



**GRANDVIEW HEARING EXAMINER
PUBLIC HEARING PACKET
JUNE 23, 2025
2:00 P.M.**

Applicant(s) & Property Owner(s): Richard & Constance Peacock and Marlee Harris

Proposed Project: Annexation and Rezone

Current Zoning/Future Land Use: Low Density Residential

Proposed Zoning: R-1 Low Density Residential

Location of Project: 1710 West King Street and 1720 West King Street, Grandview, Yakima County, Washington.

Parcel Nos.: 230922-31527, 230922-31536, 230922-31537, 230922-31538

- Public Hearing Procedure (Pages 1-2)
- Letter of Intent & Petition for Annexation (Pages 3-14)
- Resolution Accepting a Request for Annexation (Pages 15-18)
- Determination of Sufficiency of Annexation Petition (Page 19)
- SEPA Environmental Checklist (Pages 20-34)
- Notice of Development Application: Notice of Application, Notice of Completeness, Notice of Environmental Review and Notice of Public Hearing (Pages 35-37)
- Determination of Non-Significance (Pages 38)
- Final Determination of Non-Significance (Pages 39)
- Affidavit of Publication – Public Hearing Notice (Page 40)
- Affidavit of Mailing & Posting (Pages 41-47)
- Certificate of Posting Property (Pages 48-51)
- Legal Description Certification (Pages 52-55)
- Public Comments (Pages 56-58)
- Staff Report (Pages 59-73)
- Revised Legal Description (74-76)

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

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): Richard & Constance Peacock and Marlee Harris

Proposed Project: Annexation and Rezone

Current Zoning/Future Land Use: Low Density Residential

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Location of Project: 1710 West King Street and 1720 West King Street, Grandview, Yakima County, Washington.

Parcel Nos.: 230922-31527, 230922-31536, 230922-31537, 230922-31538

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). *Lots 1 & 2 of Short Hill Trac, Yakima County Auditor # 7777231. See exhibit A and reference as page 3 of 3*

We are requesting City Council consideration of our request and are asking that the above property as R-1 zone.

OWNER'S SIGNATURE: [Signature] DATE: 2/17/25

OWNER'S SIGNATURE: Constance M. Peacock DATE: 2/17/25

PRINTED NAME: Richard T. Peacock & Constance M. Peacock

MAILING ADDRESS: 2212 Gordon Avenue, Spokane, WA 99205

TELEPHONE NO.: 509-203-0947

PARCEL NO.: 230922-3-1527

PROPERTY LEGAL DESCRIPTION:

Lot 2 of Short Hill Trac, recorded under deed to Auditor # 7777231, Records of Yakima County-State of Washington

Page -1- of 3

OWNER'S SIGNATURE: M. J. Harris DATE: 1 Mar 2025

OWNER'S SIGNATURE: _____ DATE: _____

PRINTED NAME: Marlee Harris

MAILING ADDRESS: 1720 Woking St Grandview, WA 98930

TELEPHONE NO.: _____

PARCEL NO.: 230922-31527

PROPERTY LEGAL DESCRIPTION:

Lot 1 of Short Plat recorded under Auditor File
No. 7777231, Records of Yakima County, State of
Washington

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:

Page 2 of 3

Yakima County GIS - Washington Land Information Portal

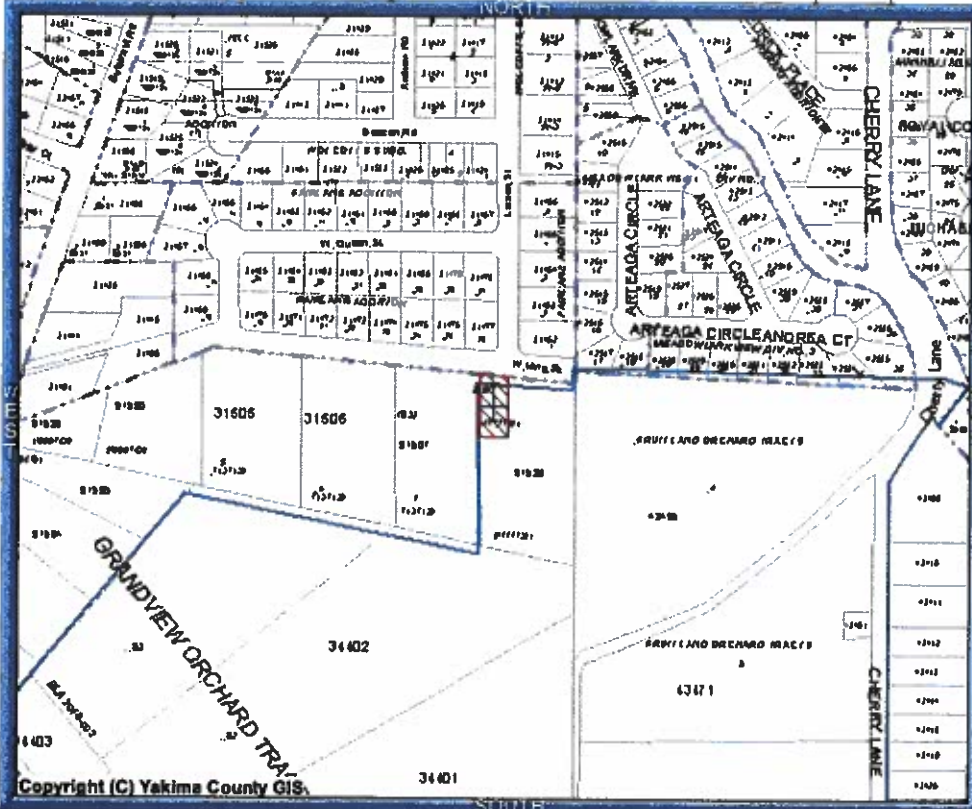
Yakima County Assessor
Yakima County GIS
Yakima County



VALLEY TITLE GUARANTEE

WWW.VTGCO.COM
(509) 248-4442

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
www.vtgco.com
(509) 248-4442

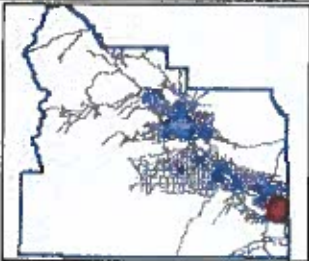
Easting(E) : Northing(N)

Longitude(W) : Latitude(N)

Click Map to: Get Information

One Inch = 400 Feet
Feet 200 400 600

Map Report

PROPERTY PHOTOS: 1 2 3 4				PROPERTY INFORMATION AS OF 3/4/2025 12:16:22 AM						PRINTING			
				Parcel Address:		1720 W KING ST, GRANDVIEW ,WA 98930				Printer-Friendly Page			
				Parcel Owner(s):		MARLEE HARRIS							
				Parcel Number:		23092231527		Parcel Size:		0.25 Acre(s)		Detailed Report	
				Property Use:		11 Single Unit							
TAX AND ASSESSMENT INFORMATION												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							
RESIDENTIAL INFORMATION												SECTION MAPS	
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltin)	Carport	Section Map 1in=400ft			
AVE/GOOD	2012	1.00	2364		0/0	4	2/1/0	2/420/0					
SALE INFORMATION												Qtr SECTION MAPS	
Excise	Sale Date	Sale Price	Grantor	Portion					NW-Qtr 1"=200ft NE-Qtr 1"=200ft SW-Qtr 1"=200ft SE-Qtr 1"=200ft				
E019196	8/3/2018	\$220000	THE DAVID M PEACOCK REVOCABLE LIVING TRUST	N									
E044437	8/1/2024	\$485000	CASEY KIMBERLY K	N									
DISCLAIMER													
While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us.													

OVERLAY INFORMATION			
Zoning:	R-1	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Residential (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C2281D Download Map
LOCATION INFORMATION			
+ 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	
DISCLAIMER			

Yakima County GIS - Washington Land Information Portal

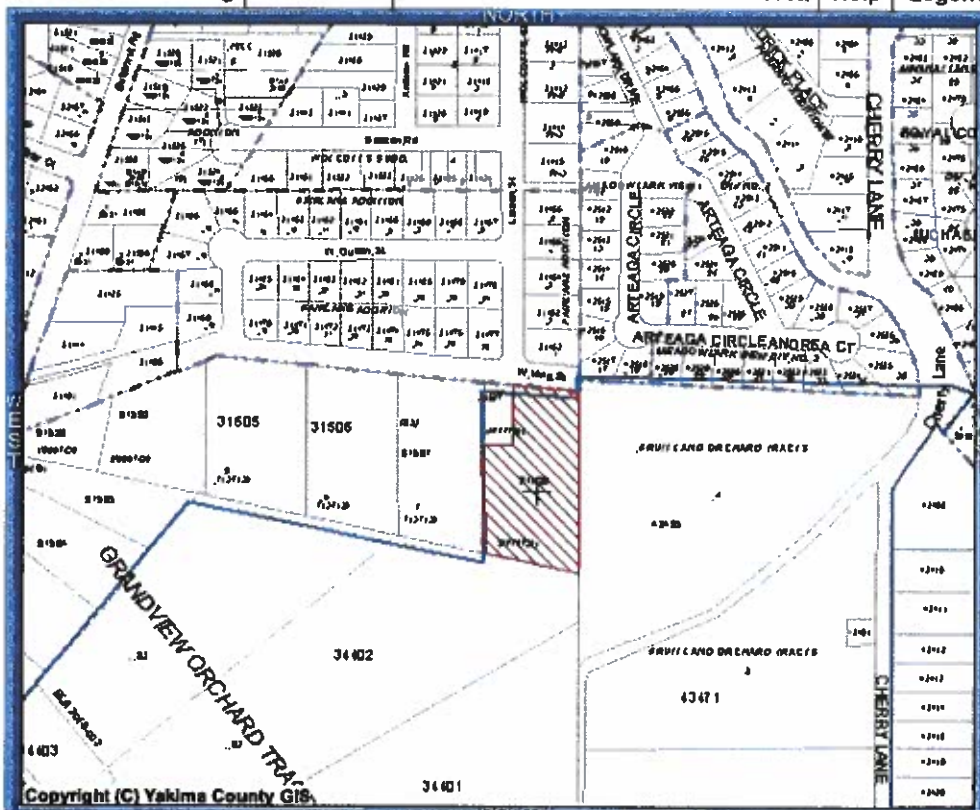
Yakima County Assessor
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Yakima County



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Overlays: Aerial Photography: v

☐ FEMA ☐ Critical Areas
☐ Contours ☐ Utilities

MapSize: Small (800x600)

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Map Report

Easting(ft) | Northing(ft)

Longitude(E) | Latitude(N)

Click Map to: Get Information

One Inch = 400 Feet

Feet 200 400 600

PROPERTY PHOTOS 1 2 3

PROPERTY INFORMATION AS OF 3/4/2025 12:16:22 AM

PRINTING



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

Printer-Friendly Page

Detailed Report

TAX AND ASSESSMENT INFORMATION
Tax Code Area (TCA): 441 Tax Year: 2025
Improvement Value: \$230400 Land Value: \$121400
Current Use Value: \$0 Current Use Improvement: \$0
New Construction: \$0 Total Assessed Value: \$351800

Print Detailed MAP

RESIDENTIAL INFORMATION

SECTION MAPS

Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/b/tin)	Carport
AVERAGE	1958	1.00	1472		1472/1472	4	3/0/0	0/0/0	

Section Map 1in=400ft

SALE INFORMATION

Qtr SECTION MAPS

Excise	Sale Date	Sale Price	Grantor	Portion
No Sales Information Found.				

DISCLAIMER

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NW Qtr 1"=200ft NE Qtr 1"=200ft
SW Qtr 1"=200ft SE Qtr 1"=200ft

OVERLAY INFORMATION

Zoning:	R-1	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Residential (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C2281D

Download Map

LOCATION INFORMATION

+ Latitude: 46° 14' 50.573" + Longitude: -119° 55' 35.544" Range: 23 Township: 09 Section: 22

Narrative Description: Section 22 Township 09 Range 23 Quarter SW: SP 7777231 Lot 2

DISCLAIMER

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

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

TO: The City Council
City of Grandview
Grandview, Washington

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

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

*Lots One and Two of Short Plat
recorded under Yakima County Auditor No. 7771231
in Yakima County, Washington -
See Exhibit A as attached and referenced
as page 4 of 4*

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

-1- of 4

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 Low density residential.

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 R-1, 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: [Signature] DATE: 2/17/25

OWNER'S SIGNATURE: Constance M. Peacock DATE: 2/17/25

PRINTED NAME: Richard T. Peacock / Constance M. Peacock

MAILING ADDRESS: 2212 Jordan Avenue Spokane WA

TELEPHONE NO.: 509-205-0949 99205

PARCEL NO.: 230922-31528

PROPERTY LEGAL DESCRIPTION:

Lot 2 of Shout Plot recorded under Auditor
File No. 7777231 records of Yakima County
Washington

OWNER'S SIGNATURE: MS-H- DATE: 1 Mar 2025

OWNER'S SIGNATURE: _____ DATE: _____

PRINTED NAME: MarLee Harris

MAILING ADDRESS: 1720 W. King St Grandview, WA

TELEPHONE NO.: _____ 98930

PARCEL NO.: 230922-31527

PROPERTY LEGAL DESCRIPTION:

Lot 1 of Short Plat recorded under Yakima
County Auditor No 7777231

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:

SPM 7777231

Peacock
Sub 12-36

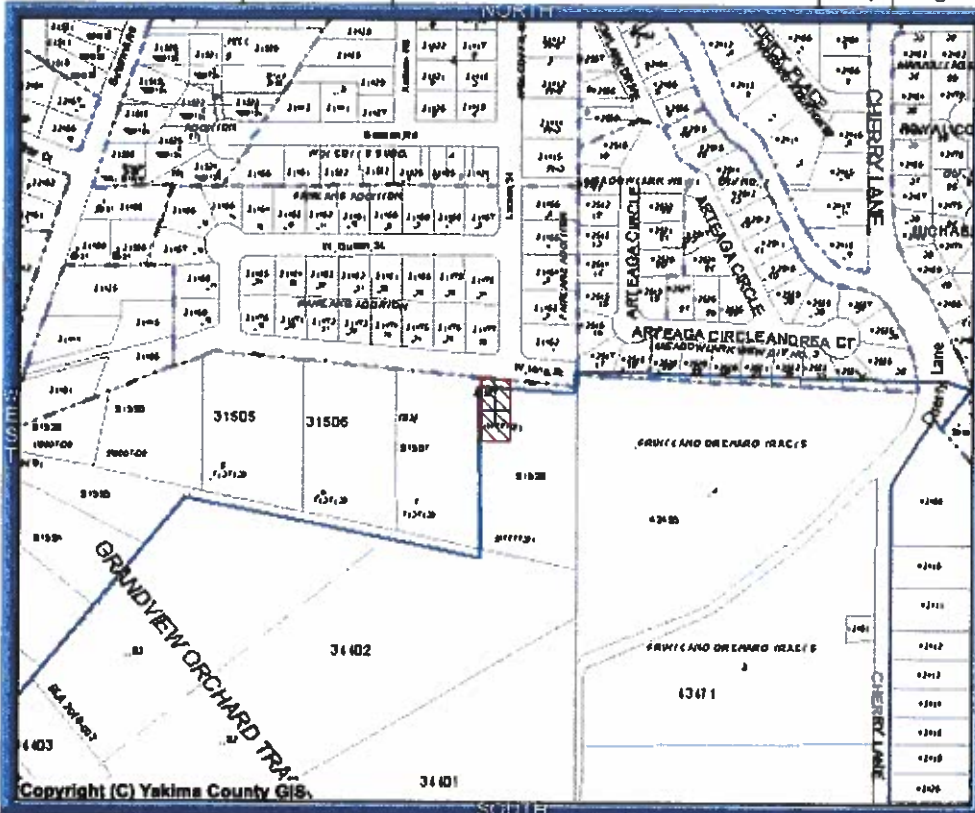
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Assessor Planning Real Estate

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: v

☐ FEMA ☐ Critical Areas
☐ Contours ☐ Utilities

MapSize: Small (800x600)

Maps brought to you by:

Valley Title Guarantee

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Easting(E): Northing(N)

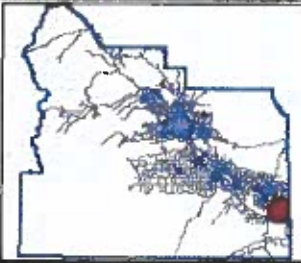
Longitude(W): Latitude(N)

