>Location</i>	<i>Zoning</i>	<i>Land Use</i>	<i>Jurisdiction</i>
North	Light Industrial	Light Industrial	Yakima County
South	Light Industrial	Light Industrial	Yakima County
East	Light Industrial	Light Industrial	City of Grandview
West	Agricultural	Agricultural	Yakima County

Surrounding land uses will not be affected by the annexation of the proposed Industrial zoned property. The properties to the west are in agricultural but the current zoning is Industrial. The property is adjacent to the city on the east side.

#### **COMMENTS**

The Washington State Department of Ecology provide comments relate to the future use of the property. Their letter dated September 23, 2019 is attached to the annexation information packet.

#### **COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION**

Per GMC § 17.96.040 (Annexation Procedure), "The establishment of zoning for annexation areas shall be guided by the land use designations and policies of the Comprehensive Plan." Areas for industrial development including manufacturing, processing, packaging, or storage of products or articles. These areas may also be appropriate for large commercial development and for public facilities such as public works shops, water and wastewater facilities, and facilities of regional or statewide significance. The Plan estimates future Industrial land use needs at 44.8 acres.

The 2016 Grandview Comprehensive Plan Future Land Use Map (FLUM) designation of the site as Industrial, which is consistent with the proposed Light Industrial zoning of City of Grandview. The establishment of the Light Industrial zoning district on the subject parcels is consistent with the following Goals and Policies of the 2016 Grandview Comprehensive Plan:

- 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 4.1 The future distribution, extent, and location of generalized land uses will be established by the Future Land Use Map contained within this plan.
- Policy 4.4 Discourage incompatible uses from locating adjacent to each other. Encourage protection of other land uses from the negative impacts of industrial uses through appropriate siting, setbacks, landscaping and buffering.
- Policy 4.5 Provide ample opportunities for light industrial development at locations with suitable access and adequate municipal services. At these locations, encourage industrial park-like development.

## ZONING

Per GMC § 17.96.030 (Annexation Procedure, Zoning), “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, morale, and general welfare.”

The Grandview Comprehensive Plan Future Land Use Map shows the annexation areas future land use as Industrial. The M-1 light industrial district is established to preserve areas for industrial and related uses of such a nature that they do not create serious problems of compatibility with other kinds of land uses. Uses permitted in this district should not generate noise levels, light, odor, or fumes that would constitute a nuisance or hazard. There are no lot area requirements except for nonconforming residential uses.

GMC 17.88.060 provides findings and recommendations for the Hearing Examiner to consider when approving the proposed zoning for the annex property.

**“17.88.060 Hearing Examiner-Findings and recommendations.** After completion of an open record hearing on a petition for reclassification of property, the hearing examiner shall make and enter findings from the records and conclusions thereof which support its recommendation and find whether or not:

1. The proposal is in accord with the goals and policies of the comprehensive plan.
2. The effect of the proposal on the immediate vicinity will be materially detrimental.
3. There is merit and value in the proposal for the community as a whole.
4. Conditions should be imposed in order to mitigate any significant adverse impacts from the proposal.
5. A development agreement should be entered into between the city and the petitioner, and if so, the terms and conditions of such an agreement.”

These criteria are addressed below:

1. *The proposal is in accord with the goals and policies of the comprehensive plan.* The proposed new zone, Light Industrial, is consistent with the Comprehensive Plan Future Land Use Map designation of Industrial.
2. *The effect of the proposal on the immediate vicinity will be materially detrimental.* The annexation and rezone will have no effect on properties in the immediate vicinity. Future development resulting from the annexation and rezone will be Industrial in nature and in keeping with the Industrial zoning and Agricultural uses in the immediate vicinity within City limits.



3. *There is merit and value in the proposal for the community as a whole.* The proposal will maintain a zoning designation that is consistent with the City of Grandview Comprehensive Plan.
4. *Conditions should be imposed in order to mitigate any significant adverse impacts from the proposal.* No significant adverse impacts have been identified.
5. *A development agreement should be entered into between the city and the petitioner, and if so, the terms and conditions of such an agreement.* No development is being proposed and so no development agreement is required.

