



**GRANDVIEW HEARING EXAMINER  
PUBLIC HEARING PACKET  
MAY 28, 2025  
2:00 P.M.**

**Applicants:** Roger Wilson and James & Linda Hansen

**Property Owners, Parcel Numbers, and Addresses:**

<b>Property Owner</b>	<b>Parcel No.</b>	<b>Address</b>
St. Clair & Mariea Woodworth	230909-12003	90 Woodworth Rd
George & Edith LMTD PNTR Higgins	230909-11401	Woodworth/Puterbaugh Rd
Double "H" LP	230909-11002	Woodworth Rd
Yesenia Valencia & Noel Calderon	230909-11402	200 Woodworth Rd
George & Edith LMTD PNTR Higgins	230909-11403	Woodworth/Puterbaugh Rd
George & Edith LMTD PNTR Higgins	230909-11404	260 N. Puterbaugh Rd
Margarita Saenz & Rudy G. Saenz	230909-14002	Puterbaugh Rd
Wilson Store Properties, LLC	230909-14404	120 N. Puterbaugh Rd
Noe Lopez Cardozo, Amarilys F. Lopez, Noe Lopez Cardozo	230909-14403	110 N. Puterbaugh Rd
James & Linda Hansen	230910-23404	Bethany/Puterbaugh Rd
James & Linda Hansen	230910-23406	651 Bethany Rd
Candelario T. & Vera Ortiz	230910-24400	550 Bethany Rd

**Proposed Project:** Annexation and Rezone

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

**Proposed Zoning:** C-2 General Business and M-1 Light Industrial

**Location of Project:** Wine Country Road, Bethany Road, N. Puterbaugh Road and Woodworth Road, Grandview, Yakima County, Washington

**Parcel Nos.:** 230909-12003, 230909-11401, 230909-11002, 230909-11402, 230909-11403, 230909-11404, 230909-14002, 230909-14404, 230909-14403, 230910-23404, 230910-23406, 230910-24400

- Public Hearing Procedure (Pages 1-2)
- Letter of Intent & Petition for Annexation & Durable Power of Attorney (Pages 3-23D)
- Resolution Accepting a Request for Annexation (Pages 24-39)
- Determination of Sufficiency of Annexation Petition (Page 40)
- SEPA Environmental Checklist (Pages 41-53)
- Notice of Development Application: Notice of Application, Notice of Completeness, Notice of Environmental Review and Notice of Public Hearing (Pages 54-56)
- Determination of Non-Significance (Pages 57-58)
- Final Determination of Non-Significance (Pages 59-60)
- Affidavit of Publication – Public Hearing Notice (Page 61)

- Affidavit of Mailing & Posting (Pages 62-68)
- Certificate of Posting Property (Pages 69-72)
- Legal Description Certification (Pages 73-77)
- Public Comments (Pages 78-83)
- Staff Report (Pages 84-90)
- Annexation Brochure (91-94)

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:

### **Property Owners, Parcel Numbers, and Addresses:**

<b>Property Owner</b>	<b>Parcel No.</b>	<b>Address</b>
St. Clair & Mariea Woodworth	230909-12003	90 Woodworth Rd
George & Edith LMTD PNTR Higgins	230909-11401	Woodworth/Puterbaugh Rd
Double "H" LP	230909-11002	Woodworth Rd
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Margarita Saenz & Rudy G. Saenz	230909-14002	Puterbaugh Rd
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**Parcel Nos.:** 230909-12003, 230909-11401, 230909-11002, 230909-11402, 230909-11403, 230909-11404, 230909-14002, 230909-14404, 230909-14403, 230910-23404, 230910-23406, 230910-24400

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 60% 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 intent to seek annexation to and be made a part of the City of Grandview under the provisions of RCW 35A.04.120, et seq., and any amendments thereto, of the State of Washington.

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

DocuSigned by:  
**Roger Wilson**  
3DBE0EB87D55428 3/4/2025

See Exhibit A attached

Amended

We are requesting City Council consideration of our request and are asking that the above property as Yakima # CZ to current zoning

OWNER'S SIGNATURE

DATE 3/4/2025

OWNER'S SIGNATURE

DATE

PRINTED NAME

Roger Wilson

MAILING ADDRESS

222 N 1st St Yakima WA 98901

TELEPHONE NO

509 225 1234

PARCEL NO

756 1000 1000

PROPERTY LEGAL DESCRIPTION

Lot 1000, Block 1, Subdivision 1, Yakima County, Washington


X Jim Hansen  
March 5, 2025

X Linda L. Hansen  
March 5, 2025

OWNER'S SIGNATURE: James T. Hansen DATE: 1-23-25  
OWNER'S SIGNATURE: Linda L. Hansen DATE: 1-23-25  
PRINTED NAME: James T. Hansen, Linda L. Hansen  
MAILING ADDRESS: 1501 Bethany Road, Grandview  
TELEPHONE NO.: 509-840-5040  
PARCEL NO.: 230909-11002  
PROPERTY LEGAL DESCRIPTION:  
See attached

OWNER'S SIGNATURE: James T. Hansen DATE: 1-23-25  
OWNER'S SIGNATURE: Linda L. Hansen DATE: 1-23-25  
PRINTED NAME: James T. Hansen, Linda L. Hansen  
MAILING ADDRESS: 1501 Bethany Road, Grandview  
TELEPHONE NO.: 509-840-5040  
PARCEL NO.: 230909-11401; 230909-11403;  
PROPERTY LEGAL DESCRIPTION: 230909-11404  
See attached

OWNER'S SIGNATURE: James T. Hansen DATE: 1-23-25  
OWNER'S SIGNATURE: Linda L. Hansen DATE: 1-23-25  
PRINTED NAME: James T. Hansen, Linda L. Hansen  
MAILING ADDRESS: 1501 Bethany Road, Grandview  
TELEPHONE NO.: 509-840-5040  
PARCEL NO.: 230910-23404; 230910-23406  
PROPERTY LEGAL DESCRIPTION:  
See attached

OWNER'S SIGNATURE:  DATE: 11/23/25  
OWNER'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
PRINTED NAME: Roger Wilson of Wilson store Properties  
MAILING ADDRESS: 222 S 1st St Yakima WA 98901  
TELEPHONE NO.: 509-728-0654  
PARCEL NO.: 230 909-14004  
PROPERTY LEGAL DESCRIPTION:  
See Exhibit A

OWNER'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
OWNER'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_  
MAILING ADDRESS: \_\_\_\_\_  
TELEPHONE NO.: \_\_\_\_\_  
PARCEL NO.: \_\_\_\_\_  
PROPERTY LEGAL DESCRIPTION:  
\_\_\_\_\_  
\_\_\_\_\_

OWNER'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
OWNER'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_  
MAILING ADDRESS: \_\_\_\_\_  
TELEPHONE NO.: \_\_\_\_\_  
PARCEL NO.: \_\_\_\_\_  
PROPERTY LEGAL DESCRIPTION:  
\_\_\_\_\_  
\_\_\_\_\_

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

**TO: The City Council  
City of Grandview  
Grandview, Washington**

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

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

**See Exhibit A attached**

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

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

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

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



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

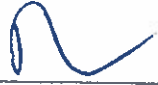
This petition is accompanied and has attached hereto as Exhibit "A" a diagram which outlines the boundaries of the property sought to be annexed.

**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 \_\_\_\_\_, 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: James T. Hansen DATE: 1-23-25  
OWNER'S SIGNATURE: Linda L. Hansen DATE: 1-23-25  
PRINTED NAME: James T. Hansen, Linda L. Hansen  
MAILING ADDRESS: 1501 Bethany Road, Grandview  
TELEPHONE NO.: 509-840-5040  
PARCEL NO.: See letter of intent  
PROPERTY LEGAL DESCRIPTION:  
See Exhibit "A" attached

OWNER'S SIGNATURE:  DATE: 11/23/25  
OWNER'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
PRINTED NAME: Roger Wilson of Wilson Store Properties  
MAILING ADDRESS: 222 S 1st St Yakima WA 98901  
TELEPHONE NO.: 509-728-0654  
PARCEL NO.: 230909-140034  
PROPERTY LEGAL DESCRIPTION:  
See Exhibit A

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:  
\_\_\_\_\_  
\_\_\_\_\_

# Exhibit A - 14 Pages

## Annexation Sepa Checklist section 12

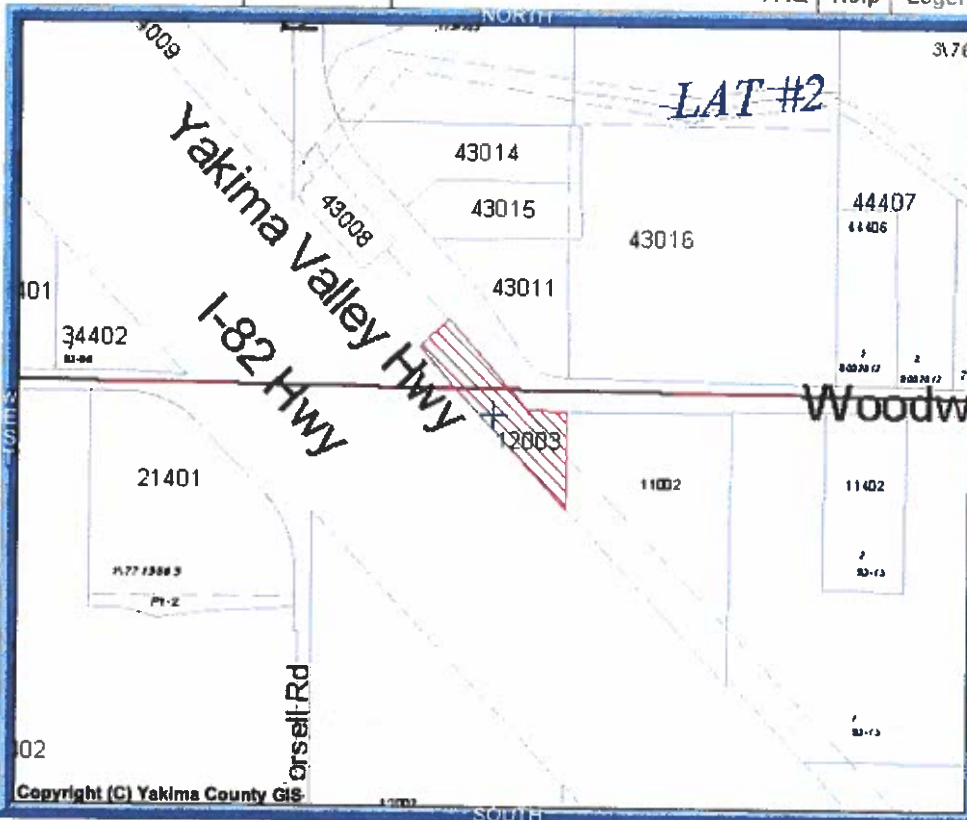
### Parcels and Values

230909-12003	90 Woodworth	Value	\$500
230909-11401		Value	<del>\$333,750</del> 333,700
230909-11002		Value	<del>\$52,300</del> 52,500
230909-11402	200 Woodworth	Value	\$328,900
230909-11403		Value	\$156,500
230909-11404	260 N Puterbaugh	Value	\$236,600
230909-14002		Value	\$222,500
230909-14404	120 N Puterbaugh	Value	\$515,250
230909-14403	110 N Puterbaugh	Value	\$70,700
230910-23404		Value	\$53,200
230910-23406	651 Bethany	Value	\$277,040
230910-24400	550 Bethany	Value	<del>\$198,200</del>
			<del>\$2,445,440</del>
			\$ 2,445,590



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FAQ Help Legend Search Tools Overview



Search By: Parcel Number

Parcel #: 23090911401

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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(509) 248-4442

Easting(ft) | Northing(ft)

Longitude(E) | Latitude(N)

Click Map to: Get Information

One Inch = 400 Feet

Feet 200 400 600

PROPERTY PHOTO		PROPERTY INFORMATION AS OF 7/21/2025 12:16:36 AM		PRINTING						
		Parcel Address:	90 WOODWORTH RD, Grandview, WA 98930							
		Parcel Owner(s):	ST CLAIR & MARIEA WOODWORTH							
		Parcel Number:	23090912003	Parcel Size: 1.19 Acre(s)						
		Property Use:	99 Other Undeveloped Land							
TAX AND ASSESSMENT INFORMATION										
Tax Code Area (TCA):		441	Tax Year: 2025							
Improvement Value:		\$0	Land Value: \$500							
Current Use Value:		\$0	Current Use Improvement: \$0							
New Construction:		\$0	Total Assessed Value: \$500							
RESIDENTIAL INFORMATION										
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bl/tin)	Carport	
No Residence Information Found.										
SALE INFORMATION										
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 <a href="mailto:info@vtgco.com">email us</a> .										

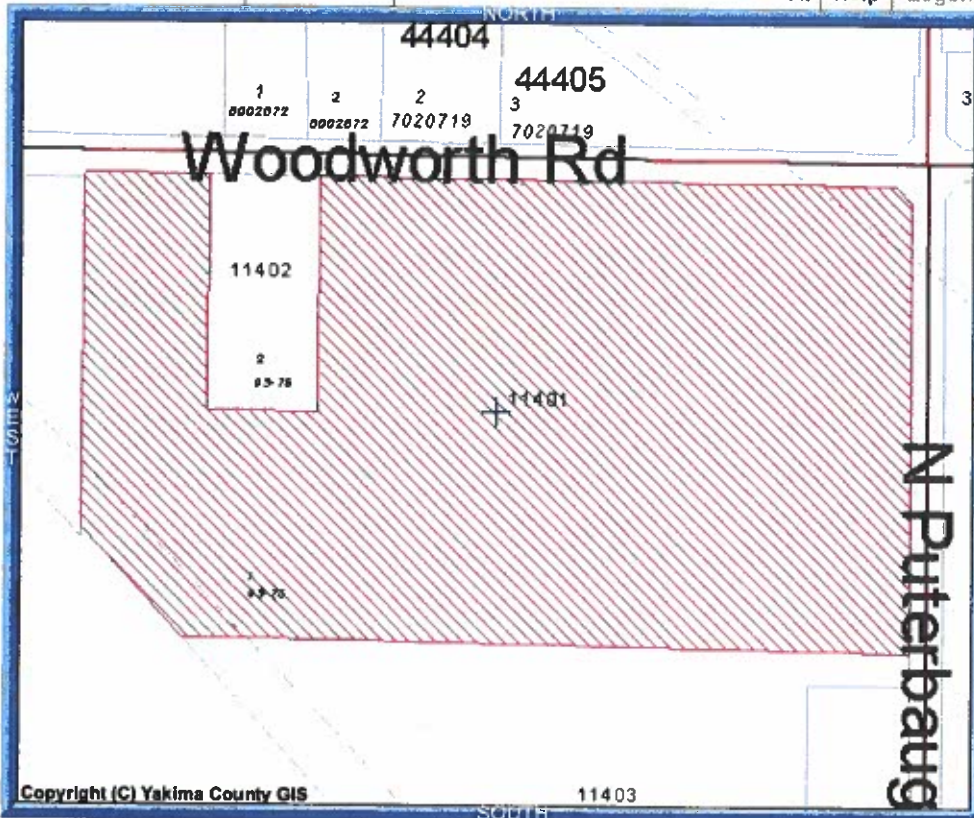
OVERLAY INFORMATION			
Zoning:	M-1	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Industrial (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D
LOCATION INFORMATION			
+ Latitude: 46° 17' 14.530"		+ Longitude: -119° 56' 41.765"	
Range: 23 Township 09 Section: 09			
Narrative Description: BEG NE COR NW1/4 NW1/4 NE1/4, TH S TO APT 50 FT NE'LY OF LE LN OF OLD SR12TH NW'LY PAR W/LE LN TO STA 1706+40, THNE'LY 89 FT, TH SE'LY PAR W/LE LN TO >N LN SD SUB, TH E TO BEG			
DISCLAIMER			





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FAQ Help Legend Search Tools Overview



Search By: Parcel Number

Parcel #: 23090911002

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

Search

MapScale: 1 inch = 300 ft.

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

MapSize: Small (800x600)

Maps brought to you by:

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Easting(ft) | Northing(ft)

Longitude(E) | Latitude(N)

Click Map to: Get Information

One Inch = 300 Feet  
Feet 200 400

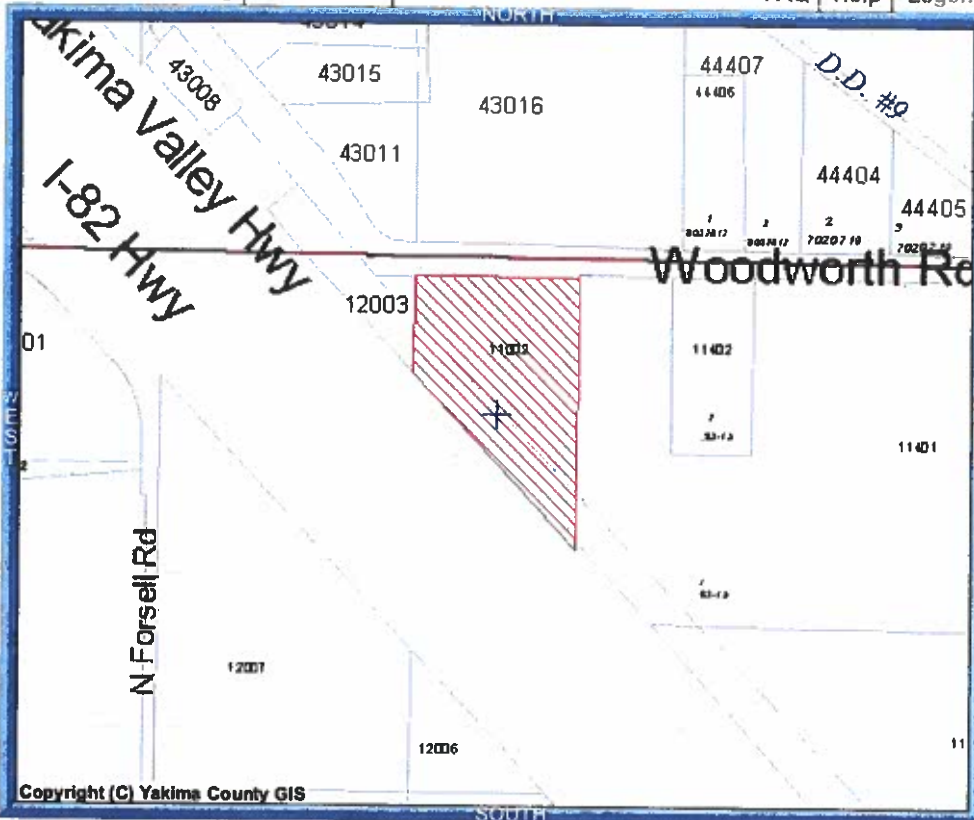
PROPERTY PHOTOS: 		PROPERTY INFORMATION AS OF 2/21/2025 12:16:46 AM				PRINTING							
Parcel Address:		WOODWORTH RD/PUTERBAUGH RD, WA											
Parcel Owner(s):		GEORGE & EDITH LMTD PNTR HIGGINS											
Parcel Number:		23090911401		Parcel Size: 27.81 Acre(s)									
Property Use:		99 Other Undeveloped Land											
TAX AND ASSESSMENT INFORMATION													
Tax Code Area (TCA):		441		Tax Year: 2025									
Improvement Value:		\$0		Land Value \$333700									
Current Use Value:		\$0		Current Use Improvement \$0									
New Construction:		\$0		Total Assessed Value: \$333700									
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				
No Residence Information Found.													
SALE INFORMATION												Or SECTION MAPS	
Excise	Sale Date	Sale Price	Grantor	Portion									
No Sales Information Found.													
DISCLAIMER													
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OVERLAY INFORMATION					
Zoning:	M-1	Jurisdiction:	County		
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Industrial (Yakima County Plan 2015)		
FEMA 100 Year:	<a href="#">FEMA Map</a>	FIRM Panel Number:	53077C1925D	<a href="#">Download Map</a>	
LOCATION INFORMATION					
+ Latitude: 46° 17' 10.211"		+ Longitude: -119° 56' 22.588"		Range: 23	Township: 09
Section: 09					
Narrative Description: SP 9375: LOT 1					
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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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:

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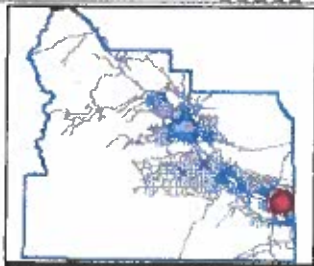






Easting(E) : Northing(N)

Longitude(W) : Latitude(N)

Click Map to: [Get Information](#)

One Inch = 400 Feet

Feet 200 400 600

PROPERTY PHOTOS		PROPERTY INFORMATION AS OF 2/21/2025 12:10:46 AM					PRINTING			
		Parcel Address:	WOODWORTH RD, WA					 Print 		
		Parcel Owner(s):	DOUBLE "H" LP							
		Parcel Number:	23090911002	Parcel Size:	4.2 Acre(s)					
		Property Use:	18 Other Residential							
TAX AND ASSESSMENT INFORMATION								 Download  Print		
Tax Code Area (TCA):	441		Tax Year:			2025				
Improvement Value:	\$16900		Land Value:			\$35600				
Current Use Value:	\$0		Current Use Improvement:			\$0				
New Construction:	\$0		Total Assessed Value:			\$52500				
RESIDENTIAL INFORMATION								 Download  Print		
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)		Garage (bsmt/att/bl/tin)	Carport
No Residence Information Found.										
SALE INFORMATION										
Excise	Sale Date	Sale Price	Grantor	Portion						
No Sales Information Found.										
DISCLAIMER										
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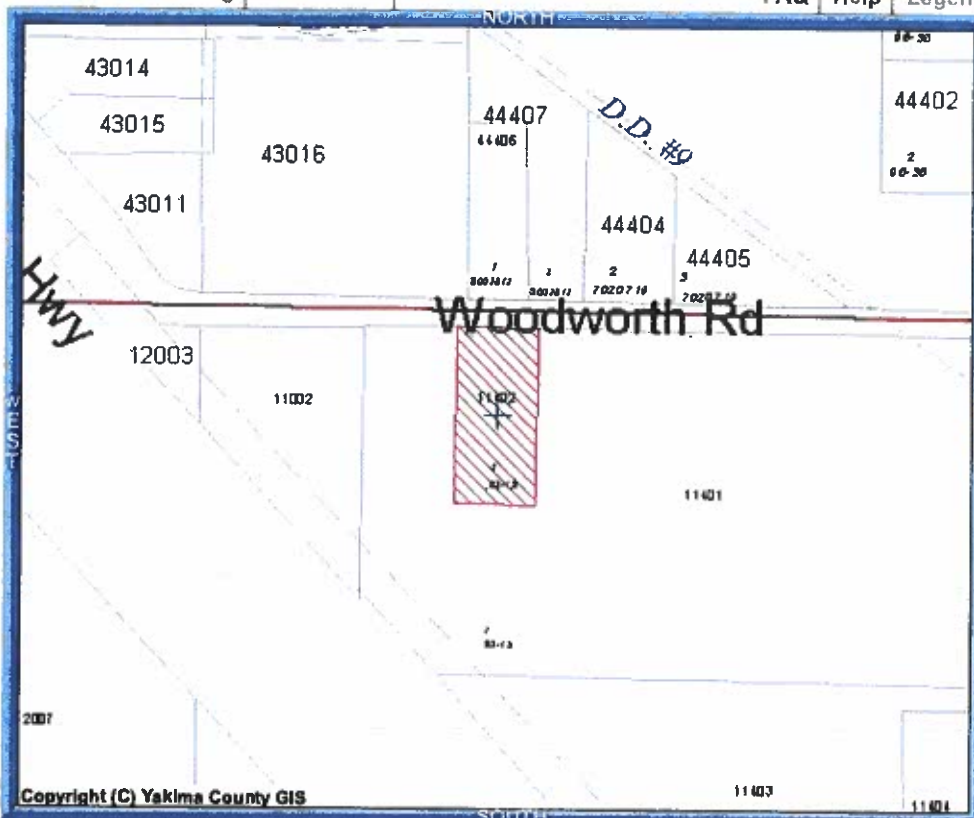
OVERLAY INFORMATION			
Zoning:	M-1	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Industrial (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D
Download Map			
LOCATION INFORMATION			
+ Latitude: 46° 17' 11.266"	+ Longitude: -119° 56' 36.327"	Range: 23	Township: 09
Section: 09			
Narrative Description: W 394.78 FT OF E 1/2 NW 1/4 NE 1/4 LY 50 FT NE 1/4 OF LE LN OF OLD SR 12 EX N 30 FT OF CO RD R/W			
DISCLAIMER			
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE. BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION			