Click Map to: Get Information

One Inch = 400 Feet

Feet 200 400 600

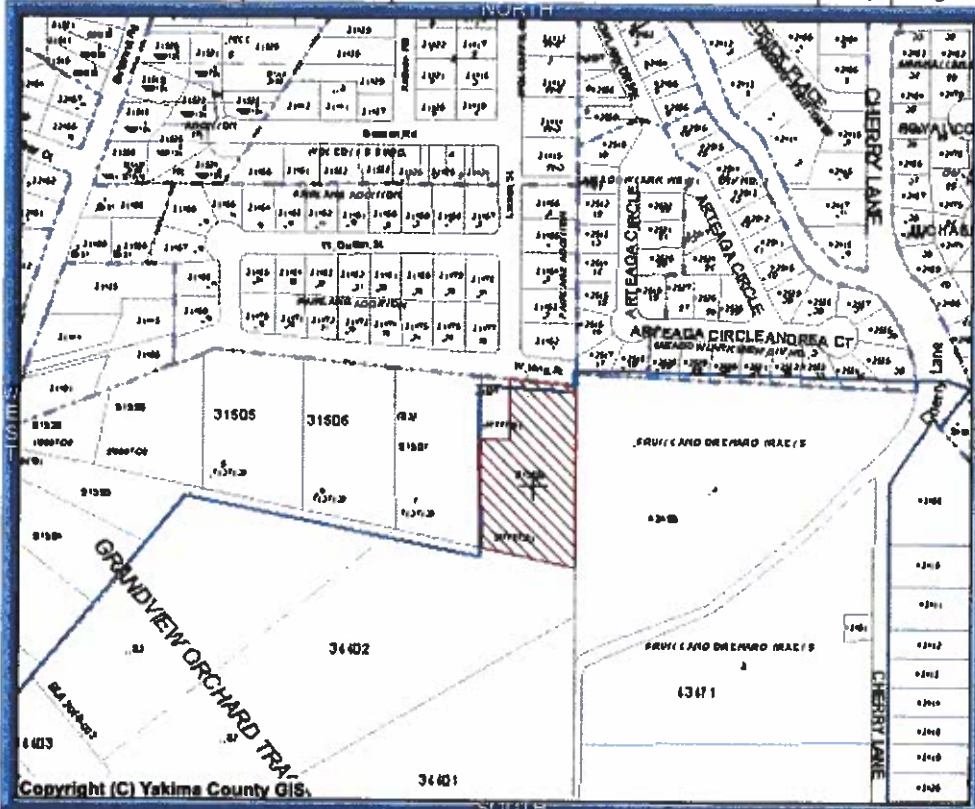
Map Report

PROPERTY PHOTOS		1 2 3 4		PROPERTY INFORMATION AS OF 3/4/2025 12:16:22 AM					PRINTING					
				Parcel Address:		1720 W KING ST, GRANDVIEW, WA 98930				Printer-Friendly Page				
				Parcel Owner(s):		MARLEE HARRIS								
				Parcel Number:		23092231527		Parcel Size:		0.25 Acre(s)		Detailed Report		
				Property Use:		11 Single Unit								
TAX AND ASSESSMENT INFORMATION											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								
RESIDENTIAL INFORMATION													SECTION MAPS	
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsm/att/bilin)	Carport	Section Map 1in=400ft				
AVE/GOOD	2012	1.00	2364		0/0	4	2/1/0	2/420/0						
SALE INFORMATION											Qtr SECTION MAPS			
Excise	Sale Date	Sale Price		Grantor			Portion			<div><div>NW-Qtr 1"=200ft</div><div>NE-Qtr 1"=200ft</div><div>SW-Qtr 1"=200ft</div><div>SE-Qtr 1"=200ft</div></div>				
E019196	8/3/2018	\$220000		THE DAVID M PEACOCK REVOCABLE LIVING TRUST			N							
E044437	8/1/2024	\$485000		CASEY KIMBERLY K			N							
DISCLAIMER														
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OVERLAY INFORMATION			
Zoning:	R-1	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Residential (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C2281D Download Map
LOCATION INFORMATION			
+ 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			
DISCLAIMER			



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☐ FEMA ☐ Critical Areas
☐ Contours ☐ Utilities

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Easting(R) | Northing(R)


Longitude(E) | Latitude(N)

Click Map to: Get Information

One Inch = 400 Feet

Feet 200 400 600

Map Report

PROPERTY PHOTOS: 1 2 3 4			PROPERTY INFORMATION AS OF 3/4/2025 12:16:22 AM							PRINTING			
			Parcel Address:		1710 W KING ST, GRANDVIEW, WA 98930					Printer-Friendly Page			
			Parcel Owner(s):		RICHARD T & CONSTANCE PEACOCK								
			Parcel Number:		23092231528		Parcel Size:		2.07 Acre(s)			Detailed Report	
			Property Use:		11 Single Unit								
TAX AND ASSESSMENT INFORMATION												Print Detailed MAP	
Tax Code Area (TCA):		441		Tax Year:		2025							
Improvement Value:		\$230400		Land Value:		\$121400							
Current Use Value:		\$0		Current Use Improvement:		\$0							
New Construction:		\$0		Total Assessed Value:		\$351800							
RESIDENTIAL INFORMATION												SECTION MAPS	
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsm/att/bltn)	Carport	Section Map 1in=400ft			
AVERAGE	1958	1.00	1472		1472/1472	4	3/0/0	0/0/0					
SALE INFORMATION												Qtr SECTION MAPS	
Excise		Sale Date		Sale Price		Grantor			Portion				
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DISCLAIMER													
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+ Latitude: 46° 14' 50.573"		+ Longitude: -119° 55' 35.544"		Range: 23 Township: 09 Section: 22	
Narrative Description: Section 22 Township 09 Range 23 Quarter SW: SP 7777231 Lot 2					
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City of Grandview

Attn: Anita Palacios City Clerk

207 W 2ND Street

Grandview WA 98930

June 16, 2025

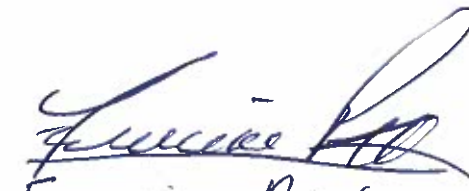
Regarding: Peacock & Harris annexation to City of Grandview 1710 And 1720 W King St.

Ms. Palacios

My wife and I purchased Lot C in the 3 lot short plat May 30, 2025, commonly known as 1710 W King Street. It was disclosed to us that the property was in the process of being annexed into the City of Grandview. We are totally supportive of the petition to annex and will greatly appreciate paying standard City water and City sewer rates without the current surcharge of 50 percent.

Respectfully submitted,

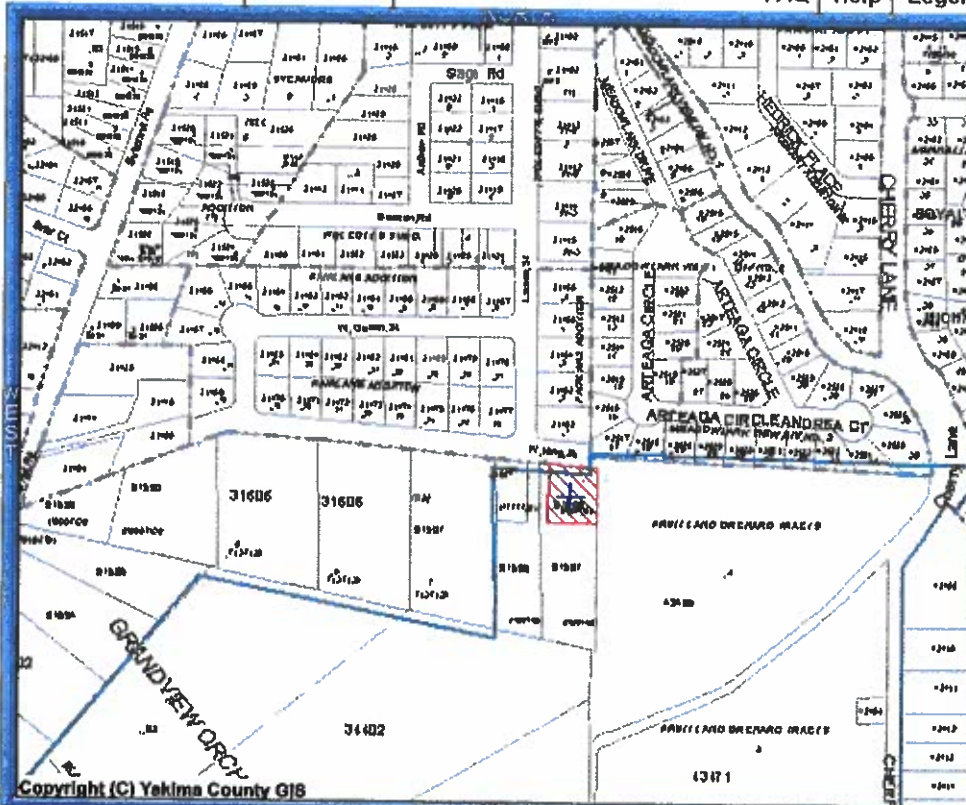

Eleuterio Prieto


Francisca Prieto



Assessor Planning Real Estate

FAQ Help Legend Search Tools Overview



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Easting(R) | Northing(R)


Longitude(E) | Latitude(N)

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One Inch = 400 Feet

Feet 200 400 600

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		Parcel Owner(s):		ELEUTERIO & FRANCISCA PRIETO							
		Parcel Number:		23092231538			Parcel Size:		0.39 Acre(s)		
		Property Use:		11 Single Unit					Detailed Report		
TAX AND ASSESSMENT INFORMATION											
Tax Code Area (TCA):		441		Tax Year:		2026		Print Detailed MAP			
Improvement Value:		\$223600		Land Value:		\$70200					
Current Use Value:		\$0		Current Use Improvement:		\$0					
New Construction:		\$0		Total Assessed Value:		\$293800					
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AVERAGE	1958	1.00	1472		1472/1472	4	3/0/0	0/0/0			
SALE INFORMATION									Qtr SECTION MAPS		
Excise	Sale Date	Sale Price		Grantor				Portion		NW-Qtr 1"=200ft	NE-Qtr 1"=200ft
E047355	5/30/2025	\$350000		PEACOCK CONSTANCE & RICHARD				N			
DISCLAIMER											
While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us.											
									SW-Qtr 1"=200ft	SE-Qtr 1"=200ft	

OVERLAY INFORMATION					
Zoning:	R-1	Jurisdiction:	County		
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Residential (Yakima County Plan 2015)		
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C2281D	Download Map	
LOCATION INFORMATION					
+ Latitude: 46° 14' 52.308"		+ Longitude: -119° 55' 34.788"		Range: 23 Township: 09 Section: 22	
Narrative Description: Section 22 Township 09 Range 23: SHORT PLAT AF# 8227160 Lot C					
DISCLAIMER					
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION					

RESOLUTION NO. 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:

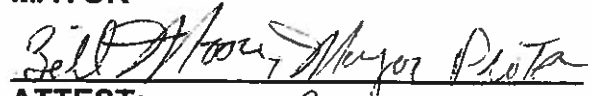
Section 1. The City of Grandview hereby accepts the request for annexation subject to the following conditions:

- 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



ATTEST:


CITY CLERK

APPROVED AS TO FORM:


CITY ATTORNEY



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.

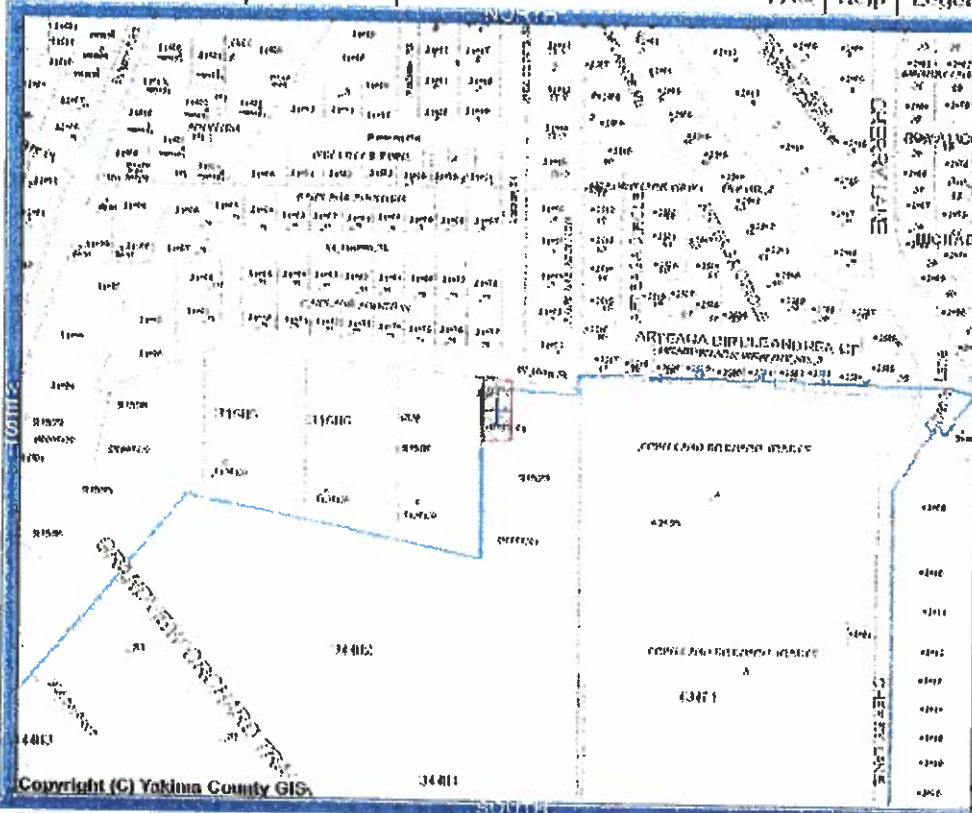
Overlays: Aerial Photography

☐ FEMA ☐ Critical Areas
☐ Contours ☐ Utilities

MapSize: Small (800x600)

Maps brought to you by:

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WWW.VTGCO.COM
(509) 248-4442



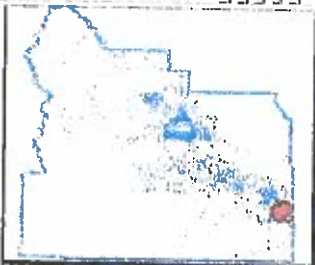
Easting(E): Northing(N)

Longitude(W): Latitude(N)

Click Map to: **Get Information**

One inch = 400 Feet

Feet 300 400 500



Parcel Address: 1720 W KING ST, GRANDVIEW, WA 98930
Parcel Owner(s): MARLEE HARRIS
Parcel Number: 23092231527 Parcel Size: 0.25 Acre(s)
Property Use: H Single Unit

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	Basmt SqFt	Bedrooms	Bathrooms	Garage	Carport
AVE/GOOD	2012	1.00	2364		0/0	4	2 1/0	2/420/0	
Excise	Sale Date	Sale Price	Grantor	Portion					
E049196	0/3/2018	\$220000	THE DAVID M PEACOCK REVOCABLE LIVING TRUST	N					
E044437	0/1/2024	\$485000	CASEY KIMBERLY K	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) 574-1400 or (800) 572-7354, or email us.

Zoning:	R-1	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Land Use Designation:	Urban Residential (Yakima County Plan 2015)
FEMA 100 Year:		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 777231 Lot 1

Yakima County GIS - Washington Land Information Portal

Yakima County Assessor
Yakima County GIS
Yakima County



VALLEY TITLE GUARANTEE
www.vtgc.com
(509) 248-4442

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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.

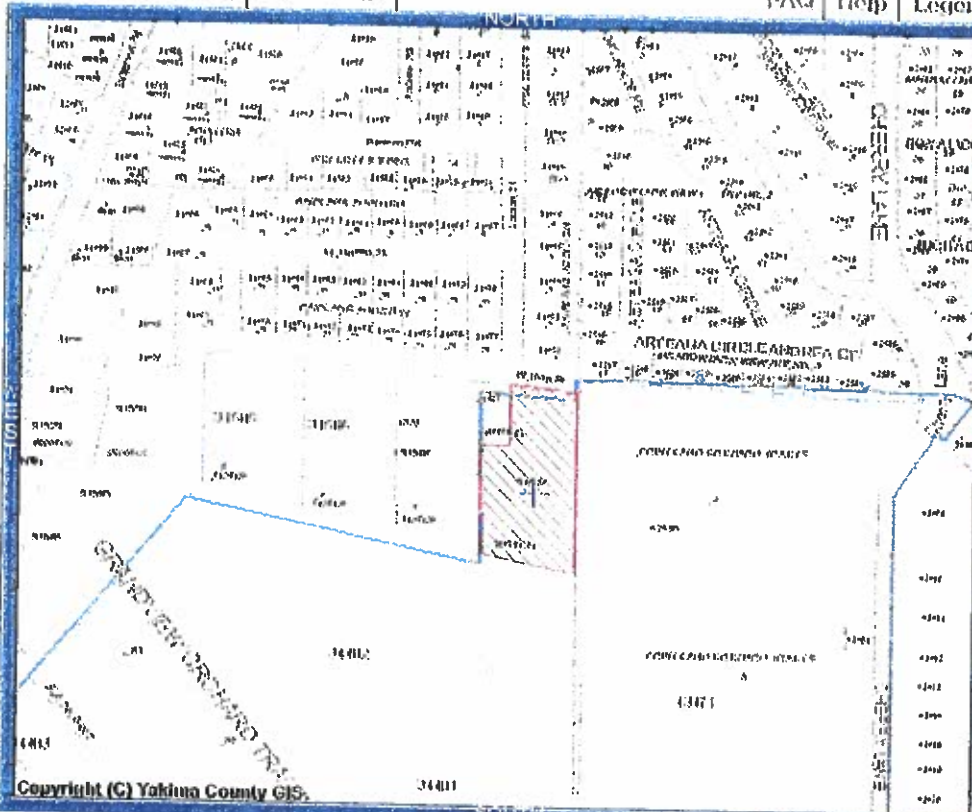
Overlays: Aerial Photography

☐ FEMA ☐ Critical Areas
☐ Contours ☐ Utilities

MapSize: Small (800x600)

Maps brought to you by:

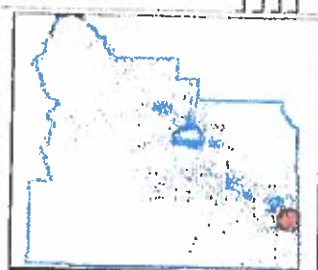
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(509) 248-4442



Geotagging (0) | Neighboring (0)
Longitude (E) | Latitude (N)

Click Map to: Get Information

One inch = 400 Feet
0 200 400 600



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

Tax Code Area (TCA): 441 Tax Year: 2025
Improvement Value: \$230400 Land Value: \$121400
Current Use Value: \$0 Current Use Improvement: \$0
New Construction: \$0 Total Assessed Value: \$351800

Quality	Year Built	Stories	Main Sq Ft	Upper Sq Ft	Basmt Sq Ft	Bedrooms	Bathrooms (Full/3/4, 1/2)	Garage (Usable/Full/Partial)	Carport
AVERAGE	1958	1.00	1472		1472/1472	4	3/0/0	0/0/0	

Exclude	Sale Date	Sale Price	Grantor	Portion
No Sales Information Found.				

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) 574-4100 or (800) 572-7354, or email us.

Zoning: Urban Growth Area	R-1 Grandview	Jurisdiction: County	Future Landuse Designation: Urban Residential (Yakima County Plan 2016)
FEMA 100 Year:		FIRM Parcel Number: 53077C2201D	

Latitude: 46° 14' 50.573" Longitude: -119° 55' 35.544" Range: 23 Township: 09 Section: 22
Narrative Description: Section 22 Township 09 Range 23 Quarter SW: SP 7777231 Lot 2

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



Jacob Tate, Assessor

128 N 2nd St • Room 112 • Yakima, WA 98901 • (509) 574-1100

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

<https://www.yakimacounty.us/Assessor>

**Determination of Sufficiency of Annexation Petition;
City of Grandview – Peacock and Harris Properties
(RCW 35A.01.050(4))**

To: Anita Palacios, City Clerk
City of Grandview

On April 9th, 2025, a petition for annexation was received by this office for determination of the sufficiency of the petition according to RCW 35.13.130 and 35.21.005 from the City of Grandview.

The determination of sufficiency was begun by this office on the terminal date of April 9th, 2025, 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 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 9th day of April 2025

Jacob Tate, Yakima County Assessor

SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2014

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: [\[help\]](#)

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: [\[help\]](#)

Peacock Harris Annexation to City of Grandview

2. Name of applicant: [\[help\]](#)

Tom Biehl

3. Address and phone number of applicant and contact person: [\[help\]](#)

Tom Biehl
1008 Princeton
Grandview, WA
509-840-0433 98730

4. Date checklist prepared: [help]

5. Agency requesting checklist: [help] City of Grandview

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

Process expected to take 4 to 6 months

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

No

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]

Yakima County has given conditional pre-approval of Lot 2 to be subdivided into 3 lots

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

Approval & acceptance by Grandview City Council after there being no objection raised by the Yakima County Boundary Review Board

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]

This subject 2.5 acres +/- is under the jurisdiction of Yakima County as is zoned R-1 Residential - This proposal when completed would be incorporated into City of Grandview and be under jurisdiction of City of Grandview - zoned R-1 Residential

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]

Lots 1 and 2 of short plat recorded under Yakima County Auditor File No. 7777231, records of Yakima County, Washington - See Exhibit A attached commonly known as 1710 & 1720 W. King St Grandview, WA 98930

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth

a. General description of the site [help]

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

South to North

approximate 2 to 2.5% slope

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

2.5%

- 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] *Sandy loam*
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help] *None*
- 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] *Not applicable*
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help] *Not applicable - this proposal only changes jurisdiction from County to City of Grandview*
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [help] *Not Applicable*
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help] *Not applicable*

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [help] *Not Applicable*
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [help] *None*
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help] *Not applicable*

3. Water

- a. Surface Water: [help]
- 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 *None* and provide names. If appropriate, state what stream or river it flows into. [help]
- 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] *Not applicable*

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

Not applicable

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

Not applicable

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

Not applicable

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. [\[help\]](#)

Not applicable

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

Not applicable

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

Not applicable

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

None

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

- a. Check the types of vegetation found on the site: [\[help\]](#)

☒ deciduous tree: alder, maple, aspen, other *beech*
☒ evergreen tree: fir, cedar, pine, other
☒ shrubs
☒ grass

- ☒ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

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

None

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.

None

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#)

birds: hawk, heron, eagle, songbirds, other: Sparrows, Field Squirrels, Robins
 None mammals: deer, bear, elk, beaver, other:
 None fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

None known

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

None

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.

None

6. Energy and natural resources

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

Not applicable - an annexation
 simply only changes governing jurisdiction

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

Not applicable

- 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]

Not applicable

7. Environmental health

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

Not applicable

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

Possible chemicals in soil from past agricultural practice

- 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.

- 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.

Not applicable

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

Not applicable

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

Not applicable for this proposal - Annexation only changes governing jurisdiction from County to City

b. Noise

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

Not Applicable

- 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]

Not applicable

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

Not applicable

8. Land and shoreline use

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

Residential East, West and North - to the South agricultural

- 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]

Not applicable

- 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:

NO

- c. Describe any structures on the site. [help] *The are two residence, one single car garage and one small 20x20 pole building*
- d. Will any structures be demolished? If so, what? [help] *Not applicable*
- e. What is the current zoning classification of the site? [help] *R-1*
- f. What is the current comprehensive plan designation of the site? [help] *Low Density Residential*
- g. If applicable, what is the current shoreline master program designation of the site? [help] *Not applicable*
- 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] *Not applicable*
- j. Approximately how many people would the completed project displace? [help] *Not applicable*
- k. Proposed measures to avoid or reduce displacement impacts, if any: [help] *Not applicable*
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help] *Zoning and land use to remain the same*
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: *None*

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help] *Not applicable*
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help] *Not applicable*
- c. Proposed measures to reduce or control housing impacts, if any: [help] *Not applicable*

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [help] *Not applicable*
- b. What views in the immediate vicinity would be altered or obstructed? [help] *Not applicable*
- c. Proposed measures to reduce or control aesthetic impacts, if any: [help] *Not applicable*

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help] *Not applicable - as an annexation jurisdiction changes from county to city of Grandview*
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [help] *Not applicable*

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

Not applicable

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

Not applicable

12. Recreation

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]

Not applicable - this annexation will only change the jurisdiction from County to City of Grandview

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

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 located on or near the site? If so, specifically describe. [help]

None

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]

None - Internet search did not indicate or show any in proximity to this area to be annexed

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]

Not applicable

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

None

14. Transportation

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

W King St at intersection of Larson

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

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

Not applicable - This annexation only changes jurisdiction from county to City of Grandview

- 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]

Not applicable

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

Not applicable annexation petition only changing jurisdiction

- 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]

Not applicable

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

No

- h. Proposed measures to reduce or control transportation impacts, if any: [help]

None

15. Public services

- 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

- b. Proposed measures to reduce or control direct impacts on public services, if any. [help]

None

16. Utilities

- 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]

The proposal is an annexation that only changes the jurisdiction from Yakima County to City of Grandview who is already providing water and sewer to subject area

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: _____

Tom Biehl

Name of signee _____

Tom Biehl

Position and Agency/Organization _____

Owner representative

Date Submitted: _____

3/4/2025

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?

Not applicable - the annexation to City of Grandview only changes jurisdiction from County to City of Grandview

Proposed measures to avoid or reduce such increases are:

Not applicable

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

No impact

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

None

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

Not applicable

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

None

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?

Not applicable

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

None

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?

Not applicable

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

None

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

Not applicable - the annexation only changes jurisdiction from Yakima County to City of Grandview

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

None

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

No conflict - it is totally consistent with the Growth Management Act

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: Peacock-Harris Annexation
 Development Address: 1710 and 1720 W. King St
Grandview, WA 99205
 Developer Name: Rich & Connie Peacock
 Developer Address: 2212 Gordon Ave
Spokane, WA 99205

1. Type of development:

- ☒ Single Family Residential
☐ Duplex Residential
☐ Multi-Family Residential
☐ Commercial
☐ Industrial
☐ Other _____

Number of Units: 2 vacant buildable lots once annexation is perfected

2. Average vehicle trips per unit:

- ☒ Single Family 10 trips per day
☐ Mobile Home Park 5 trips per day
☐ Duplex 8 trips per day
☐ Retirement Community 4 trips per day
☐ Multi-family 6 trips per day
☐ Other _____

3. Total vehicle trips per day for the development: 20

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

20 daily trips to W King
20 daily trips to Larson
 daily trips to _____

5. Peak hour trips to public streets from development:

10 Peak hour trips to W King
10 Peak hour trips to Larson
 Peak hour trips to _____

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

170 W. King 760 Larson

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

8000 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) 8000 - 760 = 7240
 Projected number of trips (#3) 20
 Remaining capacity - 7220 = 20

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

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

- ☒ None
☐ See Attached

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

- ☒ None at this time
☐ See Attached

Completed By

Date

Tom Beeth

3/4/2025

Attachment to SEPA Peacock-Harris Annexation

Legal description - Lots 1 & 2 of
Short Plat recorded under Auditor File

25, 6:43 PM

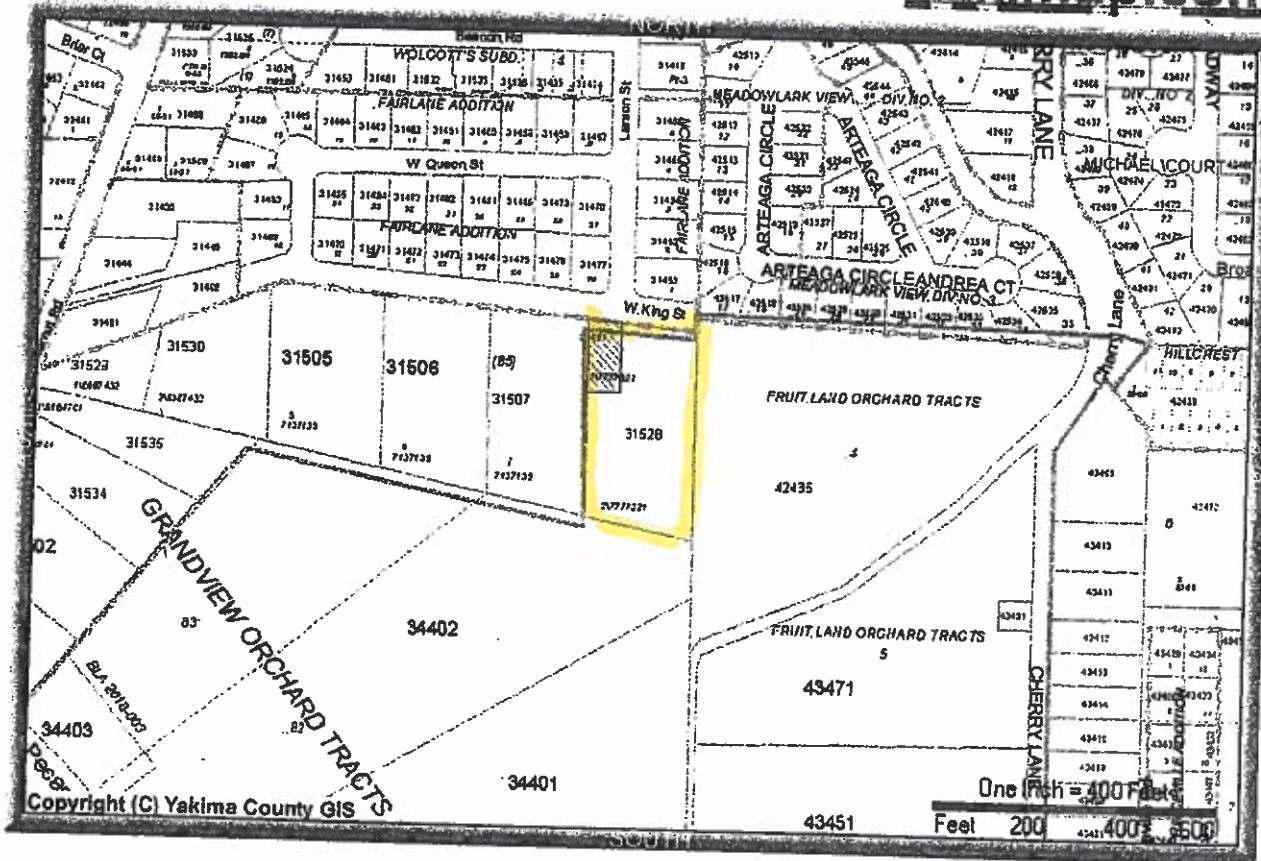
Yakima County GIS

7777231 Records
of Yakima County, WA

[Print Map] [Close Map]

Exhibit A

Yakimap.com

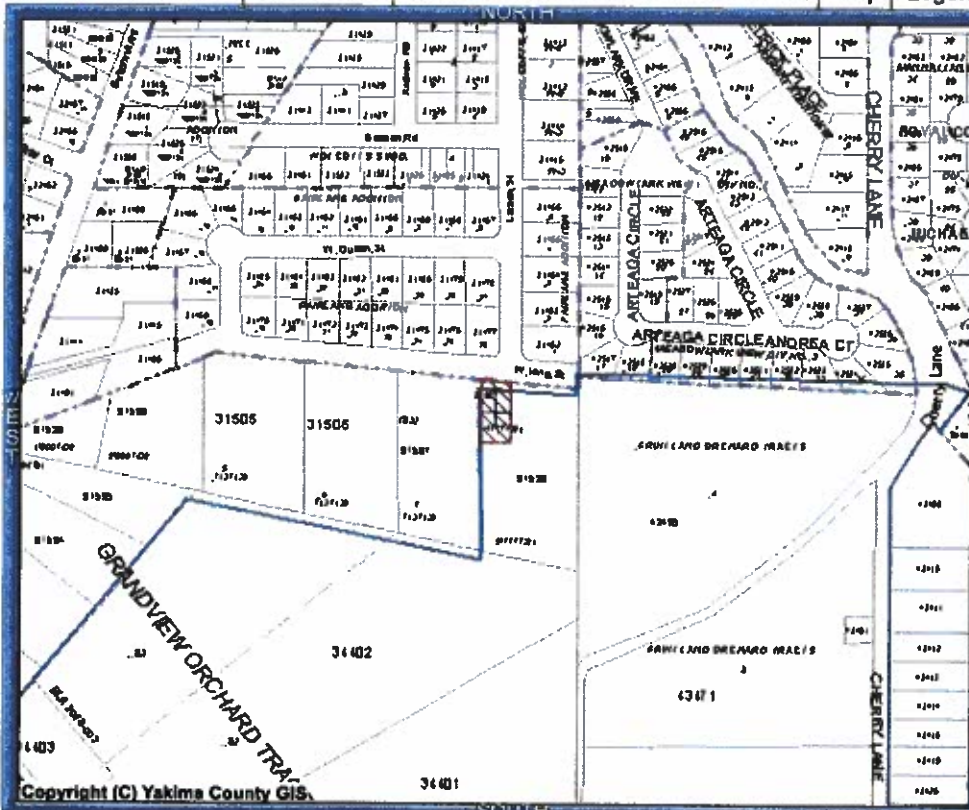


Parcel Address: 1720 W KING ST, GRANDVIEW, WA 98930	
Parcel Owner(s): MARLEE HARRIS	
Parcel Number: 23092231527	Parcel Size: 0.25 Acre(s)
Property Use: 11 Single Unit	
Tax Code Area (TCA): 441	Tax Year: 2025
Improvement Value: \$313100	Land Value: \$56600
Current Use Value: \$0	Current Use Improvement: \$0
New Construction: \$0	Total Assessed Value: \$369700
Zoning: R-1	Jurisdiction: County
Urban Growth Area: Grandview	Future Landuse Designation: Urban Residential (Yakima County Plan 2015)
FEMA:	FIRM Panel Number: 53077C2281D
+ Latitude: 46° 14' 52.460"	+ Longitude: -119° 55' 36.891"
Range: 23 Township: 09 Section: 22	
Narrative Description: Section 22 Township 09 Range 23 Quarter SW: SP 7777231 Lot 1	
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL VERIFICATION DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING	



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

www.vtgco.com

(509) 248-4442

Easting(N): Northing(N)

Longitude(W): Latitude(N)

Click Map to: Get Information

One Inch = 400 Feet

Feet 200 400 600

Map Report

PROPERTY PHOTOS: 1 2 3 4



PROPERTY INFORMATION AS OF 3/4/2025 12:16:22 AM

Parcel Address: 1720 W KING ST, GRANDVIEW, WA 98930
Parcel Owner(s): MARLEE HARRIS
Parcel Number: 23092231527 Parcel Size: 0.25 Acre(s)
Property Use: 11 Single Unit

TAX AND ASSESSMENT INFORMATION

Tax Code Area (TCA): 441 Tax Year: 2025
Improvement Value: \$313100 Land Value: \$56600
CurrentUse Value: \$0 CurrentUse Improvement: \$0
New Construction: \$0 Total Assessed Value: \$369700

PRINTING

Printer-Friendly Page

Detailed Report

Print Detailed MAP

RESIDENTIAL INFORMATION

SECTION MAPS

Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltn)	Carport
AVE/GOOD	2012	1.00	2364		0/0	4	2/1/0	2/420/0	

Section Map 1in=400ft

SALE INFORMATION

Qtr SECTION MAPS

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-Qtr 1"=200ft NE-Qtr 1"=200ft
SW-Qtr 1"=200ft SE-Qtr 1"=200ft

DISCLAIMER

While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us.

OVERLAY INFORMATION

Zoning:	R-1	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Residential (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C2281D
		Download Map	

LOCATION INFORMATION

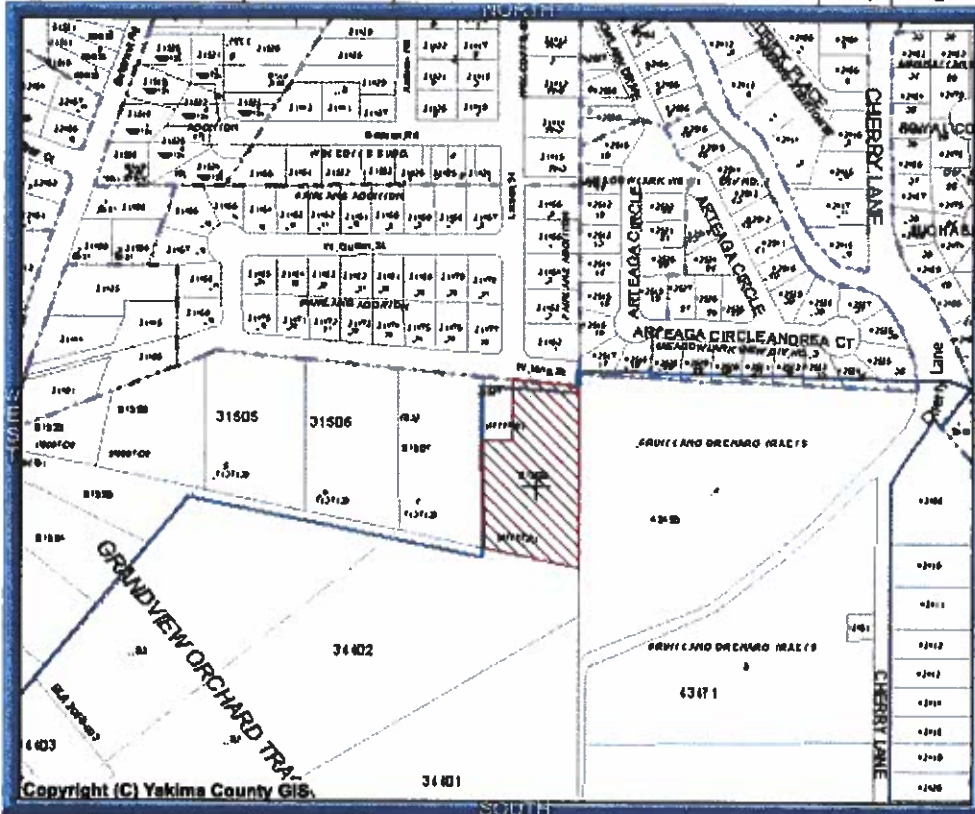
+ Latitude: 46° 14' 52.480" + Longitude: -119° 55' 36.888" Range: 23 Township: 09 Section: 22
Narrative Description: Section 22 Township 09 Range 23 Quarter SW: SP 7777231 Lot 1

DISCLAIMER



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)

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Valley Title Guarantee



Title Insurance & Escrow Service

www.vtgco.com

(509) 248-4442

Easting(ft) | Northing(ft)

Longitude(E) | Latitude(N)




Click Map to: Get Information

One Inch = 400 Feet

Feet 200 400 600



Report

PROPERTY PHOTOS: 1 2 3 4				PROPERTY INFORMATION AS OF 3/4/2025 12:16:22 AM						PRINTING					
				Parcel Address:		1710 W KING ST, GRANDVIEW, WA 98930						Printer-Friendly Page			
				Parcel Owner(s):		RICHARD T & CONSTANCE PEACOCK									
				Parcel Number:		23092231528				Parcel Size:		2.07 Acre(s)		Detailed Report	
				Property Use:		11 Single Unit									
TAX AND ASSESSMENT INFORMATION												Print Detailed MAP			
Tax Code Area (TCA):				441		Tax Year:				2025					
Improvement Value:				\$230400		Land Value:				\$121400					
Current Use Value:				\$0		Current Use Improvement:				\$0					
New Construction:				\$0		Total Assessed Value:				\$351800					
RESIDENTIAL INFORMATION												SECTION MAPS			
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsm/vat/bltin)	Carport	Section Map 1in=400ft					
AVERAGE	1958	1.00	1472		1472/1472	4	3/0/0	0/0/0							
SALE INFORMATION												Qtr SECTION MAPS			
Excise		Sale Date		Sale Price		Grantor		Portion							
No Sales Information Found.															
DISCLAIMER															
While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us.															
NW-Qtr 1"=200ft				NE-Qtr 1"=200ft				SW-Qtr 1"=200ft				SE-Qtr 1"=200ft			

OVERLAY INFORMATION			
Zoning:	R-1	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Residential (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C2281D
Download Map			
LOCATION INFORMATION			
+ Latitude: 46° 14' 50.573"	+ Longitude: -119° 55' 35.544"	Range: 23	Township: 09
Section: 22			
Narrative Description: Section 22 Township 09 Range 23 Quarter SW: SP 7777231 Lot 2			
DISCLAIMER			
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**CITY OF GRANDVIEW NOTICE OF DEVELOPMENT APPLICATION:
NOTICE OF APPLICATION, NOTICE OF COMPLETENESS, NOTICE OF
ENVIRONMENTAL REVIEW, and 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): Richard & Constance Peacock and Marlee Harris

Proposed Project: Annexation and Rezone

Current Zoning/Future Land Use: Low Density Residential

Proposed Zoning: R-1 Low Density Residential

Location of Project: 1710 West King Street and 1720 West King Street, Grandview, Yakima County, Washington.

Parcel Nos.: 230922-31528 and 230922-31527

Application Date: March 1, 2025

Application Acceptance: April 8, 2025

Decision-Making Authority: City of Grandview

Project Description: Applicants request annexation and rezone to R-1 Low Density Residential

Requested Approvals & Actions: Annexation and rezone

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

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. A copy of the threshold determination issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by **May 29, 2025.**

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. 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. Comments concerning the application should be submitted no later than **May 29, 2025**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **May 29, 2025** 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 **Monday, June 23, 2025 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.

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.

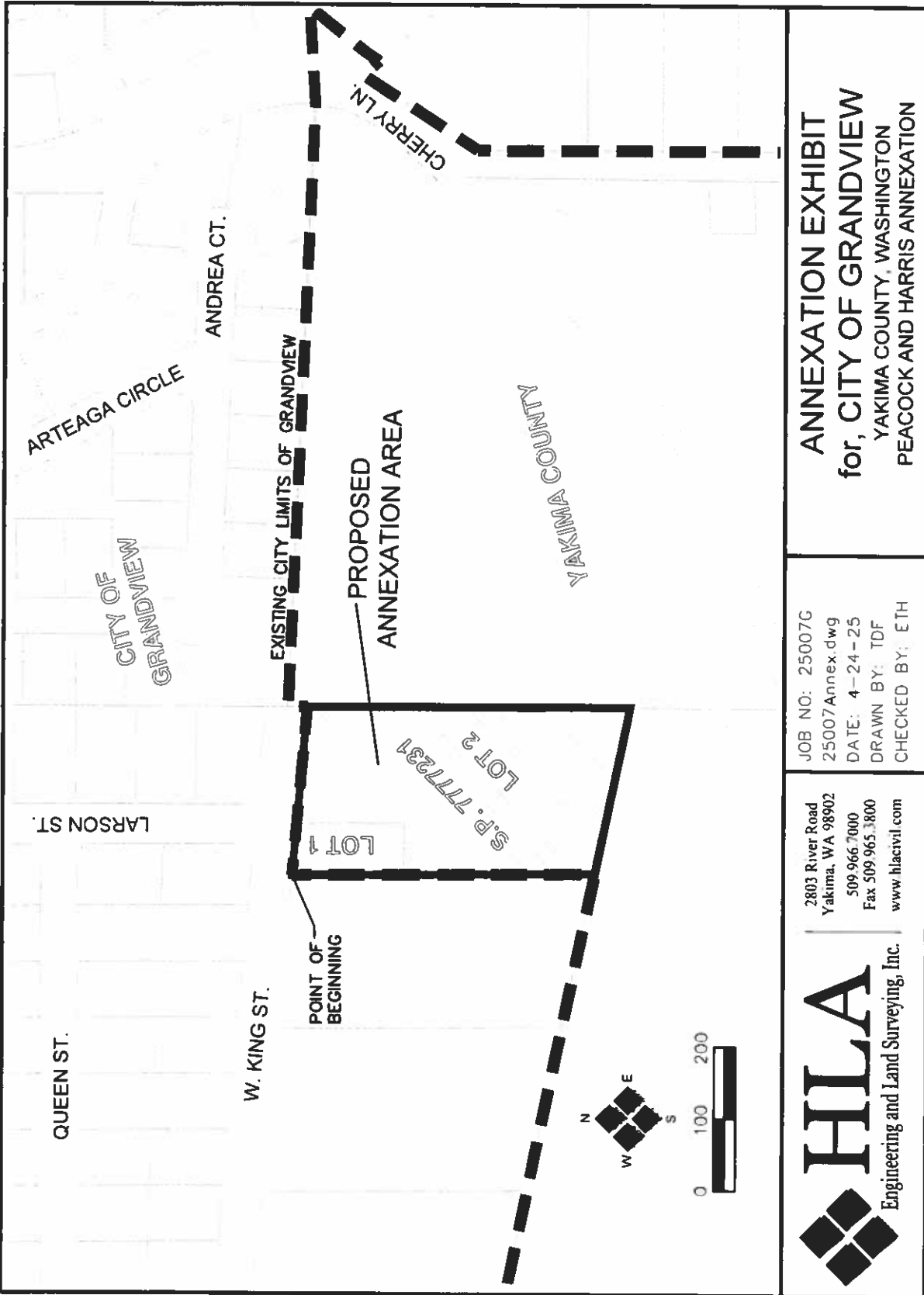
CITY OF GRANDVIEW

Anita G. Palacios, MMC, City Clerk

Publication: Grandview Herald – May 14, 2025

Property Posted: May 12, 2025

Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s):
May 9, 2025



ANNEXATION EXHIBIT
for, CITY OF GRANDVIEW
 YAKIMA COUNTY, WASHINGTON
 PEACOCK AND HARRIS ANNEXATION

JOB NO: 25007G
 25007 Annex.dwg
 DATE: 4-24-25
 DRAWN BY: TDF
 CHECKED BY: ETH

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

HILA
 Engineering and Land Surveying, Inc.



**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): Richard & Constance Peacock and Marlee Harris

Proposed Project: Annexation and Rezone

Current Zoning/Future Land Use: Low Density Residential

Proposed Zoning: R-1 Low Density Residential

Location of Project: 1710 West King Street and 1720 West King Street, Grandview, Yakima County, Washington.

Parcel Nos.: 230922-31528 and 230922-31527

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: Shane Fisher

Position/title: City Administrator

Phone: (509) 882-9200

Address: 207 West Second Street, Grandview, WA 98930

Email: anitap@grandview.wa.us

Date: May 6, 2025

Signature:



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

The City of Grandview, as the lead agency, issued a Final Determination of Non-significance (DNS) under the State Environmental Policy Act (SEPA) on the following:

Applicant(s) & Property Owner(s): Richard & Constance Peacock and Marlee Harris

Proposed Project: Annexation and Rezone

Current Zoning/Future Land Use: Low Density Residential

Proposed Zoning: R-1 Low Density Residential

Location of Project: 1710 West King Street and 1720 West King Street, Grandview, Yakima County, Washington.

Parcel Nos.: 230922-31528 and 230922-31527

Determination: The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment and an Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after a careful review of the completed environmental checklist, and other information on file with the lead agency. This information (including all environmental documentation) is available to the public on request and can be examined in our offices during regular business hours. Environmental documents include the SEPA checklist, this threshold determination, and submittal materials.

Comment and Appeal Information: This Final DNS is issued under WAC 197-11-340(2). There is no further comment on it. You may appeal this SEPA threshold determination to Yakima County Superior Court within 21 days from the decision made by Grandview City Council on the Preliminary Plat. For information on the comment or appeal processes, or on other issues relating to this proposal, contact the City of Grandview at (509) 882-9200 or anitap@grandview.wa.us.

Responsible official: Shane Fisher

Position/title: City Administrator

Phone: (509) 882-9200

Address: 207 West Second Street, Grandview, WA 98930

Email: anitap@grandview.wa.us

Date: May 30, 2025

Signature: _____

AFFIDAVIT OF PUBLICATION

State of Washington }
County of Yakima } ss.

The undersigned on oath states that

Trisha Dodgson

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 - COGT -
Development Application -
Peacock / Harris

was published on May 14, 2025

The amount of the fee charged for the foregoing publication is the sum of \$ 131.88 which amount has been paid in full.

[Signature]

Subscribed and sworn to before me on

May 14, 2025

Cornetta C. Jones

Notary Public for the State of Washington

Notice

CITY OF GRANDVIEW NOTICE OF DEVELOPMENT APPLICATION: NOTICE OF APPLICATION, NOTICE OF COMPLETENESS, NOTICE OF ENVIRONMENTAL REVIEW, and NOTICE OF PUBLIC HEARING

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Parcel Nos.: 230922-31528 and 230922-31527

Application Date: March 1, 2025

Application Acceptance: April 8, 2025

Decision-Making Authority: City of Grandview

Project Description: Applicants request annexation and rezone to R-1 Low Density Residential

Requested Approvals & Actions: Annexation and rezone

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

Environmental Determination

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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. 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. Comments concerning the application should be submitted no later than **May 29, 2025**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **May 29, 2025** 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 **Monday, June 23, 2025 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.

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: The Grandview Herald

Published: May 14, 2025

JULY 10, 2025



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

I, Anita Palacios, City Clerk for the City of Grandview, hereby certify that on the 9th day of May, 2025, I posted at City Hall, Library, Police Department, City's website www.grandview.wa.us, and mailed the attached NOTICE OF DEVELOPMENT APPLICATION: NOTICE OF APPLICATION, NOTICE OF COMPLETENESS, NOTICE OF ENVIRONMENTAL REVIEW & NOTICE OF PUBLIC HEARING with maps regarding the following land use proposal:

Applicant(s) & Property Owner(s): Richard & Constance Peacock and Marlee Harris

Proposed Project: Annexation and Rezone

Current Zoning/Future Land Use: Low Density Residential

Proposed Zoning: R-1 Low Density Residential

Location of Project: 1710 West King Street and 1720 West King Street, Grandview, Yakima County, Washington.

Parcel Nos.: 230922-31528 and 230922-31527

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

CITY OF GRANDVIEW

By:


Anita Palacios, City Clerk



**CITY OF GRANDVIEW NOTICE OF DEVELOPMENT APPLICATION:
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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. 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. Comments concerning the application should be submitted no later than **May 29, 2025**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **May 29, 2025** 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 **Monday, June 23, 2025 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.

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.

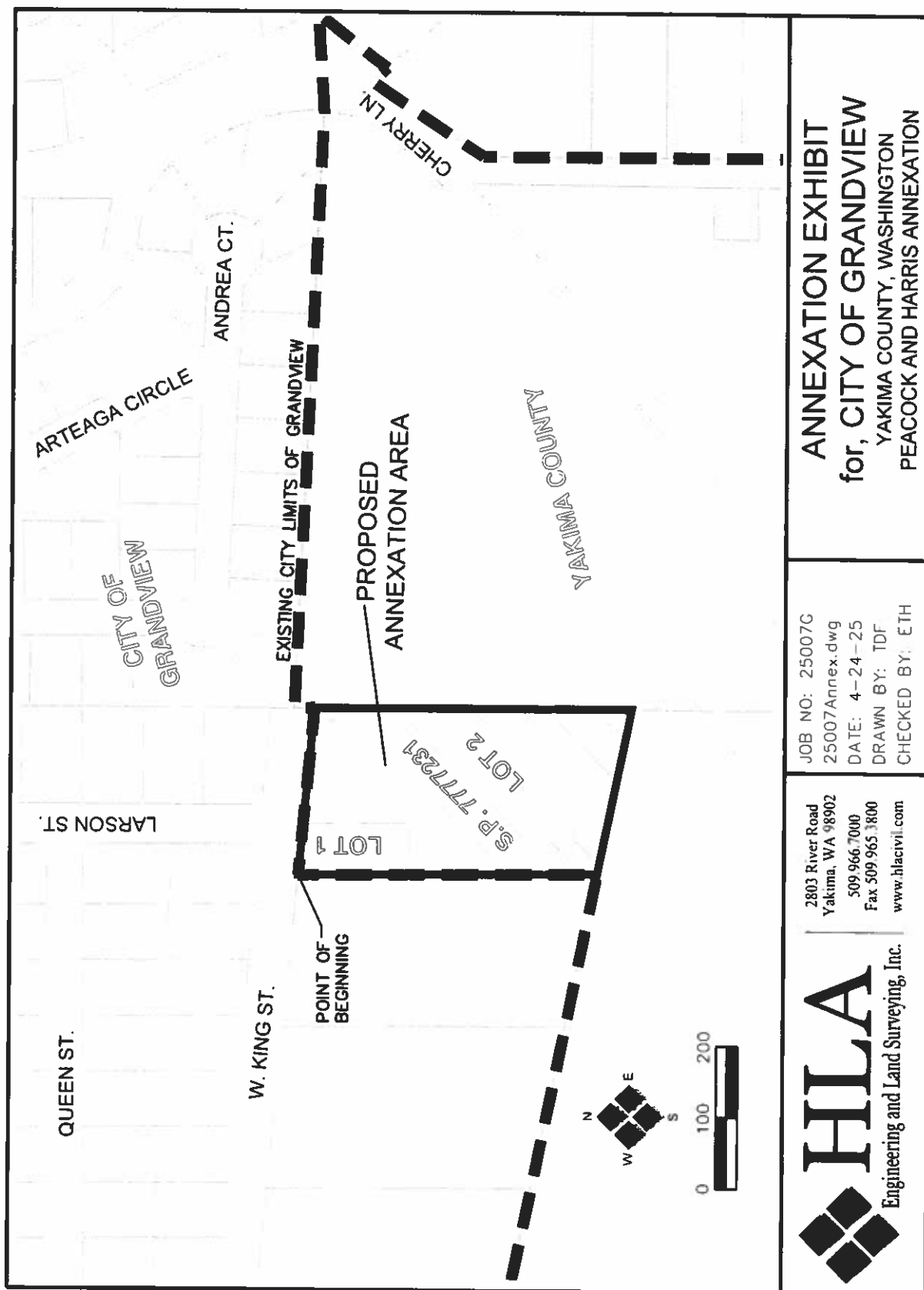
CITY OF GRANDVIEW

Anita G. Palacios, MMC, City Clerk

Publication: Grandview Herald – May 14, 2025

Property Posted: May 12, 2025

Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s):
May 9, 2025



ANNEXATION EXHIBIT **for, CITY OF GRANDVIEW** YAKIMA COUNTY, WASHINGTON PEACOCK AND HARRIS ANNEXATION

JOB NO: 25007G
 25007Annex.dwg
 DATE: 4-24-25
 DRAWN BY: TDF
 CHECKED BY: ETH

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

HLA
 Engineering and Land Surveying, Inc.

	230922-31528 Richard & Connie Peacock 2212 West Gordon Avenue Spokane, WA 99205	230922-42435 Sylvia Ramos 903 South 11th Street Sunnyside, WA 98944
230922-43471 Jesus Benitez & Christina Alaniz 912 Cherry Lane Grandview, WA 98930	230922-31507 Allen & Kendra Roberts 1203 Barlett Avenue Zillah, WA 98953	230922-31506 Gabirel & Candida Fonseca 1906 West King Street Grandview, WA 98930
230922-34401 Almoli Investment LLC 870 S Lester Road Outlook, WA 98938	230922-34402 Hogue Farmland LLC 31902 N Crosby Road Prosser, WA 99350	230922-42529 Celia & Alex Cordova 618 Arteaga Circle Grandview, WA 98930
230922-42528 Marcelino Armendariz 616 Arteaga Circle Grandview, WA 98930	230922-42518 Kamstra Taraleigh 614 Arteaga Circle Grandview, WA 98930	230922-42517 Jose Garcia 612 Arteaga Circle Grandview, WA 98930
230922-42516 Jose Martin & Elva Vaquera 610 Arteaga Circle Grandview, WA 98930	230922-42519 Eduardo Romero 615 Arteaga Circle Grandview, WA 98930	230922-42527 Raul & Silvia Cardenas 617 Arteaga Circle Grandview, WA 98930
230922-42514 Javier & Andrea Rodriguez 606 Arteaga Circle Grandview, WA 98930	230922-31452 Benny & Patricia Escobar 5780 Gap Road Outlook, WA 98938	230922-31453 Rogelio & Amanda Chavez 709 Larson Street Grandview, WA 98930
230922-31454 Oscar & Nicole Estrada 707 Larson Street Grandview, WA 98930	230922-31477 Juan & Flor Vasquez 802 Larson Street Grandview, WA 98930	230922-31476 Maria & Enrique Alcala 707 West Concord Grandview, WA 98930
230922-31475 Noel Servin 1807 West King Street Grandview, WA 98930	230922-31474 Angelica Ozuna P.O. Box 908 Grandview, WA 98930	230922-31473 George Devall 1811 West King Grandview, WA 98930
230922-31478 Maria & Steve Trevino 1804 Queen Street Grandview, WA 98930	230922-31479 Joe & Malinda Mora 1806 Queen Street Grandview, WA 98930	230922-31480 Amanda Saenz 1808 Queen Street Grandview, WA 98930
230922-31481 Artemio & Sandra Morales 1810 Queen Street Grandview, WA 98930	230922-31527 Marlee Harris 1720 W King Street Grandview, WA 98930	23022-42515 Hector Gonzalez 608 Arteaga Circle Grandview, WA 98930

Anita Palacios

From: Anita Palacios
Sent: Tuesday, May 6, 2025 1:14 PM
To: Brandon Walker; Byron Gumz; EROADMIN@DOH.WA.GOV; GRANDVIEW SCHOOL DISTRICT; ODW.Mail@doh.wa.gov; 'PORT OF GRANDVIEW'; Ron Cowin; ROZA IRRIGATION DISTRICT; sepa@dahp.wa.gov; WA Department of Fish & Wildlife; 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 Cultural Resource Program; Yakama Nation Tribal Historic Preservation; 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 COUNTY WATER RESOURCES; Yakima Health District; YAKIMA REGIONAL CLEAN AIR AUTHORITY
Subject: City of Grandview - Notice of Application, Completeness, Environmental Review & Public Hearing and SEPA - Peacock & Harris Annexation & Rezone
Attachments: Peacock & Harris Annexation & Rezone - Notice of Development Application & SEPA Checklist.pdf

Attached is a Notice of Development Application: Notice of Application, Notice of Completeness, Notice of Environmental Review & Notice of Public Hearing and SEPA Environmental Checklist for an Annexation and Rezone submitted by Richard & Constance Peacock and Marlee Harris located at 1710 and 1720 West King Street, Grandview, Yakima County, Washington.

Thanks,

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
www.grandview.wa.us

Anita Palacios

From: NoReply@ecy.wa.gov
Sent: Tuesday, May 6, 2025 3:50 PM
To: Anita Palacios
Subject: SEPA record published

CAUTION: External Email

The SEPA admin reviewed and published [SEPA record number 202501871, "Peacock & Harris Annexation & Rezone"](#).

It will now be available to the public.

From: Gertie Desallier
Email: separegister@ecy.wa.gov
Phone number: (509) 268-9690



**CITY OF GRANDVIEW
CERTIFICATE OF POSTING PROPERTY**

I, Scott Smotherman 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 12th day of May, 2025, I posted the attached NOTICE OF DEVELOPMENT APPLICATION: NOTICE OF APPLICATION, NOTICE OF COMPLETENESS, NOTICE OF ENVIRONMENTAL REVIEW AND NOTICE OF PUBLIC HEARING with maps regarding the following land use proposal as designated on the attached map:

Applicant(s) & Property Owner(s): Richard & Constance Peacock and Marlee Harris

Proposed Project: Annexation and Rezone

Current Zoning/Future Land Use: Low Density Residential

Proposed Zoning: R-1 Low Density Residential

Location of Project: 1710 West King Street and 1720 West King Street, Grandview, Yakima County, Washington.

Parcel Nos.: 230922-31528 and 230922-31527

Dated this 12th day of May, 2025.

GRANDVIEW PUBLIC WORKS DEPARTMENT

BY:

Scott Smotherman
Signature

Scott Smotherman
Printed Name



**CITY OF GRANDVIEW NOTICE OF DEVELOPMENT APPLICATION:
NOTICE OF APPLICATION, NOTICE OF COMPLETENESS, NOTICE OF
ENVIRONMENTAL REVIEW, and 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): Richard & Constance Peacock and Marlee Harris

Proposed Project: Annexation and Rezone

Current Zoning/Future Land Use: Low Density Residential

Proposed Zoning: R-1 Low Density Residential

Location of Project: 1710 West King Street and 1720 West King Street, Grandview, Yakima County, Washington.

Parcel Nos.: 230922-31528 and 230922-31527

Application Date: March 1, 2025

Application Acceptance: April 8, 2025

Decision-Making Authority: City of Grandview

Project Description: Applicants request annexation and rezone to R-1 Low Density Residential

Requested Approvals & Actions: Annexation and rezone

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

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. A copy of the threshold determination issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by **May 29, 2025.**

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. 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. Comments concerning the application should be submitted no later than **May 29, 2025**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **May 29, 2025** 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 **Monday, June 23, 2025 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.

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.

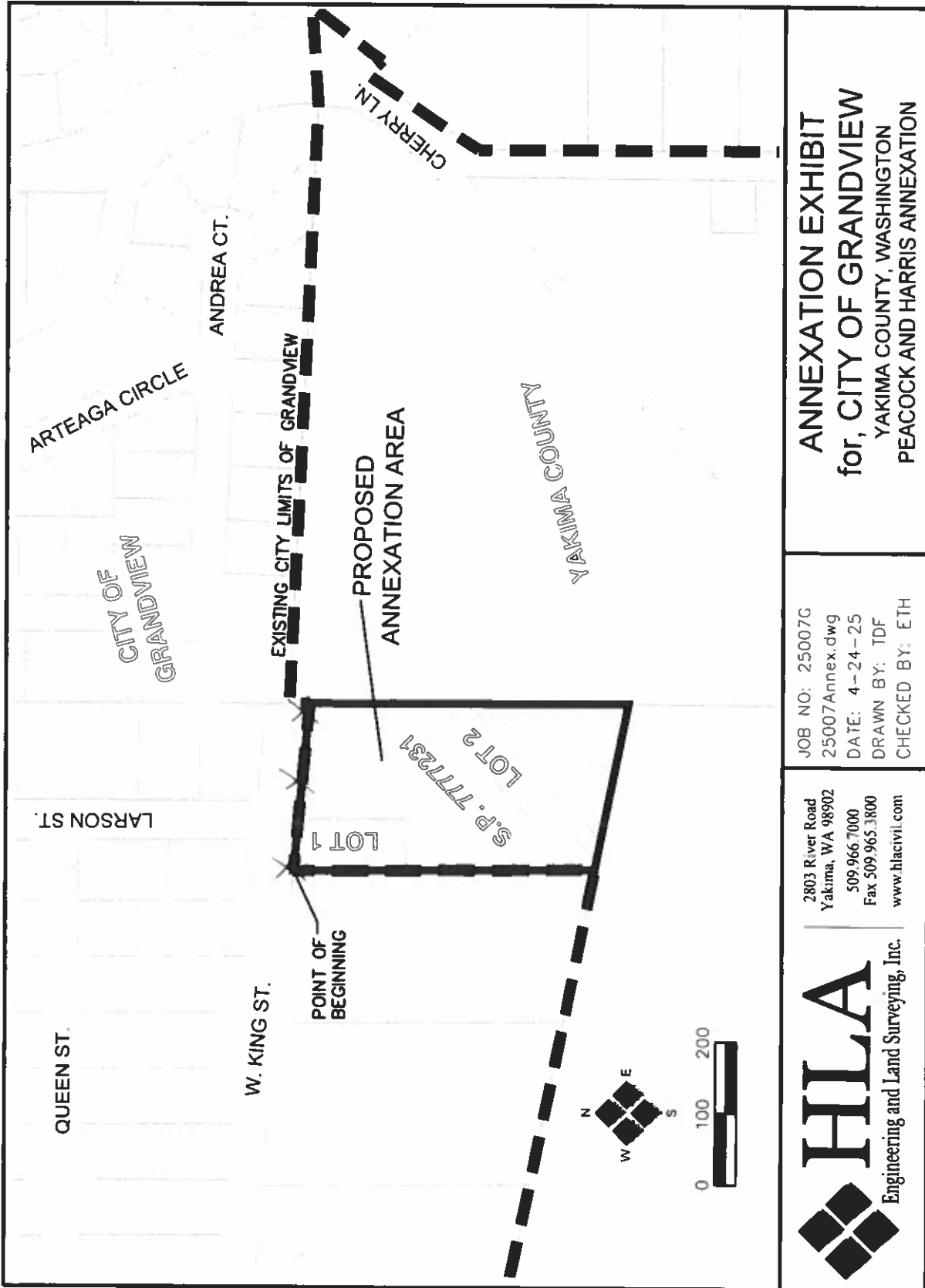
CITY OF GRANDVIEW

Anita G. Palacios, MMC, City Clerk

Publication: Grandview Herald – May 14, 2025

Property Posted: May 12, 2025

Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s):
May 9, 2025



ANNEXATION EXHIBIT
for, CITY OF GRANDVIEW
YAKIMA COUNTY, WASHINGTON
PEACOCK AND HARRIS ANNEXATION

JOB NO: 25007G
25007Annex.dwg
DATE: 4-24-25
DRAWN BY: TDF
CHECKED BY: ETH

2803 River Road
Yakima, WA 98902
509.966.7000
Fax 509.965.1800
www.hlaclvi.com

HLA
Engineering and Land Surveying, Inc.

Anita Palacios

From: Brett Sheffield <brett.sheffield@co.yakima.wa.us>
Sent: Monday, April 28, 2025 2:47 PM
To: Anita Palacios; Matt Pietrusiewicz
Cc: Shane Fisher; Justin Hauver; Todd Mouritsen; Eric Herzog
Subject: FW: Peacock & Harris Annexation - Legal Description
Attachments: SPM 7777231.pdf; Peacock and Harris Annex Legal 2025-04-28.pdf; 25007 Peacock and Harris Annex Legal 2025-04-28.docx

CAUTION: External Email

Anita,

The revised legal description attached to this email is correct. Thanks.

From: Eric Herzog <eherzog@hlacivil.com>
Sent: Monday, April 28, 2025 8:20 AM
To: Brett Sheffield <brett.sheffield@co.yakima.wa.us>; Anita Palacios <anitap@grandview.wa.us>; Matt Pietrusiewicz <matt.pietrusiewicz@co.yakima.wa.us>
Cc: Shane Fisher <sfisher@grandview.wa.us>; Justin Hauver <Justin.Hauver@co.yakima.wa.us>; Todd Mouritsen <Todd.Mouritsen@co.yakima.wa.us>
Subject: RE: Peacock & Harris Annexation - Legal Description

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

Brett,

Thank you for your comments. Actually, the legal description does close. The bearings and distances described are ancillary to the legal description.

The legal description starts at the northwest corner of the area to be annexed and thence goes to the northeast corner, thence the southeast corner, thence the southwest corner and back to the point of beginning.

I have attached the short plat referenced in the legal description for your records.

Eric Herzog, PLS
HLA Engineering and Land Surveying, Inc.
2803 River Road, Yakima, WA 98902
Office: (509) 966-7000 | Cell: (509) 969-0413
eherzog@hlacivil.com | www.hlacivil.com

April 28, 2025

HLA Project No. 25007G

City of Grandview

Legal Description for Peacock and Harris Annexation

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

Beginning at the Northwest corner of Lot 1 of that Short Plat filed under Auditor's file number 7777231, records of Yakima County, Washington, said point being on the southerly right of way line of West King Street;

Thence South 84°36'20" East along the North line of Lots 1 and 2 of said Short Plat 250.67 feet to the Northeast corner of said Lot 2;

Thence South 0°13'25" West 449.97 feet to the Southeast corner of said Lot 2;

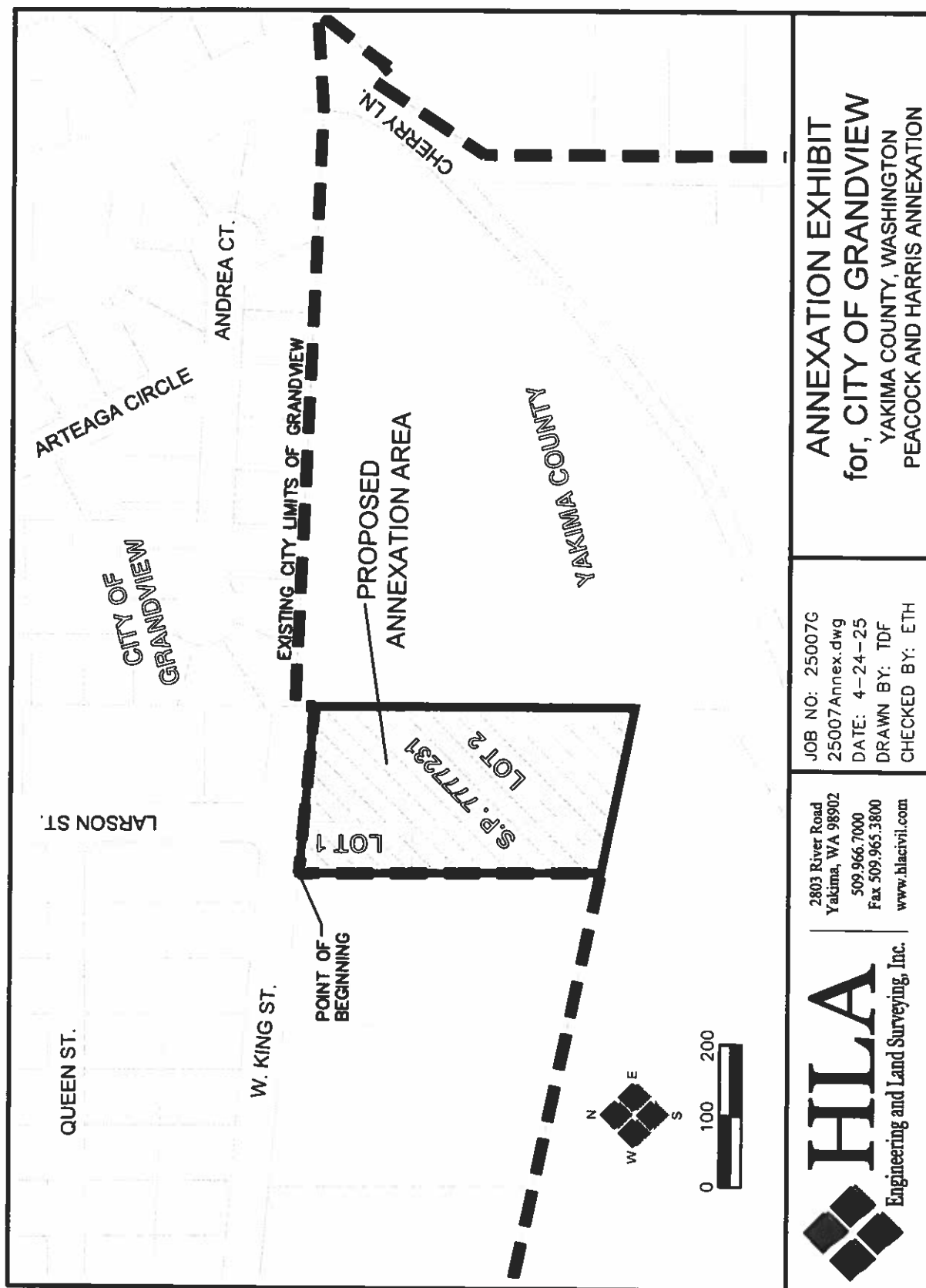
Thence North 78°08'51" West 251.47 feet to the Southwest corner of said Lot 2;

Thence Northerly along the West line of said Lots 1 and 2 to the Point of Beginning.

Situate in Yakima County, Washington.

Yakima County Tax Parcel Nos. 230922-31527 and 230922-31528.





ANNEXATION EXHIBIT **for, CITY OF GRANDVIEW** YAKIMA COUNTY, WASHINGTON PEACOCK AND HARRIS ANNEXATION

JOB NO: 25007G
 25007Annex.dwg
 DATE: 4-24-25
 DRAWN BY: TDF
 CHECKED BY: ETH

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

HILA
 Engineering and Land Surveying, Inc.

Peacock
Sub 12-36



AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 22 DAY
AT 1:30 P. M. AS SHOWN PLAT
AT THE REQUEST OF THE ADMINISTRATOR
Carlyle M. McQuinn
TACKING COUNTY AUDITOR

[illegible][illegible][illegible][illegible]

Anita Palacios

From: ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>
Sent: Tuesday, May 27, 2025 4:20 PM
To: Anita Palacios
Subject: SEPA 202501871 Comments for Peacock & Harris Annexation & Rezone
Attachments: 202501871 ECY Comments.pdf

CAUTION: External Email

Greetings,

Attached is the Department of Ecology comment letter for the Peacock & Harris Annexation & Rezone.

Please share these comments with the applicant.

Thank you,

Amber Johnson (she/her)

SEPA/ERTS Coordinator

Department of Ecology, Central Region Office

Ph. 509-723-5677



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Central Region Office
1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

May 27, 2025

Anita Palacios
City of Grandview
207 West Second Street
Grandview, WA 98930

RE: 202501871

Dear Anita Palacios:

Thank you for the opportunity to comment during the Optional Determination of Nonsignificance process for the Peacock & Harris Annexation & Rezone. We have reviewed the documents and have the following comments.

Toxics Cleanup Program

Historical aerial photos indicate your property was occupied by orchard during the period when lead arsenate was applied as a pesticide, often resulting in shallow soil contamination from lead and/or arsenic.

Ecology **requires** soil sampling if vacant, commercial, industrial, or agricultural properties are converted to residential use as there may be an increased risk of exposure to soil with elevated concentrations of arsenic and lead.

Ecology can provide sampling services at no cost. If sampling indicates elevated levels of lead and arsenic, cleanup will be required prior to occupancy. There are simple steps that can be taken to reduce exposure, and Ecology can provide free technical assistance.

Additionally, Ecology uses Model Remedies to guide cleanup for lead and arsenic pesticide contamination in historical orchards of Central Washington. The [Model Remedy](#) document is an excellent source of technical guidance, and is available at Ecology's website.

Compliance with a Model Remedy ensures your project meets the minimum standards of the Model Toxics Control Act, and if implemented as described, your property will be successfully cleaned up to Washington State standards.

City of Grandview
May 27, 2025
Page 2 of 2

Additional information, including Healthy precautions you can take to reduce exposure, is available at Ecology's Dirt Alert website.

Please contact Hector Casique, Project Manager, at (509) 208-1288 or email Hector.Casique@ecy.wa.gov, for further information or to schedule your initial sampling.

Sincerely,



Amber Johnson
SEPA Coordinator
Central Region Office
509-723-5677
crosepa@ecy.wa.gov

STAFF REPORT

TO: City of Grandview - Hearing Examiner

FROM: Keelan Naasz, Land Use Planner
Yakima Valley Conference of Governments

DATE: June 16, 2025

SUBJECT: Public hearing to receive comments on the proposed application from Richard and Constance Peacock and Marlee Harris to annex the following tax parcels located in a portion of Southwest Quarter of Section 22 Township 09 North. Range 23 East, W.M. parcels: 230922-31527, 230922-31536, 230922-31537, 230922-31538.

The Comprehensive Plan Designation is Low Density Residential and the proposed zoning is Low Density (R-1) Residential.

It should be noted that when the applicants submitted the proposal, a short plat was in the process of being completed with Yakima County. The short plat was subsequently recorded prior to the hearing. The legal description that was submitted with the proposal does not reference the new short plat, which was recorded under Auditor's file number 8227160. A new legal description reflecting the changes prior to annexing the property will be required. The short plat will not have an effect on the metes and bounds legal description of land being annexed into the city of Grandview.

ACTION

REQUESTED: Approval of the Resolution of Intent to Annex for the proposed annexation and zoning the site to the Low Density Residential Zone.

SITE

The subject parcels total approximately 2.47 acres in size. The site is located on King Street just east of where King Street intersects with Larson Street. The land is generally flat and bounded by residential parcels to the west that are about two acres in size and in the city limits of Grandview, to the north by residential parcels approximately 7,500 square feet in size, to the east by an 8-acre parcel with a home on it, and an orchard to the south. All of the parcels surrounding it are either in County R-1 Zone or in the city of Grandview's R-1 zone. The parcels are currently zoned by Yakima County as Single Family Residential (R-1) have a Grandview Comprehensive Plan Future Land Use Map (FLUM) designation of Low Density Residential. The properties and road right of ways are located within the City of Grandview's Urban Growth Area (UGA).

PROPOSAL

The applicants, Richard and Constance Peacock and Marlee Harris, have petitioned to annex the subject properties into the City of Grandview and requested that the zoning district of the property be Low Density Residential (R-1). The City Council accepted the letter of intent to annex, and a petition was circulated to receive signatures from property owners representing 60% of the assessed property value. The petition was forwarded on to the Office of the Yakima County Assessor for a certification of sufficiency. The City of Grandview received a letter dated April 9, 2025, from the Yakima County Assessor determining that owners of not less than 60% of the assessed property value had signed the annexation petition.

On April 8, 2025, 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: Low Density Residential 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: May 9, 2025
- Notice posted on property: May 12, 2025
- Notice of public hearing posted in official newspaper of the city (Grandview Herald): May 14, 2025

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 Thursday May 29, 2025. The DNS was issued May 30, 2025.

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 Department of Ecology provided the following comments:

“Historical photos indicate your property was occupied by orchard during the period when lead arsenate was applied as a pesticide, often resulting in shallow soil contamination from lead and/or arsenic. Ecology requires soil sampling if vacant, commercial, industrial, or agricultural properties are converted to residential use as there may be an increased risk of exposure to soil with elevation concentrations of arsenic and lead.

Ecology can provide sampling services at no cost. If sampling indicates elevated levels of lead and arsenic, cleanup will be required prior to occupancy. There are simple steps that can be taken to reduce exposure, and Ecology can provide free technical assistance.

Additionally, Ecology uses Model Remedies to guide cleanup for lead and arsenic pesticide contamination in historical orchards of Central Washington. The Model Remedy document is an excellent source of technical guidance, and is available at Ecology’s website.

Compliance with a Model Remedy ensures your project meets the minimum standards of the Model Toxics Control Act, and if implemented as described, your property will be successfully cleaned up to Washington State standards.

Additional information, including Healthy precautions you can take to reduce exposure, is available at Ecology’s Dirt Alert website.

Please contact Hector Casique, Project Manager, at (509) 208-1288 or email Hector.Casique@ecy.wa.gov, for further information or to schedule your initial sampling.”

Staff Response: Please contact the Department of Ecology to further discuss soil testing.

CURRENT ZONING AND LAND USES

The subject parcels are currently zoned by Yakima County as Single Family Residential (R-1). The properties have a Grandview Comprehensive Plan Future Land Use Map (FLUM) designation of Low Density Residential. The properties and road right of ways are located within the City of Grandview’s Urban Growth Area (UGA).

Characteristics of properties adjacent to the subject properties are:

<i>Location</i>	<i>Zoning</i>	<i>Land Use</i>	<i>Jurisdiction</i>
North	R-1 Low Density Residential	Residential	Grandview
South	R-1 Single Family Residential	Vacant/Agriculture	Yakima County
East	R-1 Single Family Residential	Residential/Agriculture	Yakima County
West	R-1 Low Density Residential	Residential	Grandview

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.”

The 2016 Grandview Comprehensive Plan Future Land Use Map (FLUM) designation of the site as Low Density Residential. According to Grandview’s comprehensive plan, “the R-1 low-density residential district is established to provide a low-density residential environment. Lands within this district generally should contain single-family conventional dwellings with smaller lots and useful yard spaces. Minimum lot area is 7,500 square feet with one dwelling unit per lot permitted. The establishment of the R-1 Low Density Residential 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 4.2 Provide residential areas that offer a variety of housing densities, types, sizes, costs and locations to meet future demand.

Policy 4.3 Ensure that new residential development makes efficient use of the existing transportation network and provides adequate access to all lots.

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.”

Per GMC § 17.30.010 The R-1 low density residential district is established to provide a low-density residential environment. Lands within this district generally should contain single-family conventional dwellings with smaller lots and useful yard spaces. Established for residential areas which would be compatible for both site-built and factory-assembled homes and to prohibit the development of incompatible uses that are detrimental to the residential environment. The intent of this district is to provide neighborhoods for site-built and factory-assembled homes on platted lots. Certain public facilities and institutions may also be permitted provided their nature and location are not detrimental to the intended residential environment.

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

The only development associated with the annexation is a three-lot short plat. Because the short plat associated with this annexation will only result in two additional residential lots, it is considered a “de minimis development” and is therefore exempt from by GMC Chapter 14.10 (Transportation Concurrency Management). Future development(s) may require a Certificate of Concurrency

DEVELOPMENT STANDARDS

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

INFRASTRUCTURE

Sewer & Water: Sewer and water lines currently serve the parcels proposed for annexation.

Streets: The property has access to West King St. The applicants are required to participate in a future Local Improvement District for improvements to King Street. On May 15, 2025 the property owners signed an agreement with the city of Grandview obligating them to participate in a Local Improvement District (LID) should the city initiate a future LID to construct sidewalk, curb and/or gutter on W. King St. (Exhibit A) Future development in the area may also require improvements to those roads, including 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 is R-1 Low Density Residential. This zoning district is consistent with the Future Land Use Map Designation Low Density Residential, along the same boundaries as proposed in the rezone application 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 Low Density Zoning Districts on this property will not have a detrimental effect on neighboring properties and land uses. The intended use of the property for single family residences is consistent with the properties adjacent to the proposed annexation.*

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

Staff Response: *There is a need for low density residential development within Grandview. 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: *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. The current and future property owners are required to participate in a local improvement district for future construction of sidewalks, curbs and/or gutters.
4. The proposed annexation and establishment of R- Low Density Residential Zoning will meet the applicable criteria in GMC §§ 17.88.060 and 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 R-1 Low Density Residential, along the current zoning boundaries.

Annexation Area:

Legal Description Exhibit B



Exhibit A

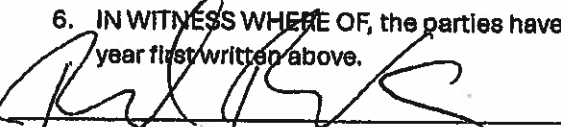
FILE# 8226872
YAKIMA COUNTY, WA
05/21/2025 09:05:14AM
MISCELLANEOUS
PAGES: 4
VALUED CUSTOMER
CITY OF GRANDVIEW
Recording Fee: 306.50

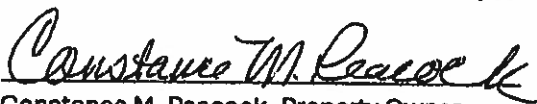
After recording mail to:
City of Grandview
Attention: Anita Palacios
207 W. 2nd Street
Grandview, WA 98930

WAIVER OF CONSTRUCTION OF SIDEWALK, CURB AND GUTTER

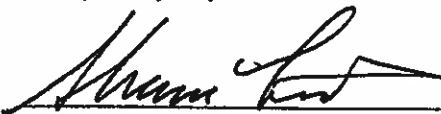
Dated: May 15, 2025

1. The Subject property is TPN 230422-31528 and legally described as "LOT 2 of Short Plat recorded under Auditor's File No. 7777231, records of Yakima County, Washington".
2. A copy of the proposed Short Plat map is attached as Exhibit A and is incorporated by reference into this agreement. Lot A, B and C represent and contain the total Subject real property. The "delineated gravel area" is exempted out of Lot A from the commitments and obligations contained in this waiver. The legal description for the "delineated gravel area" is attached as Exhibit B and is incorporated by reference into this agreement.
3. In the event, that a Local Improvement District (hereinafter referred to as "LID") is formed or initiated by or through the City of Grandview to construct sidewalk, curb and/or gutter that includes the subject real property, the Current Owners and Future Owners along with the real property are obligated and bound to support the LID from start to finish.
4. The Owners and Future Owners irrevocably commit and covenant to participate in a future LID. The obligation and commitment shall run with the land and inure as an obligation to Successors and future Owners of the Subject property until satisfied or released in writing by the City of Grandview
5. ATTORNEY FEES, VENUE: Venue of any suit or proceeding to enforce or construe this agreement shall be in Yakima County, Washington. The prevailing party shall be entitled to reasonable attorney fees and costs.
6. IN WITNESS WHEREOF, the parties have caused this instrument to be executed the day and year first written above.


Richard T. Peacock- Property Owner
grantor


Constance M. Peacock- Property Owner
grantor

Accepted By City of Grandview


By: Shane Fisher as City of Grandview Administrator
public

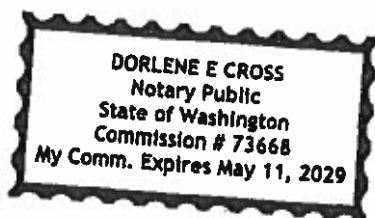
STATE OF Washington

)
)ss

County of)

On this 15th day of May, 2025 before me personally appeared, **Richard T. Peacock and Constance M Peacock**, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal on the date above stated.



Dorlene E Cross
NOTARY PUBLIC in and for the
State of Washington

My Appointment Expires: 06/11/2029

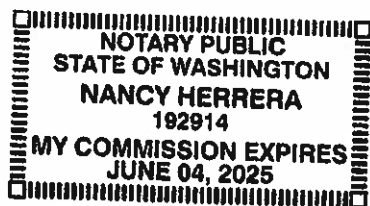
Dorlene E Cross
(Printed Name)

STATE OF WASHINGTON

)
) ss
)

County of Yakima

This is to certify that on this 15 day of May, 2025, personally appeared before me, a Notary Public in and for the State of Washington, **Shane Fisher**, to me known to be the Administrator for the City of Grandview, a municipal corporation, in the State of Washington, that executed the within instrument and acknowledged the same instrument to be the free and voluntary act and deed of said municipality for the uses and purposes therein mentioned and on oath stated that he is authorized to execute the same and that the seal affixed, if any, is the corporate seal of said City of Grandview.



Nancy Herrera
NOTARY PUBLIC in and for the
State of Washington

My Appointment Expires: June 4, 2025

Nancy Herrera
(Printed Name)

Exhibit A

CITY COUNTY

LOT A
0.81 AC

LOT B
1.02 AC

LOT C
0.39 AC

CONTIGUOUS LOT 1, SPM 777231

DELINEATED GRAVEL AREA

8' UTILITY ESMT HEREIN DEDICATED

5' IRR ESMT HEREIN DEDICATED

10' PRIVATE IRR ESMT HEREIN DEDICATED

10' IRR ESMT SPM 777231

RBR W/CAP #21607 FND

EXISTING SHED

Dimensions and Bearings:

- Top boundary: 115.85'
- Right boundary: 136.08'
- Bottom boundary: 138.89'
- Left boundary: 157.40'
- Internal horizontal boundaries: 71.85', 54.95', 122.58', 123.24'
- Internal vertical boundaries: 145.81', 147.90', 149.75', 151.00'
- Other dimensions: 20', 20.86', 20.05', 24.41', 236.02', 313.89', 449.97', 421.91', 264.45', 110.00', 51.35', 49.24'
- Bearings: N89°43'30"W, N89°43'32"W, N86°49'24"W, N05°52'17"W, N00°14'27"W, N00°06'58"E, N01°28'20"E, N00°13'25"E

Exhibit B

A strip of land lying within Lot 2 of Short Plat recorded under Auditor's File Number 7777231, records of Yakima County, Washington, said strip of land being more particularly described as follows:

Beginning at the northeast corner of Lot 1 of said Short Plat;
thence South $0^{\circ}14'27''$ East, 151.00 feet to the southeast corner of said Lot 1;
thence South $89^{\circ}43'30''$ East along the south line of said Lot 1 extended easterly, 13.00 feet;
thence North $0^{\circ}06'58''$ East, a distance of 149.75 feet, more or less, to the southerly right of way line of King Street, being also the city limit of Grandview, Washington;
thence North $84^{\circ}36'20''$ West along said right of way, 14.00 feet to the Point of Beginning.



4/25/25

Exhibit B - Legal Description

SPM 8227160

APPROVALS

APPROVED BY THE YAKIMA COUNTY ENGINEER
Robert [Signature] DATE: 5-22-25

APPROVED BY THE YAKIMA COUNTY SANITATION ADMINISTRATION
[Signature] DATE: 5-22-25

GRAPHIC SCALE 1"=40'

0 40 80 120

NE COR. LOT 6
 FROM 173733
 FROM W/CD 421607 FWD

NE COR. LOT 7
 FROM 173733
 FROM W/CD 421607 FWD

NE COR. LOT 8
 FROM 173733
 FROM W/CD 421607 FWD

NOTES

1. REVERTS EXISTING TIE LINE.
2. REVERTS EXISTING TIE LINE.
3. REVERTS EXISTING TIE LINE.
4. REVERTS EXISTING TIE LINE.
5. REVERTS EXISTING TIE LINE.
6. REVERTS EXISTING TIE LINE.
7. REVERTS EXISTING TIE LINE.
8. REVERTS EXISTING TIE LINE.
9. REVERTS EXISTING TIE LINE.
10. REVERTS EXISTING TIE LINE.
11. REVERTS EXISTING TIE LINE.

SUNNYSIDE VALLEY IRRIGATION DISTRICT CERTIFICATE

THE DISTRICT ENGINEER OF THE SUNNYSIDE VALLEY IRRIGATION DISTRICT, WASHINGTON, DO HEREBY CERTIFY THAT THE IRRIGATION, PAVEMENT, AND RIGHTS OF WAY SHOWN ON THIS MAP ARE ACCORDING TO THE RECORDS OF THE DISTRICT.

THE DISTRICT ENGINEER OF THE SUNNYSIDE VALLEY IRRIGATION DISTRICT, WASHINGTON, DO HEREBY CERTIFY THAT THE IRRIGATION, PAVEMENT, AND RIGHTS OF WAY SHOWN ON THIS MAP ARE ACCORDING TO THE RECORDS OF THE DISTRICT.

THE DISTRICT ENGINEER OF THE SUNNYSIDE VALLEY IRRIGATION DISTRICT, WASHINGTON, DO HEREBY CERTIFY THAT THE IRRIGATION, PAVEMENT, AND RIGHTS OF WAY SHOWN ON THIS MAP ARE ACCORDING TO THE RECORDS OF THE DISTRICT.

LEGAL DESCRIPTION (APN 7777231)

THE DISTRICT ENGINEER OF THE SUNNYSIDE VALLEY IRRIGATION DISTRICT, WASHINGTON, DO HEREBY CERTIFY THAT THE IRRIGATION, PAVEMENT, AND RIGHTS OF WAY SHOWN ON THIS MAP ARE ACCORDING TO THE RECORDS OF THE DISTRICT.

THE DISTRICT ENGINEER OF THE SUNNYSIDE VALLEY IRRIGATION DISTRICT, WASHINGTON, DO HEREBY CERTIFY THAT THE IRRIGATION, PAVEMENT, AND RIGHTS OF WAY SHOWN ON THIS MAP ARE ACCORDING TO THE RECORDS OF THE DISTRICT.

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OWNER'S CERTIFICATE

THE DISTRICT ENGINEER OF THE SUNNYSIDE VALLEY IRRIGATION DISTRICT, WASHINGTON, DO HEREBY CERTIFY THAT THE IRRIGATION, PAVEMENT, AND RIGHTS OF WAY SHOWN ON THIS MAP ARE ACCORDING TO THE RECORDS OF THE DISTRICT.

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ACKNOWLEDGMENT

THE DISTRICT ENGINEER OF THE SUNNYSIDE VALLEY IRRIGATION DISTRICT, WASHINGTON, DO HEREBY CERTIFY THAT THE IRRIGATION, PAVEMENT, AND RIGHTS OF WAY SHOWN ON THIS MAP ARE ACCORDING TO THE RECORDS OF THE DISTRICT.

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AUDITOR'S CERTIFICATE

THE DISTRICT ENGINEER OF THE SUNNYSIDE VALLEY IRRIGATION DISTRICT, WASHINGTON, DO HEREBY CERTIFY THAT THE IRRIGATION, PAVEMENT, AND RIGHTS OF WAY SHOWN ON THIS MAP ARE ACCORDING TO THE RECORDS OF THE DISTRICT.

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SUPPLYER'S CERTIFICATE

THE DISTRICT ENGINEER OF THE SUNNYSIDE VALLEY IRRIGATION DISTRICT, WASHINGTON, DO HEREBY CERTIFY THAT THE IRRIGATION, PAVEMENT, AND RIGHTS OF WAY SHOWN ON THIS MAP ARE ACCORDING TO THE RECORDS OF THE DISTRICT.

THE DISTRICT ENGINEER OF THE SUNNYSIDE VALLEY IRRIGATION DISTRICT, WASHINGTON, DO HEREBY CERTIFY THAT THE IRRIGATION, PAVEMENT, AND RIGHTS OF WAY SHOWN ON THIS MAP ARE ACCORDING TO THE RECORDS OF THE DISTRICT.

THE DISTRICT ENGINEER OF THE SUNNYSIDE VALLEY IRRIGATION DISTRICT, WASHINGTON, DO HEREBY CERTIFY THAT THE IRRIGATION, PAVEMENT, AND RIGHTS OF WAY SHOWN ON THIS MAP ARE ACCORDING TO THE RECORDS OF THE DISTRICT.

CHANDLER SURVEYING LLC

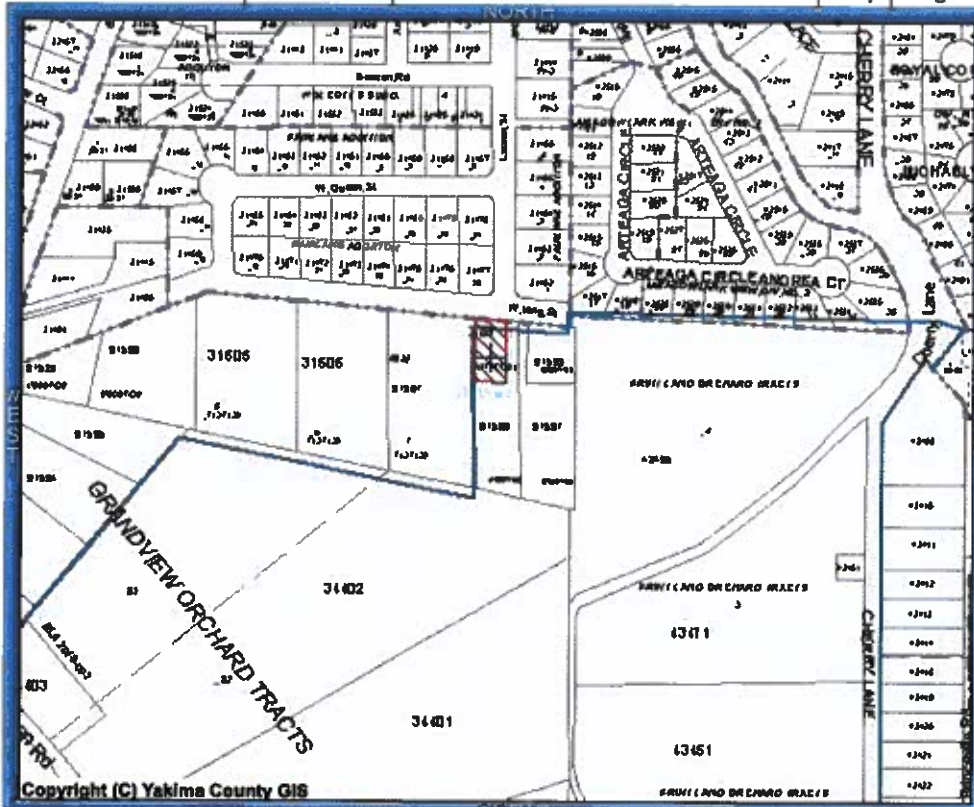
CHANDLER SURVEYING LLC
 1 OF 1



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
www.vtgco.com
(509) 248-4442

Map Report

Easting(E) | Northing(N)

Longitude(E) | Latitude(N)

Click Map to: Get Information

One Inch = 400 Feet

Feet 200 400 600

PROPERTY PHOTOS: 1 2 3 4 5

PROPERTY INFORMATION AS OF 6/13/2025 12:16:05 AM

PRINTING



Parcel Address: 1720 W KING ST, GRANDVIEW, WA 98930
Parcel Owner(s): MARLEE HARRIS
Parcel Number: 23092231527 Parcel Size: 0.25 Acre(s)
Property Use: 11 Single Unit

Printer-Friendly Page

TAX AND ASSESSMENT INFORMATION

Tax Code Area (TCA): 441 Tax Year: 2025
Improvement Value: \$313100 Land Value: \$56800
CurrentUse Value: \$0 CurrentUse Improvement: \$0
New Construction: \$0 Total Assessed Value: \$369700

Detailed Report

Print Detailed MAP

RESIDENTIAL INFORMATION

Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltn)	Carport
AVE/GOOD	2012	1.00	2364		0/0	4	2/1/0	2/420/0	

SECTION MAPS

Section Map 1in=400ft

SALE INFORMATION

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

Qtr SECTION MAPS

NW-Qtr 1"=200ft NE-Qtr 1"=200ft
SW-Qtr 1"=200ft SE-Qtr 1"=200ft

DISCLAIMER

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OVERLAY INFORMATION

Zoning:	R-1	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Residential (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C2281D
		Download Map	

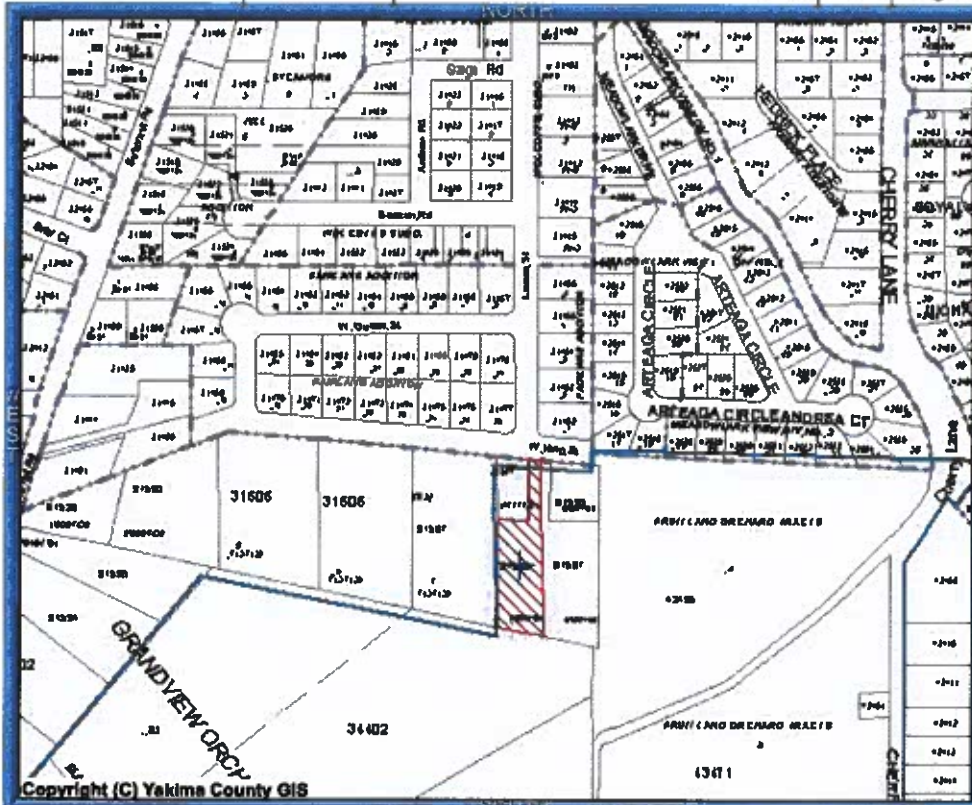
LOCATION INFORMATION

+ Latitude: 46° 14' 52.309" + Longitude: -119° 55' 36.894" Range: 23 Township: 09 Section: 22
Narrative Description: Section 22 Township 09 Range 23 Quarter SW: SP 7777231 Lot 1

DISCLAIMER



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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 (800x800)

Maps brought to you by:

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(509) 248-4442

Map Report

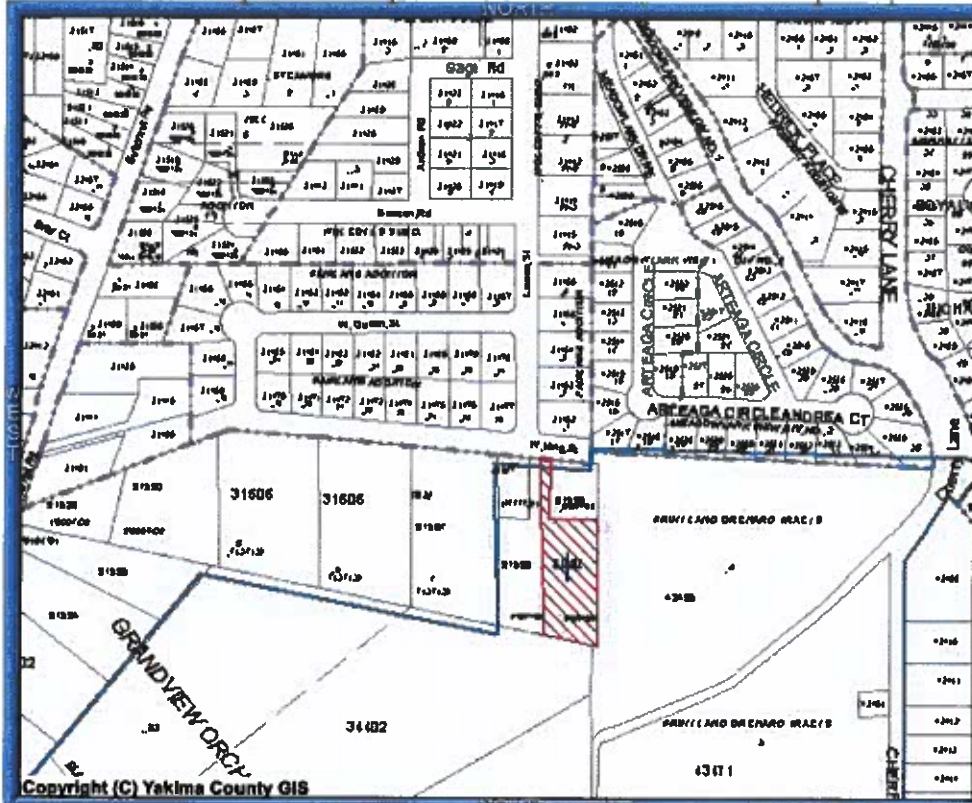
Easting(ft) | Northing(ft)
Longitude(E) | Latitude(N)
Click Map to: **Get Information**
One Inch = 400 Feet
Feet 200 400 600

PROPERTY PHOTOS: 1		PROPERTY INFORMATION AS OF 6/13/2025 12:16:05 AM							PRINTING				
			Parcel Address:		UNASSIGNED, WA					Printer-Friendly Page			
			Parcel Owner(s):		RICHARD T & CONSTANCE PEACOCK								
			Parcel Number:		23092231536		Parcel Size:		0.81 Acre(s)				
			Property Use:		91 Undeveloped Land					Detailed Report			
			TAX AND ASSESSMENT INFORMATION										
			Tax Code Area (TCA):		441		Tax Year:		2026		Print Detailed MAP		
			Improvement Value:		\$0		Land Value:		\$64900				
			CurrentUse Value:		\$0		CurrentUse Improvement:		\$0				
			New Construction:		\$0		Total Assessed Value:		\$64900				
RESIDENTIAL INFORMATION												SECTION MAPS	
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full3/4, 1/2)	Garage (bsmt/att/b/tn)	Carport	Section Map 1in=400ft			
No Residence Information Found.													
SALE INFORMATION												Qtr SECTION MAPS	
Excise	Sale Date		Sale Price		Grantor				Portion			NW-Qtr 1"=200ft NE-Qtr 1"=200ft SW-Qtr 1"=200ft SE-Qtr 1"=200ft	
No Sales Information Found.													
DISCLAIMER													
While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us.													

OVERLAY INFORMATION			
Zoning:	R-1	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Residential (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C2281D
Download Map			
LOCATION INFORMATION			
+ Latitude: 46° 14' 50.582"	+ Longitude: -119° 55' 36.592"	Range: 23	Township: 09
Section: 22			
Narrative Description: Section 22 Township 09 Range 23: SHORT PLAT AF# 8227160 Lot A			
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			



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Search

MapScale: 1 Inch = 400 ft.



Overlays: Aerial Photography: ☒

☐ FEMA ☐ Critical Areas
☐ Contours ☐ Utilities

MapSize: Small (800x600)

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Map Report

Easting(ft) | Northing(ft)
Longitude(E) | Latitude(N)
Click Map to: **Get Information**
One Inch = 400 Feet
Feet 200 400 600

PROPERTY PHOTOS: 1			PROPERTY INFORMATION AS OF 6/13/2025 12:16:05 AM							PRINTING			
			Parcel Address:		UNASSIGNED, WA					Printer-Friendly Page			
			Parcel Owner(s):		RICHARD T & CONSTANCE PEACOCK								
			Parcel Number:		23092231537			Parcel Size:		1.02 Acre(s)			
			Property Use:		91 Undeveloped Land					Detailed Report			
			TAX AND ASSESSMENT INFORMATION										
Tax Code Area (TCA):			441			Tax Year:		2026			Print Detailed MAP		
Improvement Value:			\$6800			Land Value:		\$69800					
CurrentUse Value:			\$0			CurrentUse Improvement:		\$0					
New Construction:			\$0			Total Assessed Value:		\$76600					
RESIDENTIAL INFORMATION												SECTION MAPS	
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsm/att/bltn)	Carport	Section Map 1in=400ft			
No Residence Information Found.													
SALE INFORMATION												Qtr SECTION MAPS	
Excise	Sale Date		Sale Price		Grantor			Portion			NW-Qtr 1"=200ft		
No Sales Information Found.												NE-Qtr 1"=200ft	
DISCLAIMER												SW-Qtr 1"=200ft	
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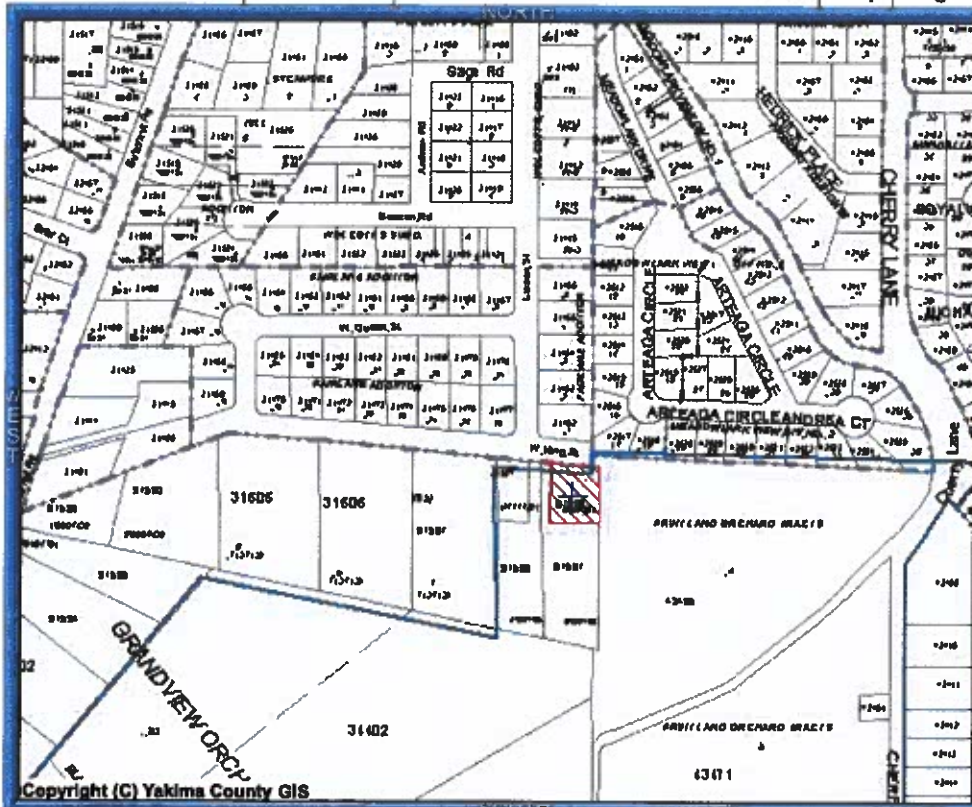
OVERLAY INFORMATION					
Zoning:	R-1	Jurisdiction:	County		
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Residential (Yakima County Plan 2015)		
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C2281D	Download Map	
LOCATION INFORMATION					
+ Latitude:46° 14' 50.491"		+ Longitude:-119° 55' 34.926"		Range:23 Township:09 Section:22	
Narrative Description: Section 22 Township 09 Range 23: SHORT PLAT AF# 8227160 Lot B					
DISCLAIMER					
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Assessor Planning Real Estate

FAQ Help Legend

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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: v

☐ FEMA ☐ Critical Areas
☐ Contours ☐ Utilities

MapSize: Small (800x600)

Maps brought to you by:

Valley Title Guarantee



Title Insurance & Escrow Service

www.vtgc.com

(509) 248-4442

Map Report

Easting(E) | Northing(N)

Longitude(E) | Latitude(N)

Click Map to: **Get Information**

One Inch = 400 Feet

Feet 200 400 600

PROPERTY PHOTOS: 1

PROPERTY INFORMATION AS OF 6/13/2025 12:16:05 AM

PRINTING



Parcel Address: **1710 W KING ST, GRANDVIEW, WA 98930**
Parcel Owner(s): **ELEUTERIO & FRANCISCA PRIETO**
Parcel Number: **23092231538** Parcel Size: **0.39 Acre(s)**
Property Use: **11 Single Unit**

Printer-Friendly Page

TAX AND ASSESSMENT INFORMATION

Tax Code Area (TCA): **441** Tax Year: **2026**
Improvement Value: **\$223600** Land Value: **\$70200**
CurrentUse Value: **\$0** CurrentUse Improvement: **\$0**
New Construction: **\$0** Total Assessed Value: **\$293800**

Detailed Report

Print Detailed MAP

RESIDENTIAL INFORMATION

Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsm/att/bltn)	Carport
AVERAGE	1958	1.00	1472		1472/1472	4	3/0/0	0/0/0	

Section Map 1in=400ft

SALE INFORMATION

Excise	Sale Date	Sale Price	Grantor	Portion
E047355	5/30/2025	\$350000	PEACOCK CONSTANCE & RICHARD	N

Qtr SECTION MAPS

NW-Qtr 1"=200ft	NE-Qtr 1"=200ft
SW-Qtr 1"=200ft	SE-Qtr 1"=200ft

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FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C2281D
		Download Map	

LOCATION INFORMATION

+ Latitude: 46° 14' 52.308" + Longitude: -119° 55' 34.788" Range: 23 Township: 09 Section: 22

Narrative Description: Section 22 Township 09 Range 23: SHORT PLAT AF# 8227160 Lot C

DISCLAIMER

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Anita Palacios

From: Brett Sheffield <brett.sheffield@co.yakima.wa.us>
Sent: Wednesday, June 18, 2025 8:50 AM
To: Anita Palacios
Cc: Matt Pietrusiewicz; Justin Hauver; Todd Mouritsen; Keelan Naasz; Byron Gumz; Shane Fisher
Subject: RE: Peacock & Harris Annexation - Legal Description

CAUTION: External Email

Anita,

The legal descriptions attached to the email are correct. Thanks.

From: Anita Palacios <anitap@grandview.wa.us>
Sent: Tuesday, June 17, 2025 10:52 AM
To: Brett Sheffield <brett.sheffield@co.yakima.wa.us>
Cc: Matt Pietrusiewicz <matt.pietrusiewicz@co.yakima.wa.us>; Justin Hauver <Justin.Hauver@co.yakima.wa.us>; Todd Mouritsen <Todd.Mouritsen@co.yakima.wa.us>; Keelan Naasz <keelan.naasz@yvcog.us>; Byron Gumz <byron.gumz@yvcog.us>; Shane Fisher <sfisher@grandview.wa.us>
Subject: FW: Peacock & Harris Annexation - Legal Description

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

Brett,

Following certification of the legal description for the above-referenced annexation (see email string below), the Peacocks submitted a short plat to the County to subdivide their property into three lots. The short plat was recorded on May 23, 2025. I will need to have the legal description re-certified for annexation purposes.

Sorry for the inconvenience.

Thanks,

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
www.grandview.wa.us

June 17, 2025

HLA Project No. 25007G

City of Grandview

Legal Description for Peacock and Harris Annexation

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

Beginning at the Northwest corner of Lot 1 of that Short Plat filed under Auditor's file number 7777231, records of Yakima County, Washington, said point being on the southerly right of way line of West King Street;

Thence South $84^{\circ}36'20''$ East along the North line of Lot 1 of said Short Plat and the North line of Lots A, B, and C of that Short Plat filed under Auditor's file number 8227160, records of Yakima County, Washington, 250.67 feet to the Northeast corner of said Lot C;

Thence South $0^{\circ}13'25''$ West 449.97 feet to the Southeast corner of said Lot B;

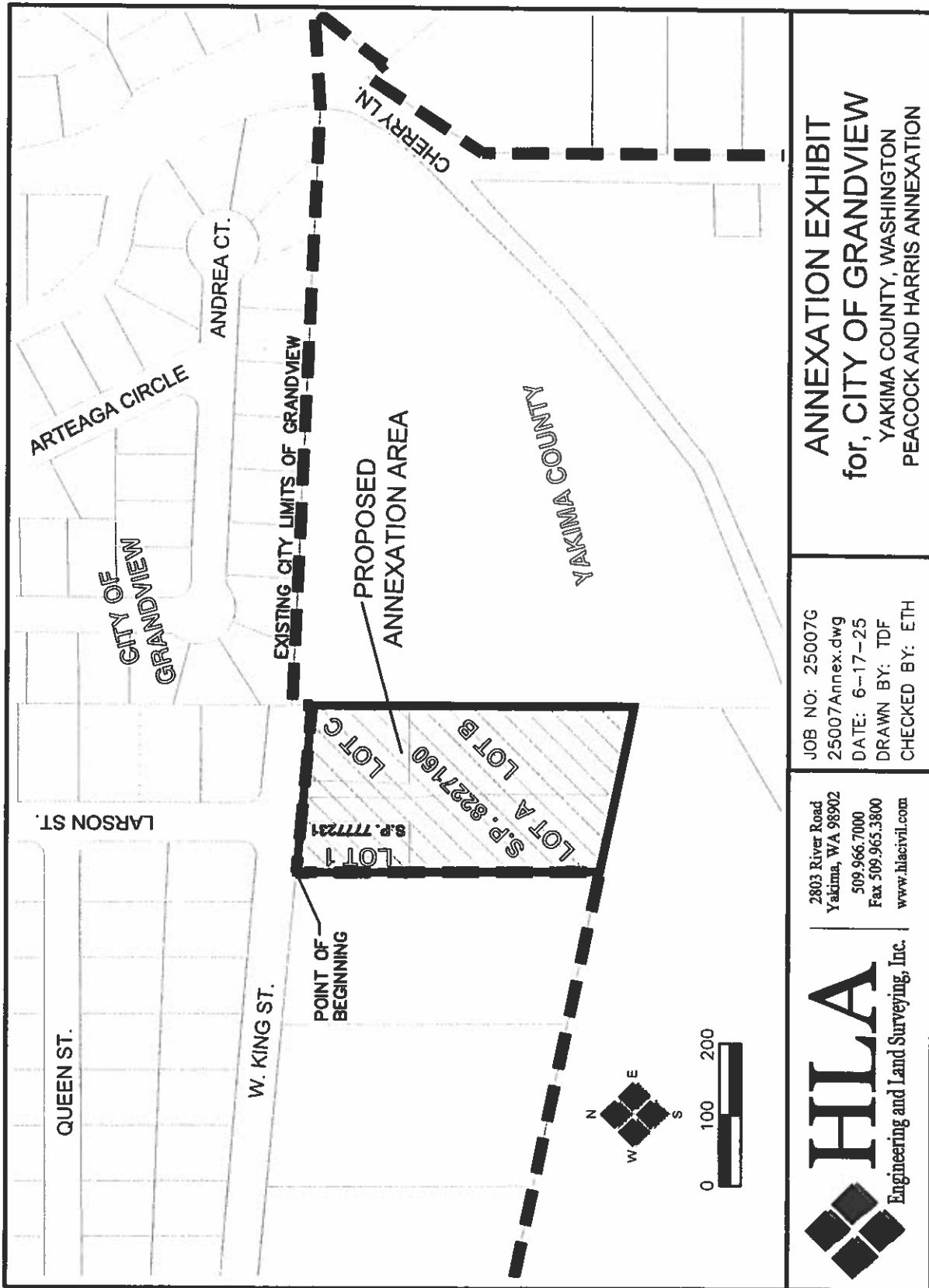
Thence North $78^{\circ}08'51''$ West 251.39 feet to the Southwest corner of said Lot A;

Thence Northerly along the West line of said Lot A and Lot 1 to the Point of Beginning.

Situate in Yakima County, Washington.

Yakima County Tax Parcel Nos. 230922-31527, 230922-31536, 230922-31537, and 230922-31538.





ANNEXATION EXHIBIT **for, CITY OF GRANDVIEW** YAKIMA COUNTY, WASHINGTON PEACOCK AND HARRIS ANNEXATION

JOB NO: 25007G
 25007Annex.dwg
 DATE: 6-17-25
 DRAWN BY: TDF
 CHECKED BY: ETH

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

HLA
 Engineering and Land Surveying, Inc.