

RESOLUTION NO. 2025-29

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

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

WHEREAS, on March 25, 2025, the City Council was presented with the Letter of Intent and Petition for Annexation and reviewed the proposed annexation,

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

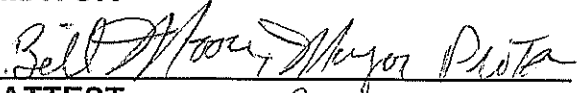
Section 1. The City of Grandview hereby accepts the request for annexation subject to the following conditions:

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

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

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on April 8, 2025.

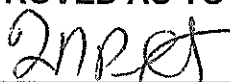
MAYOR


Betty Moore, Mayor Pro Tem

ATTEST:


CITY CLERK

APPROVED AS TO FORM:


CITY ATTORNEY

SPM 7777231

Peacock
Sub 12-36

[illegible]



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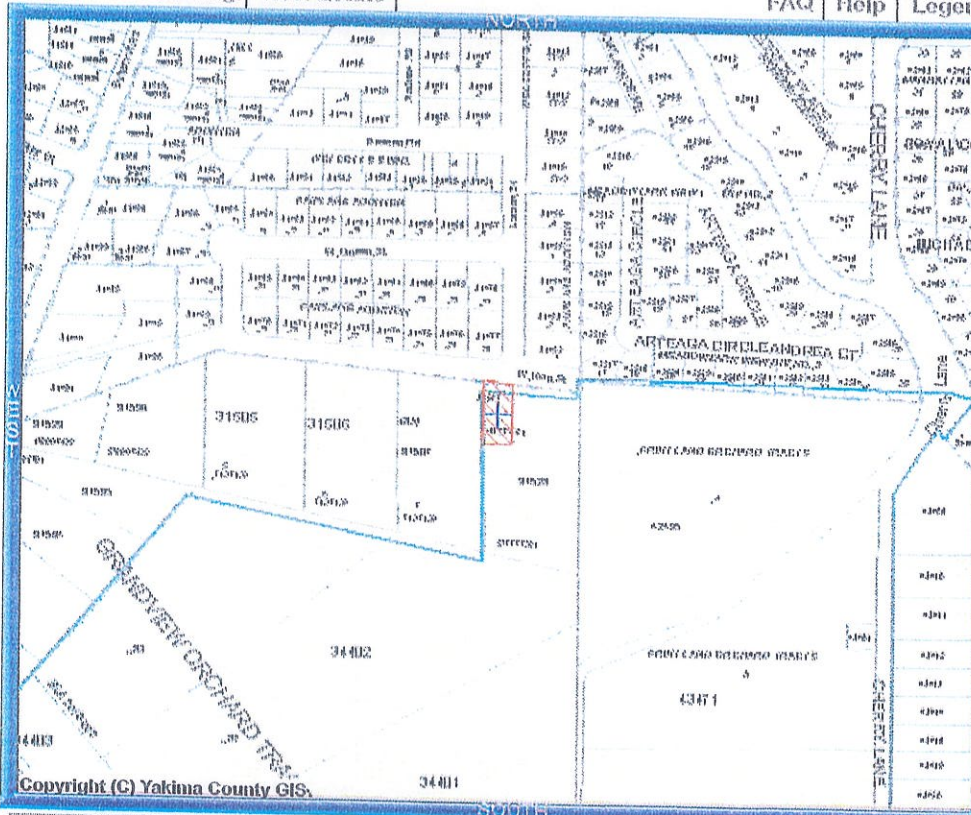
MapScale: 1 inch = 400 ft.

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

MapSize: Small (800x600)

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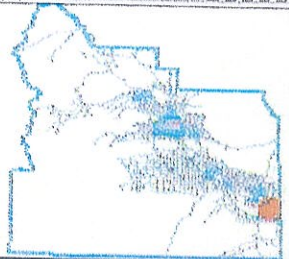


Easting(E) : Northing(N)
Longitude(W) : Latitude(N)

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One Inch = 400 Feet
Feet 200 400 600

Print Report

	Parcel Address:		1720 W KING ST, GRANDVIEW ,WA 98930					Print Friendly Page				
	Parcel Owner(s):		MARLEE HARRIS									
	Parcel Number:		23092231527			Parcel Size:		0.25 Acre(s)		Detailed Report		
	Property Use:		11 Single Unit									
											Print Detailed Map	
	Tax Code Area (TCA):		441			Tax Year:		2025				
	Improvement Value:		\$313100			Land Value:		\$56600				
	Current Use Value:		\$0			Current Use Improvement:		\$0				
New Construction:		\$0			Total Assessed Value:		\$369700					
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/all/bltn)	Carport	Section Map 1in=400ft		
AVE/GOOD	2012	1.00	2364		0/0	4	2/1/0	2/420/0				
											Section Map 1in=400ft	
Excise	Sale Date	Sale Price		Grantor				Portion				
E019196	8/3/2018	\$220000		THE DAVID M PEACOCK REVOCABLE LIVING TRUST				N				
E044437	8/1/2024	\$485000		CASEY KIMBERLY K				N		NW 1/4 2000	NE 1/4 2000	
While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us .											NW 1/4 2000	SE 1/4 2000