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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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(509) 248-4442

Easting(ft) | Northing(ft)

Longitude(E) | Latitude(N)

Click Map to: Get Information

One Inch = 400 Feet  
Feet 200 400 600

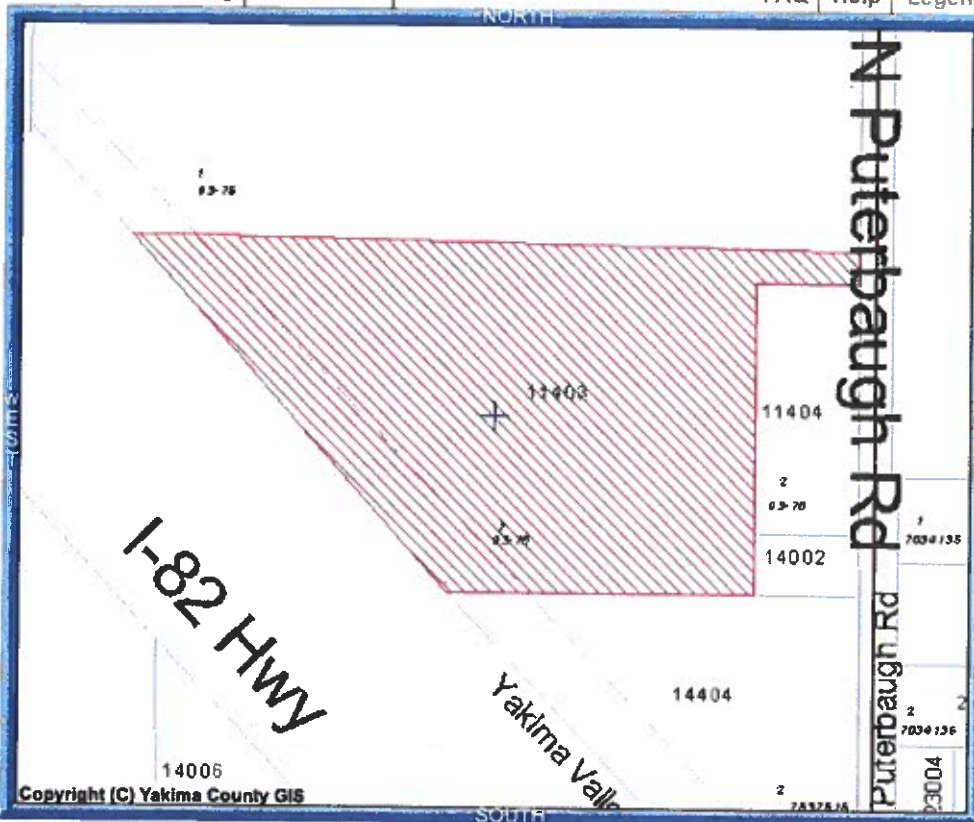
PROPERTY PHOTOS: 1   11		PROPERTY INFORMATION AS OF 2/21/2023 12:16:46 AM					PRINTING				
		Parcel Address:		200 WOODWORTH RD, GRANDVIEW, WA 98930							
		Parcel Owner(s):		YESENIA VALENCIA NOEL CALDERON							
		Parcel Number:		23090911402	Parcel Size: 2 Acre(s)						
		Property Use:		11 Single Unit							
TAX AND ASSESSMENT INFORMATION											
		Tax Code Area (TCA):		441			Tax Year: 2025				
		Improvement Value:		\$208500			Land Value: \$120400				
		Current Use Value:		\$0			Current Use Improvement: \$0				
		New Construction:		\$0			Total Assessed Value: \$328900				
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		
AVERAGE	1955	1.00	1512		0/0	3	1/0/1	0/0/0			
SALE INFORMATION									ON SECTION MAPS		
Excise	Sale Date		Sale Price		Grantor			Portion		 	
E033872	10/26/2021		\$409000		HANSEN LINDA L			N			
DISCLAIMER											
While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us.											

OVERLAY INFORMATION					
Zoning:	M-1	Jurisdiction:	County		
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Industrial (Yakima County Plan 2015)		
FEMA 100 Year:	<a href="#">FEMA Map</a>	FIRM Panel Number:	53077C1925D	<a href="#">Download Map</a>	
LOCATION INFORMATION					
+ Latitude: 46° 17' 12.403"		+ Longitude: -119° 56' 28.725"		Range: 23 Township: 09 Section: 09	
Narrative Description: SP 9375: 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					



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FAQ | Help | Legend | **Search** | Tools | Overview



Search By: Parcel Number

Parcel #: 23090911404

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

**Search**

MapScale: 1 Inch = 300 ft.

Overlays: Aerial Photography: ☒

☐ FEMA ☐ Critical Areas  
☐ Contours ☐ Utilities

MapSize: Small (800x600)

Maps brought to you by:

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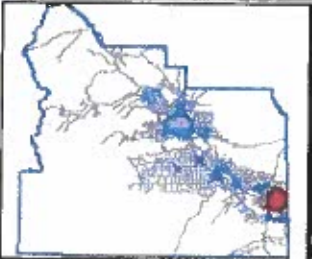




(509) 248-4442

Easting(ft) | Northing(ft)

Longitude(E) | Latitude(N)

Click Map to: **Get Information**

One Inch = 300 Feet  
Feet 200 400

PROPERTY PHOTOS: 1/1		PROPERTY INFORMATION AS OF 2/21/2025 12:16:40 AM					PRINTING					
		Parcel Address:	WOODWORTH RD/PUTERBAUGH RD., WA									
		Parcel Owner(s):	GEORGE & EDITH LMTD PNTR HIGGINS									
		Parcel Number:	23090911403	Parcel Size:	13.04 Acre(s)							
		Property Use:	99 Other Undeveloped Land									
TAX AND ASSESSMENT INFORMATION												
		Tax Code Area (TCA):	441	Tax Year: 2025								
		Improvement Value:	\$0	Land Value: \$156500								
		Current Use Value:	\$0	Current Use Improvement: \$0								
		New Construction:	\$0	Total Assessed Value: \$156500								
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			
No Residence Information Found.												
SALE INFORMATION									QIR 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.												

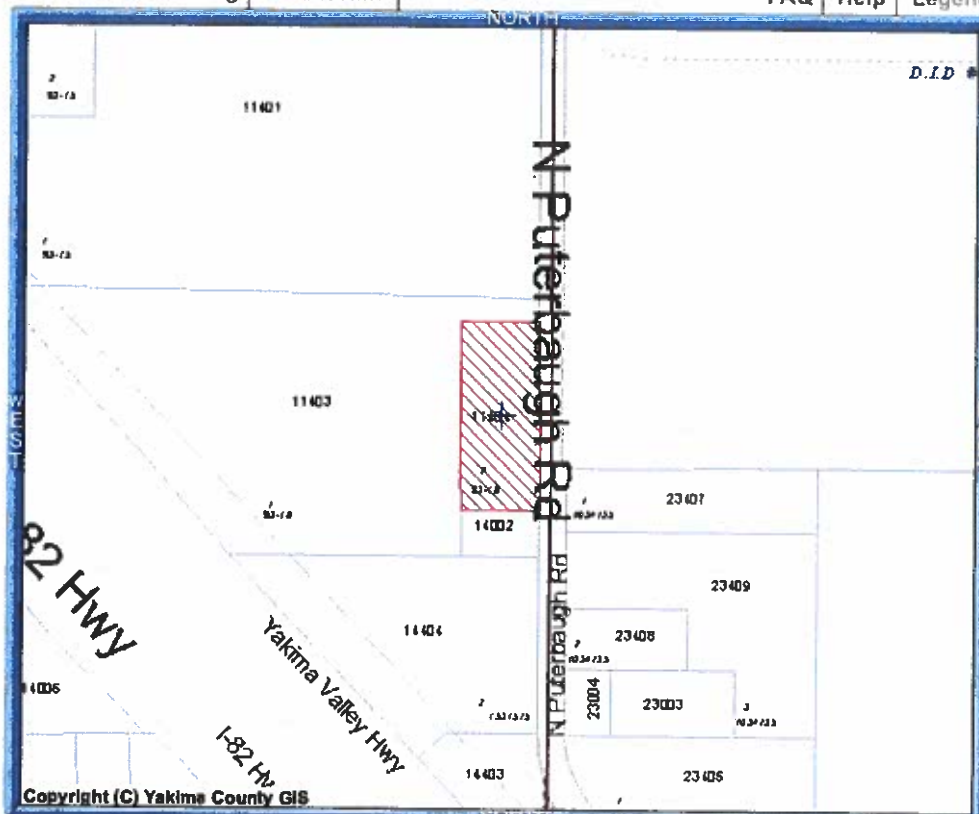
OVERLAY INFORMATION					
Zoning:	M-1	Jurisdiction: County			
Urban Growth Area:	Grandview	Future Landuse Designation: Urban Industrial (Yakima County Plan 2015)			
FEMA 100 Year:		FIRM Panel Number: 53077C1925D			
LOCATION INFORMATION					
+ Latitude: 46° 17' 02.830"		+ Longitude: -119° 56' 21.310"		Range: 23 Township 09 Section: 09	
Narrative Description: SP 9376: LOT 1					
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					





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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Easting(ft) : Northing(ft)

Longitude(W) : Latitude(N)

Click Map to: Get Information

One Inch = 400 Feet

Feet 200 400 600



Parcel Address: 260 N PUTERBAUGH RD, GRANDVIEW, WA 98930  
Parcel Owner(s): GEORGE & EDITH LMTD PNTR HIGGINS  
Parcel Number: 23090911404 Parcel Size: 2.04 Acre(s)  
Property Use: 11 Single Unit

TAX AND ASSESSMENT INFORMATION  
Tax Code Area (TCA): 441 Tax Year: 2025  
Improvement Value: \$115600 Land Value: \$121000  
Current Use Value: \$0 Current Use Improvement: \$0  
New Construction: \$0 Total Assessed Value: \$236600

Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltin)	Carpport
FAIR	1910	2.00	872	324	0/0	3	1/0/0	2/483/0	

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

DISCLAIMER

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OVERLAY INFORMATION

Zoning:	M-1	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Industrial (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D

LOCATION INFORMATION

+ Latitude: 46° 17' 02.957"	+ Longitude: -119° 56' 13.084"	Range: 23	Township: 09	Section: 09
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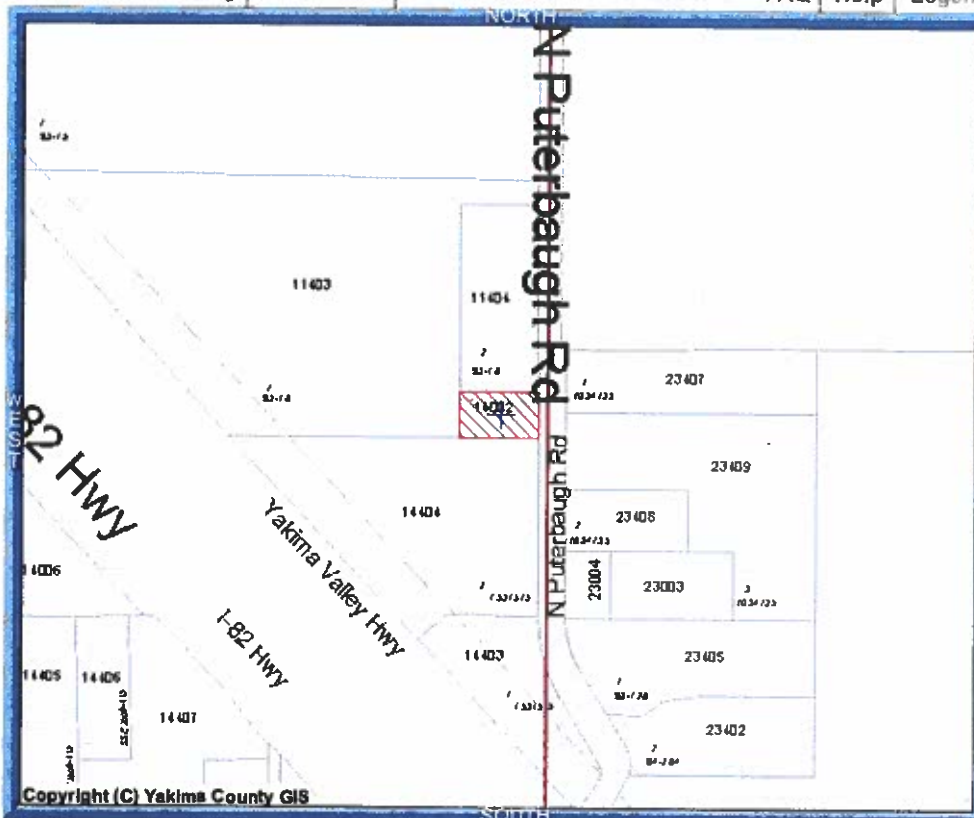
DISCLAIMER

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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: v

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MapSize: Small (800x600)

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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

PROPERTY PHOTOS: 1/1		PROPERTY INFORMATION AS OF 2/21/2023 12:16:46 AM						PRINTING			
		Parcel Address:		PUTERBAUGH RD W SD, WA							
		Parcel Owner(s):		MARGARITA SAENZ RUDY G SAENZ							
		Parcel Number:		23090914002		Parcel Size: 0.51 Acre(s)					
		Property Use:		11 Single Unit							
TAX AND ASSESSMENT INFORMATION											
Tax Code Area (TCA):		441		Tax Year:		2025					
Improvement Value:		\$144000		Land Value:		\$78500					
Current Use Value:		\$0		Current Use Improvement:		\$0					
New Construction:		\$0		Total Assessed Value:		\$222500					
RESIDENTIAL INFORMATION											
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltn)	Carport		
LOW/FAIR	1910	2.00	972	420	0/0	3	1/0/0	0/0/0			
SALE INFORMATION										ON SECTION MAPS	
Excise	Sale Date	Sale Price		Grantor		Portion					
370700	2/7/2005	\$25000		CANTU, EFRAIN		N					
466149	11/7/2023	\$58830		CASTILLEJA, VICTOR & IMELDA		N					
DISCLAIMER											
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OVERLAY INFORMATION			
Zoning:	M-1	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Industrial (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D
LOCATION INFORMATION			
+ Latitude: 46° 17' 00.114"		+ Longitude: -119° 56' 13.106"	
Range: 23		Township: 09	
Section: 09			
Narrative Description: S 115 FT OF N 197 FT OF E 219 FT OF SE 1/4 NE 1/4 EX E 25 FT FOR ROAD			
DISCLAIMER			

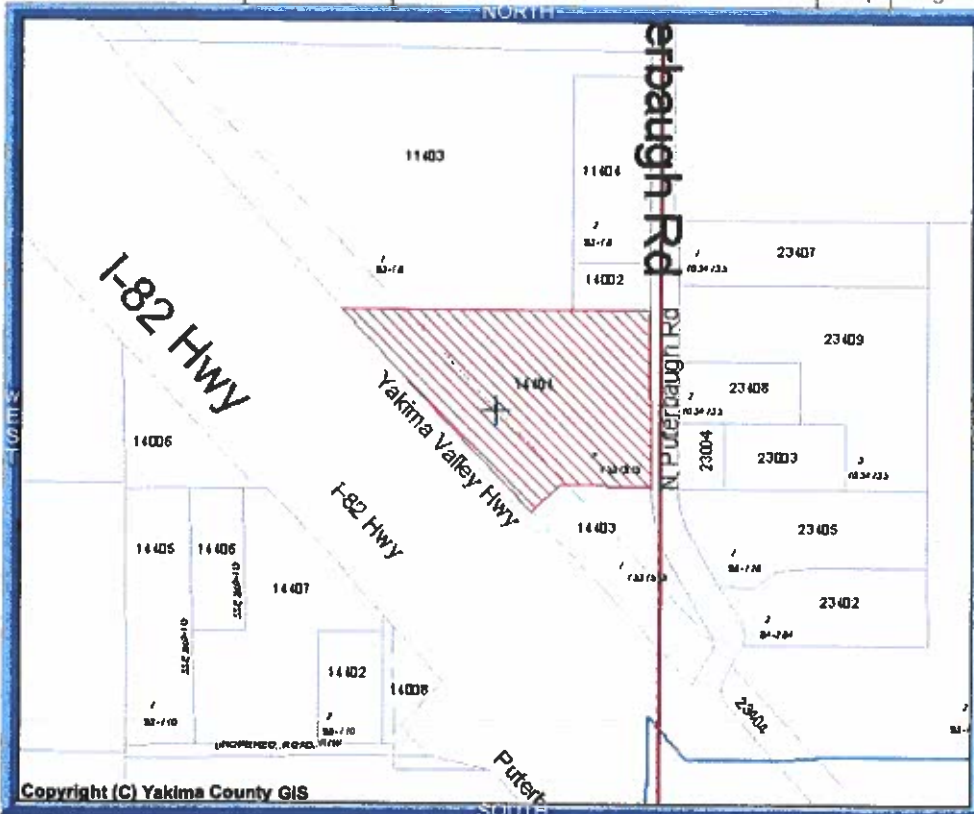




Assessor Planning Real Estate

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: v

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☐ Contours ☐ Utilities

MapSize: Small (800x600)

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Easting(R): Northing(R)

Longitude(W): Latitude(N)

Click Map to: Get Information

One Inch = 400 Feet

Feet 200 400 600

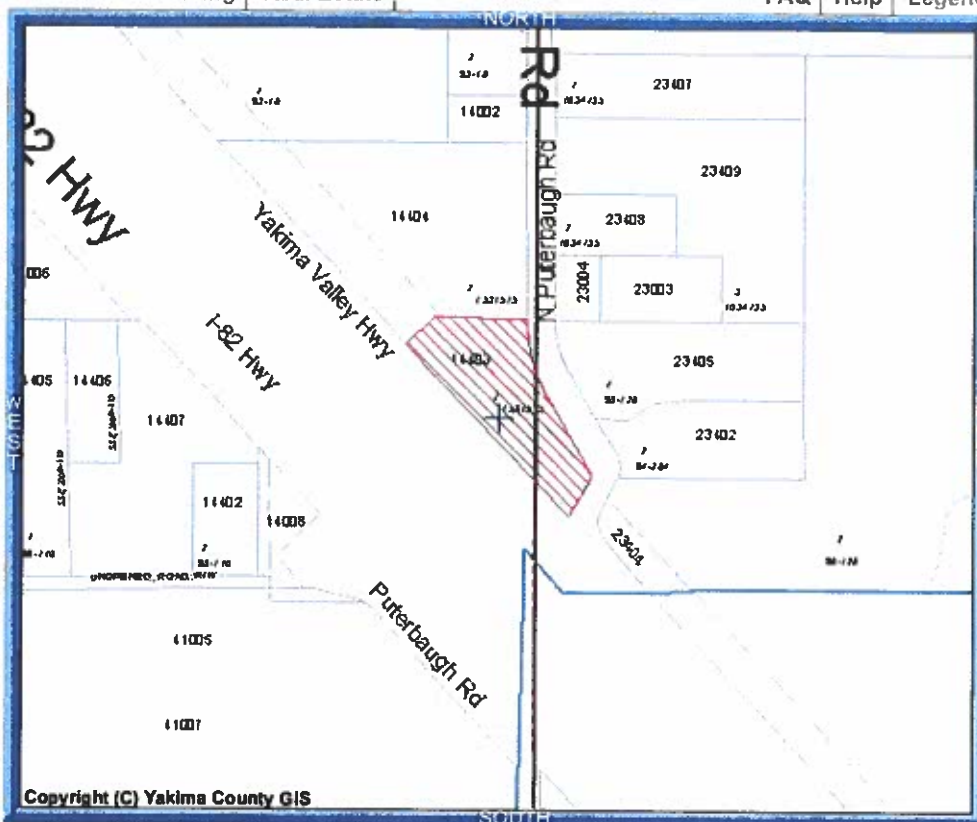
PROPERTY PHOTOS:		PROPERTY INFORMATION AS OF: 2/21/2025 12:35:45 AM				PRINTING					
		Parcel Address:		120 N PUTERBAUGH RD, GRANDVIEW, WA 98930							
		Parcel Owner(s):		WILSON STORE PROPERTIES LLC							
		Parcel Number:		23090914404	Parcel Size: 5.68 Acre(s)						
		Property Use:		52 Retail Hardware, Materials							
		TAX AND ASSESSMENT INFORMATION									
Tax Code Area (TCA):		441	Tax Year: 2025								
Improvement Value:		\$181400	Land Value: \$333850								
Current Use Value:		\$0	Current Use Improvement: \$0								
New Construction:		\$0	Total Assessed Value: \$515250								
RESIDENTIAL INFORMATION											
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltin)	Carport		
No Residence Information Found.											
SALE INFORMATION											
Excise	Sale Date	Sale Price	Grantor				Portion				
No Sales Information Found.											
DISCLAIMER											
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OVERLAY INFORMATION					
Zoning:	GC	Jurisdiction:	County		
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Commercial (Yakima County Plan 2015)		
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D	<a href="#">Download Map</a>	
LOCATION INFORMATION					
+ Latitude: 46° 16' 57.103"		+ Longitude: -119° 56' 17.173"		Range: 23 Township: 09 Section: 09	
Narrative Description: Section 09 Township 09 Range 23 Quarter NE: SP AF# 7537515: LOT 2					
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:

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☐ Contours ☐ Utilities

MapSize: Small (800x600)

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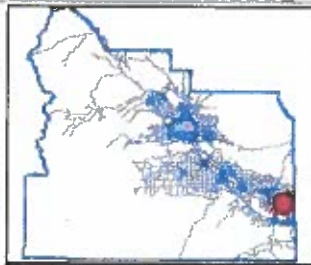





Eastings(E) : Northing(N)

Longitude(W) : Latitude(N)

Click Map to: Get Information

One Inch = 400 Feet

Feet 200 400 600

PROPERTY PHOTOS		PROPERTY INFORMATION AS OF 2/23/2023 12:16:48 AM				PRINTING				
		Parcel Address:	110 N PUTERBAUGH RD, GRANDVIEW, WA 98930							
		Parcel Owner(s):	NOE LOPEZ CARDOZO AMARILYS F LOPEZ NOE LOPEZ CARDOZO							
		Parcel Number:	23090914403	Parcel Size:	2.16 Acre(s)					
		Property Use:	99 Other Undeveloped Land							
		TAX AND ASSESSMENT INFORMATION								
Tax Code Area (TCA):		441	Tax Year:		2025					
Improvement Value:		\$0		Land Value:		\$70700				
Current Use Value:		\$0		Current Use Improvement:		\$0				
New Construction:		\$0		Total Assessed Value:		\$70700				
RESIDENTIAL INFORMATION										
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltin)	Carport	SECTION MAPS
No Residence Information Found.										
SALE INFORMATION										
Excise	Sale Date	Sale Price	Grantor				Portion		SECTION MAPS	
451970	9/27/2018	\$55000	WILSON STORE PROPERTIES LLC				N			
DISCLAIMER										
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OVERLAY INFORMATION										
Zoning: GC Jurisdiction: County										
Urban Growth Area: Grandview Future Landuse Designation: Urban Commercial (Yakima County Plan 2015)										
FEMA 100 Year: FEMA Map FEMA Panel Number: 53077C1925D										
LOCATION INFORMATION										
+ Latitude: 46° 16' 52.866" + Longitude: -119° 56' 12.749" Range: 23 Township: 09 Section: 09 Narrative Description: Section 09 Township 09 Range 23 Quarter NE: SP AF# 7537515: LOT 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 = 600 ft.