## **FLOODWAY AND SHORELINE**

### ***Floodway***

There are no FEMA floodplains or other flood hazard areas within or near the subject parcels.

### ***Shoreline***

There are no designated Shoreline Environments regulated by the Yakima County Regional Shoreline Master Program within or near the subject parcels.

### ***Critical Areas***

There are no known critical areas, as defined by GMC Chapter 18.06 (Critical Areas), in or near the subject parcel.

### ***Concurrency***

Because no development is proposed at this time, this proposal is not governed by GMC Chapter 14.10 (Transportation Concurrency Management). Future development(s) may require a Certificate of Concurrency.

### ***Development Standards***

Because no development is proposed at this time, this proposal is not governed by development standards contained in the Grandview Municipal Code.

### ***Infrastructure***

*Sewer & Water:* Water and sewer lines **are not** in the area of this proposed annexation. When development of the property is proposed, sewer and water system extension and improvement will be required to serve the property, depending on the type and size of the development.

*Streets:* The parcels are served by Puterbaugh Road, which is currently paved. Those portions of the road adjacent to the property will also be annexed. Future development in the area may require improvements to those roads and additional right of way.

## **FINDINGS & CONCLUSIONS**

1. The public notice requirements of the Grandview Municipal Code have been satisfied.
2. SEPA Environmental review, as required by RCW 43.21C, has been completed, resulting in the issuance of a Determination of Non-significance.
3. Sufficient water, sewer and street capacity for the proposed annexation will be based on the size and scope of future development.
4. The proposed annexation and establishment of Light Industrial Zoning will meet the applicable criteria in GMC §§ 17.88.060, 17.96.030, and is compliant with the City of Grandview Comprehensive Plan.



5. The public use and interest will be served.

### **RECOMMENDATION**

Based on the information presented in this report, it is recommended that the proposed annexation of the property describe below be **approval** and that the property be zoned Light Industrial

#### **Annexation Area:**

That portion of the North Half of the Southwest Quarter of the Northwest Quarter of Section 15 and the North Half of the Southeast Quarter of the Northeast Quarter of Section 16, Township 9 North, Range 23 East, W.M. described as follows:

Beginning at the Northeast corner of said North Half of the Southwest Quarter of the Northwest Quarter of Section 15; Thence Westerly along the North line of said North Half of the Southwest Quarter of the Northwest Quarter of Section 15 and the North line of the North Half of Southeast Quarter of the Northeast Quarter of Section 16 to the west right of way line of Puterbaugh Road; Thence Southerly along said west right of way line to the South line of said North half of the Southeast Quarter of the Northeast Quarter of Section 16; Thence Easterly along the South line of said North Half of the Southeast Quarter of the Northeast Quarter of Section 16 and the south line of the North Half of Southwest Quarter of the Northwest Quarter of Section 15 to the Southeast corner thereof; Thence Northerly along the East line of said North Half of the Southwest Quarter of the Northwest Quarter of Section 15 to the Point of Beginning. Situate in Yakima County, Washington.



# Dave Cook, Assessor

Courthouse • Room 112 • Yakima, WA 98901 • (509) 574-1100

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

website: [www.co.yakima.wa.us/assessor](http://www.co.yakima.wa.us/assessor)

**Determination of Sufficiency of Annexation Petition;  
City of Grandview- John & Diana Buettner  
(RCW 35A.01.050(4))**

**RECEIVED**

**APR 26 2020**

**CITY OF GRANDVIEW**

To: Anita Palacios, City Clerk  
City of Grandview

On February 17<sup>th</sup>, 2021, a petition for annexation was received by this office for determinations of the sufficiency of the petition according to RCW 35.13.130 and 35.21.005 from the City of Grandview.