Zoning: R-1	Jurisdiction: County
Urban Growth Area: Grandview	Future Landuse Designation: Urban Residential (Yakima County Plan 2015)
FEMA 100 Year: 11 5/16 ft	FIRM Panel Number: 53077C2281D
+ Latitude: 46° 14' 52.480" + Longitude: -119° 55' 36.888" Range: 23 Township: 09 Section: 22	
Narrative Description: Section 22 Township 09 Range 23 Quarter SW: SP 7777231 Lot 1	



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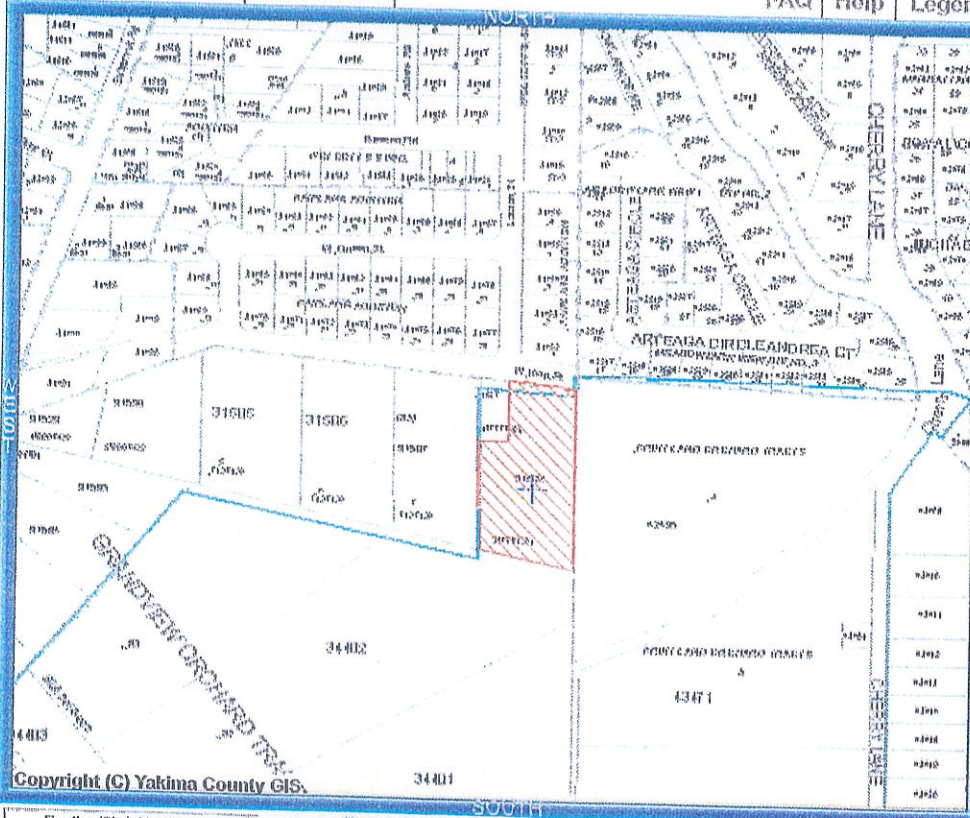
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One Inch = 400 Feet
Feet 200 400 600

Map | Report

		Parcel Address: 1710 W KING ST, GRANDVIEW, WA 98930 Parcel Owner(s): RICHARD T & CONSTANCE PEACOCK Parcel Number: 23092231528 Parcel Size: 2.07 Acre(s) Property Use: 11 Single Unit		Print Friendly Page Detailed Report High Detailed Map Section Map Download Map							
Tax Code Area (TCA): 441 Improvement Value: \$230400 Current Use Value: \$0 New Construction: \$0		Tax Year: 2025 Land Value: \$121400 Current Use Improvement: \$0 Total Assessed Value: \$351800									
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms	Garage	Carport		
AVERAGE	1958	1.00	1472		1472/1472	4	3/0/0	0/0/0			
Excise		Sale Date		Sale Price		Grantor		Portion			
No Sales Information Found.											
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Zoning:	R-1	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Residential (Yakima County Plan 2015)
FEMA 100 Year:	14-050-001	FIRM Panel Number:	53077C2281D
+ Latitude: 46° 14' 50.573"		+ Longitude: -119° 55' 35.544"	
Narrative Description: Section 22 Township 09 Range 23 Quarter SW: SP 7777231 Lot 2		Range: 23 Township: 09 Section: 22	
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION			