



**GRANDVIEW HEARING EXAMINER  
PUBLIC HEARING PACKET  
APRIL 27, 2022  
2:00 P.M.**

**Applicant(s) & Property Owner(s):** Darrin Still dba Statewide Development LLC., and Karissa Carpenter Bradshaw

**Proposed Project:** Annexation & Rezone

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

**Proposed Zoning:** C-2 General Business

**Location of Project:** 3160 and 3130 Olmstead Road, Grandview, Yakima County, WA

**Parcel No(s):** 230924-12004 and 230924-12008

- Public Hearing Procedure (Pages 1-2)
- Letter of Intent & Petition for Annexation (Pages 3-9)
- Resolution Accepting a Request for Annexation (Pages 10-12)
- Determination of Sufficiency of Annexation Petition (Page 13)
- SEPA Environmental Checklist (Pages 14-30)
- Determination of Non-Significance (Pages 31)
- Notice of Development Application, Environmental Determination & Notice of Public Hearing (Pages 32-36)
- Affidavit of Publication – Public Hearing Notice (Page 37)
- Affidavit of Mailing & Posting (Pages 38-46)
- Certificate of Posting Property (Pages 47-52)
- Legal Description Certification (Pages 53-55)
- Public Comments (Pages 56-57)
- Staff Report (Pages 58-63)

This meeting will be held in person in the Council Chambers at City Hall, 207 West Second Street, Grandview, Washington, and will also be available via teleconference.

Please join the public hearing from your computer, tablet or smartphone.

Join Zoom Meeting

<https://us06web.zoom.us/j/87135871928?pwd=OFhKTTFFxTFInYStGaHAxdEplMkw5Zz09>

Meeting ID: 871 3587 1928

Passcode: 848044

To join by phone: +1 253 215 8782 US

Meeting ID: 871 3587 1928

Passcode: 848044

## 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):** Darrin Still dba Statewide Development LLC., and Karissa Carpenter Bradshaw

**Proposed Project:** Annexation & Rezone

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

**Proposed Zoning:** C-2 General Business

**Location of Project:** 3160 and 3130 Olmstead Road, Grandview, Yakima County, WA

**Parcel No(s):** 230924-12004 and 230924-12008

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).

*See Attached*

We are requesting City Council consideration of our request and are asking that the above property as Commercial zone.

OWNER'S SIGNATURE:  DATE: 1-20-2022

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

PRINTED NAME: Darren Still

MAILING ADDRESS: 273 S. County Way Rd Grandview WA 98930

TELEPHONE NO.: 509 203 0127

PARCEL NO.: 23092412004

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

OWNER'S SIGNATURE: Karissa Carpenter Bradshaw DATE: 2/15/2022

OWNER'S SIGNATURE: [Signature] DATE: 2/15/2022

PRINTED NAME: Karissa Carpenter Bradshaw Ethan Bradshaw

MAILING ADDRESS: 9820 Welsh Drive Pasco, WA 99301

TELEPHONE NO.: (509) 830-1671

PARCEL NO.: 23092-412008

PROPERTY LEGAL DESCRIPTION:

\_\_\_\_\_  
\_\_\_\_\_

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

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

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

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

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

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

PROPERTY LEGAL DESCRIPTION:

\_\_\_\_\_  
\_\_\_\_\_

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

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

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

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

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

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

PROPERTY LEGAL DESCRIPTION:

\_\_\_\_\_  
\_\_\_\_\_

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

TO: The City Council  
City of Grandview  
Grandview, Washington

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

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

*see Attached*

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

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

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

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

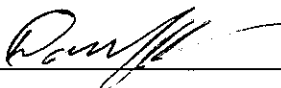
indebtedness of said City, including assessments or taxes in payment of any bonds issued or debts contracted, prior to or existing at the date of annexation, and that simultaneous adoption of proposed zoning regulations be required" in accordance with the requirements of the City Council of said City,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

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 Commercial, consistent with the City of Grandview Comprehensive Plan.

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

OWNER'S SIGNATURE:  DATE: 1-20-2022

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

PRINTED NAME: Darren Still, Statelide Development, LLC

MAILING ADDRESS: 273 S. County Line Rd Grandview WA 98930

TELEPHONE NO.: 509 203 0127

PARCEL NO.: 23092412004

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

OWNER'S SIGNATURE: Karla Carpenter Bradshaw DATE: 2/15/2022

OWNER'S SIGNATURE: [Signature] DATE: 2/15/2022

PRINTED NAME: Karlssa Carpenter Bradshaw Ethan Bradshaw

MAILING ADDRESS: 9820 Welsh Drive Pasco, WA 99301

TELEPHONE NO.: (509) 830-1671

PARCEL NO.: 23092-412008

PROPERTY LEGAL DESCRIPTION:

\_\_\_\_\_  
\_\_\_\_\_

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

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

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

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

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

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

PROPERTY LEGAL DESCRIPTION:

\_\_\_\_\_  
\_\_\_\_\_

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

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

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

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

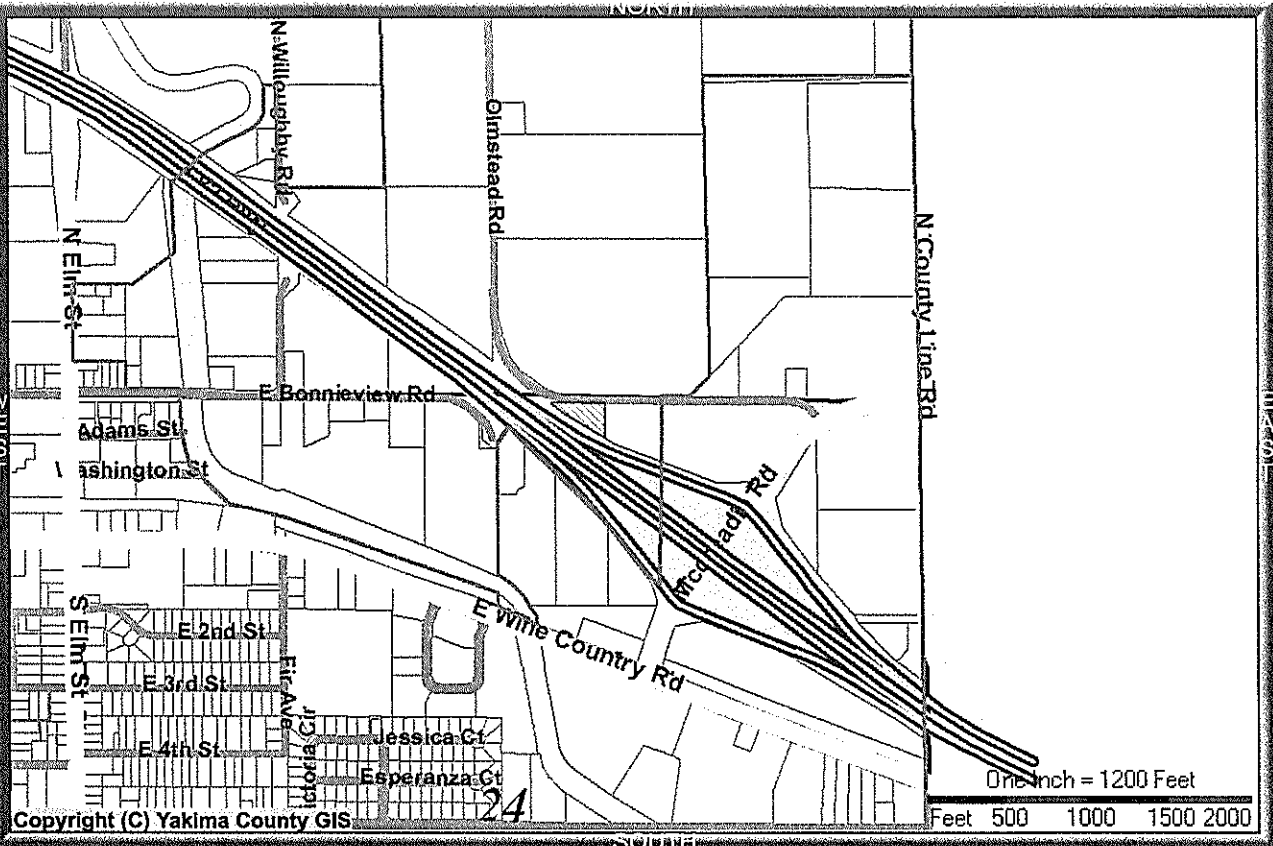
TELEPHONE NO.: \_\_\_\_\_

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

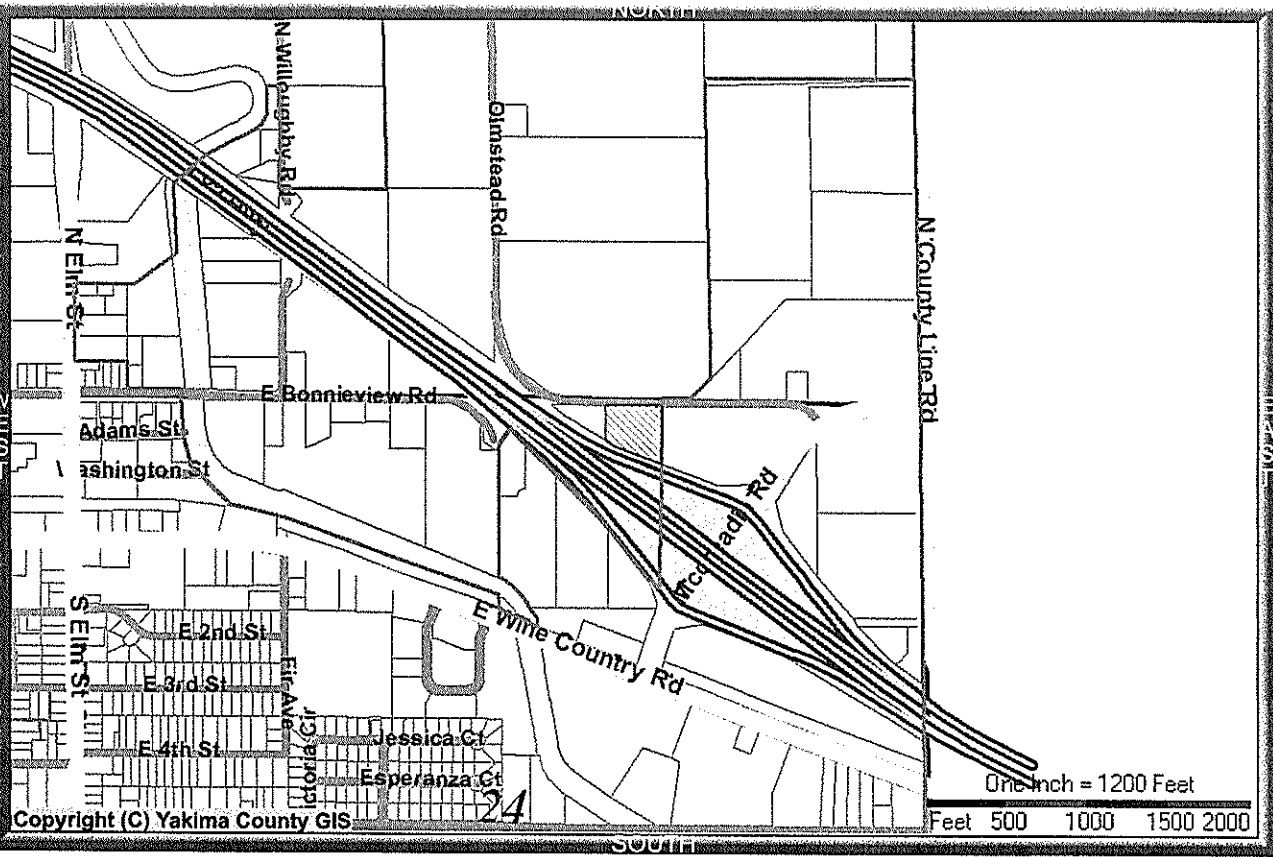
PROPERTY LEGAL DESCRIPTION:

\_\_\_\_\_  
\_\_\_\_\_





PROPERTY PHOTO	PROPERTY INFORMATION	
	Parcel Address: 3160 OLMSTEAD RD, GRANDVIEW ,WA 98930	
	Parcel Owner(s): STATEWIDE DEVELOPMENT LLC	
	Parcel Number: 23092412004	Parcel Size: 0.9 Acre(s)
	Property Use: 99 Other Undeveloped Land	
	TAX AND ASSESSMENT INFORMATION	
	Tax Code Area (TCA): 441	Tax Year: 2022
	Improvement Value: \$0	Land Value: \$19600
	CurrentUse Value: \$0	CurrentUse Improvement: \$0
	New Construction:\$0	Total Assessed Value:\$19600
	OVERLAY INFORMATION	
Zoning: HC	Jurisdiction: County	
Urban Growth Area: Grandview	Future Landuse Designation: (Yakima County Plan 2015)	
FEMA:	FIRM Panel Number: 53077C1925D	
FEMA Map		
LOCATION INFORMATION		
+ Latitude:46° 15' 29.493"	+ Longitude:-119° 52' 54.252"	Range:23 Township:09 Section:24
Narrative Description: TH PT OF W 683.6 FT OF NW1/4 NE1/4 LYN'LY OF SR-82 R/W EX CO RD		
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		