The determination of the sufficiency was begun by this office on the terminal date of April 22<sup>nd</sup>, 2021 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 and 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 22nd day of April 2021

Dave Cook, Yakima County Assessor

Determination of Sufficiency of Annexation Petition

Anita Palacios

---

**From:** Jamie West <Jamie.West@co.yakima.wa.us>  
**Sent:** Wednesday, April 28, 2021 10:12 AM  
**To:** Anita Palacios  
**Subject:** Buettner Annexation - Parcel 23091523001

---

**CAUTION:** External Email

---

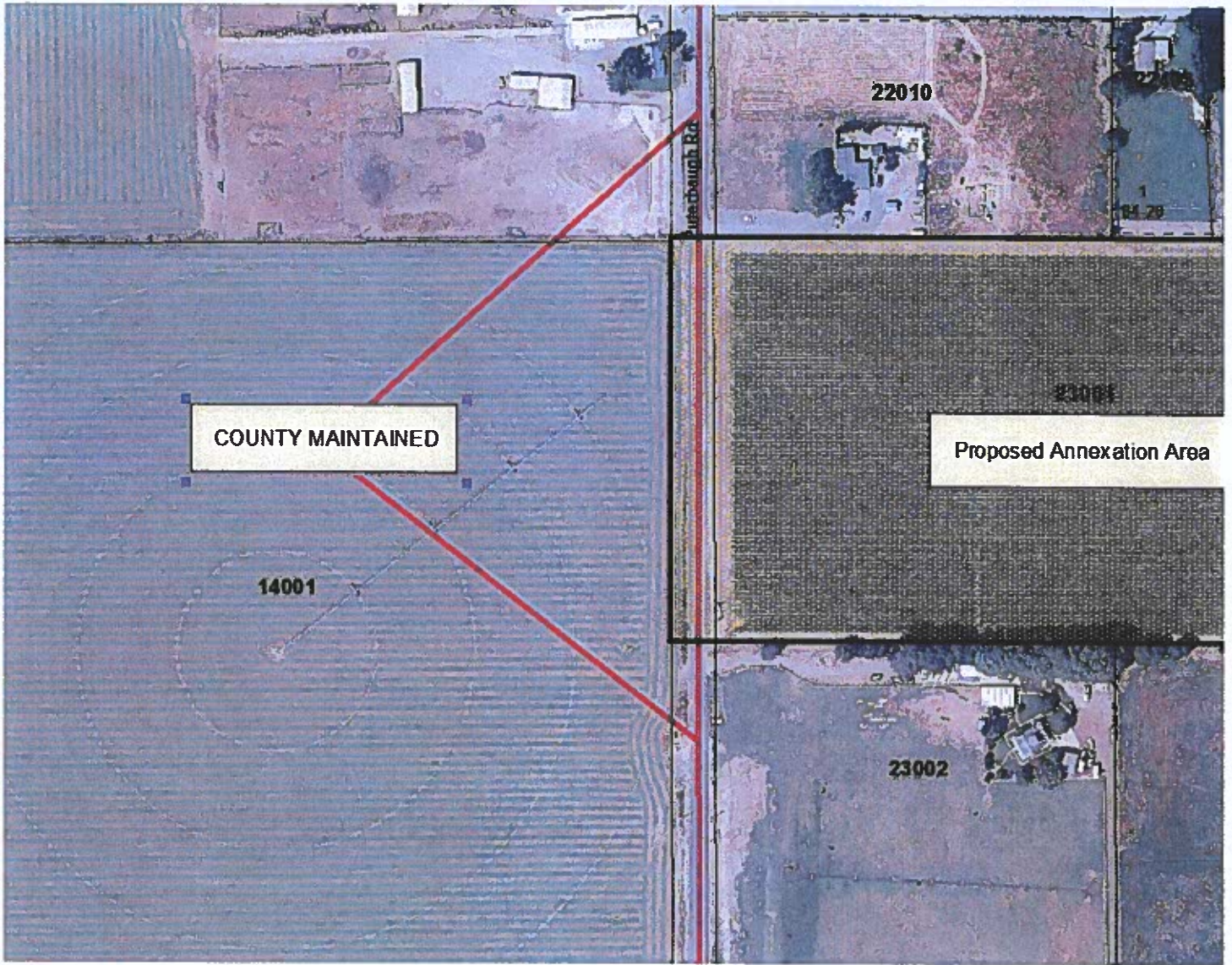
Anita,

The proposed annexation would create an island of roadway maintenance on Peterbaugh Road. We would like to suggest that the right of way not be included with the annexation for ease and clarity when it comes to roadway maintenance. If this works for the City of Grandview as well, please send back a revised legal description for the property. The map provided with the initial request does have an error that needs to be fixed as well; Section 15 should be annotated on the east side of Peterbaugh Road and Section 16 should be on the West side of Peterbaugh (they just need to be flipped).

This is the legal I pulled from the latest property deed which would be accurate for the property without the right-of-way"

*"The North Half of the Southwest Quarter of the Northwest Quarter of Section 15, Township 9 Range 23 East, W.M EXCEPT the West 25' dedicated for roadway purposes as conveyed to Yakima County by instrument recorded under Auditor's File Number 1601260."*





Respectfully,  
Jamie West  
Yakima County Transportation  
Engineering Review Tech  
509-574-2300



## **Yakima County Roads**

Matt Pietrusiewicz P.E. - County Engineer

128 North Second Street • Fourth Floor Courthouse • Yakima, Washington 98901  
(509) 574-2300 • 1-800-572-7354 • FAX (509) 574-2301 • [www.co.yakima.wa.us](http://www.co.yakima.wa.us)

May 5<sup>th</sup>, 2021

City of Grandview  
ATTN: Anita Palacio  
207 W. 2<sup>nd</sup> Street  
Grandview, WA 98930

RE: Legal Description Certification – Buettner; Tax Parcel 230915-23001

As requested in your letter dated March 1st, 2021 the legal description for tax parcel 230915-23001 and the accompanied map have been reviewed and certified to be true and accurate for the purpose of annexation. The documents reviewed have been attached for ease and clarity.

If you need any further assistance, please contact me at (509) 574-2300.

Sincerely,

Matt Pietrusiewicz, P.E.  
Yakima County Engineer

*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.*

**April 30, 2021**

**HLA No. 21007**

**City of Grandview Buettner Annexation**

**LEGAL DESCRIPTION**

The North Half of the Southwest Quarter of the Northwest Quarter of Section 15,  
Township 9 North, Range 23 East, W.M.

EXCEPT the West 25.00 feet dedicated for roadway purposes as conveyed to Yakima  
County by instrument recorded under Auditor's File Number 1601260, records of  
Yakima County, Washington.









**RESOLUTION NO. 2021-28**

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,  
AUTHORIZING THE PETITION TO ANNEX PROPERTIES KNOWN AS THE JOHN  
AND DIANE BUETTNER 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 John and Diane Buettner Annexation of certain real property pursuant to RCW 35A.14.120, a legal description of which is attached hereto as Exhibit "A";

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

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

**WHEREAS**, petitioners further understood the zoning of said area proposed for annexation would be M-1 Light Industrial for Parcel No. 230915-23001;

**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 June 22, 2021.

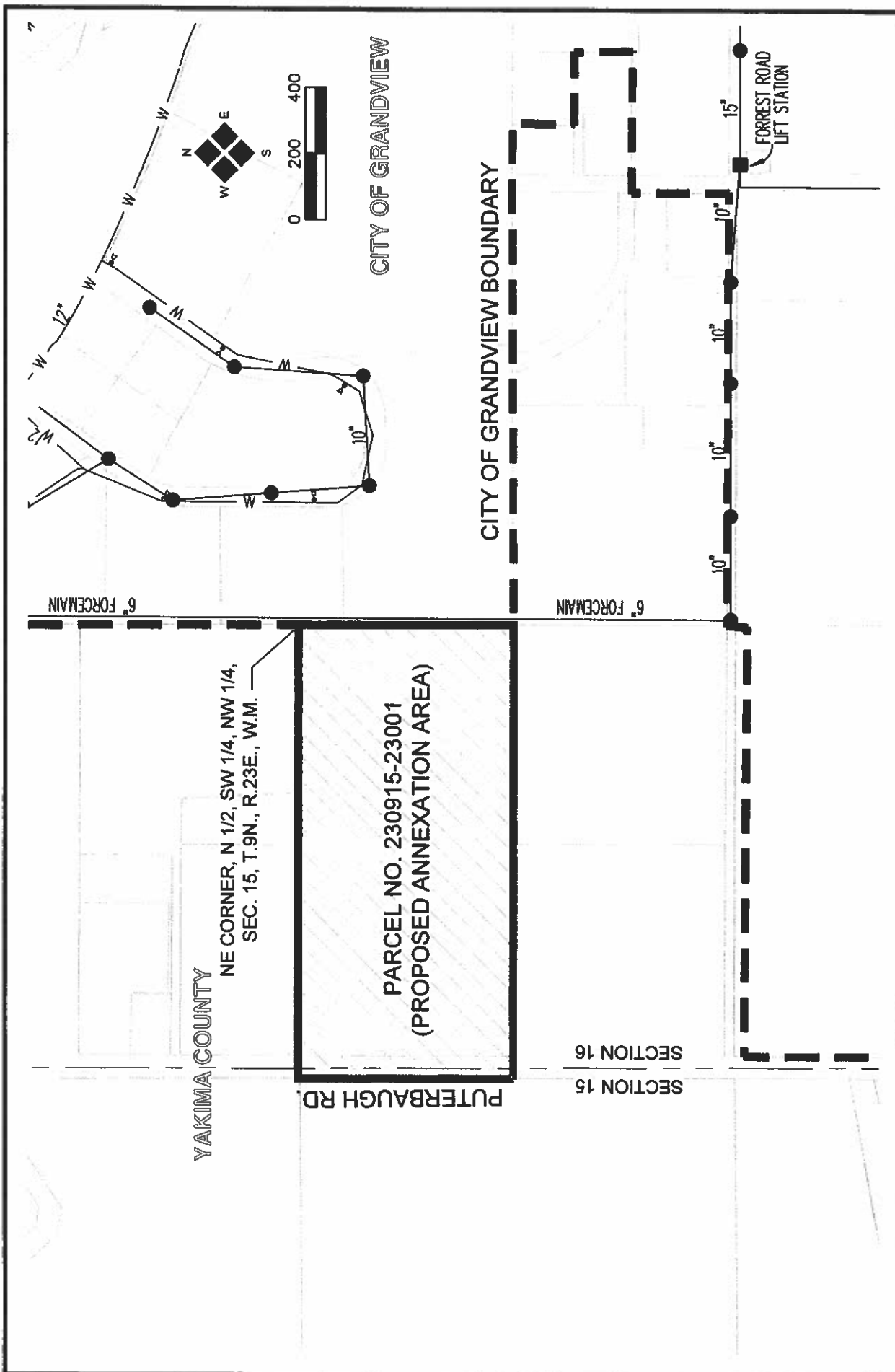
**MAYOR**


\_\_\_\_\_  
**ATTEST:**

\_\_\_\_\_  
**CITY CLERK**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**CITY ATTORNEY**



 <p><b>HILA</b> Engineering and Land Surveying, Inc.</p>	<p>2803 River Road Yakima, WA 98902 509.966.7000 Fax 509.965.3800 www.hilacivil.com</p>	<p>JOB NO: 21007G DWG: 21007ANNEX.dwg DATE: 2-24-21 DRAWN BY: TDF CHECKED BY: ETH</p>	<p><b>ANNEXATION EXHIBIT</b> <b>for, CITY OF GRANDVIEW</b> YAKIMA COUNTY, WASHINGTON BUETTNER ANNEXATION</p>
---	---	---	--