Overlays: Aerial Photography:   
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☐ Contours ☐ Utilities

MapSize: Small (800x600)

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Easting(E) : Northing(N)

Longitude(W) : Latitude(N)

Click Map to: Get Information

One Inch = 600 Feet  
 Feet 250 500 750 1000

PROPERTY PHOTOS		PROPERTY INFORMATION 05/01/2021/2025 12:16:46 AM				PLANNING			
		Parcel Address:		651 BETHANY RD, GRANDVIEW, WA 98930					
		Parcel Owner(s):		JAMES & LINDA HANSEN					
		Parcel Number:		23091023406					
		Parcel Size:		58.71 Acre(s)					
Property Use:		83 Current Use Agricultural							
TAX AND ASSESSMENT INFORMATION									
Tax Code Area (TCA):		441						Tax Year: 2025	
Improvement Value:		\$128800						Land Value: \$358300	
Current Use Value:		\$148240		Current Use Improvement:		\$128800			
New Construction:		\$0		Total Assessed Value:		\$277040			
RESIDENTIAL INFORMATION									
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms		
							(full/3/4, 1/2)		
							(bsm/vat/bltin)		
							Garage		
							Carport		
No Residence Information Found.									
SALE INFORMATION									
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 <a href="#">email us</a> .									

FUTURE USE INFORMATION					
Zoning:	M-1	Jurisdiction:	County		
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Industrial (Yakima County Plan 2015)		
FEMA 100 Year:	<a href="#">FEMA Map</a>	FIRM Panel Number:	53077C1925D	<a href="#">Download Map</a>	
LOCATION INFORMATION					
+ Latitude: 46° 16' 55.101"		+ Longitude: -119° 55' 51.763"		Range: 23 Township: 09 Section: 10	
Narrative Description: SP 96126: LOT 2					
DISCLAIMER					
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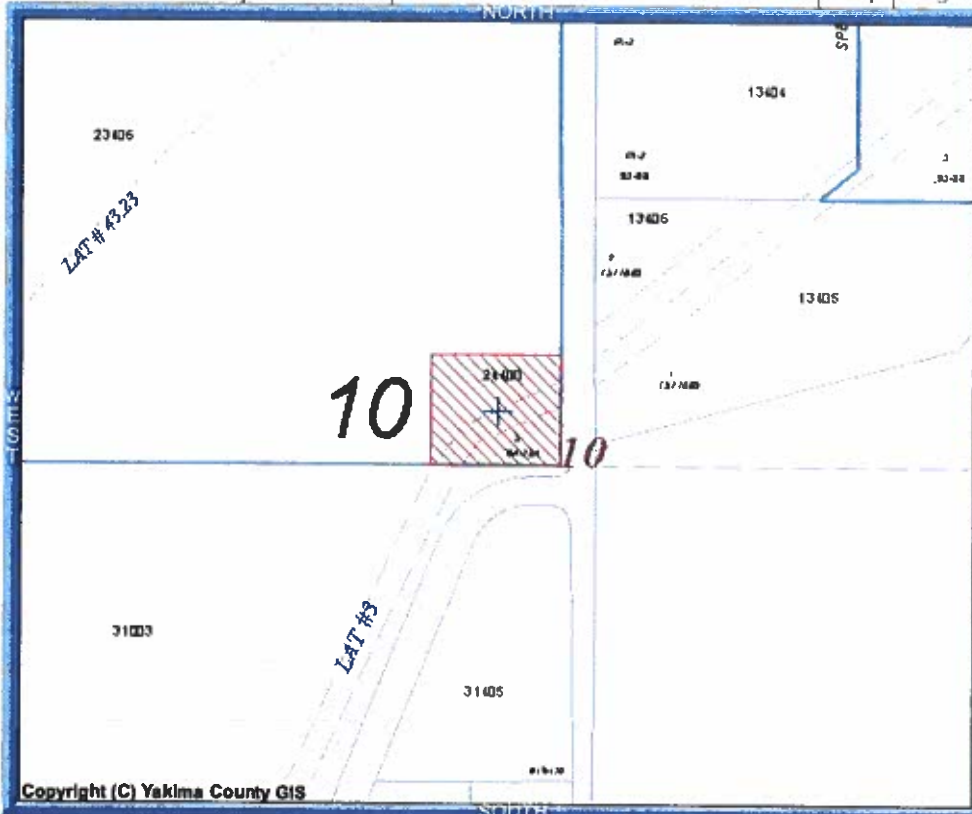
# Yakima County GIS - Washington Land Information Portal

Yakima County Assessor  
Yakima County GIS  
Yakima County



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

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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)

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

Click Map to: [Get Information](#)

One Inch = 400 Feet  
Feet 200 400 600

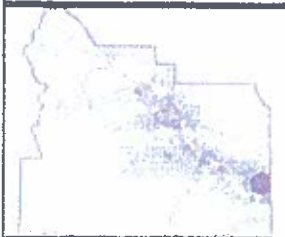
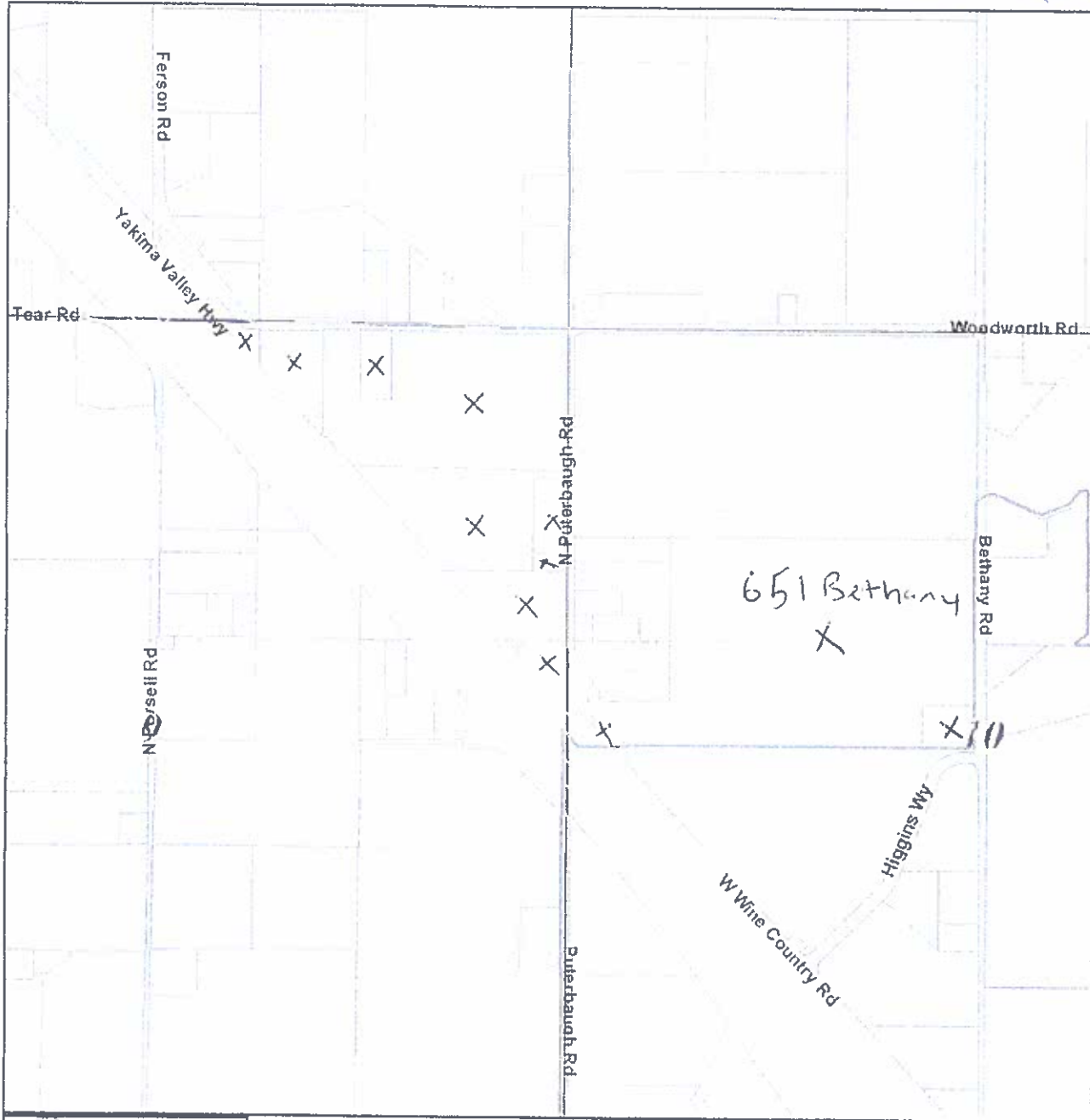
PROPERTY PHOTOS		PROPERTY INFORMATION						TAXING			
		Parcel Address:		550 BETHANY RD, GRANDVIEW ,WA 98930							
		Parcel Owner(s):		CANDELARIO T & VERA ORTIZ							
		Parcel Number:		23091024400		Parcel Size: 2 Acre(s)					
		Property Use:		11 Single Unit							
TAX AND ASSESSMENT INFORMATION											
		Tax Code Area (TCA):		441		Tax Year: 2025					
		Improvement Value:		\$77800		Land Value: \$120400					
		Current Use Value:		\$0		Current Use Improvement: \$0					
		New Construction:		\$0		Total Assessed Value: \$198200					
RESIDENTIAL INFORMATION										SECTION MAPS	
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsm/att/b/lin)	Carport		
LOW-COST	1979	1.00	840		0/0	2	1/0/0	0/0/0			
SALE INFORMATION										Qtr SECTION MAPS	
Excise	Sale Date	Sale Price	Grantor		Portion						
No Sales Information Found.											
DISCLAIMER											
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OVERLAY INFORMATION			
Zoning:	M-1	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Industrial (Yakima County Plan 2015)
FEMA 100 Year:	FEMA 100	FIRM Panel Number:	53077C1925D
LOCATION INFORMATION			
+ Latitude: 46° 16' 49.834"		+ Longitude: -119° 55' 37.004"	
Range: 23		Township: 09	
Section: 10			
Narrative Description: PARCEL 3 BOOK 84264 MH-REAL (TY 2000) 1979 BROADMORE 60X14 SER#3725			
DISCLAIMER			
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Yakima County GIS - Washington  
Land Information Portal

[Print Map]  
[Close Map]

[yakimap.com](http://yakimap.com)



Map Center: Range: 23 Township: 9 Section: 9

City Limits  
Subdivisions

[WWW.YAKIMAP.COM](http://WWW.YAKIMAP.COM)

Yakima County GIS  
128 N 2nd Street  
Yakima, WA 98901  
(509)574-2992



One Inch = 1000 Feet

Feet 500 1000 1500

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Printed On: 1/6/2025 2:41:25 PM





# DURABLE POWER OF ATTORNEY

## EDITH M. HIGGINS

I, **Edith M. Higgins**, of 1305 N. Countryview Ct., Sunnyside, Washington 98944, hereby constitute and appoint my Daughter, **Linda L. Hansen**, of 1501 Bethany Road, Grandview, Washington 98930, (being referred to as my "attorney"), as my true and lawful attorney, for me and in my name, from time to time, and at her or his discretion, to do anything whatsoever that I may or could do in person. By this document I intend to create a Durable Power of Attorney under RCW 11.94.010 and the document shall be governed and construed in accordance with the laws of Washington State. This power of attorney shall not be affected by disability of the principal.

Without limiting the generality of the foregoing broad power, I expressly authorize my attorney:

- (a) To endorse checks payable to me and stock certificates and other securities standing in my name;
- (b) To deposit with or pay to any bank, broker, or person any money or property of mine;
- (c) To draw checks on any bank and to withdraw from any bank, broker, or person any money or property belonging to me or due me;
- (d) To go to any safe deposit box to which I have access and to place in it or take from it any property or papers;
- (e) To buy, sell, lease, mortgage, exchange, transfer, dispose of, and deal with any stocks, bonds, or other property, real or personal;
- (f) To invest and reinvest in any stocks, bonds, or other securities;
- (g) To vote and give consents with respect to any stocks, bonds, or other securities and to give proxies therefor, with or without power of substitution;
- (h) To make and sign all federal, state, and local income, gift, property, and excise tax returns that I may be required to file for the years 2012 through 2040 (including but not limited to federal forms 1040 and 709); to receive and inspect confidential tax information; to receive and endorse refund checks; and to perform any and all acts that I can perform with respect to tax matters, including the execution from time to time of IRS Form 2848 (designating an attorney for federal tax matters) and the equivalent state and local forms, and the negotiation and execution of agreements, consents, and other documents;
- (i) To make gifts to or in trust for the benefit of such individuals (other than my attorney) and charitable or other nonprofit organizations as my attorney thinks advisable to take

advantage of the federal gift tax annual exclusion or the federal income tax charitable deduction;

- (j) To tender my resignation or declination to serve as trustee, personal representative or other fiduciary;
- (k) To represent me in court or elsewhere in connection with any controversy;
- (l) To collect, receive, and give receipt or discharge for any money, debt, or thing belonging to me or due me;
- (m) To pay debts and discharge obligations owed by me (including any medical bills that my attorney determines should be paid);
- (n) To make contracts and agreements, whether sealed or unsealed; and
- (o) To do any one or more or all of the foregoing at discretion and from time to time, and to do any and all things, whether herein enumerated or not, which my attorney shall consider advantageous or proper in connection with my affairs.

My attorney is authorized to deal with herself or himself (or with any concern in which she or he is interested) as freely and effectually as though dealing with a stranger.

My attorney may in writing from time to time appoint one or more substitute and additional attorneys to have all or any of my attorney's powers hereunder, including this power of appointment, and may revoke any such appointments. Such substitutes and any additional attorneys, as well as my attorney above named, are included in references to my "attorney" in this power of attorney.

My attorney is to be my personal representative and shall be treated as I would be with respect to my rights regarding the use and disclosure of my individually identifiable health information (including, without limitation, my medical records) needed to determine which of my medical bills have been paid or are payable by me and which need not be paid by me. This release authority applies to any information governed by the Health Insurance Portability and Accountability Act of 1996 (also known as "HIPAA") and regulations promulgated thereunder. I authorize all my health-care professionals, health-care providers, insurance companies, the Medical Information Bureau Inc. and all other health-care clearinghouses (herein sometimes collectively referred to as "my health-care providers" and each singularly referred to as "my health-care provider"), to give, disclose and release to my attorney all my individually identifiable health information and medical records regarding any past, present or future medical or mental health condition necessary to enable my attorney to determine if my medical bills have been paid properly or should be paid by me. The authority given in this paragraph shall

supersede any prior agreements that I may have made with my health-care providers to restrict access to or disclosure of such information. The authority I have given in this paragraph has no expiration date and shall expire only in the event I revoke the authority in writing and deliver it to my health-care provider. I understand that information disclosed pursuant to this authorization may be subject to re-disclosure by the recipient and no longer be protected by the HIPAA Privacy Regulation, just as if the information were disclosed to me.

If protective proceedings for my person or estate are ever commenced in any court, I hereby nominate, **Linda L. Hansen**, as my conservator, guardian of my estate, or guardian of my person (as the case may be). This power of attorney shall not be affected by my subsequent disability or incapacity. Anyone may rely upon a copy certified by a notary public of this power of attorney or of any appointments of substitute and additional attorneys as fully as on the original instrument.

WITNESS my hand and seal this 8<sup>th</sup> day of December, 2014.

Edith M. Higgins  
Edith M. Higgins

Signed and acknowledged in the presence of:

Frederick Henning  
Frederick Henning, Witness

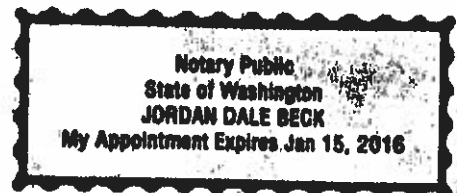
Christi L. Phillips  
Christi L. Phillips, Witness

### STATE OF WASHINGTON

Yakima County, ss.

On this 8<sup>th</sup> day of December, 2014, before me, the undersigned notary public, personally appeared the above-named **Edith Higgins**, **Christi L. Phillips**, and **Frederick Henning**, known to me personally or proved to me through as satisfactory evidence of identification, to be the people whose names are signed on the preceding document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Jordan Dale Beck  
Notary Public Jordan Dale Beck  
My commission expires: 01/15/2016



Durable Power of Attorney  
Edith M. Higgins  
Page 3 of 3

23C

STATE OF WASHINGTON

Yakima County, ss.

I, Frederick Henning, swear & affirm that the foregoing is a true and complete copy of the Durable Power of Attorney signed by Edith M. Higgins with effective date of December 8, 2014, made by me, and the photocopied document is not a vital record, a public record, or a publicly recordable document, certified copies of which are available from an official source other than a notary public.

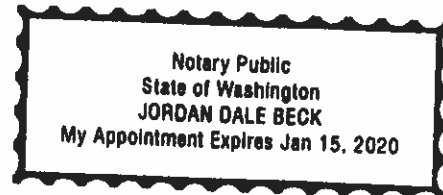
Frederick D Henning  
Frederick Henning, Affiant/Custodian of Photocopy

Sworn to (or affirmed) and subscribed before me this 31st day of October, 2017, by Frederick Henning.

☒ Personally Known

☒ Produced Identification

Jordan Dale Beck  
Notary Public Jordan Dale Beck  
My Commission Expires: Jan. 15, 2020



## **RESOLUTION NO. 2025-22**

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON, ACCEPTING A REQUEST FROM ROGER WILSON AND JAMES & LINDA HANSEN FOR ANNEXATION OF PARCEL NOS. 230909-12003, 230909-11401, 230909-11002, 230909-11402, 230909-11403, 230909-11404, 230909-14002, 230909-14404, 230909-14403, 230910-23404, 230910-23406, 230910-24400 LOCATED ON WINE COUNTRY ROAD, BETHANY ROAD, N. PUTERBAUGH ROAD AND WOODWORTH ROAD, GRANDVIEW, YAKIMA COUNTY, WASHINGTON TO THE CITY OF GRANDVIEW**

**WHEREAS**, Roger Wilson and James & Linda Hansen submitted a Letter of Intent to the City requesting annexation of Parcel Nos. 230909-12003, 230909-11401, 230909-11002, 230909-11402, 230909-11403, 230909-11404, 230909-14002, 230909-14404, 230909-14403, 230910-23404, 230910-23406, 230910-24400 located on Wine Country Road, Bethany Road, N. Puterbaugh Road and Woodworth Road, Grandview, Yakima County, Washington to the City of Grandview; and

**WHEREAS**, on February 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: M-1 Light Industrial for Parcel Nos. 230909-12003, 230909-11401, 230909-11002, 230909-11402, 230909-11403, 230909-11404, 230909-14002, 230910-23404, 230910-23406, 230910-24400 and C-2 General Business for Parcel Nos. 230909-14403 and 230909-14404 for the proposed annexation.
- That the City requires the assumption of an appropriate share of all existing City indebtedness by the area to be annexed.

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

**PASSED** by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on March 11, 2025.

**MAYOR**

Ashley Lard

**ATTEST:**

Quinn Klau

**CITY CLERK**

**APPROVED AS TO FORM:**

202205

**CITY ATTORNEY**

# Exhibit A - 14 Pages

## Annexation Sepa Checklist section 12

### Parcels and Values

230909-12003 90 Woodworth

230909-11401

230909-11002

230909-11402 200 Woodworth

230909-11403

230909-11404 250 N Puterbaugh

230909-14002

230909-14404 120 N Puterbaugh

230909-14403 110 N Puterbaugh

230910-23404

230910-23406 651 Bethany

230910-24400 550 Bethany

Value

\$500

Value

~~\$233,750~~

333,700

Value

~~\$52,900~~

52,500

Value

\$328,900

Value

\$156,500

Value

\$236,600

Value

\$222,500

Value

\$515,250

Value

\$70,700

Value

\$53,200

Value

\$277,040

Value

\$198,200

~~\$2,445,440~~

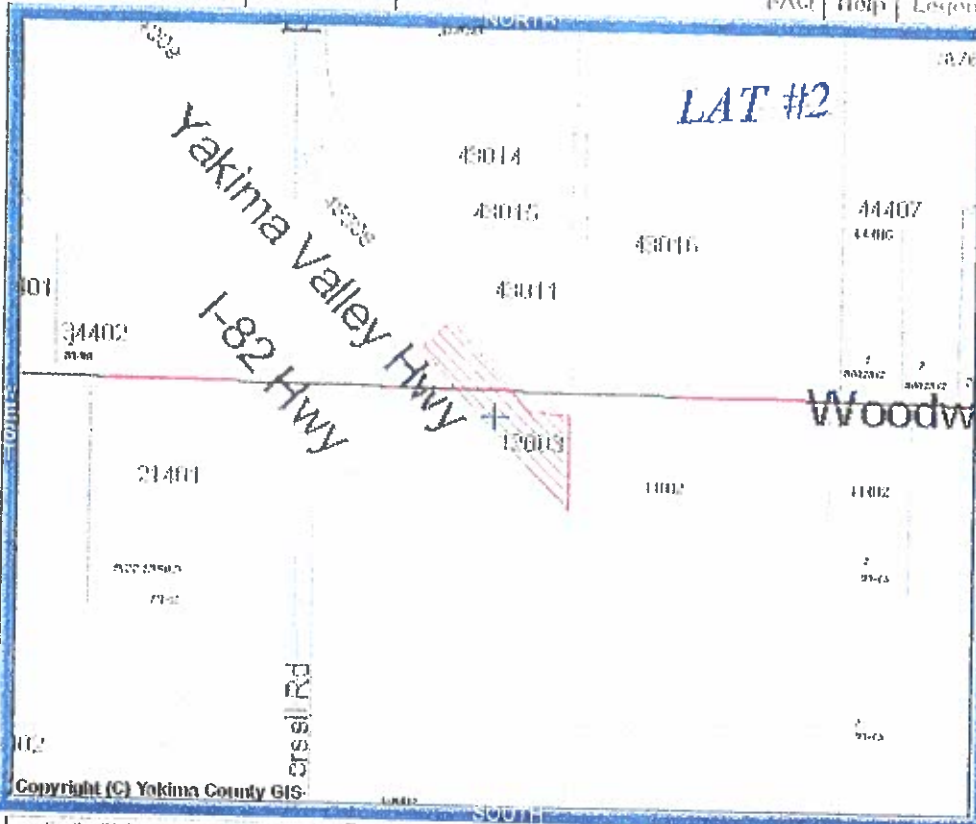
\$ 2,445,590





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Search By: Parcel Number  
 Parcel #: 23090911401

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)

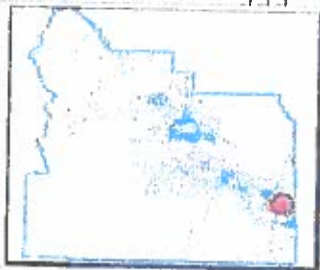
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Easting(N) | Northing(N)  
 Longitude(E) | Latitude(N)

Click Map to: [Got Information](#)

One Inch = 400 Feet  
 Feet 200 400 600



Parcel Address: 90 WOODWORTH RD, Grandview, WA 98930  
 Parcel Owner(s): ST CLAIR & MARIEA WOODWORTH  
 Parcel Number: 23090912003 Parcel Size: 1.19 Acre(s)  
 Property Use: 09 Other Undeveloped Land

Tax Code Area (TCA): 441 Tax Year: 2025  
 Improvement Value: \$0 Land Value: \$500  
 Current Use Value: \$0 Current Use Improvement: \$0  
 New Construction: \$0 Total Assessed Value: \$500

Quality	Year Built	Stories	Main Sq Ft	Upper Sq Ft	Basal Sq Ft	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (basin/full/bilin)	Carport
No Residence Information Found.									

Location	Sale Date	Sale Price	Grantee	Portion
No Sales Information Found.				

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Zoning: M-1	Jurisdiction: County
Urban Growth Area: Grandview	Future Land Use Designation: Urban Industrial (Yakima County Plan 2015)
FEMA 100 Year:	FIRM Panel Number: 53077C1925D

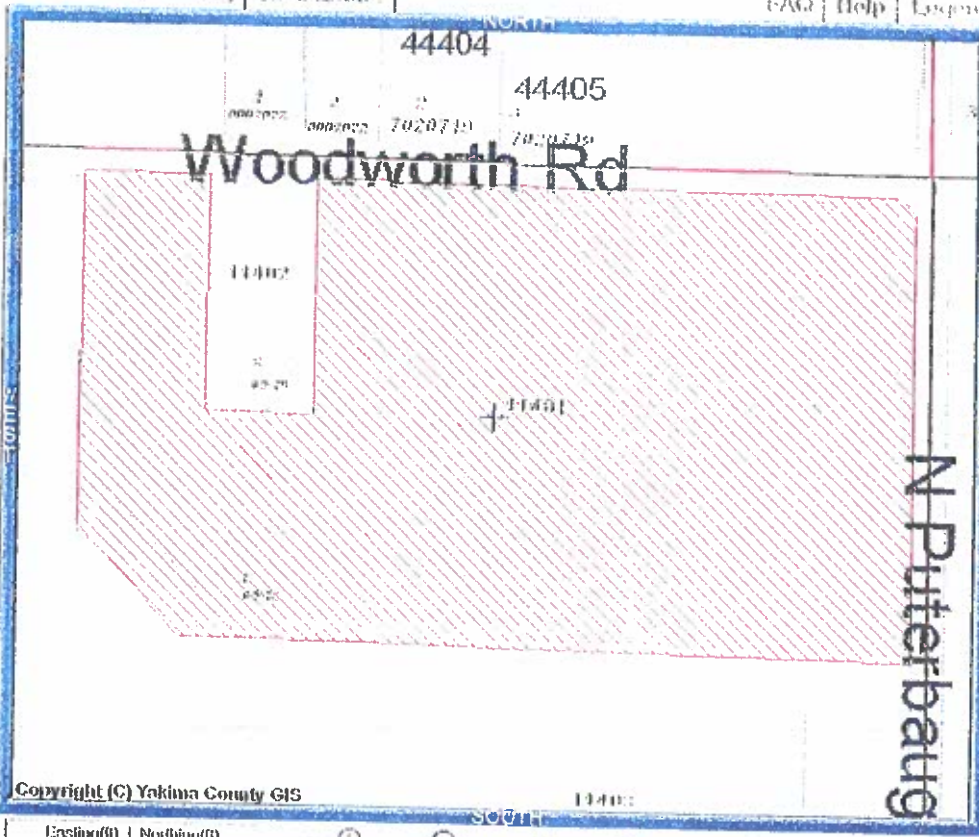
\* Latitude: 46° 17' 14.530" \* Longitude: -119° 56' 41.765" [Range: 23 Township: 09 Section: 09  
 Narrative Description: BEG NE COR NW1/4 NW1/4 NE1/4, TH S TO APT 50 FT NE'LY OF LE LN OF OLD SR12TH NW'LY PAR W/LE LN TO STA 1706+40, TH NE'LY 89 FT, TH SE'LY PAR W/LE LN TO >N LN SD SUB, TH E TO REG



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Search By: Parcel Number  
Parcel #: 23090911002

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

Search

MapScale: 1 inch = 300 ft.

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☐ Contours ☐ Utilities

MapSize: Small (800x600)

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Longitude(E) | Latitude(N)

Click Map to: [Get Information](#)

One inch = 300 feet  
0 200 400

	Parcel Address: WOODWORTH RD/PUTERBAUGH RD, WA	
	Parcel Owner(s): GEORGE & EDITH L MTD PNTR HIGGINS	
	Parcel Number: 23090911401	Parcel Size: 27.01 Acre(s)
	Property Use: 99 Other Undeveloped Land	
Tax Code Area (TCA): 441		Tax Year: 2025
Improvement Value: \$0		Land Value: \$333700
Current Use Value: \$0		Current Use Improvement: \$0
New Construction: \$0		Total Assessed Value: \$333700
Quality	Year Built	Stories
Main Sq Ft		
Upper Sq Ft		
Basement Sq Ft		
Bedrooms		
Bathrooms		
Garage		
Carport		
No Residence Information Found.		
Location	Sale Date	Sale Price
Grantor		
Portion		
No Sales Information Found.		
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Zoning: M-4	Jurisdiction: County
Urban Growth Area	Future Land Use Designation: Urban Industrial (Yakima County Plan 2015)
FEMA 100 Year:	IRM Parcel Number: 53077C1925D
+ Latitude: 46° 17' 40.214"	
+ Longitude: -119° 56' 22.580"	
Range: 23 Township: 09 Section: 09	
Narrative Description: SP 9375: LOT 1	

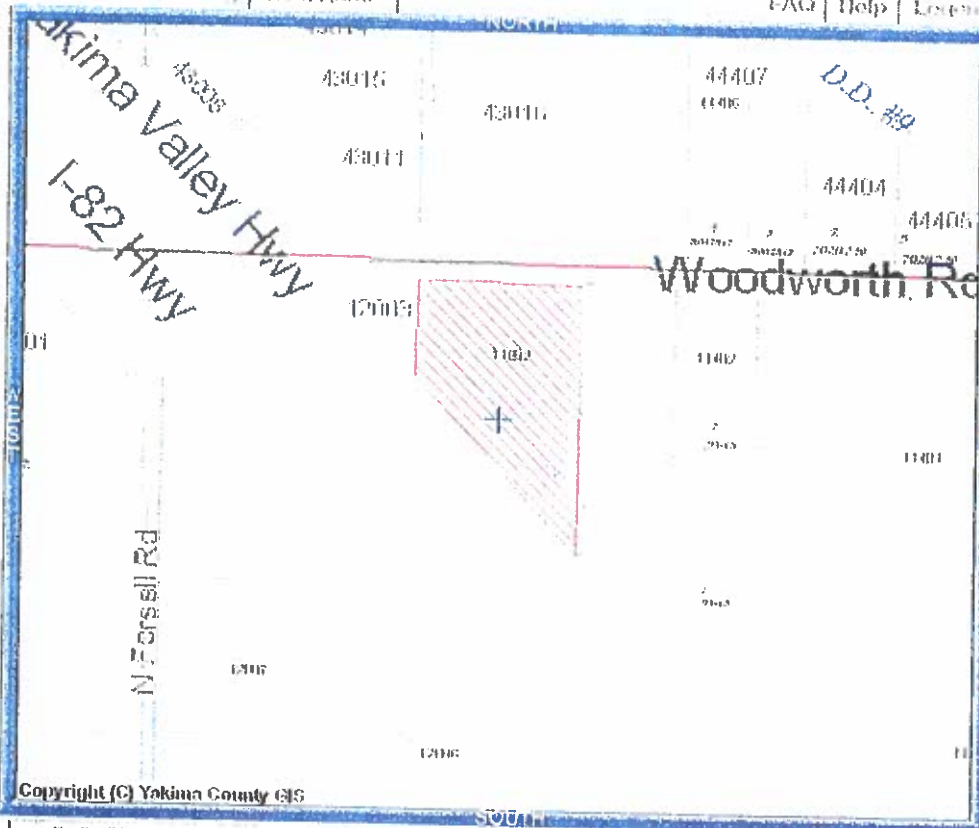
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Search By: Parcel Number

Parcel #:

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Search

MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography

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Contours Utilities

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Easting(W): Northing(N)

Longitude(W): Latitude(N)

Click Map to: [Get Information](#)

One Inch = 400 Feet  
Feet 0 200 400 600



Parcel Address: WOODWORTH RD, WA  
Parcel Owner(s): DOUBLE "H" LP  
Parcel Number: 23090911002 Parcel Size: 4.2 Acre(s)  
Property Use: 18 Other Residential

Tax Code Area (TCA): 441 Tax Year: 2025  
Improvement Value: \$16900 Land Value: \$35600  
Current Use Value: \$0 Current Use Improvement: \$0  
New Construction: \$0 Total Assessed Value: \$52500

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

Series	Sale Date	Sale Price	Grantee	Portion
No Sales Information Found.				

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Zoning: M-1	Jurisdiction: County
Urban Growth Area: Grandview	Future Land Use Designation: Urban Industrial (Yakima County Plan 2015)
FEMA 100 Year:	FIRM Parcel Number: 53077C1925D

\* Latitude: 46° 17' 11.266" \* Longitude: -119° 56' 36.327" Range: 23 Township: 09 Section: 09  
Narrative Description: W 394.78 FT OF E 1/2 NW 1/4 NE 1/4 LY 50 FT NE 1/4 OF LE LN OF OLD SR12 EX N 30 FT OF CO RD R/W

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# Yakima County GIS - Washington Land Information Portal

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Yakima County  
Yakima County

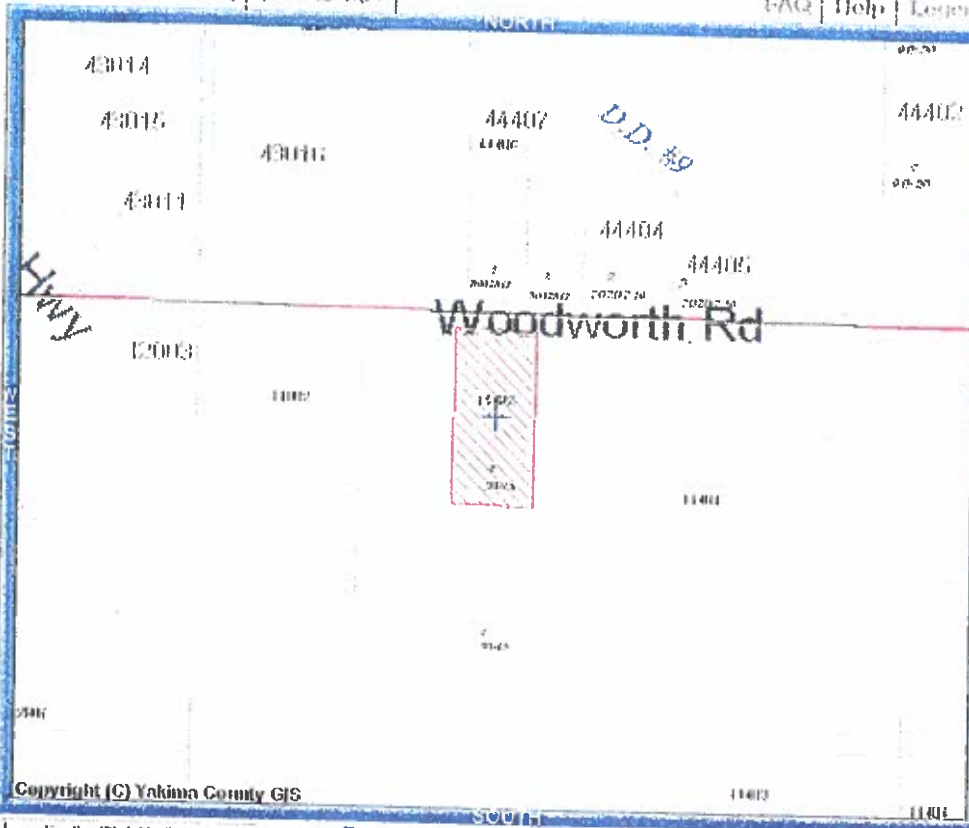


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Parcel #:

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

Search:

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Longitude(E) | Latitude(N)

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One Inch = 400 Feet

Feet 200 400 600



Parcel Address: 200 WOODWORTH RD, GRANDVIEW, WA 98930  
Parcel Owner(s): YESENIA VALENCIA NOEL CALDERON  
Parcel Number: 23090911402  
Parcel Size: 2.00 Acre(s)  
Property Use: 11 Single Unit

Tax Code Area (TCA): 441  
Tax Year: 2025  
Improvement Value: \$208500  
Land Value: \$120400  
Current Use Value: \$0  
Current Use Improvement: \$0  
New Construction: \$0  
Total Assessed Value: \$328900

Quality	Year Built	Stories	Main SqFt	Upper SqFt	Basal SqFt	Bedrooms	Bathrooms (full/bath, 1/2)	Garage (full/bath/rollin)	Carport
AVERAGE	1955	1.00	1542		0/0	3	1/0/1	0/0/0	

Parcel	Sale Date	Sale Price	Owner	Portion
E033872	10/26/2021	\$409000	HANSEN LINDA L	N

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Zoning: M-1	Jurisdiction: County
Urban Growth Area: Grandview	Future Land Use Designation: Urban Industrial (Yakima County Plan 2015)
FEMA 100 Year:	FIRM Panel Number: 53077C1925D

\* Latitude: 46° 17' 42.403" \* Longitude: 419° 56' 29.725" Range: 23 Township: 09 Section: 09  
Narrative Description: SP 9375: LOT 2

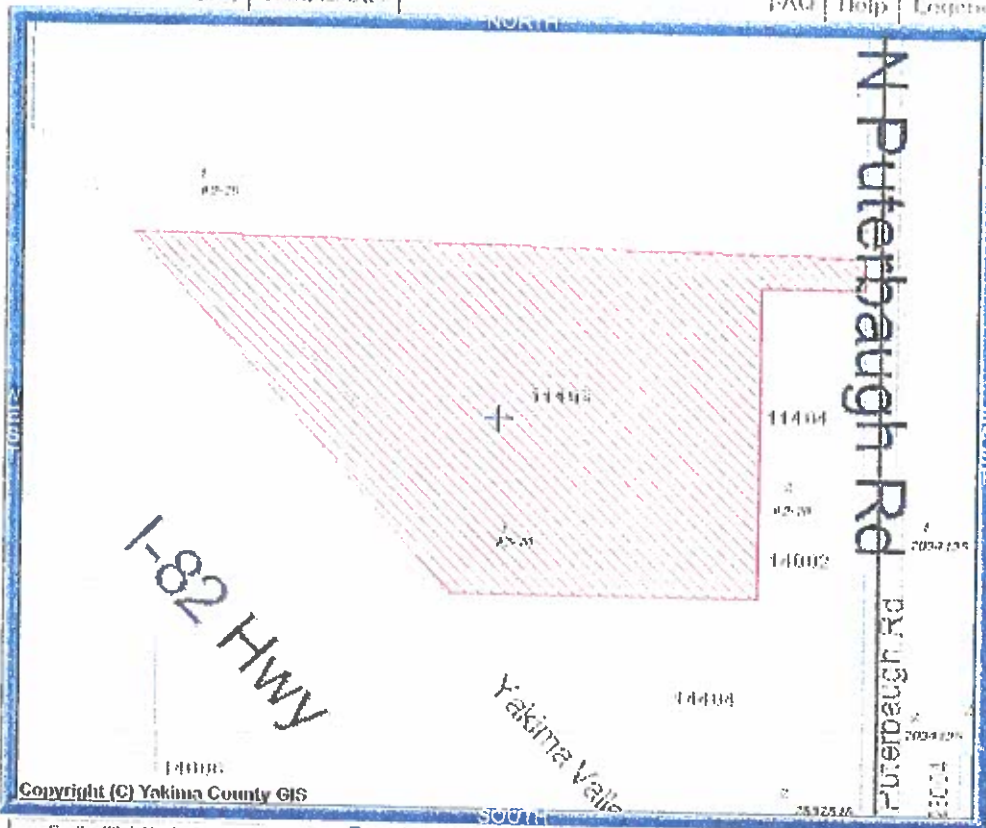
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Search By: Parcel Number

Parcel #: 23090911404

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

Search

MapScale: 1 Inch = 300 ft.

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

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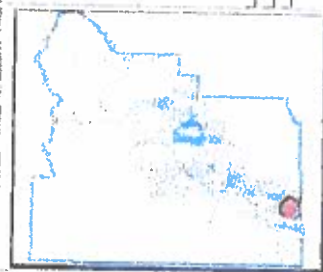
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 Longitudes(L) | Latitudes(B)

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Scale: 1 inch = 300 Feet  
 Feet 0 200 400



Parcel Address: WOODWORTH RD/PUTERBAUGH RD, WA  
 Parcel Owner(s): GEORGE & EDITH LMTD PNTR HIGGINS  
 Parcel Number: 23090911403 Parcel Size: 13.04 Acre(s)  
 Property Use: 99 Other Undeveloped Land

Tax Code Area (TCA): 441 Tax Year: 2025  
 Improvement Value: \$0 Land Value: \$156500  
 Current Use Value: \$0 Current Use Improvement: \$0  
 New Construction: \$0 Total Assessed Value: \$156500

Qualify Year Built Stories Main SqFt Upper SqFt Basement SqFt Bedrooms Bathrooms Garage (full/3/4, 1/2) (basement/detach) Carport  
 No Residence Information Found.

Expiry Sale Date Sale Price Greater Portion  
 No Sales Information Found.

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Zoning: M-1 Jurisdiction: County  
 Urban Growth Area: Grandview Future Land Use Designation: Urban Industrial (Yakima County Plan 2015)  
 FEMA 100 Year: FIRM Panel Number: 53077C1925D

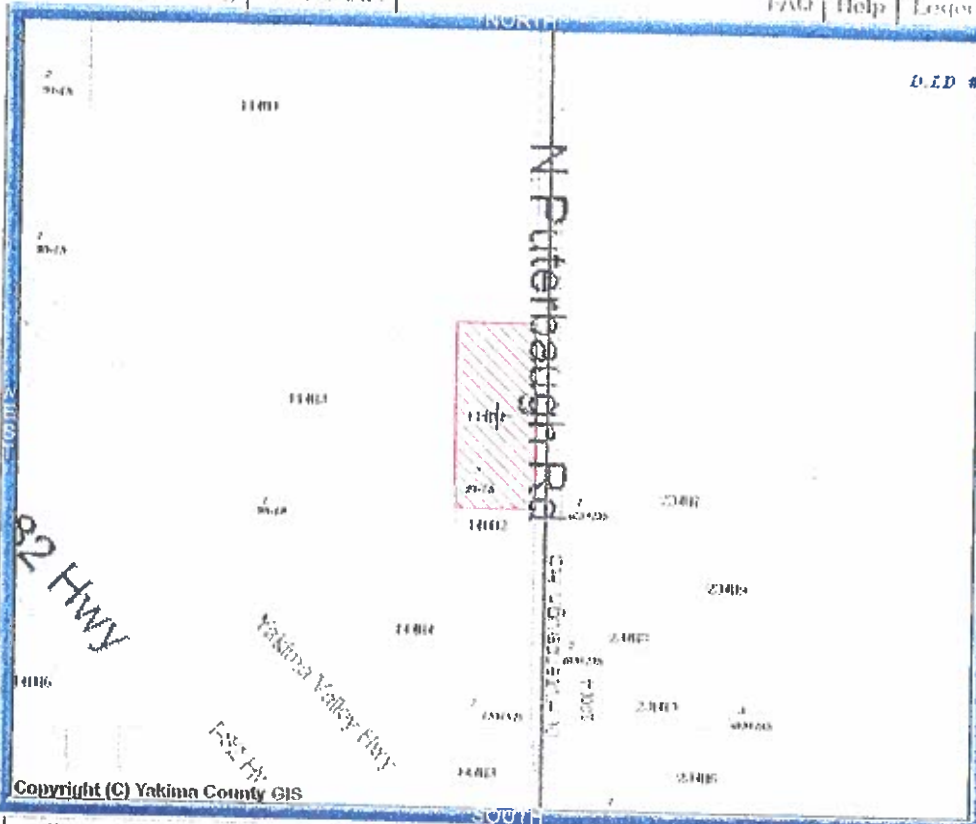
+ Latitude: 46° 17' 02.830" + Longitude: -119° 56' 24.310" [Range: 23 Township: 09 Section: 09  
 Narrative Description: SP 9376; LOT 1

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 Parcel #:

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MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography: ☒

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☐ Contours ☐ Utilities

MapSize: Small (800x600)

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

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One inch = 400 Feet  
 Feet 200 400 600



Parcel Address: 260 N PUTERBAUGH RD, GRANDVIEW, WA 98930  
 Parcel Owner(s): GEORGE & EDITH LMTD PNTR HIGGINS  
 Parcel Number: 23C90911404  
 Parcel Size: 2.04 Acre(s)  
 Property Use: H1 Single Unit

Tax Code Area (TCA): 441  
 Improvement Value: \$115600  
 Current Use Value: \$0  
 New Construction: \$0  
 Tax Year: 2025  
 Land Value: \$421000  
 Current Use Improvement: \$0  
 Total Assessed Value: \$236600

Quality	Year Built	Stories	Main SqFt	Upper SqFt	Basal SqFt	Bedrooms	Bathrooms	Garage	Carport
FAIR	1910	2.00	872	324	0/0	3	1/0/0	(1sm/1at/10lin)	2/103/0

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

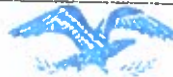
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Zoning: M-1  
 Urban Growth Area: Grandview  
 FEMA 100 Year: ☐  
 Jurisdiction: County  
 Future Land Use Designation: Urban Industrial (Yakima County Plan 2015)  
 FIRM Panel Number: 53077C1925D

+ Latitude: 46° 17' 02.957" + Longitude: -119° 56' 13.084" [Range: 23 Township: 09 Section: 09  
 Narrative Description: SP 9376; 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, AERIAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION





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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