PROPERTY PHOTO	PROPERTY INFORMATION	
<p>230924-12008 11-8-08 #63</p>	Parcel Address: 3130 OLMSTEAD RD, GRANDVIEW ,WA 98930	
	Parcel Owner(s): <b>KARISSA CARPENTER</b>	
	Parcel Number: <b>23092412008</b>	Parcel Size: <b>2.4 Acre(s)</b>
	Property Use: <b>11 Single Unit</b>	
<b>TAX AND ASSESSMENT INFORMATION</b>		
Tax Code Area (TCA): <b>441</b>		Tax Year: <b>2022</b>
Improvement Value: <b>\$141200</b>		Land Value: <b>\$46500</b>
CurrentUse Value: <b>\$0</b>		CurrentUse Improvement: <b>\$0</b>
New Construction: <b>\$0</b>		Total Assessed Value: <b>\$187700</b>
<b>OVERLAY INFORMATION</b>		
Zoning: <b>HC</b>	Jurisdiction: <b>County</b>	
Urban Growth Area: <b>Grandview</b>	Future Landuse Designation: <b>(Yakima County Plan 2015)</b>	
FEMA:	FIRM Panel Number: <b>53077C1925D</b>	
<b>FEMA Map</b>		
<b>LOCATION INFORMATION</b>		
+ Latitude: <b>46° 15' 28.680"</b>	+ Longitude: <b>-119° 52' 49.937"</b>	Range: <b>23</b> Township: <b>09</b> Section: <b>24</b>
Narrative Description: <b>TH PT OF E 323.6 FT OF W 1007.2 FT OF NW1/4 NE1/4 LY N'LY OF SR-82 R/W</b>		
<b>DISCLAIMER</b>		
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. 2022-08

A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,  
ACCEPTING A REQUEST FROM STATEWIDE DEVELOPMENT LLC AND KARISSA  
CARPENTER BRADSHAW FOR ANNEXATION OF PARCEL NOS. 230924-12004  
AND 230924-12008 LOCATED AT 3160 AND 3130 OLMSTEAD ROAD,  
GRANDVIEW, YAKIMA COUNTY, WASHINGTON

WHEREAS, Darrin Still dba Statewide Development LLC., and Karissa Carpenter Bradshaw, the owners of Parcel Nos. 230924-12004 and 230924-12008 located at 3160 and 3130 Olmstead 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 22, 2022, 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:

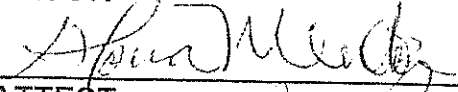
Section 1. The City of Grandview hereby accepts the request for annexation subject to the following conditions:

- 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: C-2 General Business 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 8, 2022.

MAYOR



ATTEST:



CITY CLERK

APPROVED AS TO FORM:

  
CITY ATTORNEY

March 9, 2022

HLA Project No. 22007

Legal Description for Statewide Development Annexation

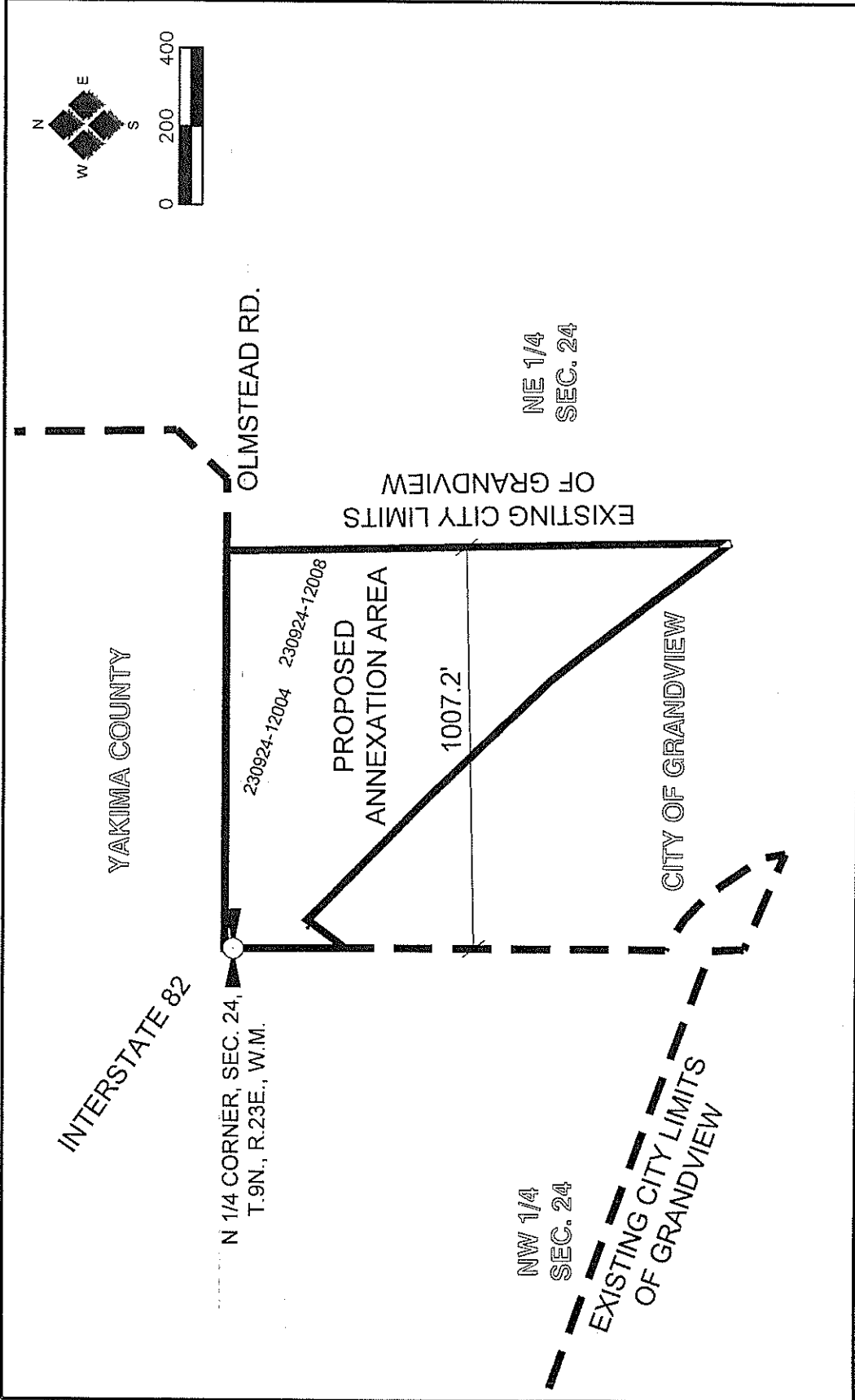
**LEGAL DESCRIPTION**


That portion of the Northwest Quarter of the Northeast Quarter of Section 24 and the Southwest Quarter of the Southeast Quarter of Section 13, all in Township 9 North, Range 23 East, W.M. described as follows:

Beginning at the Northwest Corner of said Northeast Quarter of Section 24;  
Thence Southerly along the West line of said subdivision to the existing Northerly line of the City Limits established by City of Grandview Ordinance 2008-11, and recorded under Auditor's file number 7612985, records of Yakima County, Washington;  
Thence Northeasterly along said existing northerly line of the City limits 139 feet, more or less. to the Southerly right of way line of State Route I-82;  
Thence Southeasterly along said right of way line to the intersection with of the East line of the West 1007.2 feet of said Northwest Quarter of the Northeast Quarter,  
Thence Northerly along said line and its Northerly extension to the North right of way line of Olmstead Road;  
Thence Westerly along said North right of way line, parallel with the North line of said Section 24 to the Northerly extension of the West line of said Northeast Quarter of Section 24;  
Thence South to the Point of Beginning.

Situate in Yakima County, Washington.





 <p><b>HLA</b> Engineering and Land Surveying, Inc.</p>	<p>2803 River Road Yakima, WA 98902 509.966.7000 Fax 509.965.3800 www.hlacivil.com</p>	<p>JOB NO: 22007G Statewide_Annex.dwg DATE: 3-1-22 DRAWN BY: TDF CHECKED BY: ETH</p>	<p><b>ANNEXATION EXHIBIT</b> <b>for, CITY OF GRANDVIEW</b> YAKIMA COUNTY, WASHINGTON STATEWIDE DEVELOPMENT ANNEXATION</p>
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**Determination of Sufficiency of Annexation Petition;  
City of Grandview – Statewide Development Annexation  
(RCW 35A.01.050(4))**

To: Anita Palacios, MMC, City Clerk  
City of Grandview

On February 24<sup>th</sup>, 2022, 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 February 24<sup>th</sup>, 2022 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 24th day of February 2022

A handwritten signature in black ink, appearing to read 'D. Cook', with a stylized flourish at the end.

Dave Cook, Yakima County Assessor

Determination of Sufficiency of Annexation Petition

# SEPA ENVIRONMENTAL CHECKLIST

## **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:** [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). 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** [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#) Annex
2. Name of applicant: [\[help\]](#) Darren Smith
3. Address and phone number of applicant and contact person: [\[help\]](#) Darren Smith 273 S. County Line Rd Grandview WA 5092030127
4. Date checklist prepared: [\[help\]](#) 1-24-2020

- 5. Agency requesting checklist: [\[help\]](#) *City of Granddew*
- 6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)  
*ASAP*
- 7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)  
*yes, building storage units*
- 8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#) *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. [\[help\]](#)  
*no*
- 10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)  
*none*
- 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.) [\[help\]](#) *Annex into city of Granddew*
- 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. [\[help\]](#)

*3130 & 3160 Olmstead Rd  
23092412008 & 23092412004*

**B. ENVIRONMENTAL ELEMENTS** [\[help\]](#)

- 1. **Earth** [\[help\]](#)
  - a. General description of the site: [\[help\]](#)  
(circle one): Flat, rolling, hilly, steep slopes, mountainous, other *Flat*
  - b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)  
*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. [\[help\]](#)  
*clay / sand*



- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#) *NO*
- 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. [\[help\]](#)  
*none*
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)  
*NO*
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)  
*10%*
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)  
*none*

## 2. Air [\[help\]](#)

- 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. [\[help\]](#) *none*
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)  
*NO*
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)  
*None*

## 3. Water [\[help\]](#)

### 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. [\[help\]](#)  
*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. [\[help\]](#)  
*N/A*
- 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. [\[help\]](#)  
*N/A*
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)  
*NO*

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#) *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. [\[help\]](#) *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. [\[help\]](#) *no.*

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. [\[help\]](#) *N/A*

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. [\[help\]](#) *N/A*

2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#) *no*

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#) *no*

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#) *none*

4. **Plants** [help]

a. Check the types of vegetation found on the site: [help]

- 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 needs

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

*N/A*

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

*None*

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

*None*

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

*None*

5. **Animals** [help]

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. [help]

Examples include: *overhead*

- 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. [help]

*None*

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

*no*

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

*None*

e. List any invasive animal species known to be on or near the site. [help]

*None*

6. Energy and Natural Resources [help]

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. [help]

*N/A*

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

*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: [help]

*None*

7. Environmental Health [help]

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. [help]

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

*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. [help]

~~None~~ *Natural Gas Pipeline underground at corner of Property.*

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. [help]

*N/A None*

4) Describe special emergency services that might be required. [help]

*None*

5) Proposed measures to reduce or control environmental health hazards, if any: [help]

*None*

b. Noise [help]

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

*None*

~~*Freeway*~~

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. [\[help\]](#) *none*

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

*none*

8. Land and Shoreline Use [\[help\]](#)

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. [\[help\]](#)

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? [\[help\]](#)

*no*

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: [\[help\]](#)

*no*

c. Describe any structures on the site. [\[help\]](#)

*house & garage.*

d. Will any structures be demolished? If so, what? [\[help\]](#)

*no*

e. What is the current zoning classification of the site? [\[help\]](#)

*urban Commercial*

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

*Commercial*

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

*N/A*

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

*no*

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

~~0~~ *4*

j. Approximately how many people would the completed project displace? [\[help\]](#)

0

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

none

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

none

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

none

9. **Housing** [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

none

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

none

10. **Aesthetics** [\[help\]](#)

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

18 Feet

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

none

b. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

none

11. **Light and Glare** [\[help\]](#)

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

none

b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

no

c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

*None*

d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

*None*

## 12. Recreation [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

*None*

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

*NO*

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

*None*

## 13. Historic and cultural preservation [\[help\]](#)

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. [\[help\]](#)

*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. [\[help\]](#)

*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. [\[help\]](#)

*None*

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. [\[help\]](#)

*None*

## 14. Transportation [\[help\]](#)

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. [\[help\]](#)

*Winstead Rd.*

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? [\[help\]](#)

*No - 1 mile*

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

*None*

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). [\[help\]](#)

*No*

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

*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? [\[help\]](#)

*None*

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. [\[help\]](#)

*No*

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

*None*

15. **Public Services** [\[help\]](#)

a. 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. [\[help\]](#)

*No NO Adding no city would*

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

*None*

16. **Utilities** [\[help\]](#)

a. Circle utilities currently available at the site: [\[help\]](#)

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

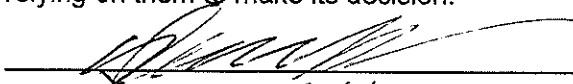
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

*None*



**C. Signature** [\[help\]](#)

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 Barbara Smith

Position and Agency/Organization Manager Statewide Development, LLC

Date Submitted: 1-

**D. supplemental sheet for nonproject actions** [\[help\]](#)

(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?

Proposed measures to avoid or reduce such increases are:

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

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?

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?

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?

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?

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.

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: MVP Safe Storage
Development Address: 3130 21st St Grandview WA
Developer Name: MVP Safe Storage Darren Still
Developer Address: 273 S. County Line Rd Grandview WA 98930

- 1. Type of development:
[ ] Single Family Residential
[ ] Duplex Residential
[ ] Multi-Family Residential
[X] Commercial
[ ] Industrial
[ ] Other

Number of Units: N/A

- 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 N/A

3. Total vehicle trips per day for the development: N/A

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

N/A daily trips to
N/A daily trips to
N/A daily trips to

5. Peak hour trips to public streets from development:

N/A Peak hour trips to
N/A Peak hour trips to
N/A Peak hour trips to

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

7. Existing level of service (LOS) capacity for existing public streets accessed by development:

- [X] 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 #6 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)

- [X] None
[ ] See Attached

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

- [X] None at this time
[ ] See Attached

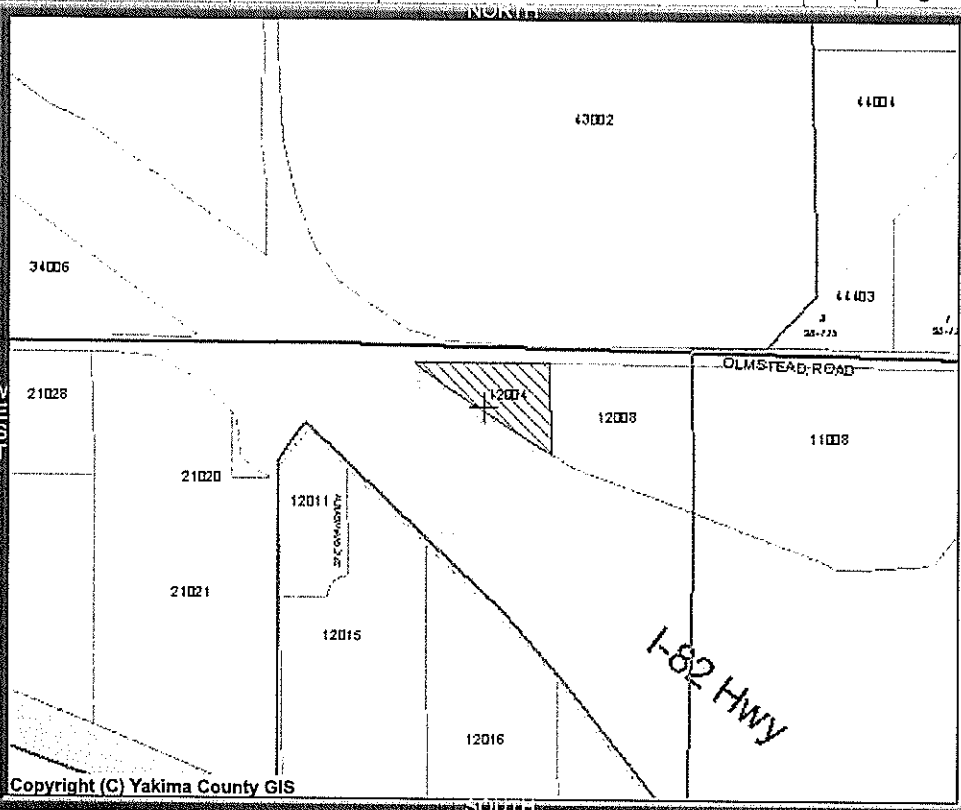
Completed By: Darren Still

Date: 2-1-2022



Assessor | Planning | Real Estate

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Copyright (C) Yakima County GIS

Easting(ft) : Northing(ft) Longitude(W) : Latitude(N) One Inch = 400 Feet Feet 200 400 600

Search By: Parcel Number  Parcel #:

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

**Search**

MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography:  FEMA  Critical Areas  Contours  Utilities

MapSize: Small (800x600)

Maps brought to you by:

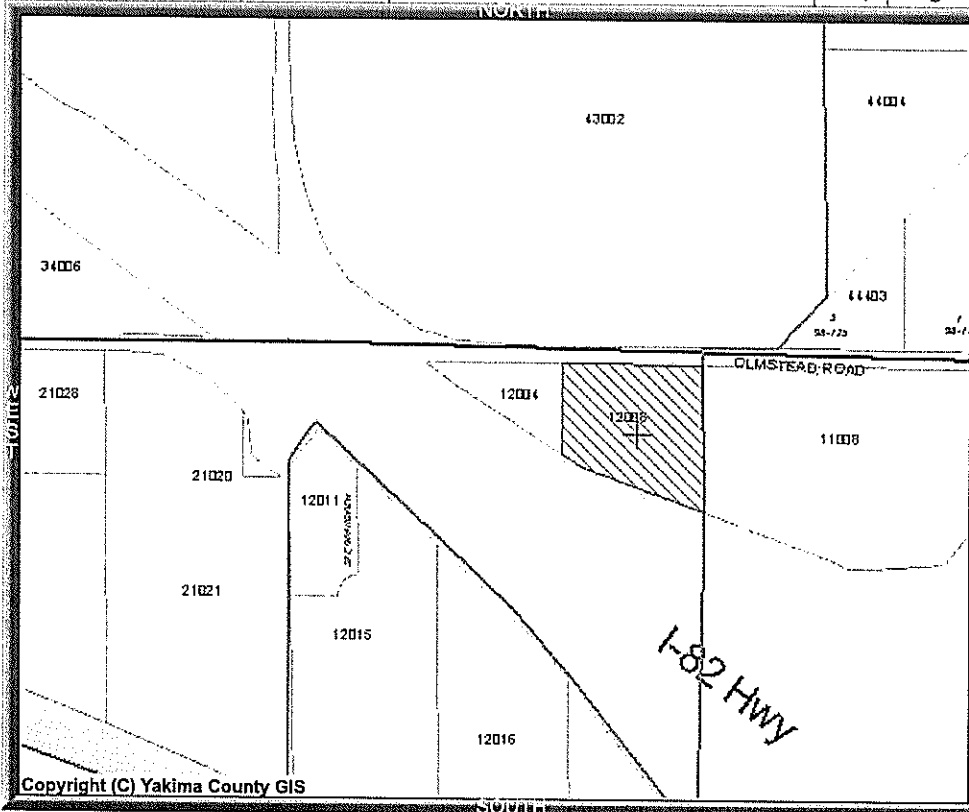
**Valley Title Guarantee**  
Title Insurance & Escrow Service  
www.vtgc.com  
(509) 248-4442

PROPERTY NOTES		PROPERTY INFORMATION								COUNTY	
	Parcel Address:	3160 OLMSTEAD RD, GRANDVIEW ,WA 98930								County:	
	Parcel Owner(s):	STATEWIDE DEVELOPMENT LLC								County:	
	Parcel Number:	23092412004	Parcel Size:		0.9 Acre(s)		County:		County:		
	Property Use:	99 Other Undeveloped Land								County:	
TAX AND ASSESSMENT INFORMATION											
Tax Code Area (TCA):		441	Tax Year:		2022		County:		County:		
Improvement Value:		\$0		Land Value:		\$19600		County:		County:	
Current Use Value:		\$0		Current Use Improvement:		\$0		County:		County:	
New Construction:		\$0		Total Assessed Value:		\$19600		County:		County:	
RESIDENTIAL INFORMATION											
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltn)	Carport	COUNTY	
No Residence Information Found.											
SALE INFORMATION											
Excise	Sale Date	Sale Price	Grantor		Portion		COUNTY		COUNTY		
396784	9/27/2007	\$288750	EARL INGHAM FARMS LLC		N		COUNTY		COUNTY		
E011193	9/1/2016	\$7000	INGHAM JANET		N		COUNTY		COUNTY		
DEED INFO											
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> .											

GENERAL INFORMATION			
Zoning:	HC	Jurisdiction: County	
Urban Growth Area:	Grandview	Future Landuse Designation: Urban Commercial (Yakima County Plan 2015)	
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D
LOCATION INFORMATION			
+ Latitude:	46° 15' 29.147"	+ Longitude:	-119° 52' 54.990"
Narrative Description:		TH PT OF W 683.6 FT OF NW1/4 NE1/4 LYN'LY OF SR-82 R/W EX CO RD	
DISCLAIMER			
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD			



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Search By:

Parcel #:

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

MapScale: 1 inch = 400 ft.

Overlays:  Aerial Photography  FEMA  Critical Areas  Contours  Utilities

MapSize:

Maps brought to you by:

**Valley Title Guarantee**  
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Eastings(ft) : Northing(ft)  
 Longitude(W) : Latitude(N)

Click Map to: [Get Information](#)

One Inch = 400 Feet  
 Feet 200 400 600

	Parcel Address:		3130 OLMSTEAD RD, GRANDVIEW, WA 98930						
	Parcel Owner(s):		KARISSA CARPENTER						
	Parcel Number:	23092412008	Parcel Size:	2.4 Acre(s)					
	Property Use:	11 Single Unit							
	Tax Code Area (TCA):	441	Tax Year:	2022					
	Improvement Value:	\$141200	Land Value:	\$46500					
	Current Use Value:	\$0	Current Use Improvement:	\$0					
	New Construction:	\$0	Total Assessed Value:	\$187700					
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltin)	Carport
AVERAGE	1930	1.00	1802	0/0	0/0	3	2/0/1	0/0/0	
Excise	Sale Date	Sale Price	Grantor		Portion				
E014296	6/19/2017	\$180000	SCHLAX, STEVEN H & CAROLYN A		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 <a href="#">email us</a> .									

Zoning:	HC	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Commercial (Yakima County Plan 2015)
FEMA 100 Year:	1 - 100 Year	FIRM Panel Number:	53077C1925D
+ Latitude: 46° 15' 28.459"		+ Longitude: -119° 52' 49.941"	
Range: 23		Township: 09	
Section: 24			
Narrative Description: TH PT OF E 323.6 FT OF W 1007.2 FT OF NW1/4 NE1/4 LY N'LY OF SR-82 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

March 9, 2022

HLA Project No. 22007

Legal Description for Statewide Development Annexation

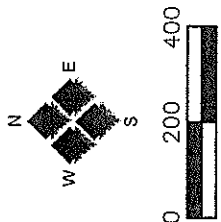
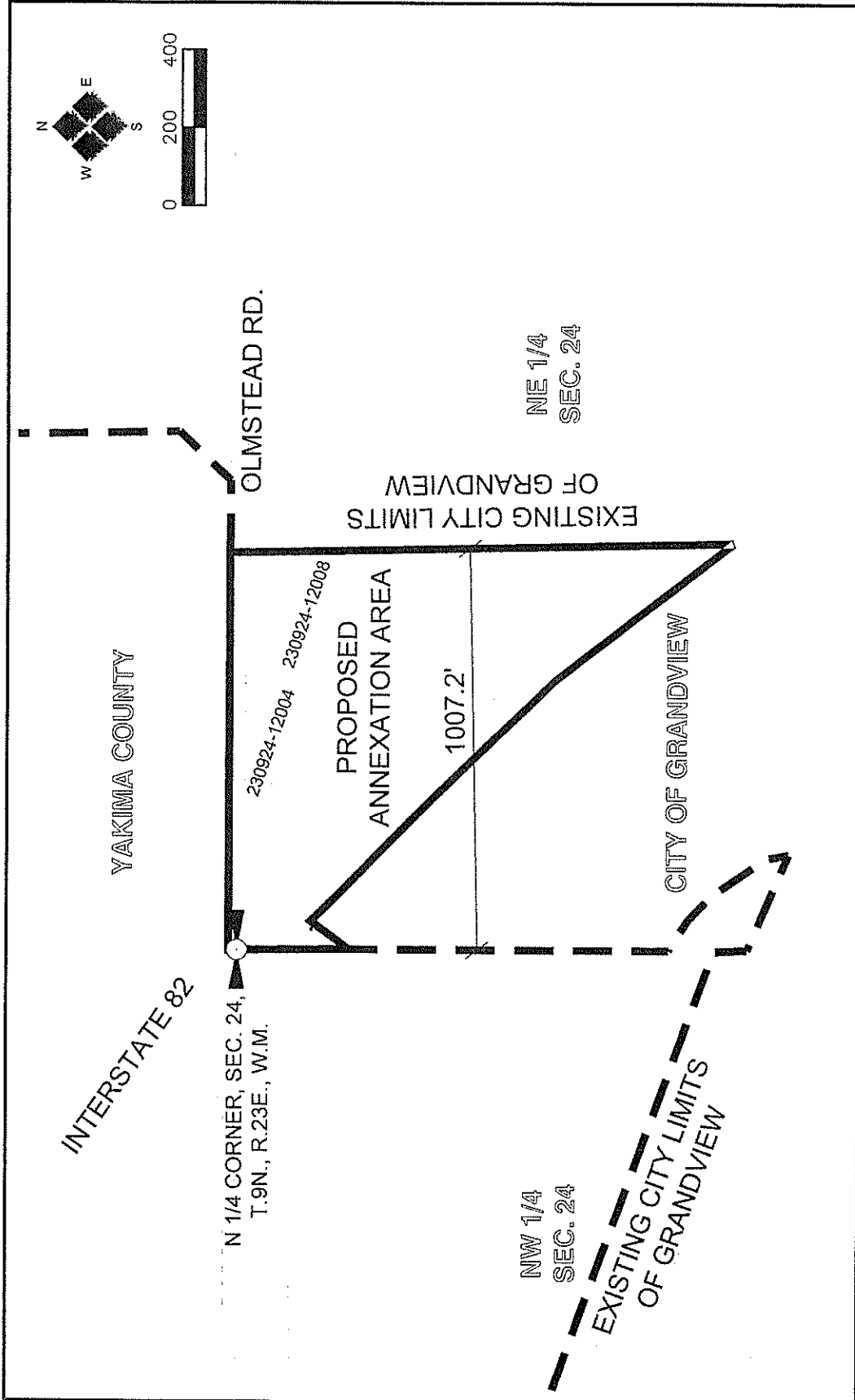
**LEGAL DESCRIPTION**


That portion of the Northwest Quarter of the Northeast Quarter of Section 24 and the Southwest Quarter of the Southeast Quarter of Section 13, all in Township 9 North, Range 23 East, W.M. described as follows:

Beginning at the Northwest Corner of said Northeast Quarter of Section 24;  
Thence Southerly along the West line of said subdivision to the existing Northerly line of the City Limits established by City of Grandview Ordinance 2008-11, and recorded under Auditor's file number 7612985, records of Yakima County, Washington;  
Thence Northeasterly along said existing northerly line of the City limits 139 feet, more or less. to the Southerly right of way line of State Route I-82;  
Thence Southeasterly along said right of way line to the intersection with of the East line of the West 1007.2 feet of said Northwest Quarter of the Northeast Quarter,  
Thence Northerly along said line and its Northerly extension to the North right of way line of Olmstead Road;  
Thence Westerly along said North right of way line, parallel with the North line of said Section 24 to the Northerly extension of the West line of said Northeast Quarter of Section 24;  
Thence South to the Point of Beginning.

Situate in Yakima County, Washington.





 <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.hlacivil.com</p>	<p>JOB NO: 22007G Statewide_Annex.dwg DATE: 3-1-22 DRAWN BY: TDF CHECKED BY: ETH</p>	<p><b>ANNEXATION EXHIBIT</b> <b>for, CITY OF GRANDVIEW</b> YAKIMA COUNTY, WASHINGTON STATEWIDE DEVELOPMENT ANNEXATION</p>
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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):** Darrin Still dba Statewide Development LLC., and Karissa Carpenter Bradshaw

**Proposed Project:** Annexation & Rezone

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

**Proposed Zoning:** C-2 General Business

**Location of Project:** 3160 and 3130 Olmstead Road, Grandview, Yakima County, WA

**Parcel No(s):** 230924-12004 and 230924-12008

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](mailto:carteaga@grandview.wa.us)

Date: April 14, 2022

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





**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):** Darrin Still dba Statewide Development LLC., and Karissa Carpenter Bradshaw

**Proposed Project:** Annexation & Rezone

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

**Proposed Zoning:** C-2 General Business

**Location of Project:** 3160 and 3130 Olmstead Road, Grandview, Yakima County, WA

**Parcel No(s):** 230924-12004 and 230924-12008

**Application Date:** February 1, 2022

**Application Acceptance:** March 8, 2022

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

**Project Description:** Applicants request annexation and rezone to C-2 General Business

**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 schedule 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 13, 2022**.

### **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 13, 2022**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **WEDNESDAY, APRIL 13, 2022** 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 27, 2022 at 2:00 p.m.** The public hearing will be held in person in the Council Chambers at City Hall, 207 West Second Street, Grandview, WA, and will also be available via teleconference as follows:

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

Join Zoom Meeting

<https://us06web.zoom.us/j/87135871928?pwd=OFhKTTFFxTFInYStGaHAxdEplMkw5Zz09>

Meeting ID: 871 3587 1928

Passcode: 848044

To join by phone: +1 253 215 8782 US

Meeting ID: 871 3587 1928

Passcode: 848044

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

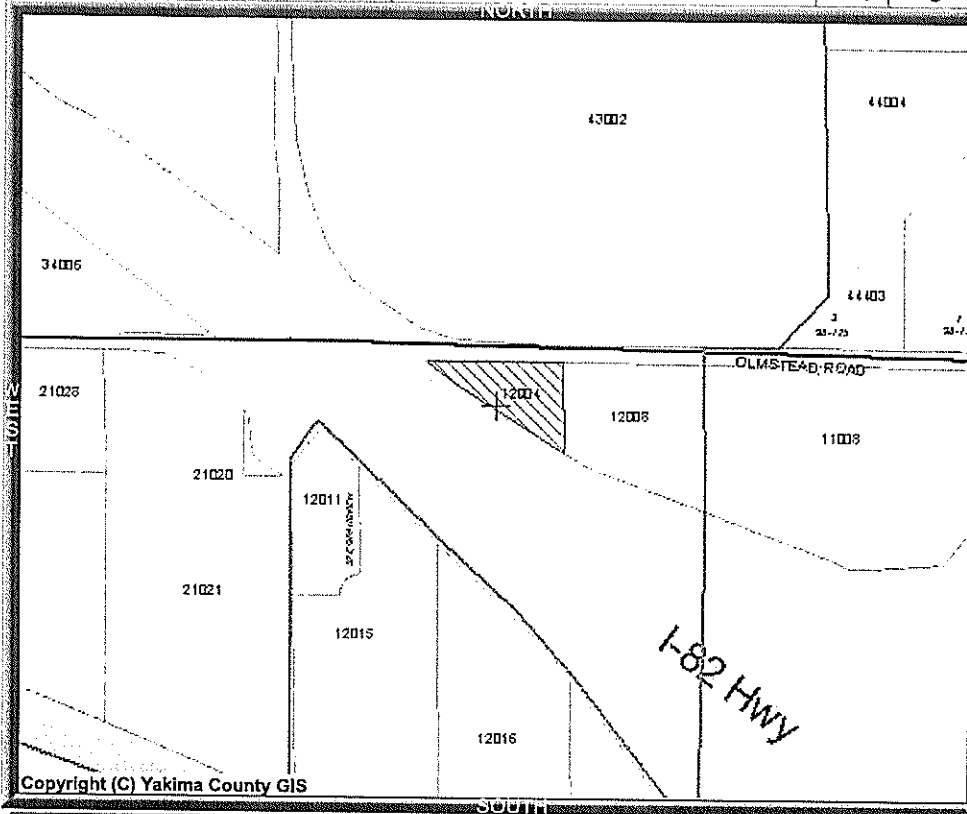
Publication: Grandview Herald – March 23, 2022

Property Posted: March 23, 2022

Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s): March 21, 2022



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Search By:

Parcel #:

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

**Search**

MapScale: 1 inch = 400 ft.

Overlays:  Aerial Photography  FEMA  Critical Areas  Contours  Utilities

MapSize:

Maps brought to you by:

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

Eastings(ft) | Northings(ft) | Longitude(E) | Latitude(N)

Click Map to: [Get Information](#)

One Inch = 400 Feet  
 Feet 200 400 600

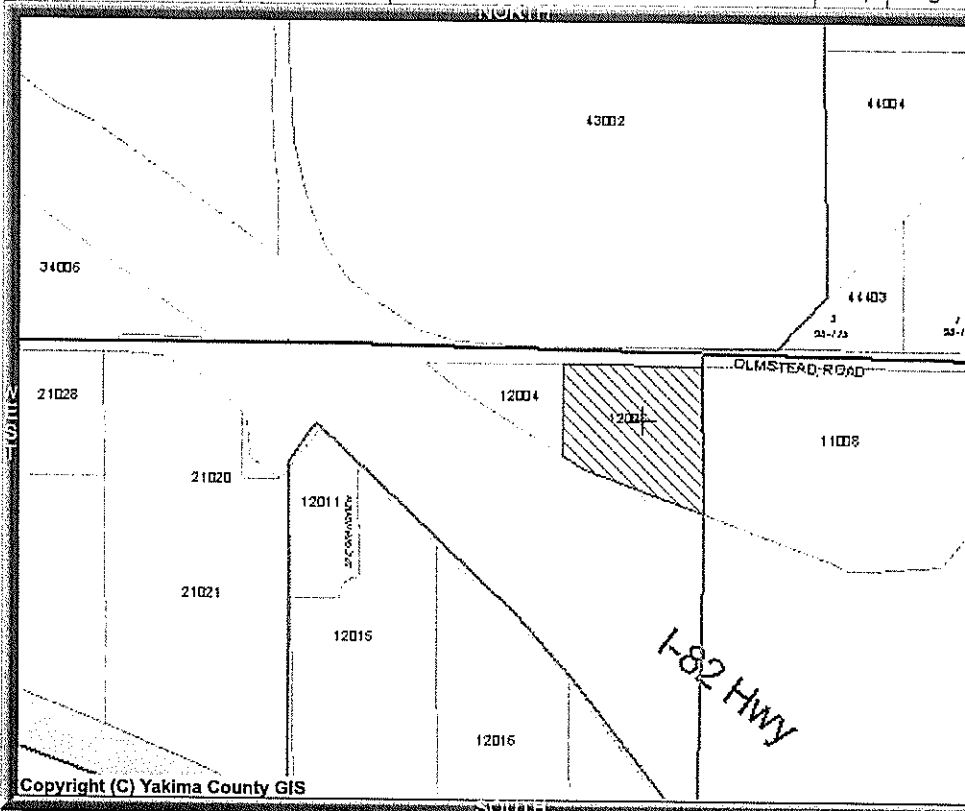
PROPERTY PROFILE		PROPERTY INFORMATION								MAPPING			
		Parcel Address:	3160 OLMSTEAD RD, GRANDVIEW, WA 98930										
		Parcel Owner(s):	STATEWIDE DEVELOPMENT LLC										
		Parcel Number:	23092412004	Parcel Size:	0.9 Acre(s)								
		Property Use:	99 Other Undeveloped Land										
		Tax Code Area (TCA):	441	Tax Year:	2022								
		Improvement Value:	\$0	Land Value:	\$19600								
		Current Use Value:	\$0	Current Use Improvement:	\$0								
		New Construction:	\$0	Total Assessed Value:	\$19600								
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltn)	Carpot				
No Residence Information Found.													
Excise	Sale Date	Sale Price	Grantor	Portion									
396784	9/27/2007	\$288750	EARL INGHAM FARMS LLC	N									
E011193	9/1/2016	\$7000	INGHAM JANET	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 <a href="#">email us</a> .													

GENERAL INFORMATION			
Zoning:	HC	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Commercial (Yakima County Plan 2015)
FEMA 100 Year:		FIRM Panel Number:	53077C1925D
+ Latitude: 46° 15' 29.147" + Longitude: -119° 52' 54.990" Range: 23 Township: 09 Section: 24			
Narrative Description: TH PT OF W 683.6 FT OF NW1/4 NE1/4 LYN'LY OF SR-82 R/W EX CO RD			
GIS CLASSIFIED			
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD			



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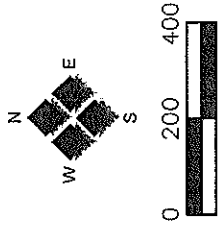
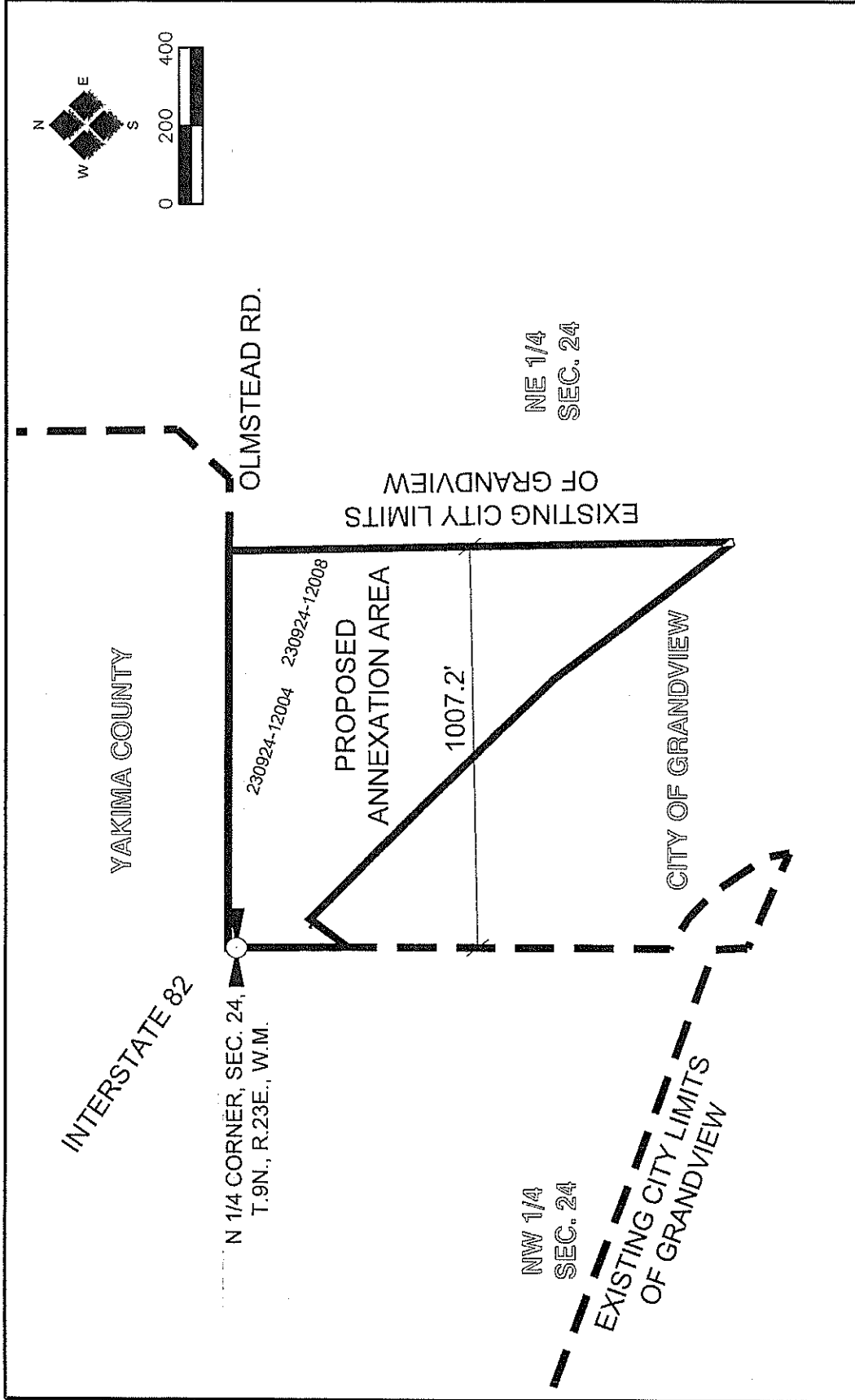
Easting(ft) | Northing(ft) | Longitude(E) | Latitude(N)


Click Map to: **Get Information**

One Inch = 400 Feet  
 Feet 200 400 600

PROPERTY PHOTO		PROPERTY IDENTIFICATION		IDENTIFY						
		Parcel Address: 3130 OLMSTEAD RD, GRANDVIEW, WA 98930								
		Parcel Owner(s): KARISSA CARPENTER								
		Parcel Number: 23092412008	Parcel Size: 2.4 Acre(s)							
		Property Use: 11 Single Unit								
		TAX AND ASSESSMENT INFORMATION								
		Tax Code Area (TCA): 441	Tax Year: 2022							
		Improvement Value: \$141200	Land Value: \$46500							
		Current Use Value: \$0	Current Use Improvement: \$0							
		New Construction: \$0	Total Assessed Value: \$187700							
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltin)	Carport	IDENTIFY
AVERAGE	1930	1.00	1802		0/0	3	2/0/1	0/0/0		
Excise	Sale Date	Sale Price	Grantor	Portion		IDENTIFY				
E014296	6/19/2017	\$180000	SCHLAX, STEVEN H & CAROLYN A	N						
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ZONING AND FUTURE DESIGNATION		FUTURE LAND USE DESIGNATION		FUTURE LAND USE DESIGNATION	
Zoning:	HC	Jurisdiction:	County		
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Commercial (Yakima County Plan 2015)		
FEMA 100 Year:		FIRM Panel Number:	53077C1925D		
COORDINATE INFORMATION					
+ Latitude: 46° 15' 28.830"		+ Longitude: -119° 52' 49.758"		Range: 23	Township: 09 Section: 24
Narrative Description: TH PT OF E 323.6 FT OF W 1007.2 FT OF NW 1/4 NE 1/4 LY N'LY OF SR-82 R/W					
DISCLAIMER					
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 <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.hlacivil.com</p>	<p>JOB NO: 22007G Statewide_Annex.dwg DATE: 3-1-22 DRAWN BY: TDF CHECKED BY: ETH</p>	<p><b>ANNEXATION EXHIBIT</b> <b>for, CITY OF GRANDVIEW</b> YAKIMA COUNTY, WASHINGTON STATEWIDE DEVELOPMENT ANNEXATION</p>
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AFFIDAVIT OF PUBLICATION

State of Washington } ss.  
County of Yakima }

Notice – City of Grandview

CITY OF GRANDVIEW  
NOTICE OF DEVELOPMENT APPLICATION  
ENVIRONMENTAL DETERMINATION & NOTICE OF  
PUBLIC HEARING

The undersigned on oath states that

Jacob Hatch

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 of Development Application for Parcels 230924-12004 and 230924-12008

was published on March 23, 2022

The amount of the fee charged for the foregoing publication is the sum of \$ 145.00 which amount has been paid in full.

Jacob Hatch

Subscribed and sworn to before me on

March 23, 2022

Annette C. Jones

Notary Public for the State of Washington

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):** Darrin Still dba Statewide Development LLC., and Karissa Carpenter Bradshaw  
**Proposed Project:** Annexation & Rezone  
**Current Zoning/Future Land Use:** Commercial  
**Proposed Zoning:** C-2 General Business  
**Location of Project:** 3160 and 3130 Olmstead Road, Grandview, Yakima County, WA  
**Parcel No(s):** 230924-12004 and 230924-12008  
**Application Date:** February 1, 2022  
**Application Acceptance:** March 8, 2022  
**Decision-Making Authority:** City of Grandview  
**Project Description:** Applicants request annexation and rezone to C-2 General Business

**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 13, 2022.**

**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 13, 2022**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **WEDNESDAY, APRIL 13, 2022** 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 27, 2022 at 2:00 p.m.** The public hearing will be held in person in the Council Chambers at City Hall, 207 West Second Street, Grandview, WA, and will also be available via teleconference as follows:

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

<https://us06web.zoom.us/j/87135871928?pwd=OFBkTTFxTFInYS1GaUJlXkdEplMkw5Zz09>

Meeting ID: 871 3587 1928

Passcode: 848044

To join by phone: + 1 253 215 8782 US

Meeting ID: 871 3587 1928

Passcode: 848044

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

CITY OF GRANDVIEW  
Anita G. Palacios, MMC, City Clerk  
Published: Grandview Herald

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

I, Anita Palacios, City Clerk for the City of Grandview, hereby certify that on the 21<sup>st</sup> day of March, 2022, 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 the following land use proposal:

**Applicant(s) & Property Owner(s):** Darrin Still dba Statewide Development LLC., and Karissa Carpenter Bradshaw

**Proposed Project:** Annexation & Rezone

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

**Proposed Zoning:** C-2 General Business

**Location of Project:** 3160 and 3130 Olmstead Road, Grandview, Yakima County, WA

**Parcel No(s):** 230924-12004 and 230924-12008

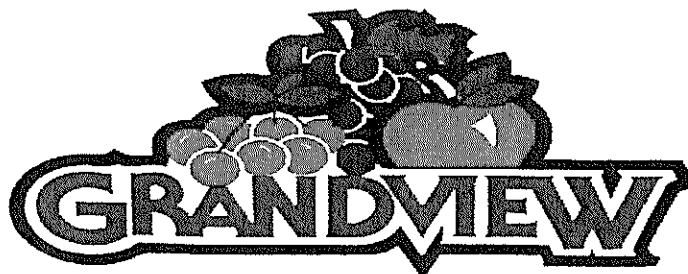
by first class mail, postage prepaid, by delivering the same to the U.S. Post Office for deposit in the United States Mail, properly addressed to the following adjacent property owners within 300 feet of the subject parcel(s), interested parties and governmental agencies, lists attached hereto.

Governmental agencies also received the SEPA Checklist.

CITY OF GRANDVIEW

By: \_\_\_\_\_

Anita Palacios, City Clerk



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### **CITY OF GRANDVIEW**

Anita G. Palacios, MMC, City Clerk

Publication: Grandview Herald – March 23, 2022

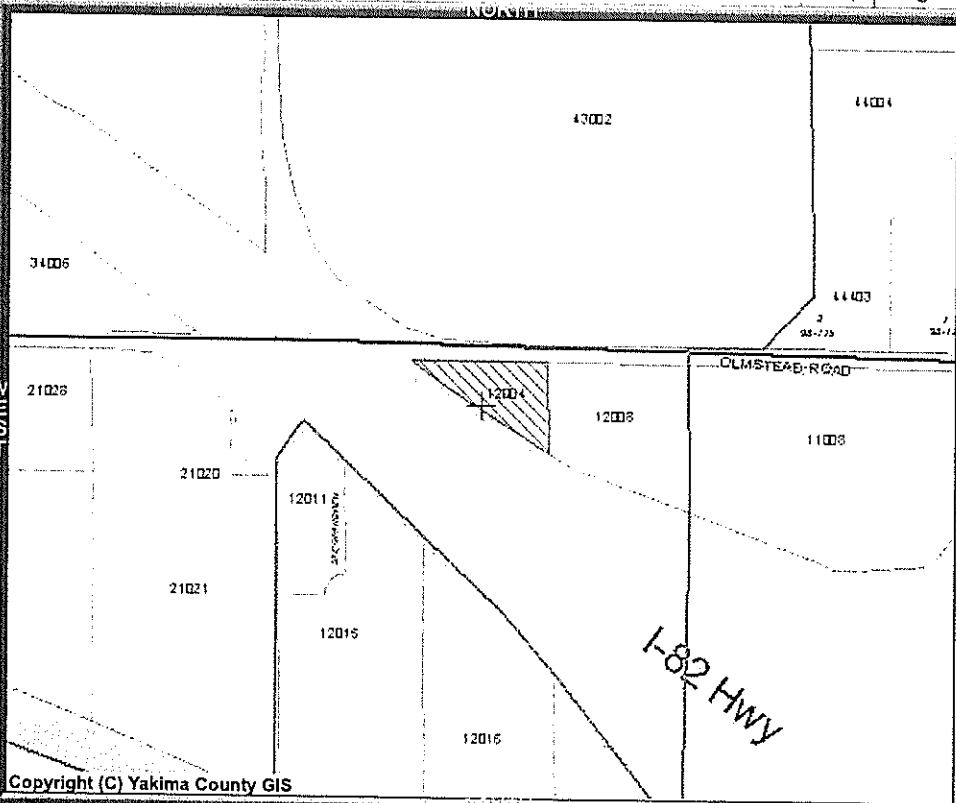
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Assessor Planning Real Estate

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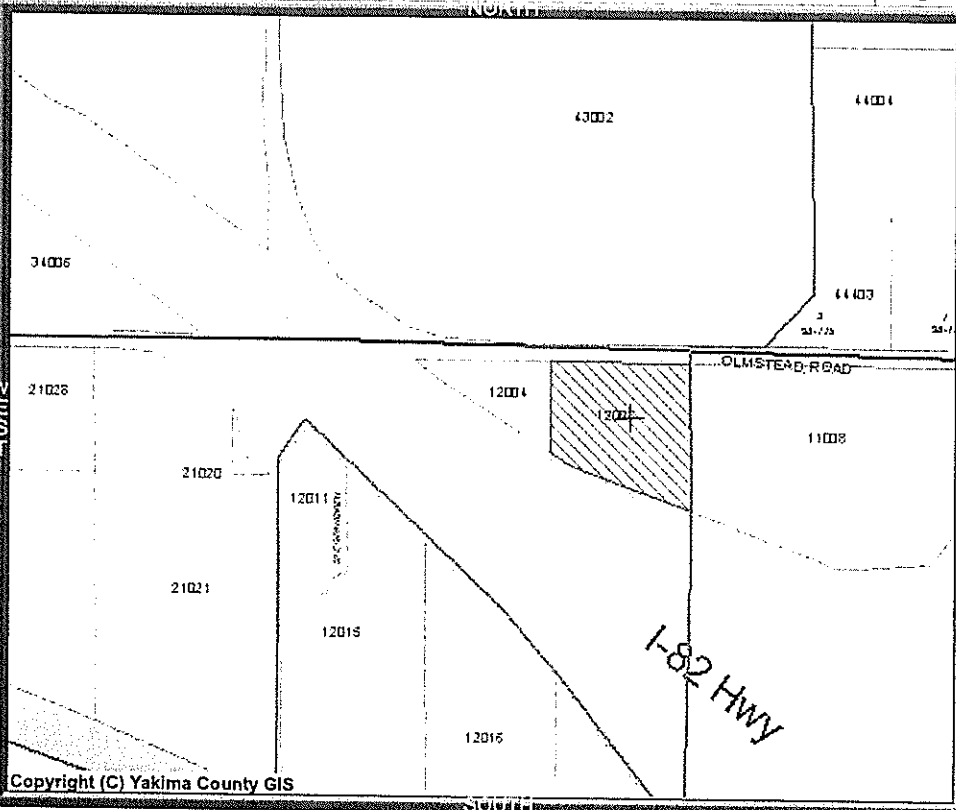
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Excise	Sale Date	Sale Price	Grantor		Portion				
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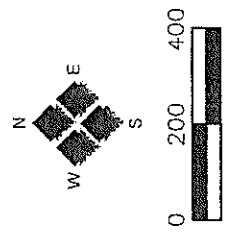
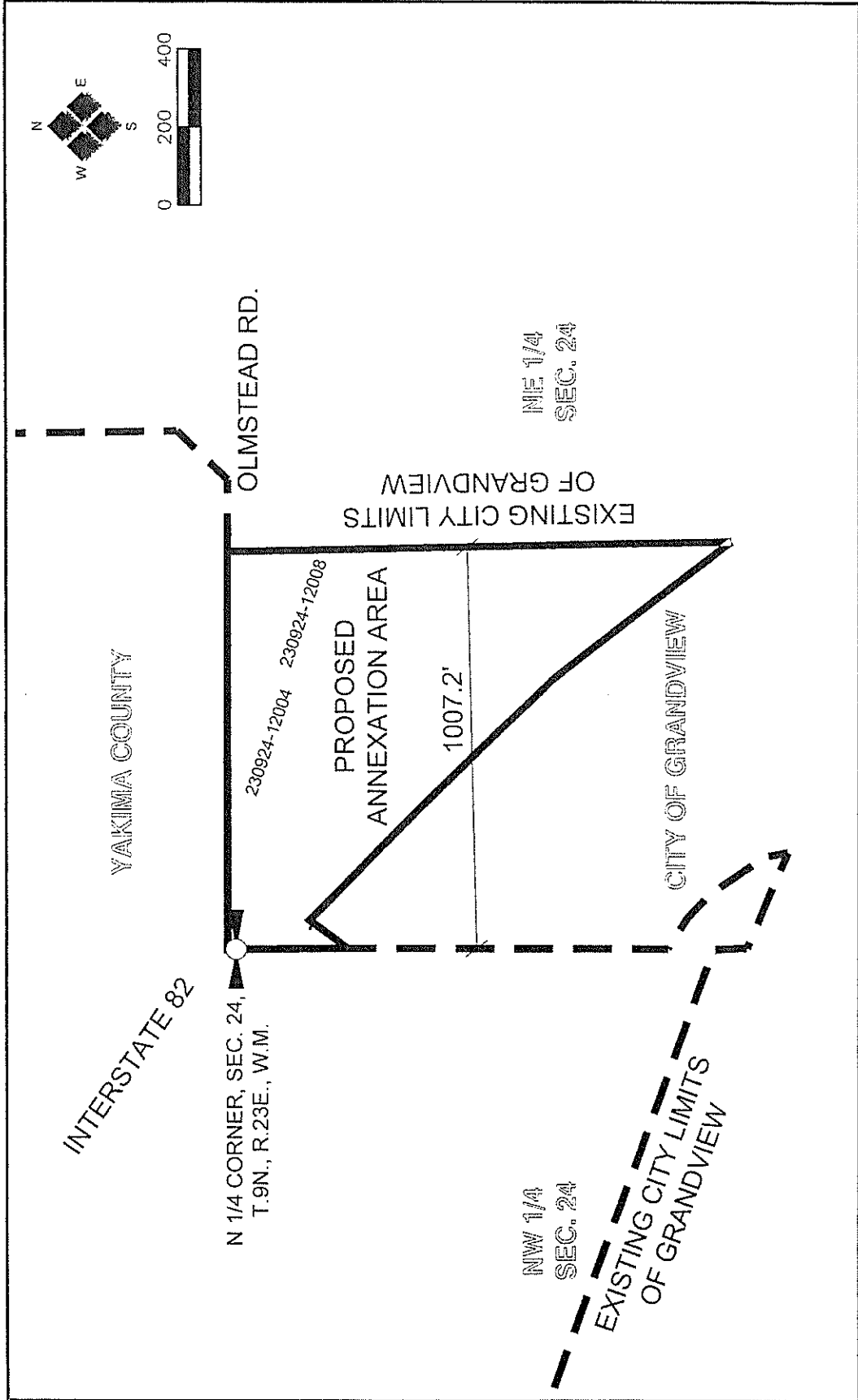
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 <p><b>HILA</b> Engineering and Land Surveying, Inc.</p>	<p>2803 River Road Yakima, WA 98902 509.966.7000 Fax 509.965.3800 www.hilacivil.com</p>	<p>JOB NO: 22007C Statewide_Annex.dwg DATE: 3-1-22 DRAWN BY: TDF CHECKED BY: ETH</p>	<p><b>ANNEXATION EXHIBIT</b> <b>for, CITY OF GRANDVIEW</b> YAKIMA COUNTY, WASHINGTON STATEWIDE DEVELOPMENT ANNEXATION</p>
---	---	--	---

230924-12004/ 11008  
Statewide Development LLC  
273 S County Line Rd.  
Grandview, WA 98930

230924-12008  
Karissa Carpenter  
9820 Welsh Drive  
Pasco, WA 99301

230913-43002  
Green Valley Hops LLC  
2831 Olmstead Road  
Grandview, WA 98930

230913-44403  
David E Grow  
1500 Kelandren PR SW  
Prosser, WA 99350

230924-12011  
Abdiel Cervantes % Celia Sanchez  
210 W 2<sup>nd</sup> Street  
Grandview, WA 98930

230924-12015  
Jesus Zuniga % Celia Sanchez  
210 W 2<sup>nd</sup> Street  
Grandview, WA 98930

**Anita Palacios**

---

**From:** Anita Palacios  
**Sent:** Tuesday, March 15, 2022 3:51 PM  
**To:** 'GRANDVIEW SCHOOL DISTRICT'; 'ODW.Mail@doh.wa.gov'; 'PORT OF GRANDVIEW'; 'ROZA IRRIGATION DISTRICT'; 'sepa@dahp.wa.gov'; 'SUNNYSIDE VALLEY IRRIGATION DISTRICT'; 'WA STATE DEPT OF COMMERCE (reviewteam@commerce.wa.gov)'; 'WA STATE DEPT OF FISH & WILDLIFE'; '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'  
**Subject:** City of Grandview - Notice of Development Application, Environmental Determination & Notice of Public Hearing - Statewide Development Annexation & Rezone  
**Attachments:** STATEWIDE DEVELOPMENT ANNEXATION & REZONE NOTICE OF DEVELOPMENT APPLICATION & SEPA CHECKLIST.pdf

Attached is the Notice of Development Application and SEPA Checklist for the Statewide Development Annexation and Rezone located at 3160 and 3130 Olmstead 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)

Anita Palacios

---

**From:** NoReply@ecy.wa.gov  
**Sent:** Wednesday, March 16, 2022 7:26 AM  
**To:** Anita Palacios  
**Subject:** SEPA record published

---

CAUTION: External Email

---

The SEPA admin reviewed and published SEPA record number 202201146, "Statewide Development Annexation & Rezone".

It will now be available to the public.

From: Amber Johnson  
Email: [separegister@ecy.wa.gov](mailto:separegister@ecy.wa.gov)  
Phone number: (509) 723-5677



**CITY OF GRANDVIEW  
CERTIFICATE OF POSTING PROPERTY**

I, Pedro Reyes 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 23<sup>rd</sup> day of March, 2022, I posted the attached NOTICE OF DEVELOPMENT APPLICATION ENVIRONMENTAL DETERMINATION AND NOTICE OF PUBLIC HEARING with maps regarding the following land use proposal as designated on the attached map:

**Applicant(s) & Property Owner(s):** Darrin Still dba Statewide Development LLC., and Karissa Carpenter Bradshaw

**Proposed Project:** Annexation & Rezone

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

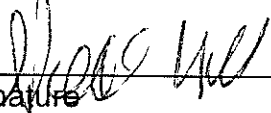
**Proposed Zoning:** C-2 General Business

**Location of Project:** 3160 and 3130 Olmstead Road, Grandview, Yakima County, WA

**Parcel No(s):** 230924-12004 and 230924-12008

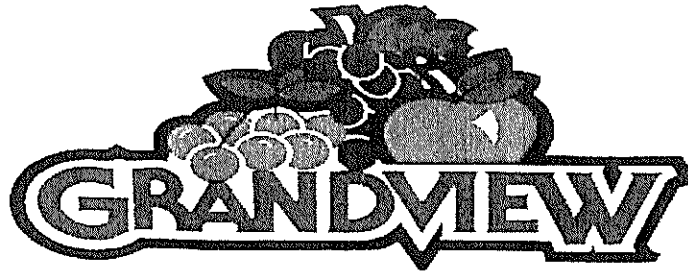
Dated this 23<sup>rd</sup> day of March, 2022.

**GRANDVIEW PUBLIC WORKS DEPARTMENT**

BY:   
Signature

Pedro Reyes  
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):** Darrin Still dba Statewide Development LLC., and Karissa Carpenter Bradshaw

**Proposed Project:** Annexation & Rezone

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

**Proposed Zoning:** C-2 General Business

**Location of Project:** 3160 and 3130 Olmstead Road, Grandview, Yakima County, WA

**Parcel No(s):** 230924-12004 and 230924-12008

**Application Date:** February 1, 2022

**Application Acceptance:** March 8, 2022

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

**Project Description:** Applicants request annexation and rezone to C-2 General Business

**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 schedule 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 13, 2022.**

### 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 13, 2022**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **WEDNESDAY, APRIL 13, 2022** 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 27, 2022 at 2:00 p.m.** The public hearing will be held in person in the Council Chambers at City Hall, 207 West Second Street, Grandview, WA, and will also be available via teleconference as follows:

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

Join Zoom Meeting

<https://us06web.zoom.us/j/87135871928?pwd=OFhKTTFxTFInYSStGaHAxdEpIMkw5Zz09>

Meeting ID: 871 3587 1928

Passcode: 848044

To join by phone: +1 253 215 8782 US

Meeting ID: 871 3587 1928

Passcode: 848044

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 23, 2022

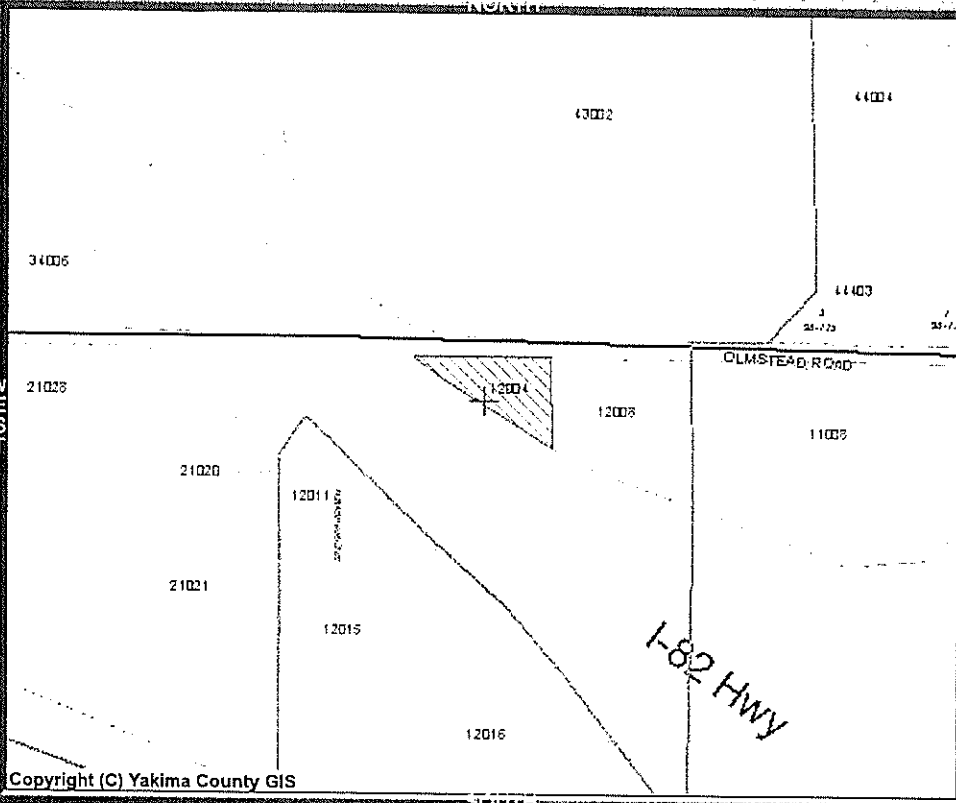
Property Posted: March 23, 2022

Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s): March 21, 2022



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 = 400 ft.

Overlays: Aerial Photography:

FEMA  Critical Areas

Contours  Utilities

MapSize: Small (800x600)

Maps brought to you by:

**Valley Title Guarantee**

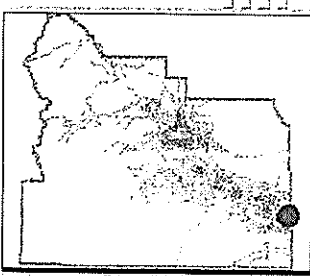
Title Insurance & Escrow Service

(509) 248-4442

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

Click Map to: [Get Information](#)

One Inch = 400 Feet  
Feet 200 400 600



Parcel Address:	3160 OLMSTEAD RD, GRANDVIEW, WA 98930		
Parcel Owner(s):	STATEWIDE DEVELOPMENT LLC		
Parcel Number:	23092412004	Parcel Size:	0.9 Acre(s)
Property Use:	99 Other Undeveloped Land		
Tax Code Area (TCA):	441	Tax Year:	2022
Improvement Value:	\$0	Land Value:	\$19600
Current Use Value:	\$0	Current Use Improvement:	\$0
New Construction:	\$0	Total Assessed Value:	\$19600

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

Excise	Sale Date	Sale Price	Grantor	Portion
396784	9/27/2007	\$288750	EARL INGHAM FARMS LLC	N
E011193	9/1/2016	\$7000	INGHAM JANET	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:	HC	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Commercial (Yakima County Plan 2015)
FEMA 100 Year:		FIRM Panel Number:	53077C1925D

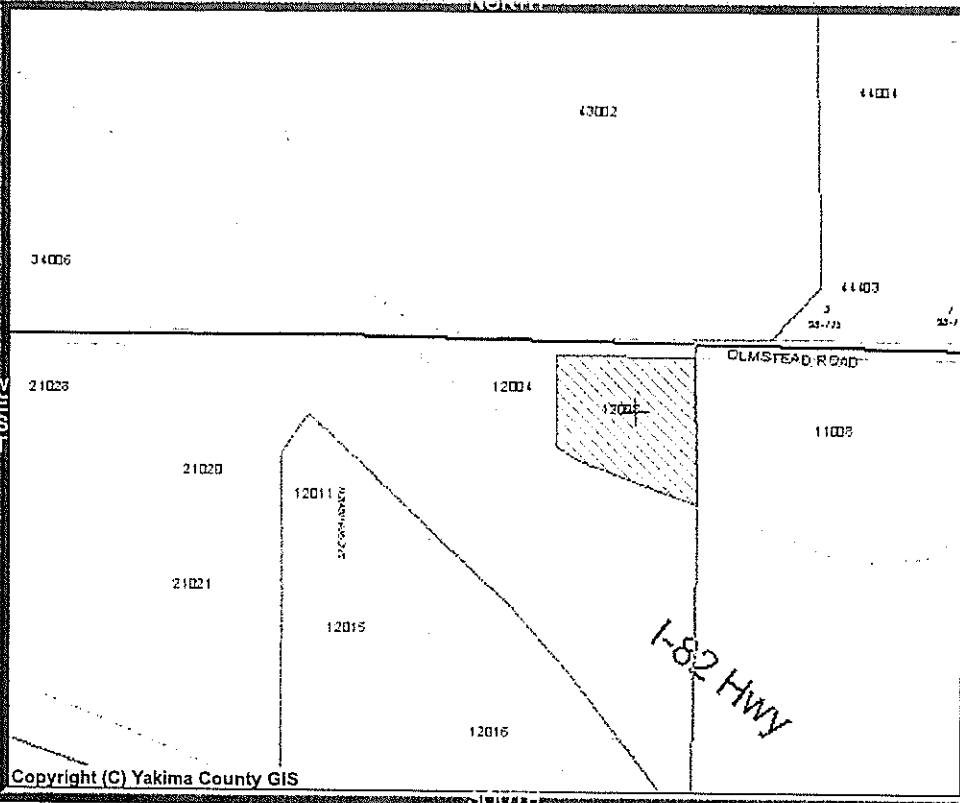
+ Latitude: 46° 15' 29.147"    + Longitude: -119° 52' 54.990"    Range: 23    Township: 09    Section: 24

Narrative Description: TH PT OF W 683.6 FT OF NW1/4 NE1/4 LYN'LY OF SR-82 R/W EX CO RD

MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD



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 = 400 ft.

Overlays: Aerial Photography:  FEMA  Critical Areas  Contours  Utilities

MapSize: Small (800x600)

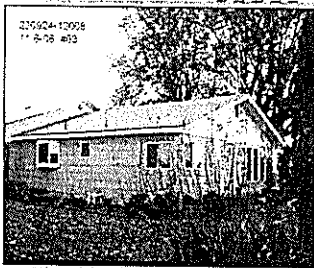
Maps brought to you by:

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

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

Click Map to: [Get Information](#)

One Inch = 400 Feet  
Feet 200 400 600



Parcel Address:	3130 OLMSTEAD RD, GRANDVIEW, WA 98930		
Parcel Owner(s):	KARISSA CARPENTER		
Parcel Number:	23092412008	Parcel Size:	2.4 Acre(s)
Property Use:	11 Single Unit		
Tax Code Area (TCA):	441	Tax Year:	2022
Improvement Value:	\$141200	Land Value:	\$46500
Current Use Value:	\$0	Current Use Improvement:	\$0
New Construction:	\$0	Total Assessed Value:	\$187700

Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms	Garage	Carport
AVERAGE	1930	1.00	1802		0/0	3	2/0/1	0/0/0	

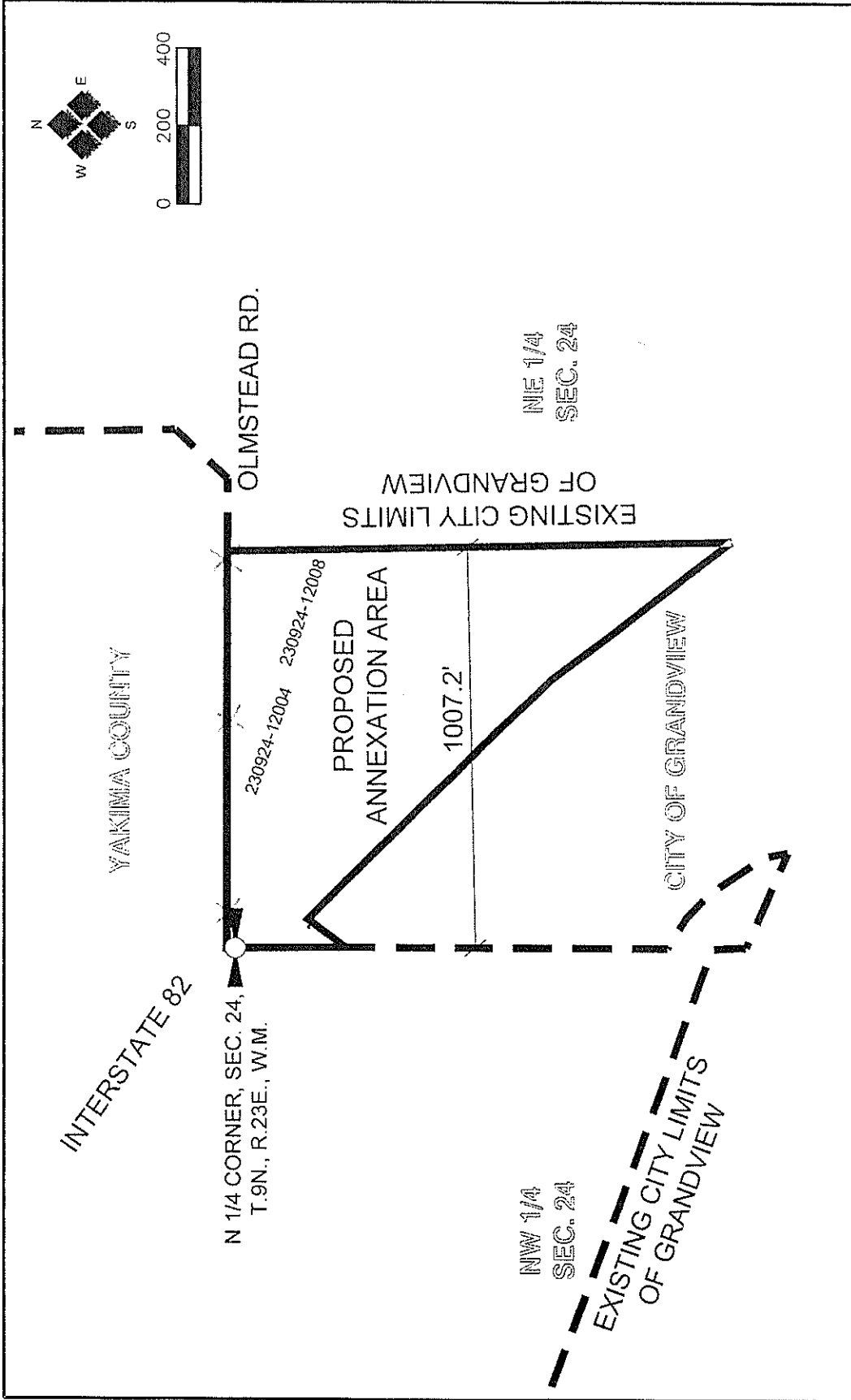
Excise	Sale Date	Sale Price	Grantor	Portion
E014296	6/19/2017	\$180000	SCHLAX, STEVEN H & CAROLYN A	N

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

+ Latitude: 46° 15' 28.830"    + Longitude: -119° 52' 49.758"    | Range: 23    Township: 09    Section: 24  
Narrative Description: TH PT OF E 323.6 FT OF W 1007.2 FT OF NW 1/4 NE 1/4 LY N'LY OF SR-82 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



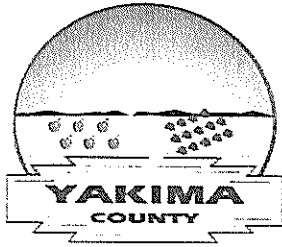
**ANNEXATION EXHIBIT**  
**for, CITY OF GRANDVIEW**  
 YAKIMA COUNTY, WASHINGTON  
 STATEWIDE DEVELOPMENT ANNEXATION

JOB NO: 22007G  
 Statewide\_Annex.dwg  
 DATE: 3-1-22  
 DRAWN BY: TDF  
 CHECKED BY: ETH

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



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



# Yakima County Roads

Matt Pietrusiewicz PE - 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)

March 10<sup>th</sup>, 2022

City of Grandview  
ATTN: Anita Palacios, MMC  
207 West 2<sup>nd</sup> Street  
Grandview, WA

**RECEIVED**

MAR 15 2022

CITY OF GRANDVIEW

RE: Statewide Development Annexation Legal Description Certification

Ms. Palacios,

As requested in your correspondence dated March 10<sup>th</sup>, 2022, the legal description for the proposed "Statewide Development Annexation" has been reviewed and are hereby certified to be true and accurate for the purpose of annexation of tax Parcels 230924-12008, 230924-12004 and including portions of the Northwest Quarter of the Northeast Quarter of Section 24 and the Southwest Quarter of the Southeast Quarter of Section 13, all in Township 9 North, Range 23 East, W.M. The exhibits are re-attached herein for ease and clarity.

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

Sincerely,

*Matt Pietrusiewicz, P.E., FOR*  
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 assistance, please call us at 509-574-2300 on any day prior to the meeting. For TDD users, please use the TDD and your relay service 1-800-571-8588 and ask the operator to dial 509-574-2300.*

March 9, 2022

HLA Project No. 22007

Legal Description for Statewide Development Annexation

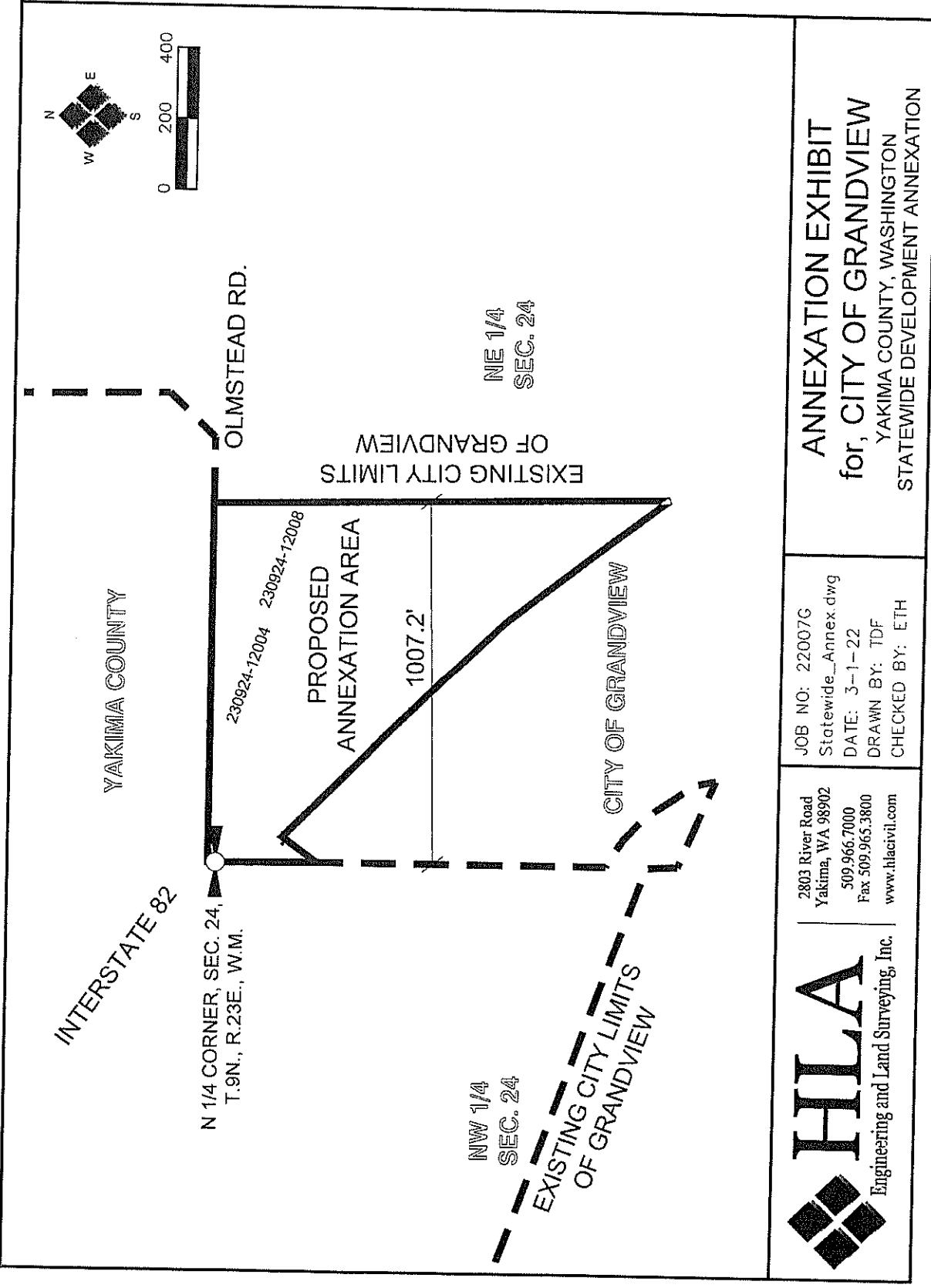
**LEGAL DESCRIPTION**

That portion of the Northwest Quarter of the Northeast Quarter of Section 24 and the Southwest Quarter of the Southeast Quarter of Section 13, all in Township 9 North, Range 23 East, W.M. described as follows:

Beginning at the Northwest Corner of said Northeast Quarter of Section 24;  
Thence Southerly along the West line of said subdivision to the existing Northerly line of the City Limits established by City of Grandview Ordinance 2008-11, and recorded under Auditor's file number 7612985, records of Yakima County, Washington;  
Thence Northeasterly along said existing northerly line of the City limits 139 feet, more or less. to the Southerly right of way line of State Route I-82;  
Thence Southeasterly along said right of way line to the intersection with of the East line of the West 1007.2 feet of said Northwest Quarter of the Northeast Quarter,  
Thence Northerly along said line and its Northerly extension to the North right of way line of Olmstead Road;  
Thence Westerly along said North right of way line, parallel with the North line of said Section 24 to the Northerly extension of the West line of said Northeast Quarter of Section 24;  
Thence South to the Point of Beginning.

Situate in Yakima County, Washington.





**ANNEXATION EXHIBIT**  
**for, CITY OF GRANDVIEW**  
 YAKIMA COUNTY, WASHINGTON  
 STATEWIDE DEVELOPMENT ANNEXATION

JOB NO: 22007G  
 Stotewide\_Annex.dwg  
 DATE: 3-1-22  
 DRAWN BY: TDF  
 CHECKED BY: ETH

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

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



**Anita Palacios**

---

**From:** Reynolds, Mark <ReynoMR@wsdot.wa.gov>  
**Sent:** Monday, April 11, 2022 2:31 PM  
**To:** Anita Palacios  
**Cc:** Freudenthal, Debra; Gonseth, Paul  
**Subject:** SEPA comments for 3130 and 3160 Olmstead Road Annexation and Rezone  
**Attachments:** Grandview 2022 Annexation+Rezone3130 Olmstead Road.pdf

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CAUTION: External Email

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Mrs. Anita Palacios,

Thank you for the opportunity to review the City of Grandview's SEPA regarding the annexation and rezone at 3130 and 3160 Olmstead Road. Attached is our letter response to the application.

If there are any questions, please feel free to contact us.

**Mark Reynolds**  
WSDOT South Central Region  
Transportation Planner  
Cell 509.895.4199  
Video conferencing available through MS Teams



April 11, 2022

City of Grandview  
207 West Second Street  
Grandview, WA 98930

Attn: City Clerk, Anita Palacios

Subject: SEPA for 3130 and 3160 Olmstead Road Annexation and Rezone

We have reviewed the SEPA for the proposed annexation and rezone of two (2) parcels in Yakima County from Highway Commercial to City of Grandview Business Commercial (C-2).

The application indicates future use of the parcels as storage units. As future development applications are submitted, they will be subject to review for their impacts to the highway system in addition to meeting the following requirements:

- The southern boundary of the parcels is adjacent to Interstate 82 (I-82) right of way just west of Exit 75. I-82, including the ramps, is a fully controlled limited access highway with a posted speed limit of 70 miles per hour. No direct access to I-82 will be allowed. Access to this highway is limited to approved intersections.
- Stormwater and surface runoff generated by this project must be retained and treated on site in accordance with regulating agencies' standards, and not be allowed to flow onto WSDOT rights-of-way.
- Any work to be done in WSDOT rights-of-way must be coordinated with the South Central Regional Utilities office prior to beginning any work. The South Central Region Utilities Engineer is Jamil Anabtawi. He can be reached at (509) 577-1785.
- Any outdoor advertising or motorist signing considered for this project will need to comply with state criteria. Please contact Trevor McCain of the WSDOT Headquarters Traffic Office for specifics. He can be reached at (360) 705-7282.
- Any proposed lighting should be directed down towards the site, and away from Interstate 82.

Thank you for the opportunity to review and comment on this proposal. If you have any questions, please contact Debi Freudenthal at [Freuded@wsdot.wa.gov](mailto:Freuded@wsdot.wa.gov) or at 577-1633.

Sincerely,



Paul Gonseth, P.E.  
Region Planning Engineer

PG:mrr/df

cc: File: Grandview 2022 Annexation+Rezone3130 Olmstead Road  
Larry Wilhelm, Area 3 Maintenance Superintendent

## STAFF REPORT

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

**FROM:** Byron Gumz, Land Use Planning Manager  
Yakima Valley Conference of Governments

**DATE:** April 19, 2022

**SUBJECT:** Public hearing to receive comments on the proposed application from Statewide Development LLC and Karissa Carpenter to annex tax parcels 230924-12004 and 230924-12008, located in the Northwest Quarter and the Northeast Quarter of Section 24 and the Southwest Quarter of the Southeast Quarter of Section 13, all in Township 9 North, Range 23 East W.M. into the City of Grandview. There is a section of Interstate 82 Right-of-Way included in the annexation. The Comprehensive Plan Designation is Commercial and the proposed zoning is C-2 General Commercial.

### **ACTION**

**REQUESTED:** Approval of the Resolution of Intent to Annex for the proposed annexation and zoning the site as C-2 General Business District.

### **SITE**

The parcels are addressed 3130 Olmstead Road and 3160 Olmstead Road and total approximately 3.3 acres in size. The site is located approximately ¼ mile west of the intersection of Olmstead Road and McCreadie Road. The land is generally flat and bounded by Interstate 82 to the south and west, Olmstead Road to the north, and an existing residential mini storage facility to the east. The parcels are currently zoned by Yakima County as Highway/Tourist Commercial and has a Grandview Comprehensive Plan Future Land Use Map (FLUM) designation of Commercial. The properties and road right of ways are located within the City of Grandview's Urban Growth Area (UGA).

### **PROPOSAL**

The applicants, Statewide Development LLC and Karissa Carpenter, have petitioned to annex the subject properties into the City of Grandview and requested that the zoning district of the property be General Commercial (C-2) for the purpose of developing the site with residential mini-storage, a permitted use in the C-2 Zoning District. 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 February 24, 2022, from the Yakima County Assessor determining that owners of not less than 60% of the assessed property value had signed the annexation petition.

On March 8, 2022, 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: C-2 General Business District 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:

- SEPA Notice of Application, Public Hearing, and DNS distributed by mail within 300’ of subject property: March 21, 2022.
- Notice posted on property: March 23, 2022.
- Notice of public hearing posted in official newspaper of the City (Grandview Herald): March 23, 2022.

### **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 13, 2022. The DNS was issued April 14, 2022.

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.

### **COMMENTS**

The Washington State Department of Transportation provided a letter on April 11, 2022, regarding the future use of the property. Their concerns are as follows:

- The southern boundary of the parcels is adjacent to Interstate 82 (I-82) right of way just west of Exit 75. I-82, including the ramps, is a fully controlled limited access highway with a posted speed limit of 70 miles per hour. No direct access to I-82 will be allowed. Access to this highway is limited to approved intersections.
- Stormwater and surface runoff generated by this project must be retained and treated on site in accordance with regulating agencies’ standards, and not be allowed to flow onto WSDOT rights-of-way.
- Any work to be done in WSDOT rights-of-way must be coordinated with the South Central Regional Utilities office prior to beginning any work. The South Central Region Utilities Engineer is Jamil Anabtawi. He can be reached at (509) 577-1785.

- Any outdoor advertising or motorist signing considered for this project will need to comply with state criteria. Please contact Trevor McCain of the WSDOT Headquarters Traffic Office for specifics. He can be reached at (360) 705-7282.
- Any proposed lighting should be directed down towards the site, and away from Interstate 82.

Their letter dated April 11, 2022, is attached to the annexation information packet.

**CURRENT ZONING AND LAND USES**

The subject parcels are currently zoned by Yakima County as Highway/Tourist Commercial. The current land use is residential and an undeveloped lot. 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	Agriculture	Yakima County
South	Highway/Tourist Commercial	Interstate 82	Yakima County
East	Light Industrial	Light Industrial	City of Grandview
West	Highway/Tourist Commercial	Interstate 82	Yakima County

**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 designated Commercial are intended for a variety of commercial uses, such as retail, wholesale, medical, and professional businesses. Commercial areas should provide for the continuance and/or expansion of existing businesses within the city. Table 2-9 within the Land Use Element of the Comprehensive Plan estimates future Commercial land use needs at 31.8 acres.

The 2016 Grandview Comprehensive Plan Future Land Use Map (FLUM) designation of the site as Commercial is consistent with the proposed C-2 General Commercial zoning of City of Grandview. The establishment of the C-2 General Commercial Zoning District on the subject parcels is consistent with the following Goals and Policies of the 2016 Grandview Comprehensive Plan:

**LAND USE ELEMENT**

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.

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

- Maintains and enhances existing agricultural production and related agricultural businesses and industries within the community.
- Recruits new business, industry, or facilities to the community that supports diversifying Grandview’s economy and provides year-round employment.
- Encourages new business development and supports the retention and expansion of existing businesses and industries.
- Targets industries that are mutually supportive and can serve as suppliers to existing local businesses and industries.
- Decreases small business failures.

**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 Commercial. The C-2 General Commercial Zoning District is to promote the centralization of business and reinforce a positive public image and confidence in commercial revitalization, within a compact commercial area having primarily common-wall building construction. There are no lot area requirements except for nonconforming residential uses.

**CRITICAL AREAS**

***FEMA Floodplain and 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.

**TRANSPORTATION CONCURRENCY MANAGEMENT**

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:* Sewer lines **are not** in the area of this proposed annexation. When development of the property is proposed, an on-site septic system would be necessary as allowed under GMC Chapter 13.20. Water service is approximately 600 feet to the west of the annexation area, as measured along Olmstead Road. The property elevation is above the elevation the existing water service is capable of providing enough pressure to satisfy fire flow and water service. Therefore, booster pumps will be required to serve the property.

*Streets:* The parcels are served by Olmstead 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.

## HEARING EXAMINER – FINDINGS AND RECOMMENDATIONS

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

Staff Response: *The proposed classification of the property as C-2 General Commercial is consistent with the Future Land Use Map Designation of Commercial and furthers the goals and policies of the Grandview Comprehensive Plan.*

2. The effect of the proposal on the immediate vicinity will be materially detrimental.

Staff Response: *Establishing General Commercial zoning on this property will not have a detrimental effect on neighboring properties and land uses. The intended use for the area is residential mini storage, which is an existing use on the adjacent property to the east.*

3. There is merit and value in the proposal for the community as a whole.

Staff Response: *The increase of residential development within Grandview has led to an increased need for services such as residential mini storage. This proposal is seeking to meet that need within the community, meeting the goals and policies of the Comprehensive Plan.*

4. Conditions should be imposed in order to mitigate any significant adverse impacts from the proposal.

Staff Response: *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.

Staff Response: *While the applicants have indicated that future development on the site will be residential mini storage, no specific site plan or application for that development has been included in this review. No development agreement is required. Future development will be reviewed at the time of application to ensure consistency with applicable development standards.*



## **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 C-2 General Commercial 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 **APPROVED** and that the property be zoned C-2 General Commercial.

### Annexation Area:

That portion of the Northwest Quarter of the Northeast Quarter of Section 24 and the Southwest Quarter of the Southeast Quarter of Section 13, all in Township 9 North, Range 23 East, W.M. described as follows:

Beginning at the Northwest Corner of said Northeast Quarter of Section 24;

Thence Southerly along the West line of said subdivision to the existing Northerly line of the City Limits established by City of Grandview Ordinance 2008-11, and recorded under Auditor's file number 7612985, records of Yakima County, Washington;

Thence Northeasterly along said existing northerly line of the City limits 139 feet, more or less. to the Southerly right of way line of State Route 1-82;

Thence Southeasterly along said right of way line to the intersection with of the East line of the West 1007.2 feet of said Northwest Quarter of the Northeast Quarter, Thence Northerly along said line and its Northerly extension to the North right of way line of Olmstead Road;

Thence Westerly along said North right of way line, parallel with the North line of said Section 24 to the Northerly extension of the West line of said Northeast Quarter of Section 24;

Thence South to the Point of Beginning.

Situate in Yakima County, Washington.