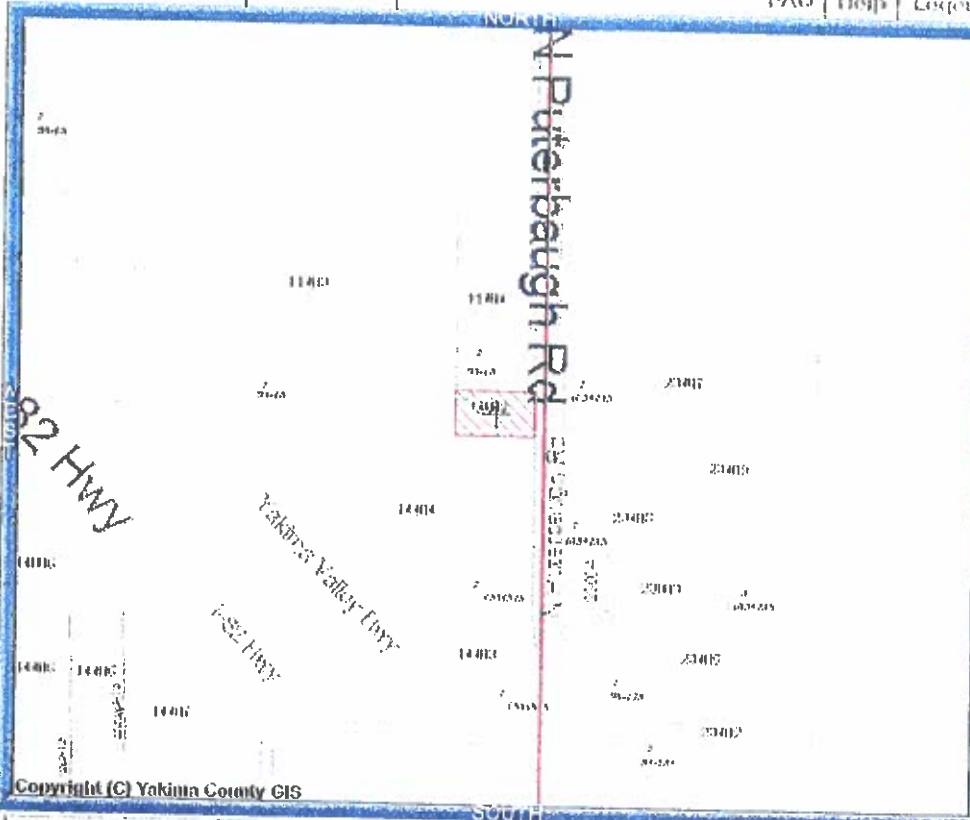
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Easting(N): Northing(N)

Longitude(W): Latitude(N)

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1 inch = 400 Feet  
Feet 200 400 600



Parcel Address: PUTERBAUGH RD W SD, WA  
Parcel Owner(s): MARGARITA SAENZ RUDY G SAENZ  
Parcel Number: [23090914002](#) Parcel Size: 0.51 Acre(s)  
Property Use: H Single Unit

Tax Code Area (TCA): [441](#) Tax Year: 2025  
Improvement Value: \$144000 Land Value: \$78500  
Current Use Value: \$0 Current Use Improvement: \$0  
New Construction: \$0 Total Assessed Value: \$222500

Quality	Year Built	Stories	Main Sq Ft	Upper Sq Ft	Bsmt Sq Ft	Bedrooms	Bathrooms	Garage	Cap
LOW/FAIR	1910	2.00	972	420	0/0	3	1/0/0	0/0/0	

Excess	Sale Date	Sale Price	Grantor	Portion
370700	2/7/2005	\$25000	CANTU, EFRAIN	N
466149	11/7/2023	\$50030	CASTILLO, VICTOR & IMELDA	N

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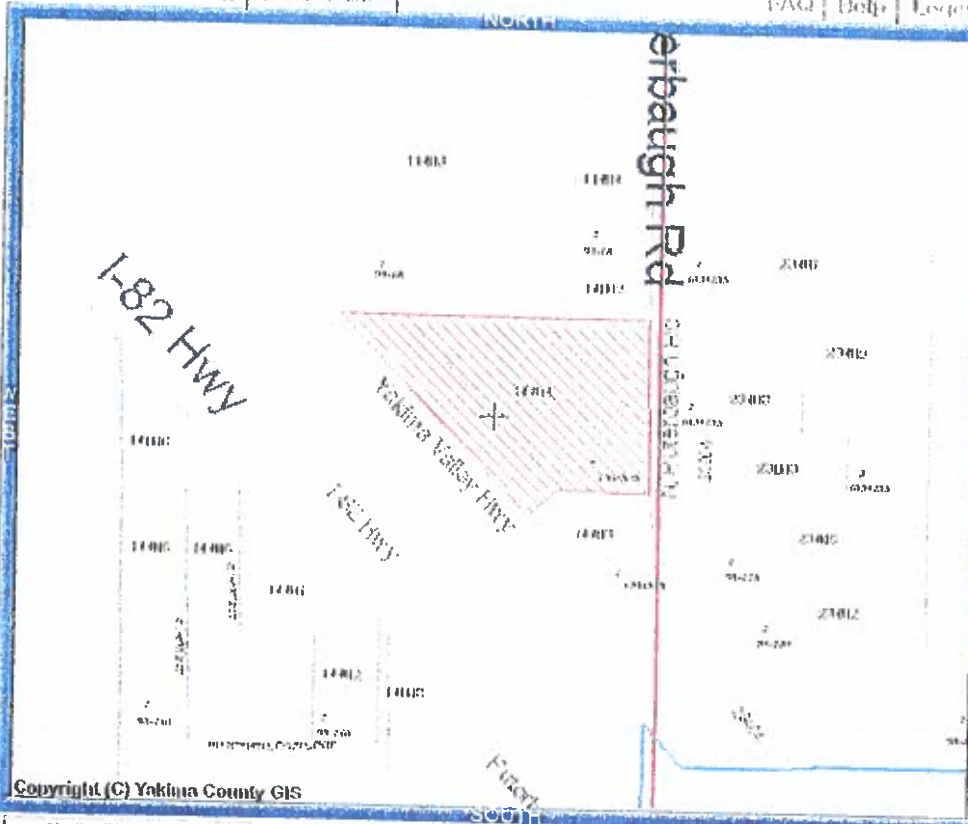
Zoning:	M-1	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Land Use Designation:	Urban Industrial (Yakima County Plan 2015)
FEMA 100 Year:		FIRM Panel Number:	53077C1925D

+ Latitude: 46° 47' 00.114" Longitude: -119° 50' 13.106" Range: 23 Township: 09 Section: 09  
Narrative Description: S 115 FT OF N 107 FT OF E 219 FT OF SE 1/4 NE 1/4 EX E 25 FT FOR ROAD



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

Click Map to: [Get Information](#)

One Inch = 400 Feet  
 Feet 0 200 400 600

Search By: Parcel Number  
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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**

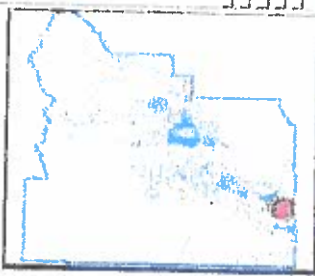
MapScale: 1 inch = 400 ft.

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

MapSize: Small (800x600)

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 (509) 248-4442



Parcel Address: 120 N PUTERBAUGH RD, GRANDVIEW, WA 99030  
 Parcel Owner(s): WILSON STORE PROPERTIES LLC  
 Parcel Number: 23C90914404 Parcel Size: 5.68 Acre(s)  
 Property Use: 52 Retail Hardware, Materials

Tax Code Area (TCA): 441 Tax Year: 2025  
 Improvement Value: \$181480 Land Value: \$333860  
 Current Use Value: \$0 Current Use Improvement: \$0  
 Now Construction: \$0 Total Assessed Value: \$515250

Quality Year Built Stories Main SqFt Upper SqFt Basement SqFt Bedrooms Bathrooms Garage (full/3/4, 1/2) (basement/fin) Carport  
 No Residence Information Found.

Exclusion Sale Date Sale Price Creator Portion  
 No Sales Information Found.

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

\* Latitude: 46° 46' 57.103" \* Longitude: -119° 56' 17.473" Range: 23 Township: 09 Section: 09  
 Narrative Description: Section 09 Township: 09 Range 23 Quarter NE: SP AF# 7537515: LOT 2

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Yakima County

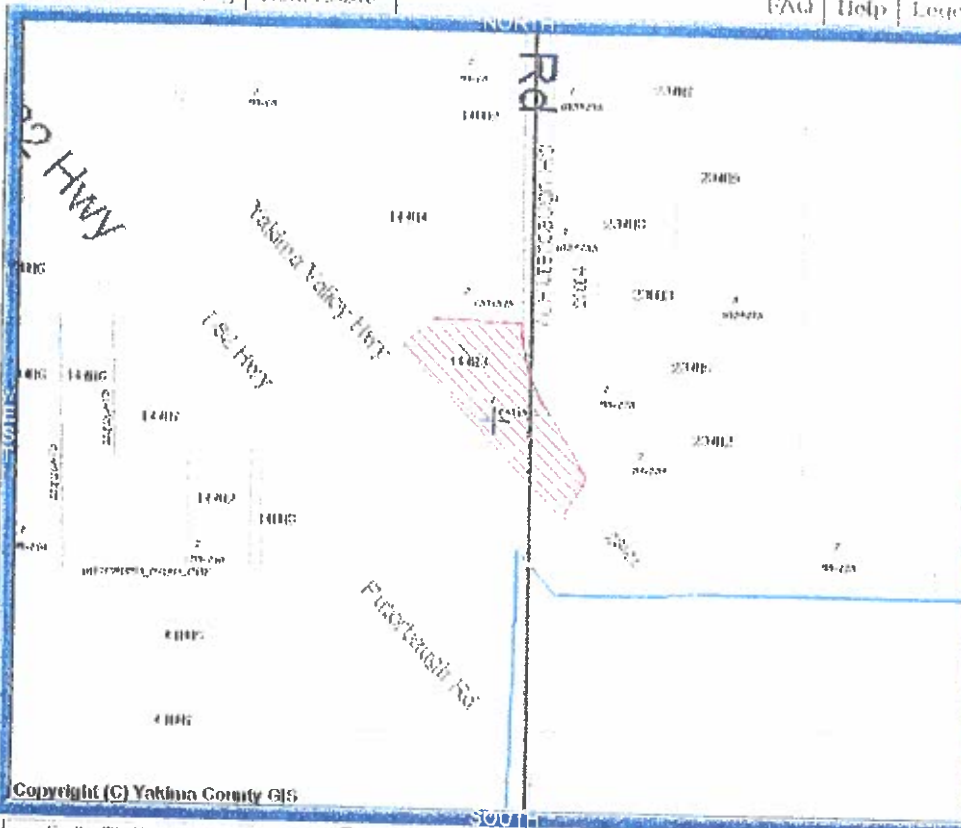


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Overlays: Aerial Photography: ☒

☐ FEMA ☐ Critical Areas  
☐ Contours ☐ Utilities

MapSize: Small (800x600)

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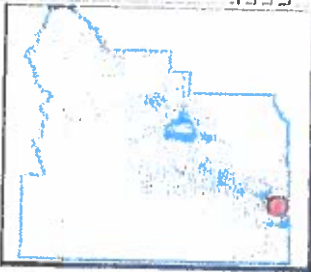
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(509) 248-4442

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

Click Map to: [Get Information](#)

One Inch = 400 Feet  
0 200 400 600



Parcel Address: 110 N PUTERBAUGH RD, GRANDVIEW, WA 98930  
Parcel Owner(s): NOE LOPEZ CARDOZO AMARILYS F LOPEZ NOE LOPEZ CARDOZO  
Parcel Number: 23090914403 (Parcel Size: 2.16 Acre(s))  
Property Use: 99 Other Undeveloped Land

Tax Code Area (TCA): 441  
Improvement Value: \$0  
Current Use Value: \$0  
New Construction: \$0  
Tax Year: 2025  
Land Value: \$70700  
Current Use Improvement: \$0  
Total Assessed Value: \$70700

Quality	Year Built	Stories	Main Sq Ft	Upper Sq Ft	Basmt Sq Ft	Bedrooms	Bathrooms	Garage	Carport
No Residence Information Found.									

Parcel	Sale Date	Sale Price	Grantor	Portion
451970	9/27/2010	\$65000	WILSON STORE PROPERTIES LLC	N

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

\* Latitude: 46° 16' 52.866" \* Longitude: 119° 56' 12.749" [Range: 23 Township: 09 Section: 09]  
Narrative Description: Section 09 Township 09 Range 23 Quarter NE: SP AC# 7537515: LOT 1

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Search

MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography

FEMA  
Contours  
Critical Areas  
Utilities

MapSize: Small (800x600)

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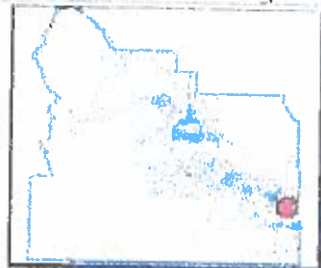
www.vtga.com  
(509) 243-4442

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

Click Map to: Got Information

One inch = 400 Feet  
Feet 200 400 600



Parcel Address: DETHANY PUTERBAUGH RDS, WA  
Parcel Owner(s): JAMES & LINDA HANSEN  
Parcel Number: 23091923404 Parcel Size: 0.47 Acre(s)  
Property Use: 01 Agricultural Not Current Use

Tax Code Area (TCA): 441 Tax Year: 2025  
Improvement Value: \$0 Land Value: \$53200  
Current Use Value: \$0 Current Use Improvement: \$0  
New Construction: \$0 Total Assessed Value: \$53200

Orchard	Year Built	Stories	Main SqFt	Upper SqFt	Basement SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (basement/full)	Carport
No Residence Information Found.									

County	Sale Date	Sale Price	Garage	Portion
No Sales Information Found.				

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Zoning: Urban Growth Area	M-1 Grandview	Jurisdiction: County	Future Land Use Designation: Urban Industrial (Yakima County Plan 2015)
FEMA 100 Year:		FIRM Panel Number:	53077C1925D

\* Latitude: 46° 46' 49.734" \* Longitude: -119° 56' 07.603" Range: 23 Township: 09 Section: 10  
Narrative Description: THE PT OF OLD SR12 LY 50 FT E OF LE LNOF SD SR12 & SWLY OF LOT 1 OF SP04246

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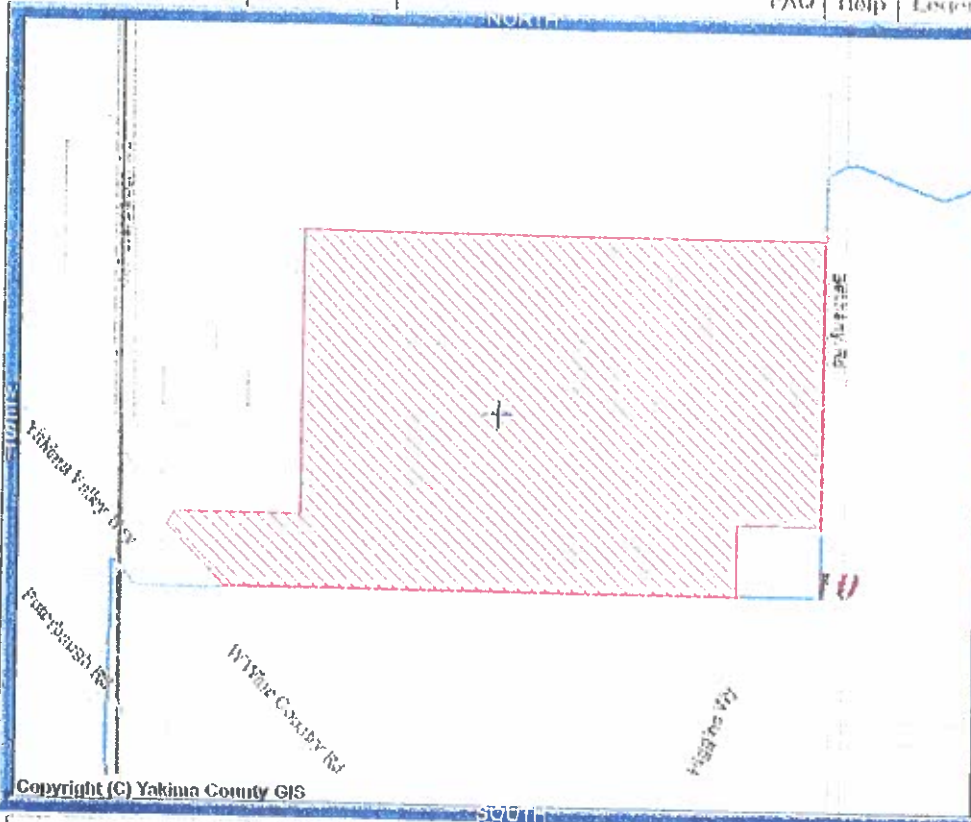




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Search By: Parcel Number

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 = 600 ft.

Overlays: Aerial Photography:

FEMA

Critical Areas

Contours

Utilities

MapSize: Small (800x600)

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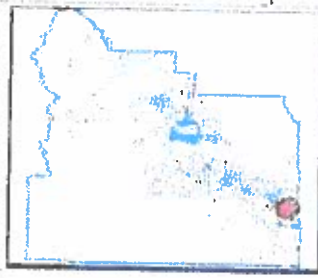
Easting(N) : Northing(N)

Longitude(W) : Latitude(N)

Click Map to: Get Information

One inch = 100 Feet

Feet 250 500 750 1000



Parcel Address: 651 BETHANY RD, GRANDVIEW, WA 98930  
Parcel Owner(s): JAMES & LINDA HANSEN  
Parcel Number: 23091023406 Parcel Size: 50.71 Acre(s)  
Property Use: 83 Current Use Agricultural

Tax Code Area (TCA): 441 Tax Year: 2025  
Improvement Value: \$128800 Land Value: \$350300  
Current Use Value: \$140240 Current Use Improvement: \$128800  
New Construction: \$0 Total Assessed Value: \$277040

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

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

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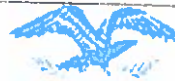
Zoning: M-1	Jurisdiction: County
Urban Growth Area: Grandview	Future Land Use Designation: Urban Industrial (Yakima County Plan 2015)
FEMA 100 Year:	FIRM Panel Number: 53077C1925D

+ Latitude: 46° 46' 55.104" + Longitude: -119° 55' 51.763" | Range: 23 Township: 09 Section: 10  
Narrative Description: 5P 96126; LOT 2

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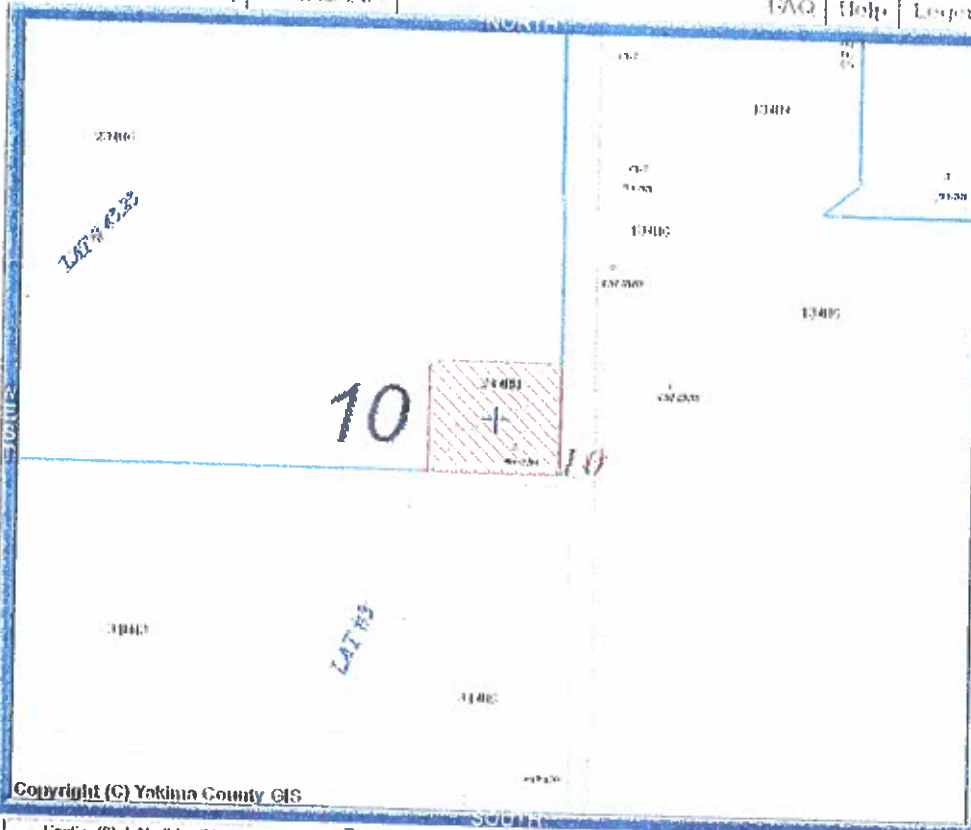
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Search

MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography

FEMA Critical Areas  
Contours Utilities

MapSize: Small (800x800)

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Creation (H) | Modification (H)

Longitude (E) | Latitude (N)

Click Map to: Get Information

One Inch = 400 Feet  
Feet 0 200 400 600



Parcel Address: 550 BETHANY RD, GRANDVIEW, WA 98930  
Parcel Owner(s): CANDELARIO T & VERA ORTIZ  
Parcel Number: 23091024400 Parcel Size: 2 Acre(s)  
Property Use: H Single Unit

Tax Code Area (TCA): 441 Tax Year: 2025  
Improvement Value: \$77800 Land Value: \$120400  
Current Use Value: \$0 Current Use Improvement: \$0  
New Construction: \$0 Total Assessed Value: \$198200

Quality	Year Built	Stories	Main SqFt	Upper SqFt	Basement SqFt	Bedrooms	Bathrooms	Garage	Carport
LOW-COST	1979	1.00	040		0/0	2	1/0/0	0/0/0	

Exclude: Sale Date: Sale Price: Grantor: Portion:

No Sales Information Found.

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Zoning: M-1 Jurisdiction: County  
Urban Growth Area: Grandview Public Land Use Designation: Urban Industrial (Yakima County Plan 2015)  
FEMA 100 Year: FIRM Panel Number: 53077C1925D

+ Latitude: 46° 46' 49.834" + Longitude: -119° 55' 37.004" Range: 23 Township: 09 Section: 10  
Narrative Description: PARCEL 3 BOOK 94264 MH>REAL (TY 2000) 1979 BROADMORE 60X14 SER#3725

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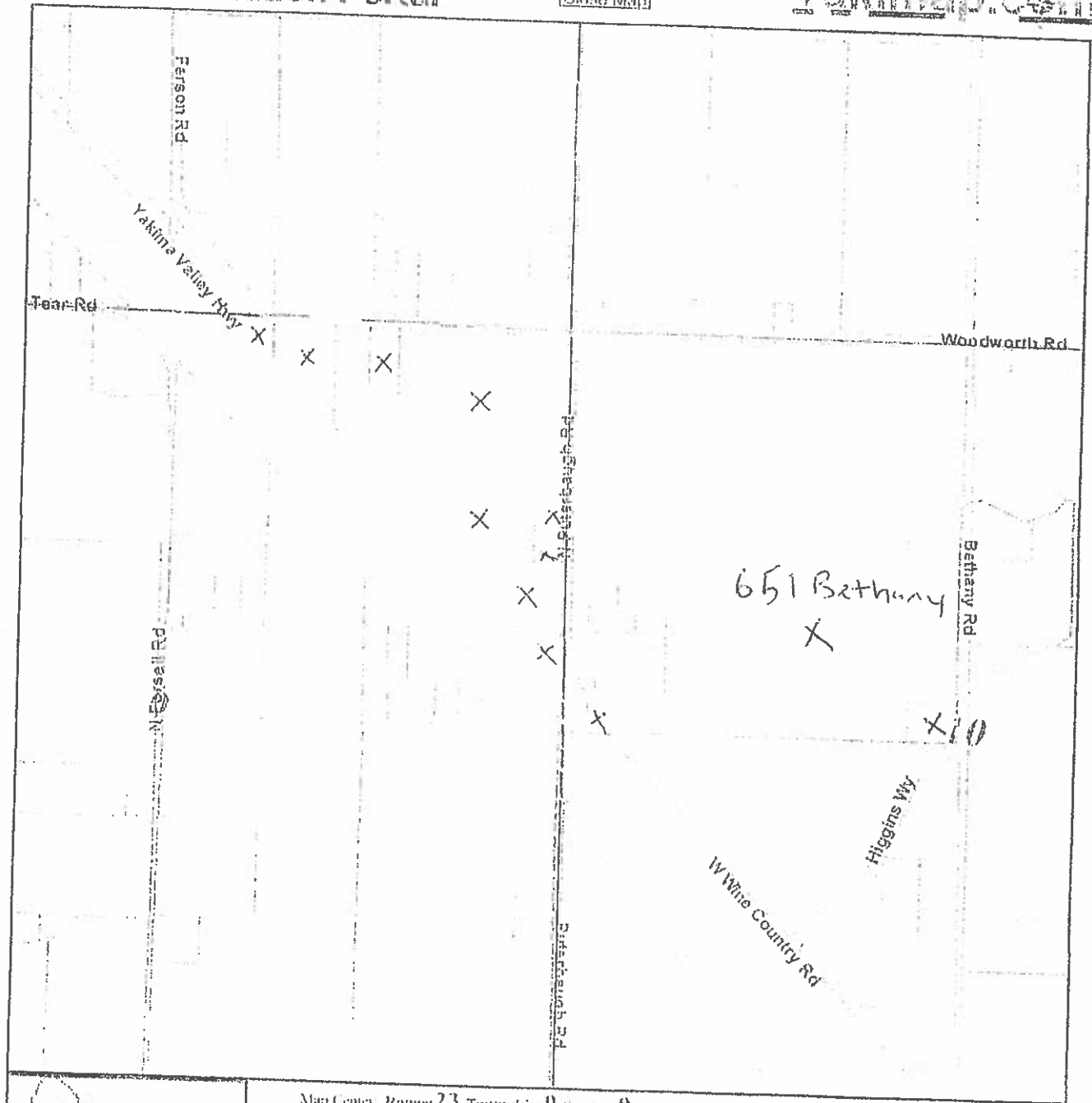
1/6/25, 2:41 PM

Yakima County GIS

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[Print Map]  
[Close Map]

1/6/25, 2:41 PM



Map Center: Range: 23 Township: 9 Section: 9

City Limits  
Section

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Yakima County GIS  
128 N 2nd Street  
Yakima, WA 98901  
(509) 574-2992



One Inch = 1000 Feet

Feet 500 1000 1500

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## Jacob Tate, Assessor

128 N 2<sup>nd</sup> 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 – Wilson & Hansen Properties  
(RCW 35A.01.050(4))**

To: Anita Palacios, City Clerk  
City of Grandview

On March 13th, 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 March 13th, 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 18th day of March 2025

Jacob Tate, Yakima County Assessor



## SEPA ENVIRONMENTAL CHECKLIST

### *Purpose of checklist:*

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

### *Instructions for applicants:*

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

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

### *Instructions for Lead Agencies:*

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

### *Use of checklist for nonproject proposals:* [\[help\]](#)

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

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

1. Name of proposed project, if applicable: [\[help\]](#)  
Wilson Hansen Annexation
2. Name of applicant: [\[help\]](#)  
Roger Wilson
3. Address and phone number of applicant and contact person: [\[help\]](#)  
222 S 1st St Yakima WA 98901 509-728-0654
4. Date checklist prepared: [\[help\]](#)  
10/28/24

5. Agency requesting checklist: [help]

City of Grandview

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

Early 2025 or Late 2024

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]

NO

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

None - Except City of Grandview

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]

Annexation of land with current zoning in place

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]

651 Bethany Rd Grandview 20230910-23406

Parcel 230910-23404, 110 N Puterbaugh " 230909-14403

120 N Puterbaugh Rd 230909-14404, 550 Bethany Rd. 230910-24400

## B. ENVIRONMENTAL ELEMENTS [help]

See Full List Attached on Last Page

1. Earth [help]

a. General description of the site: [help] Commercial land zoned with Farm land, Residential and Commercial Business.

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

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

At 5% or less

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

CLAY - 109m



- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#) *No*
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#) *None*
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#) *No*
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#) *0%*
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#) *None*

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

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#) *None*
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#) *No*
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#) *None*

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

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#) *Irrigation Lateral.*
- 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. [\[help\]](#) *No*
- 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. [\[help\]](#) *No*
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#) *No*

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#) *Dont think so*

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. [\[help\]](#)

*None*

c. Water runoff (including stormwater):

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

*None*

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

*No*

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

*No*

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

*None*

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

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

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

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. [\[help\]](#)

None

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

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

None

Examples include:

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

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

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

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

None

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

Dont think so

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

None

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

None

6. Energy and Natural Resources [\[help\]](#)

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

None

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

No

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

None

7. Environmental Health [\[help\]](#)

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

No

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

None

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

None

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

None

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

No

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

None

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

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

None



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

3) Proposed measures to reduce or control noise impacts, if any: [help] *None*

8. Land and Shoreline Use [help]

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

*Commercial And Farm Land*

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] *yes*

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [help] *NO*

c. Describe any structures on the site. [help]

*Homes, Out Buildings, commercial Bldg*

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

*NO*

e. What is the current zoning classification of the site? [help]

*GC #m-1*

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

*None*

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

*None*

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]

*None*

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

None

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

None

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

None

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

None

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

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

Nothing new

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

None

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

None

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

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

None

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

None

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

None

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

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

None

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

No

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

None

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

None

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

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

None

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

No

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

None

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

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

No

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

No

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

None

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

None

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

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

County Road 4 Vlt. & County Roads  
Hwy. Puterbaugh & Bethany

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

None

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

NO

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

NO

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

None

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

NO

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

NO

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

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

NO

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

NO

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

- a. Circle utilities currently available at the site: [\[help\]](#)  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,  
other \_\_\_\_\_


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

None



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

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

Signature:   
Name of signee Roger Wilson  
Position and Agency/Organization owner  
Date Submitted: 10/28/24

### 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?

Will not with current use

Proposed measures to avoid or reduce such increases are:

None

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

None

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?

None

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?

*None*

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?

*None*

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?

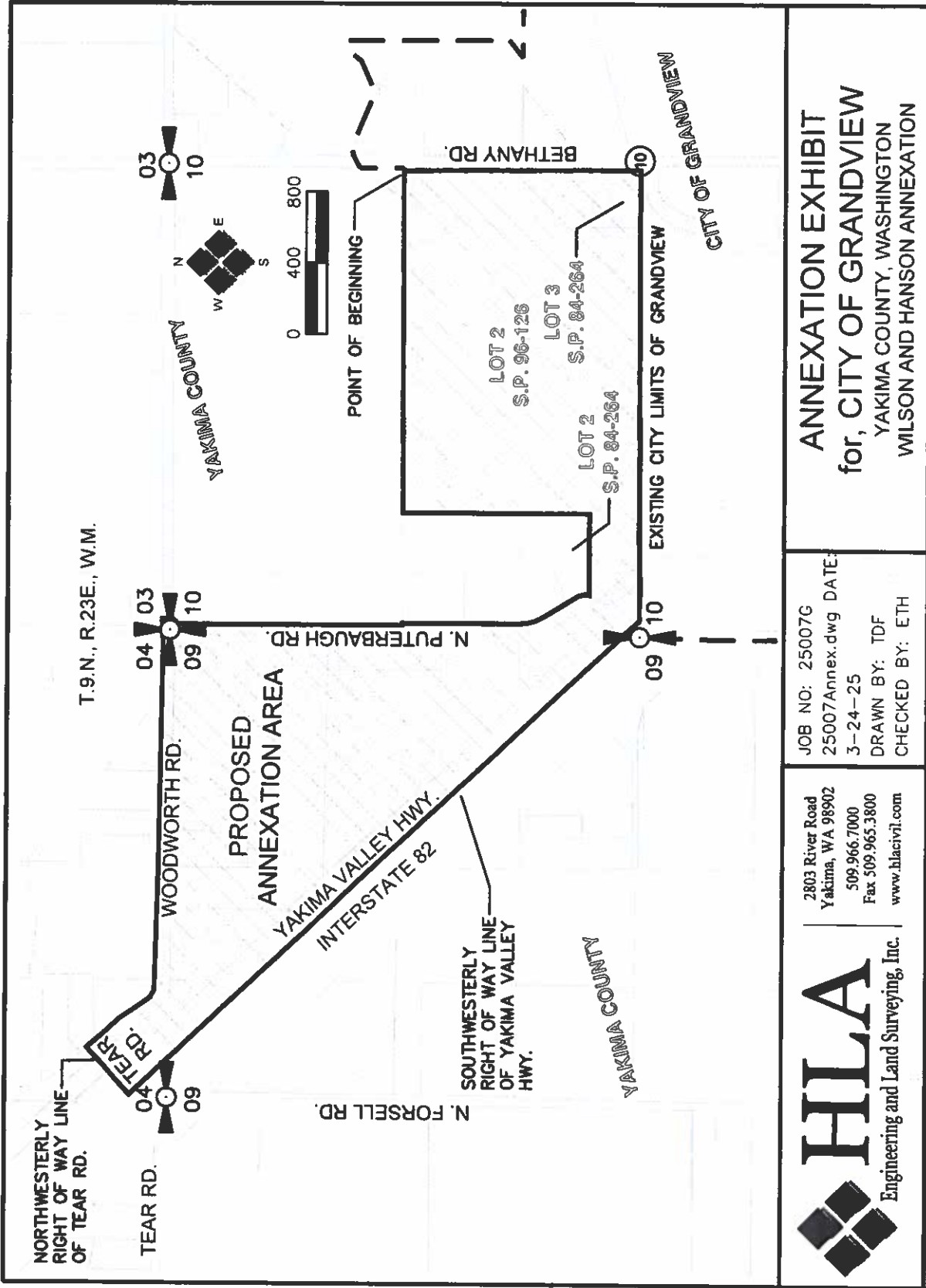
*N/A*

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.

*None*



# **ANNEXATION EXHIBIT** for, **CITY OF GRANDVIEW** YAKIMA COUNTY, WASHINGTON WILSON AND HANSON ANNEXATION

JOB NO: 25007G  
25007Annex.dwg DATE:  
3-24-25  
DRAWN BY: TDF  
CHECKED BY: ETH

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



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



**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:

**Applicants:** Roger Wilson and James & Linda Hansen

**Property Owners, Parcel Numbers, and Addresses:**

<b>Property Owner</b>	<b>Parcel No.</b>	<b>Address</b>
St. Clair & Mariea Woodworth	230909-12003	90 Woodworth Rd
George & Edith LMTD PNTR Higgins	230909-11401	Woodworth/Puterbaugh Rd
Double "H" LP	230909-11002	Woodworth Rd
Yesenia Valencia & Noel Calderon	230909-11402	200 Woodworth Rd
George & Edith LMTD PNTR Higgins	230909-11403	Woodworth/Puterbaugh Rd
George & Edith LMTD PNTR Higgins	230909-11404	260 N. Puterbaugh Rd
Margarita Saenz & Rudy G. Saenz	230909-14002	Puterbaugh Rd
Wilson Store Properties, LLC	230909-14404	120 N. Puterbaugh Rd
Noe Lopez Cardozo, Amarilys F. Lopez, Noe Lopez Cardozo	230909-14403	110 N. Puterbaugh Rd
James & Linda Hansen	230910-23404	Bethany/Puterbaugh Rd
James & Linda Hansen	230910-23406	651 Bethany Rd
Candelario T. & Vera Ortiz	230910-24400	550 Bethany Rd

**Proposed Project:** Annexation and Rezone

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

**Proposed Zoning:** C-2 General Business and M-1 Light Industrial

**Location of Project:** Wine Country Road, Bethany Road, N. Puterbaugh Road and Woodworth Road, Grandview, Yakima County, Washington

**Parcel Nos.:** 230909-12003, 230909-11401, 230909-11002, 230909-11402, 230909-11403, 230909-11404, 230909-14002, 230909-14404, 230909-14403, 230910-23404, 230910-23406, 230910-24400

**Application Date:** March 5, 2025

**Application Acceptance:** March 11, 2025

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

**Project Description:** Applicants request annexation and rezone to C-2 General Business and M-1 Light Industrial



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

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

**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 15, 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](http://www.grandview.wa.us). All interested persons are invited to (a) comment on the application, (b) receive notice of and participate in any hearings, and (c) receive a copy of the decision by submitting such written comments/requests to the City of Grandview, Attn: City Clerk, 207 West Second Street, Grandview, WA 98930, PH: (509) 882-9200, email: [anitap@grandview.wa.us](mailto:anitap@grandview.wa.us). Comments concerning the application should be submitted no later than **May 15, 2025**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **May 15, 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 **Wednesday, May 28, 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.

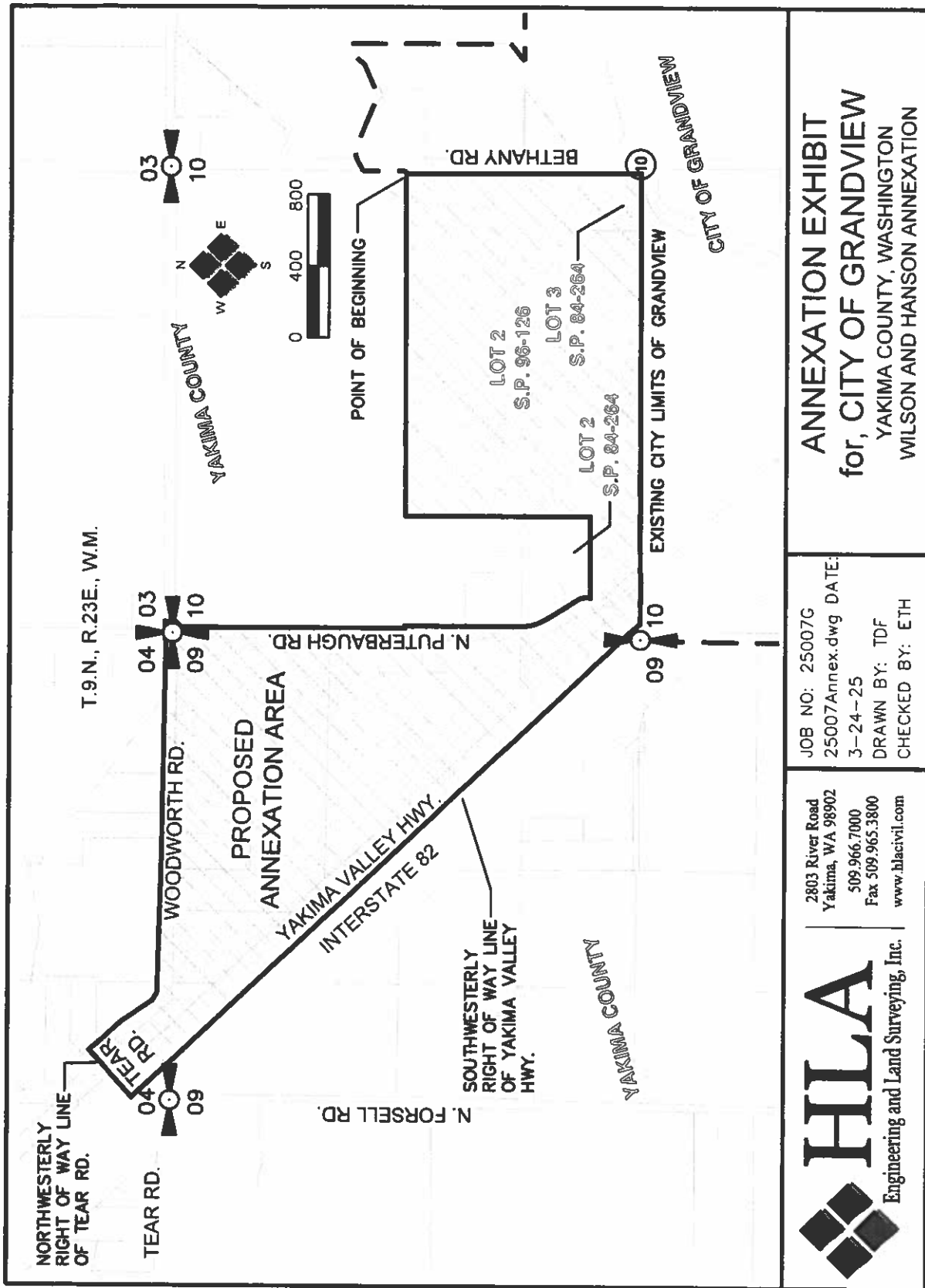
**CITY OF GRANDVIEW**

Anita G. Palacios, MMC, City Clerk

Publication: Grandview Herald – April 30, 2025

Property Posted: April 28, 2025

Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s): April 25, 2025





**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:

**Applicants:** Roger Wilson and James & Linda Hansen

**Property Owners, Parcel Numbers, and Addresses:**

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James & Linda Hansen	230910-23406	651 Bethany Rd
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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: April 22, 2025

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

A handwritten signature in black ink, appearing to read "Shane Fisher", is written over a horizontal line.





**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:

**Applicants:** Roger Wilson and James & Linda Hansen

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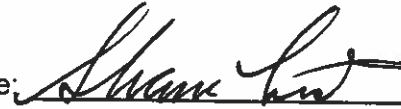
**Determination:** The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment and an Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after a careful review of the completed environmental 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](mailto: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](mailto:anitap@grandview.wa.us)

Date: May 16, 2025

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

A handwritten signature in black ink, appearing to read "Shane Fisher", is written over a horizontal line.

## AFFIDAVIT OF PUBLICATION

State of Washington }  
County of Yakima } ss.

The undersigned on oath states that

Trisha Dedgson

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 City of Grandview

Notice of Development

Application - Wilson/Hansen

was published on April 30, 2025

The amount of the fee charged for the foregoing publication is the sum of \$ 186.25 which amount has been paid in full.

Subscribed and sworn to before me on

April 30, 2025

Cynthia 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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George & Edith LMTD PNTR Higgins/ 230909-11403/ Woodworth/Puterbaugh Rd

George & Edith LMTD PNTR Higgins/ 230909-11404/ 260 N. Puterbaugh Rd

Margarita Saenz & Rudy G. Saenz/ 230909-14002/ Puterbaugh Rd

Wilson Store Properties, LLC/ 230909-14404/ 120 N. Puterbaugh Rd

Noe Lopez Cardozo, Amarilys F. Lopez, Noe Lopez Cardozo/ 230909-14403/ 110 N. Puterbaugh Rd

James & Linda Hansen/ 230910-23404/ Bethany/ Puterbaugh Rd

James & Linda Hansen/ 230910-23406/ 651 Bethany Rd

Candelario T. & Vera Ortiz/ 230910-24400/ 550 Bethany Rd

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

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**Application Date:** March 5, 2025

**Application Acceptance:** March 11, 2025

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

**Project Description:** Applicants request annexation and rezone to C-2 General Business and M-1 Light Industrial

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

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

I, Anita Palacios, City Clerk for the City of Grandview, hereby certify that on the 25<sup>th</sup> day of April, 2025, I posted at City Hall, Library, Police Department, City's website [www.grandview.wa.us](http://www.grandview.wa.us), and mailed the attached NOTICE OF DEVELOPMENT APPLICATION: NOTICE OF APPLICATION, NOTICE OF COMPLETENESS, NOTICE OF ENVIRONMENTAL REVIEW & NOTICE OF PUBLIC HEARING with maps regarding the following land use proposal:

**Applicants:** Roger Wilson and James & Linda Hansen

**Property Owners, Parcel Numbers, and Addresses:**

Property Owner	Parcel No.	Address
St. Clair & Mariea Woodworth	230909-12003	90 Woodworth Rd
George & Edith LMTD PNTR Higgins	230909-11401	Woodworth/Puterbaugh Rd
Double "H" LP	230909-11002	Woodworth Rd
Yesenia Valencia & Noel Calderon	230909-11402	200 Woodworth Rd
George & Edith LMTD PNTR Higgins	230909-11403	Woodworth/Puterbaugh Rd
George & Edith LMTD PNTR Higgins	230909-11404	260 N. Puterbaugh Rd
Margarita Saenz & Rudy G. Saenz	230909-14002	Puterbaugh Rd
Wilson Store Properties, LLC	230909-14404	120 N. Puterbaugh Rd
Noe Lopez Cardozo, Amarilys F. Lopez, Noe Lopez Cardozo	230909-14403	110 N. Puterbaugh Rd
James & Linda Hansen	230910-23404	Bethany/Puterbaugh Rd
James & Linda Hansen	230910-23406	651 Bethany Rd
Candelario T. & Vera Ortiz	230910-24400	550 Bethany Rd

**Proposed Project:** Annexation and Rezone

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

**Proposed Zoning:** C-2 General Business and M-1 Light Industrial

**Location of Project:** Wine Country Road, Bethany Road, N. Puterbaugh Road and Woodworth Road, Grandview, Yakima County, Washington

**Parcel Nos.:** 230909-12003, 230909-11401, 230909-11002, 230909-11402, 230909-11403, 230909-11404, 230909-14002, 230909-14404, 230909-14403, 230910-23404, 230910-23406, 230910-24400

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:  
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:

**Applicants:** Roger Wilson and James & Linda Hansen

**Property Owners, Parcel Numbers, and Addresses:**

<b>Property Owner</b>	<b>Parcel No.</b>	<b>Address</b>
St. Clair & Mariea Woodworth	230909-12003	90 Woodworth Rd
George & Edith LMTD PNTR Higgins	230909-11401	Woodworth/Puterbaugh Rd
Double "H" LP	230909-11002	Woodworth Rd
Yesenia Valencia & Noel Calderon	230909-11402	200 Woodworth Rd
George & Edith LMTD PNTR Higgins	230909-11403	Woodworth/Puterbaugh Rd
George & Edith LMTD PNTR Higgins	230909-11404	260 N. Puterbaugh Rd
Margarita Saenz & Rudy G. Saenz	230909-14002	Puterbaugh Rd
Wilson Store Properties, LLC	230909-14404	120 N. Puterbaugh Rd
Noe Lopez Cardozo, Amarilys F. Lopez, Noe Lopez Cardozo	230909-14403	110 N. Puterbaugh Rd
James & Linda Hansen	230910-23404	Bethany/Puterbaugh Rd
James & Linda Hansen	230910-23406	651 Bethany Rd
Candelario T. & Vera Ortiz	230910-24400	550 Bethany Rd

**Proposed Project:** Annexation and Rezone

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

**Proposed Zoning:** C-2 General Business and M-1 Light Industrial

**Location of Project:** Wine Country Road, Bethany Road, N. Puterbaugh Road and Woodworth Road, Grandview, Yakima County, Washington

**Parcel Nos.:** 230909-12003, 230909-11401, 230909-11002, 230909-11402, 230909-11403, 230909-11404, 230909-14002, 230909-14404, 230909-14403, 230910-23404, 230910-23406, 230910-24400

**Application Date:** March 5, 2025

**Application Acceptance:** March 11, 2025

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

**Project Description:** Applicants request annexation and rezone to C-2 General Business and M-1 Light Industrial

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

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

### **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 15, 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](http://www.grandview.wa.us). All interested persons are invited to (a) comment on the application, (b) receive notice of and participate in any hearings, and (c) receive a copy of the decision by submitting such written comments/requests to the City of Grandview, Attn: City Clerk, 207 West Second Street, Grandview, WA 98930, PH: (509) 882-9200, email: [anitap@grandview.wa.us](mailto:anitap@grandview.wa.us). Comments concerning the application should be submitted no later than **May 15, 2025**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **May 15, 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 **Wednesday, May 28, 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.

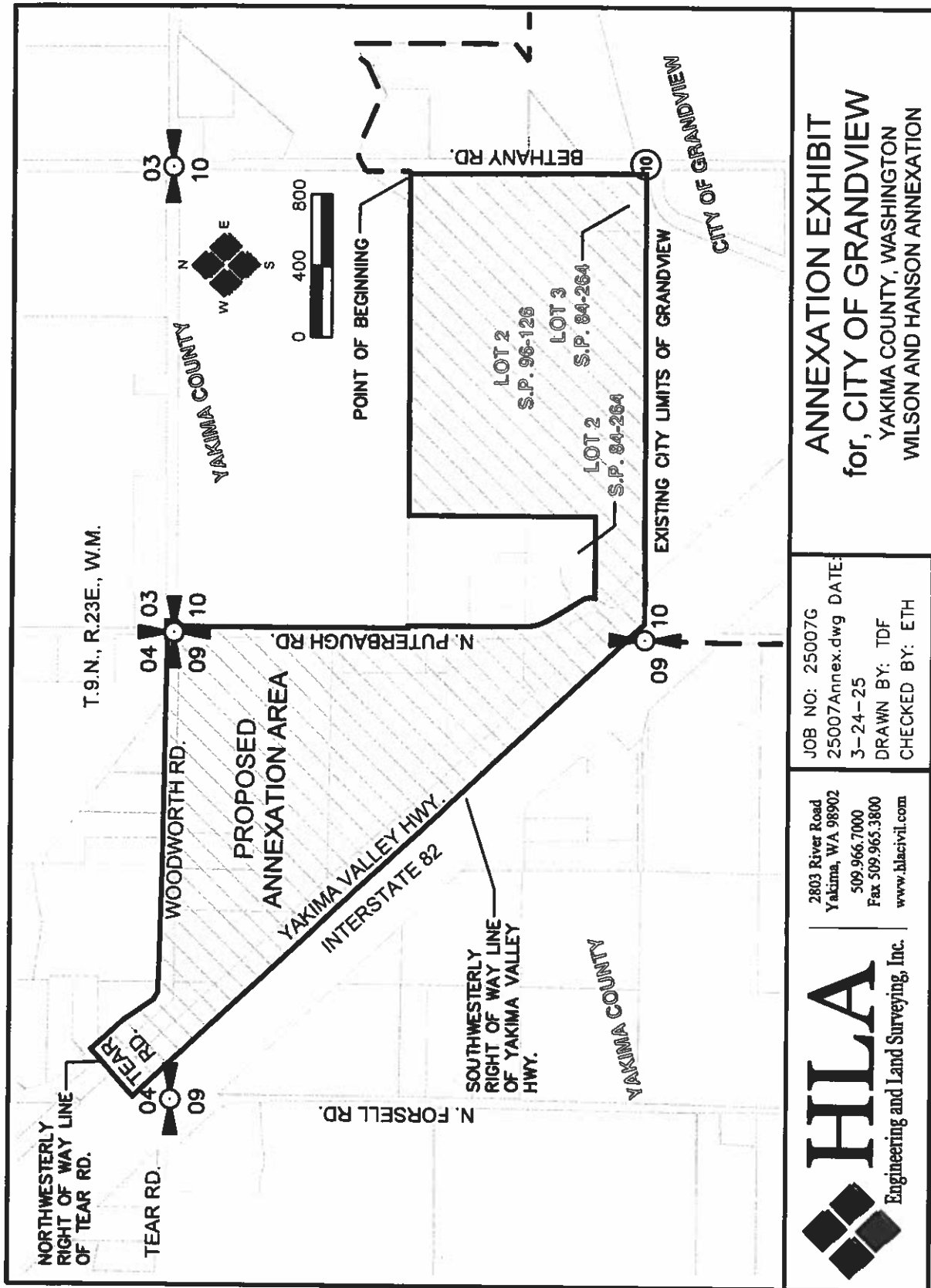
### **CITY OF GRANDVIEW**

Anita G. Palacios, MMC, City Clerk

Publication: Grandview Herald – April 30, 2025

Property Posted: April 28, 2025

Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s):  
April 25, 2025



230910-24400 Candelario & Vera Ortiz 550 Bethany Road Grandview, WA 98930	230910-23406/23404 James & Linda Hansen 651 Bethany Road Grandview, WA 98930	230909-14403 Noe Lopez P.O. Box 405 Wapato, WA 98951
230909-14404 Wilson Store Properties LLC 120 N Puterbaugh Road Grandview, WA 98930	230909-14002 Rudy & Margarita Saenz P.O. Box 153 Grandview, WA 98930	230909-11404/11403/11401/11002 George & Edith Higgins P.O. Box 69 Grandview, WA 98930
230909-11402 Yesenia Valencia & Noel Calderon 200 Woodworth Road Grandview, WA 98930	230910-41002 Walmart Stores Inc. P.O. Box 8050 MS 0555 Bentonville AR 72712	230910-31405/31003 Malhi Investments LLC 8804 W 5 <sup>th</sup> Avenue Kennewick, WA 99336
230910-13405 Grandview City 207 West Second Street Grandview, WA 98930	230910-13406/13404 Ronald & Susan Schauer 701 Bethany Road Grandview, WA 98930	230910-12402 Juan Carlos Lopez 751 Bethany Road Grandview, WA 98930
230910-11405 DCA Properties LLC 930 Woodall Road Grandview, WA 98930	230910-21002 Dylan J & Eve Radach 750 Bethany Road Grandview, WA 98930	230910-21005 J&K Dairy LLC 148 Webster Road Sunnyside, WA 98944
230903-33402 Deanna Tucker & David Smasne 551 Woodworth Road Grandview, WA 98930	230903-33002 Cody McMillan 481 Woodworth Road Grandview, WA 98930	230910-23407 Theresa Benitez 230 N Puterbaugh Road Grandview, WA 98930
230910-23409 Alvaro Albarran/ Noemi Rodriguez 183 N Puterbaugh Road Grandview, WA 98930	230910-23408 Víctor & Juana Benitez 161 N Puterbaugh Road Grandview, WA 98930	230910-23004 Austin Delray & Adriana Garza 141 N Puterbaugh Road Grandview, WA 98930
230910-23003 Genaro & Raquel Jaimes 121 N Puterbaugh Road Grandview, WA 98930	230910-23405 Ramon Romero 63 N Puterbaugh Road Grandview, WA 98930	230910-23402 Samuel J Murf 61 N Puterbaugh Road Grandview, WA 98930
230904-44402 Humberto & Adela Espinoza 460 N Puterbaugh Road Sunnyside, WA 98944	230904-44405/44406/44407 Rafael Guerrero 400 S. Portage Avenue Mattawa, WA 99349	230904-44404 Alma Lorena Chavez 361 Woodworth Road Grandview, WA 98930
230904-43016 Antonio & Maria Birrueta 283 Woodworth Road Grandview, WA 98930	230904-43011 Ana Mendoza & Alejandro Curiel 81 Woodworth Road Grandview, WA 98930	230909-12003 St. Clair & Maria Woodworth 90 Woodworth Road Grandview, WA 98930



**Anita Palacios**

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**From:** Anita Palacios  
**Sent:** Tuesday, April 22, 2025 3:19 PM  
**To:** 'GRANDVIEW SCHOOL DISTRICT'; 'ODW.Mail@doh.wa.gov'; 'PORT OF GRANDVIEW'; 'ROZA IRRIGATION DISTRICT'; 'sepa@dahp.wa.gov'; 'SUNNYSIDE VALLEY IRRIGATION DISTRICT'; 'WA STATE DEPT OF COMMERCE (reviewteam@commerce.wa.gov)'; 'WA STATE DEPT OF FISH & WILDLIFE'; 'WA STATE DEPT OF NATURAL RESOURCES'; 'WA STATE DEPT OF SOCIAL & HEALTH SERVICES'; 'WA STATE DEPT OF TRANSPORTATION'; 'WA STATE DEPT OF TRANSPORTATION'; 'YAKAMA NATION '; 'YAKIMA CO ENVIRONMENTAL HEALTH'; 'YAKIMA CO FIRE DISTRICT NO. 5'; 'YAKIMA CO PLANNING DEPT'; 'YAKIMA CO REG TRANSPORTATION ORG'; 'YAKIMA CO TRANSPORTATION SERVICES '; 'YAKIMA CO ZONING & SUBDIVISION'; 'Yakima Health District'; 'YAKIMA REGIONAL CLEAN AIR AUTHORITY'  
**Cc:** Shane Fisher  
**Subject:** City of Grandview - Notice of Application, Completeness, Environmental Review & Public Hearing and SEPA - Wilson & Hansen Annexation & Rezone  
**Attachments:** Wilson & Hansen 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 Roger Wilson and James & Linda Hansen located on Wine Country Road, Bethany Road, N. Puterbaugh Road and Woodworth Road, 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](mailto:anitap@grandview.wa.us)  
[www.grandview.wa.us](http://www.grandview.wa.us)

**Anita Palacios**

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**From:** NoReply@ecy.wa.gov  
**Sent:** Tuesday, April 22, 2025 4:03 PM  
**To:** Anita Palacios  
**Subject:** SEPA record published

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**CAUTION:** External Email

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The SEPA admin reviewed and published [SEPA record number 202501642, "Wilson & Hansen Annexation & Rezone"](#).

It will now be available to the public.

From: Gertie Desallier  
Email: [separegister@ecy.wa.gov](mailto: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 28th day of April, 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:

**Applicants:** Roger Wilson and James & Linda Hansen

**Property Owners, Parcel Numbers, and Addresses:**

Property Owner	Parcel No.	Address
St. Clair & Mariea Woodworth	230909-12003	90 Woodworth Rd
George & Edith LMTD PNTR Higgins	230909-11401	Woodworth/Puterbaugh Rd
Double "H" LP	230909-11002	Woodworth Rd
Yesenia Valencia & Noel Calderon	230909-11402	200 Woodworth Rd
George & Edith LMTD PNTR Higgins	230909-11403	Woodworth/Puterbaugh Rd
George & Edith LMTD PNTR Higgins	230909-11404	260 N. Puterbaugh Rd
Margarita Saenz & Rudy G. Saenz	230909-14002	Puterbaugh Rd
Wilson Store Properties, LLC	230909-14404	120 N. Puterbaugh Rd
Noe Lopez Cardozo, Amarilys F. Lopez, Noe Lopez Cardozo	230909-14403	110 N. Puterbaugh Rd
James & Linda Hansen	230910-23404	Bethany/Puterbaugh Rd
James & Linda Hansen	230910-23406	651 Bethany Rd
Candelario T. & Vera Ortiz	230910-24400	550 Bethany Rd

**Proposed Project:** Annexation and Rezone

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

**Proposed Zoning:** C-2 General Business and M-1 Light Industrial

**Location of Project:** Wine Country Road, Bethany Road, N. Puterbaugh Road and Woodworth Road, Grandview, Yakima County, Washington

**Parcel Nos.:** 230909-12003, 230909-11401, 230909-11002, 230909-11402, 230909-11403, 230909-11404, 230909-14002, 230909-14404, 230909-14403, 230910-23404, 230910-23406, 230910-24400

Dated this 14<sup>th</sup> day of March, 2025.

**GRANDVIEW PUBLIC WORKS DEPARTMENT**

BY:

Signature

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:

**Applicants:** Roger Wilson and James & Linda Hansen

**Property Owners, Parcel Numbers, and Addresses:**

<b>Property Owner</b>	<b>Parcel No.</b>	<b>Address</b>
St. Clair & Mariea Woodworth	230909-12003	90 Woodworth Rd
George & Edith LMTD PNTR Higgins	230909-11401	Woodworth/Puterbaugh Rd
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Candelario T. & Vera Ortiz	230910-24400	550 Bethany Rd

**Proposed Project:** Annexation and Rezone

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**Proposed Zoning:** C-2 General Business and M-1 Light Industrial

**Location of Project:** Wine Country Road, Bethany Road, N. Puterbaugh Road and Woodworth Road, Grandview, Yakima County, Washington

**Parcel Nos.:** 230909-12003, 230909-11401, 230909-11002, 230909-11402, 230909-11403, 230909-11404, 230909-14002, 230909-14404, 230909-14403, 230910-23404, 230910-23406, 230910-24400

**Application Date:** March 5, 2025

**Application Acceptance:** March 11, 2025

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

**Project Description:** Applicants request annexation and rezone to C-2 General Business and M-1 Light Industrial



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

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

**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 15, 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](http://www.grandview.wa.us). All interested persons are invited to (a) comment on the application, (b) receive notice of and participate in any hearings, and (c) receive a copy of the decision by submitting such written comments/requests to the City of Grandview, Attn: City Clerk, 207 West Second Street, Grandview, WA 98930, PH: (509) 882-9200, email: [anitap@grandview.wa.us](mailto:anitap@grandview.wa.us). Comments concerning the application should be submitted no later than **May 15, 2025**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **May 15, 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 **Wednesday, May 28, 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.

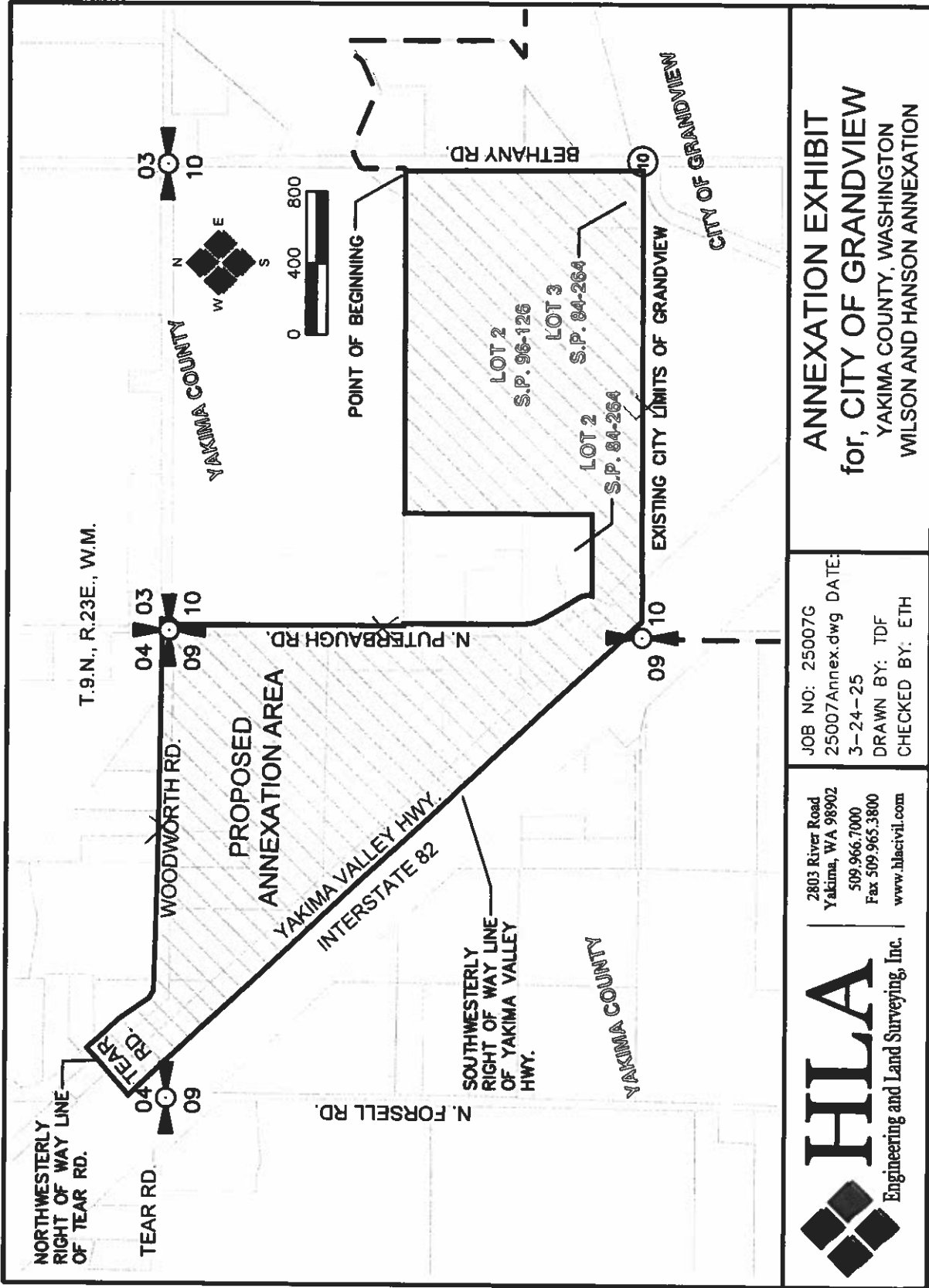
**CITY OF GRANDVIEW**

Anita G. Palacios, MMC, City Clerk

Publication: Grandview Herald – April 30, 2025

Property Posted: April 28, 2025

Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s): April 25, 2025



# **ANNEXATION EXHIBIT** for, **CITY OF GRANDVIEW** YAKIMA COUNTY, WASHINGTON WILSON AND HANSON ANNEXATION

JOB NO: 25007G  
25007Annex.dwg DATE:  
3-24-25  
DRAWN BY: TDF  
CHECKED BY: ETH

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

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

**Anita Palacios**

---

**From:** Brett Sheffield <brett.sheffield@co.yakima.wa.us>  
**Sent:** Thursday, April 17, 2025 8:15 AM  
**To:** Anita Palacios  
**Cc:** Shane Fisher  
**Subject:** RE: City of Grandview - Wilson & Hansen Annexation - Legal Description

**CAUTION:** External Email

---

Anita,

Yakima County agrees with the Legal Description of the boundaries of the proposed annexation.

**From:** Anita Palacios <anitap@grandview.wa.us>  
**Sent:** Thursday, April 10, 2025 8:42 AM  
**To:** Brett Sheffield <brett.sheffield@co.yakima.wa.us>  
**Cc:** Shane Fisher <sfisher@grandview.wa.us>  
**Subject:** FW: City of Grandview - Wilson & Hansen Annexation - Legal Description

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

Brett,

Per my voicemail, see below. Please confirm receipt.

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](mailto:anitap@grandview.wa.us)  
[www.grandview.wa.us](http://www.grandview.wa.us)

**From:** Anita Palacios  
**Sent:** Monday, March 24, 2025 3:28 PM  
**To:** YAKIMA CO TRANSPORTATION SERVICES <[matt.pietrusiewicz@co.yakima.wa.us](mailto:matt.pietrusiewicz@co.yakima.wa.us)>  
**Cc:** Shane Fisher <[sfisher@grandview.wa.us](mailto:sfisher@grandview.wa.us)>  
**Subject:** City of Grandview - Wilson & Hansen Annexation - Legal Description

Matt,

The City of Grandview is in the process of submitting a Notice of Intention to Annex the above-referenced parcel to the Yakima County Boundary Review Board (BRB). The BRB requires that the legal description of the boundaries of the area involved in the proposed action be certified by Yakima County.

Enclosed herein please find a copy of the legal description along with a map of the parcel proposed to be annexed for review and certification by your department. Also enclosed is the Petition for Annexation. Once complete, please return to my attention. If you have any questions or require additional information, please contact me.

Thank you in advance for your assistance.

Anita G. Palacios, MMC  
City Clerk/Human Resources  
City of Grandview  
207 West Second Street  
Grandview, WA 98930  
PH: (509) 882-9208 or 882-9200  
Fax: (509) 882-3099  
[anitap@grandview.wa.us](mailto:anitap@grandview.wa.us)  
[www.grandview.wa.us](http://www.grandview.wa.us)

**From:** Eric Herzog <[ehertzog@hlacivil.com](mailto:ehertzog@hlacivil.com)>  
**Sent:** Monday, March 24, 2025 1:51 PM  
**To:** Anita Palacios <[anitap@grandview.wa.us](mailto:anitap@grandview.wa.us)>  
**Cc:** Shane Fisher <[sfisher@grandview.wa.us](mailto:sfisher@grandview.wa.us)>; Mike Battle <[mbattle@hlacivil.com](mailto:mbattle@hlacivil.com)>  
**Subject:** RE: Wilson & Hansen Annexation - Legal Description

---

**CAUTION:** External Email

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Hi Anita,

Attached is the legal description and exhibit map for the Wilson & Hanson annexation. I included all the adjacent road right of ways as requested.

Please let me know if you have any questions or if we can provide additional information.

Thanks!

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

*IMPORTANT: The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email in error, please notify the sender immediately and do not disclose the contents to anyone or make copies thereof. Warning: Although taking reasonable precautions to ensure no viruses or malicious software are present in this email, the sender cannot accept responsibility for any loss or damage arising from the use of this email or attachments. No employee or agent of HLA is authorized to conclude any binding agreement on behalf of the company with another party by email.*



**From:** Anita Palacios <[anitap@grandview.wa.us](mailto:anitap@grandview.wa.us)>  
**Sent:** Thursday, March 13, 2025 8:42 AM  
**To:** Eric Herzog <[ehertzog@hlacivil.com](mailto:ehertzog@hlacivil.com)>  
**Cc:** Shane Fisher <[sfisher@grandview.wa.us](mailto:sfisher@grandview.wa.us)>; Mike Battle <[mbattle@hlacivil.com](mailto:mbattle@hlacivil.com)>  
**Subject:** Wilson & Hansen Annexation - Legal Description

Hello Eric,

The City of Grandview is processing the above-referenced annexation for Parcel Nos. 230909-12003, 230909-11401, 230909-11002, 230909-11402, 230909-11403, 230909-11404, 230909-14002, 230909-14404, 230909-14403, 230910-23404, 230910-23406, 230910-24400 located on Wine Country Road, Bethany Road, N. Puterbaugh Road and Woodworth Road, Grandview, Yakima County, Washington. The City is required to submit a legal description of the boundaries of the area involved in the proposed action to the Yakima County Public Works Department for certification. In the past, it has been the County's policy that generally the full width of adjacent roads should be included in the annexation proposal's legal description. I would ask your assistance in developing such legal description. Attached are maps of the proposed area. Once complete, please return to my attention.

Also as a reminder, the County requires a one inch border on the legal description and map exhibit for recording purposes.

If you have any questions or require additional information, please let me know.

Thank you in advance for your assistance.

Anita G. Palacios, MMC  
City Clerk/Human Resources  
City of Grandview  
207 West Second Street  
Grandview, WA 98930  
PH: (509) 882-9208 or 882-9200  
Fax: (509) 882-3099  
[anitap@grandview.wa.us](mailto:anitap@grandview.wa.us)  
[www.grandview.wa.us](http://www.grandview.wa.us)

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

March 24, 2025  
HLA Project No. 25007G  
City of Grandview

### **Legal Description for Wilson and Hanson Annexation**

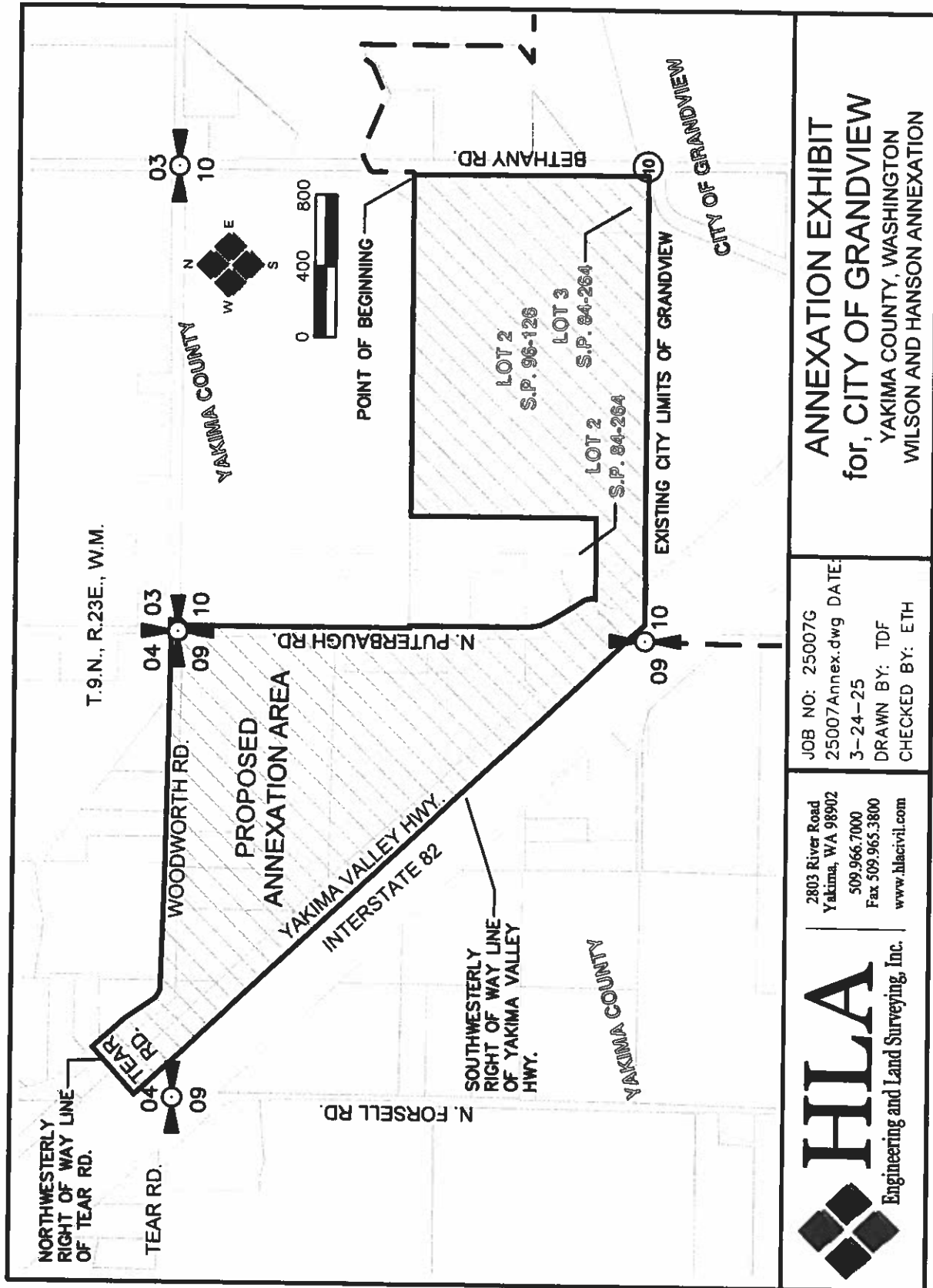
Those portions of the Southwest Quarter of Section 3, Southeast Quarter of Section 4, Northeast Quarter of Section 9, and the Northwest Quarter of Section 10, all in Township 9 North, Range 23 East, W. M., described as follows:

Beginning at the Northeast corner of Lot 2 of that Short Plat recorded in Book 96 of Short Plats, page 126, records of Yakima County Washington.  
Thence Southerly along the East line of said lot 2 and the Westerly right of way line of Bethany Road to the Southeast corner of Lot 3 of that Short Plat recorded in Book 84 of Short Plats, page 264, records of Yakima County, Washington.  
Thence Westerly to the Southwest corner of said Lot 3,  
Thence Westerly along the South line of said Lot 2 and its Westerly extension to the Southwesterly right of way line of Yakima Valley Highway;  
Thence Northwesterly along said right of way line to intersection of the Southwesterly extension of the Northwesterly right of way line of Tear Road as shown on that WSDOT right of way plan for SR 12, Sulphur Creek to Stover Road;  
Thence Northeasterly along said line and its Northeasterly extension to the Northeasterly right of way line of Woodworth Road;  
Thence Southeasterly and Easterly along the said right of way line to its intersection with the Easterly right of way line of North Puterbaugh Road;  
Thence Southerly along said Easterly right of way line to the Southwest corner of Lot 2 of said Short Plat recorded in Book 84 of Short Plats, page 264, records of Yakima County, Washington;  
Thence Easterly along the South line of said Lot 2 to the Southeast corner thereof;  
Thence Northerly to the Northwest corner of lot 2 of said Short Plat, recorded in Book 96 of Short Plats, page 126, records of Yakima County Washington.  
Thence Easterly along the North line of said Lot 2 to the Point of Beginning.

Situate in Yakima County, Washington.

Yakima County Tax Parcel Nos. 230909-12003, 230909-11401, 230909-11002, 230909-11402, 230909-11403, 230909-11404, 230909-14002, 230909-14404, 230909-14403, 230910-23404, 230910-23406, and 230910-24400 and adjacent road right of ways as described herein.





**Anita Palacios**

---

**From:** John Wilson <john.wilson@co.yakima.wa.us>  
**Sent:** Wednesday, April 23, 2025 1:12 PM  
**To:** Anita Palacios  
**Subject:** RE: City of Grandview - Notice of Application, Completeness, Environmental Review & Public Hearing and SEPA - Wilson & Hansen Annexation & Rezone

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**CAUTION:** External Email

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Hi Anita,

We have no comments on the proposed annexation and rezone.

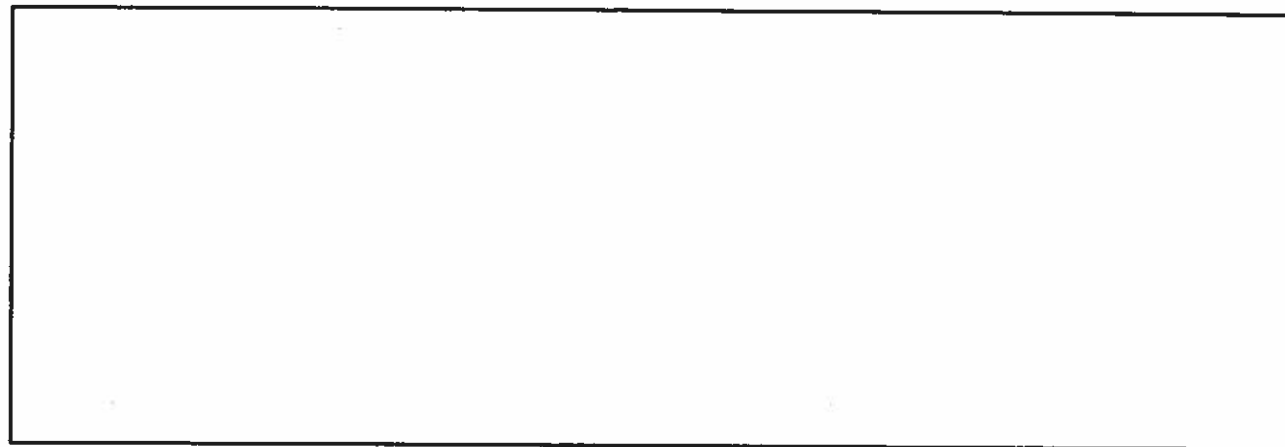
Sincerely,



**John Wilson R.S.**  
**Environmental Health Specialist**

**Office:** 509-249-6568  
**Mobile:** 509-480-4862

1210 Ahtanum Ridge Drive  
Union Gap, WA 98903



**From:** Anita Palacios <anitap@grandview.wa.us>  
**Sent:** Tuesday, April 22, 2025 3:19 PM  
**To:** GRANDVIEW SCHOOL DISTRICT <bshreeve@gsd200.org>; ODW.Mail@doh.wa.gov; PORT OF GRANDVIEW <wineman@televar.com>; ROZA IRRIGATION DISTRICT <wsonnichsen@roza.org>; sepa@dahp.wa.gov; Diane Weber <weberd@svid.org>; WADOC SEPA <Reviewteam@commerce.wa.gov>; WA STATE DEPT OF FISH & WILDLIFE <teamyakima@dfw.wa.gov>; WADNR SEPA <sepacenter@dnr.wa.gov>; Will Ward <wardww@dshs.wa.gov>; Paul

Gonseth <gonsetp@wsdot.wa.gov>; WSDOT Planning <SCPlanning@wsdot.wa.gov>; YAKAMA NATION <kate@yakama.com>; John Wilson <john.wilson@co.yakima.wa.us>; YAKIMA CO FIRE DISTRICT NO. 5 <payroll@ycfd5.org>; Thomas Carroll <thomas.carroll@co.yakima.wa.us>; YAKIMA CO REG TRANSPORTATION ORG <alan.adolf@co.yakima.wa.us>; Matt Pietrusiewicz <matt.pietrusiewicz@co.yakima.wa.us>; Jason Earles <jason.earles@co.yakima.wa.us>; YHD Help Desk <YHD.Help.Desk@co.yakima.wa.us>; Hasan Tahat <hasan@yrcaa.org>  
**Cc:** Shane Fisher <sfisher@grandview.wa.us>  
**Subject:** City of Grandview - Notice of Application, Completeness, Environmental Review & Public Hearing and SEPA - Wilson & Hansen Annexation & Rezone

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

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 Roger Wilson and James & Linda Hansen located on Wine Country Road, Bethany Road, N. Puterbaugh Road and Woodworth Road, 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](mailto:anitap@grandview.wa.us)  
[www.grandview.wa.us](http://www.grandview.wa.us)





Randy Tucker, Executive Director

**RECEIVED**

**MAY 13 2025**

**CITY OF GRANDVIEW**

Date: May 12, 2025

To: Anita Palacios  
City Clerk, City of Grandview

Subject: Letter of Support

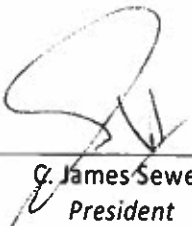
Dear Anita,

The Port of Grandview would like to go on record in support of the Annexation and Rezone of the property North of the City at Wine Country Road, Bethany Road, N. Puterbaugh Road and Woodworth Road.

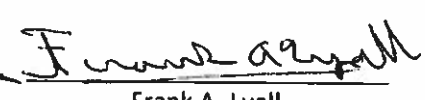
The applicants, Roger Wilson and James and Linda Hansen, have a considerable amount of land to bring into the city for development. The properties listed are already located within the UGA and should be an easy transition.

If we can be of any assistance with information or comments, please reach out to us.

Sincerely,

  
G. James Sewell  
President

  
Richard Shenyer  
Secretary

  
Frank A. Lyall  
Investment Officer

**Anita Palacios**

---

**From:** Margie Saenz <margiesaenz66@gmail.com>  
**Sent:** Thursday, May 15, 2025 4:57 PM  
**To:** Anita Palacios  
**Subject:** Re: Annexation and Rezone of N Puterbaugh Rd

CAUTION: External Email

We live at 200 N Puterbaugh Rd. Parcel # 230909-14002.

We would like to receive notice of any hearings and receive a copy of the decision regarding this Development application.

Thank you,  
Rudy and Margarita Sáenz  
509-515-5743

Sent from my iPhone

**Anita Palacios**

---

**From:** Stephen Hazzard <shazzard@hlacivil.com>  
**Sent:** Friday, May 16, 2025 10:08 AM  
**To:** Anita Palacios  
**Cc:** Shane Fisher  
**Subject:** RE: Wilson & Hansen Annexation & Rezone - Staff Report

---

**CAUTION:** External Email

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Hi Anita,

The proposed annexation is directly north of the proposed Northwest Grandview Infrastructure improvement that has been placed on hold. Those improvements consist of water main looping and sewer extensions to the south boundary of the annexation. Without these improvements, the annexation cannot currently be served with utilities at this time.

Please let me know if you have any questions.

Thanks,



**Stephen S. Hazzard, PE**

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

2803 River Road, Yakima, WA 98902

Office: (509) 966-7000 | Cell: (509) 840-4746

[shazzard@hlacivil.com](mailto:shazzard@hlacivil.com) | [www.hlacivil.com](http://www.hlacivil.com)

*IMPORTANT: The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email in error, please notify the sender immediately and do not disclose the contents to anyone or make copies thereof. Warning: Although taking reasonable precautions to ensure no viruses or malicious software are present in this email, the sender cannot accept responsibility for any loss or damage arising from the use of this email or attachments. No employee or agent of HLA is authorized to conclude any binding agreement on behalf of the company with another party by email.*

**From:** Anita Palacios <anitap@grandview.wa.us>  
**Sent:** Thursday, May 15, 2025 11:50 AM  
**To:** Stephen Hazzard <shazzard@hlacivil.com>  
**Cc:** Shane Fisher <sfisher@grandview.wa.us>  
**Subject:** Wilson & Hansen Annexation & Rezone - Staff Report

Stephen,

Attached is an annexation petition for property located on Wine Country Road, Bethany Road, N. Puterbaugh Road and Woodworth Road. YVCOG is preparing the staff report for the public hearing and wanted me to ask if there is a provision for utility services for this area in the future.

If you have any questions or need clarification, please let me know.

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](mailto:anitap@grandview.wa.us)  
[www.grandview.wa.us](http://www.grandview.wa.us)

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## STAFF REPORT

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

**FROM:** Keelan Naasz, Land Use Planning Manager  
Yakima Valley Conference of Governments

**DATE:** May 22, 2025

**SUBJECT:** Public hearing to receive comments on the proposed application from Roger Wilson and James and Linda Hanson to annex the following tax parcels located in a portion of Southwest Quarter of Section 3, Southeast Quarter of Section 4, Northeast Quarter of Section 9, and the Northwest Quarter of Section 10, Township 9 North, Range 23 East, W.M.:

230909-12003	230909-11401	320909-11002
230909-11402	230909-11403	230909-11404
220909-14002	230909-14403	230909-14404
230910-23404	230910-23406	239010-24400

The Comprehensive Plan Designation is Light Industrial and General Commercial, and the proposed zoning is M-1 Light Industrial, and C-2 General Business District.

### ACTION

**REQUESTED:** Approval of the Resolution of Intent to Annex for the proposed annexation and zoning the site as M-1 Light Industrial and C-2 General Commercial.

### SITE

The subject parcels total approximately 119.81 acres in size. The site is located in an area between Wine Country Road to the south and Bethany Road to the east, encompassing approximately ¼ mile of N. Puterbaugh Road, and bordered to the north by Woodworth Road from where it intersects with N. Puterbaugh Rd. west to the intersection of N. Forsell Rd. The land is generally flat and bounded by Wine Country Road, the Burlington-Northern Railroad and Interstate-80 to the South. Most of the property is currently being farmed, in residential use, or vacant. Parcel #230909-14404, which is one of the two commercially zoned properties involved in the annexation, contains a business, Wilson Orchard and Vineyard Supply. The Walmart Distribution Center lies just to the southeast of the easternmost portion of the requested annexation area, across Bethany Rd. The majority of the remaining surrounding area is a mixture of agriculture and residential development. Residences in the area of the annexation are currently in the Industrial Zoning District. The parcels are currently zoned by Yakima County as Light Industrial Residential



(M-1) and General Commercial (GC) and have a Grandview Comprehensive Plan Future Land Use Map (FLUM) designation of Industrial and Commercial. The properties and road right of ways are located within the City of Grandview's Urban Growth Area (UGA).

### **PROPOSAL**

The applicants, Roger Wilson and James and Linda Hanson, have petitioned to annex the subject properties into the City of Grandview and requested that the zoning district of the property be M-1 Light Industrial and C-2 General Commercial for the purpose of preparing the properties to be developed with future industrial commercial uses permitted use in the M-1 and C-2 Zoning District. The City Council accepted the letter of intent to annex, and a petition was circulated to receive signatures from property owners representing 60% of the assessed property value. The petition was forwarded on to the Office of the Yakima County Assessor for a certification of sufficiency. The City of Grandview received a letter dated March 18, 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 March 11, 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: Industrial and Commercial 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: April 25, 2025
- Notice posted on property: April 28, 2025
- Notice of public hearing posted in official newspaper of the city (Grandview Herald): April 30, 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 Wednesday May 15, 2025. The DNS was issued April 22, 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 Port of Grandview provided a letter in support of the annexation. In their comment letter, the Port District stated, “The applicants, Roger Wilson and James and Linda Hansen, have a considerable amount of land to bring into the city for development. The properties listed are already located within the UGA and should be an easy transition. If we can be of any assistance with information or comments, please reach out to us.”

*Staff Response: The Port of Grandview’s letter is attached to the annexation information packet.*

The Yakima Health District responded, stating that they have no comments on the proposal.

*Staff Response: No action is necessary at this time.*

One Adjoining Property Owners (APO), Rudy and Margarita Sáenz, provided a letter on May 15, 2025. Their comments are:

- We would like to receive notice of any hearing and receive a copy of the decision regarding this Development application.

*Staff Response: The City of Grandview will provide notice of future hearings and a copy of the Decision related to this annexation to the commenters.*

The City Engineer, Stephen Hazzard, from HLA provided the following comment:

The proposed annexation is directly north of the proposed Northwest Grandview Infrastructure improvement that has been placed on hold. Those improvements consist of water main looping and sewer extensions to the south boundary of the annexation. Without these improvements, the annexation cannot currently be served with utilities at this time.

*Staff Response: Sewer and water lines **do not** currently serve the parcels proposed for annexation. When development of the property is proposed, utilities will be required to be installed.*

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

The subject parcels are currently zoned by Yakima County as Light Industrial Residential (M-1) and General Commercial (GC). The properties have a Grandview Comprehensive Plan Future Land Use Map (FLUM) designation of Industrial and Commercial. 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	AG Agriculture	Residential/Agriculture	Yakima County
South	M-1 Industrial/AG Agriculture	Vacant/Agriculture	Grandview/Yakima County
East	M-1 Industrial/AG Agriculture	Industrial/Agriculture	Grandview/Yakima County
West	HTC Highway-Tourist Commercial	Vacant	Yakima County

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

Per GMC § 17.96.040 (Annexation Procedure), “The establishment of zoning for annexation areas shall be guided by the land use designations and policies of the Comprehensive Plan.” Areas designated Industrial include manufacturing, processing, packaging or storage of products and articles. Areas designated Commercial are established to promote a variety of commercial uses, such as retail, wholesale, medical, and professional businesses. Commercial areas should provide for the continuance and/or expansion of existing businesses within the City.

The 2016 Grandview Comprehensive Plan Future Land Use Map (FLUM) designation of the site as Industrial and Commercial with the proposed M-1 and C-2 zoning of City of Grandview. The establishment of the M-1 Light Industrial and C-2 General Commercial Zoning Districts 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 4.5 Provide ample opportunities for light industrial development at locations with suitable access and adequate municipal services. At these locations, encourage industrial park-like development.

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

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

## **ZONING**

Per GMC § 17.96.030 (Annexation Procedure, Zoning), “At the time of the official public hearing on any proposed annexation to the city, the hearing examiner shall recommend a district classification of the area to be annexed in accordance with Chapter 2.50 GMC, which recommendation shall be in keeping with the overall comprehensive plan for the urban area, and the best arrangement of land uses to promote public health, safety, morale, and general welfare.”

The Grandview Comprehensive Plan Future Land Use Map shows the annexation areas future land use as Industrial and Commercial. The M-1 Light Industrial district is established to preserve areas for industrial and related uses of such a nature that they do not create serious problems of compatibility with other kinds of land uses. Uses permitted in this district should not generate noise levels, light, odor or fumes that would constitute a nuisance or hazard. The C-2 General Business district is established to promote the centralization of business and reinforce a positive public image and confidence in commercial revitalization, within a compact commercial area having primarily common-wall building construction. Such construction offers the unique opportunity within the Grandview urban area to cluster together types of retail business and retail services which functionally interact well together, and will economically fare better, as a result of close proximity by cumulatively attracting more persons than as individual destination points.

## **CRITICAL AREAS**

### ***FEMA Floodplain and Floodway***

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

### ***Shoreline***

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

### ***Critical Areas***

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

## **TRANSPORTATION CONCURRENCY MANAGEMENT**

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

## **DEVELOPMENT STANDARDS**

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

## **INFRASTRUCTURE**

***Sewer & Water:*** Sewer and water lines **do not** currently serve the parcels proposed for annexation. When development of the property is proposed, sewer lines will be required to be installed. There is sufficient capacity in the water system to serve future development. New water lines serving future development will be required to be installed in a manner that creates a looping system.

*Streets:* The property has access to Yakima Valley Highway, Woodworth Rd, Bethany Road and N. Puterbaugh Rd, which is currently gravel in places. Future development in the area may 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 M-I Light Industrial, and C-2 General Commercial. These zoning districts are consistent with the Future Land Use Map Designation of Industrial and Commercial, 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 Light Industrial and General Commercial Zoning Districts on this property will not have a detrimental effect on neighboring properties and land uses. The intended use for the area is Industrial and Commercial. A commercial use currently exists on the proposed C-2 zoned land, and a large industrial use, the Walmart Distribution Center, exists 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 Industrial and Commercial 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: While the applicants have indicated that future development on the site will be industrial or commercial in nature, no specific site plan or application for that development has been included in this review. No development agreement is required. Future development will be reviewed at the time of application to ensure consistency with applicable development standards.*

### **FINDINGS & CONCLUSIONS**

1. The public notice requirements of the Grandview Municipal Code have been satisfied.
2. SEPA Environmental review, as required by RCW 43.21C, has been completed, resulting in the issuance of a Determination of Non-significance.



3. Sufficient water, sewer and street capacity for the proposed annexation will be based on the size and scope of future development.
4. The proposed annexation and establishment of M-1 Light Industrial and C-2 General Commercial 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 M-1 Light Industrial, and C-2 General Commercial, along the current zoning boundaries.

#### **Annexation Area:**

Those portions of the Southwest Quarter of Section 3, Southeast Quarter of Section 4, Northeast Quarter of Section 9, and the Northwest Quarter of Section 10, all in Township 9 North, Range 23 East, W.M., described as follows:

Beginning at the Northeast corner of Lot 2 of that Short Plat recorded in Book 96 of Short Plats, page 126, records of Yakima County Washington;

Thence Southerly along the East line of said lot 2 and the Westerly extension to the Southwesterly right of way line of Yakima Valley Highway;

Thence Westerly to the Southwest corner of said Lot 3;

Thence Westerly along the South line of said Lot 2 and its Westerly extension to the Southwesterly right of way line of Yakima Valley Highway;

Thence Northwesterly along said right of way line to intersection of the Southwesterly extension of the Northwesterly right of way line of Tear Road as shown on that WSDOT right of way plan for SR 12, Sulphur Creek to Stover Road;

Thence Northeasterly along said line and its Northeasterly extension to the northeasterly right of way line of Woodworth Road;

Thence Southwesterly and Easterly along the said right of way line to its intersection with the Easterly right way line of North Puterbaugh Road;

Thence Southerly along said Westerly right way line to the Southwest corner of Lot 2 of said Short Plant recorded in Book 84 of Short Plats, page 264, records of Yakima County, Washington;

Thence Easterly along the South line of said Lot 2 to the Southeast corner thereof;

Thence Northerly to the Northwest corner of lot 2 of said Short Plat, recorded in Book 96 of Short Plats, page 126, records of Yakima County Washington.

Thence Easterly along the North line of said Lot2 to the Point of Beginning

Situate in Yakima County, State of Washington.



**CITY OF GRANDVIEW**  
**207 West Second Street, Grandview, WA 98930**  
**PH: (509) 882-9200      FAX: (509) 882-3099**

## **ANNEXATION BROCHURE**

The City of Grandview accepts annexation petitions from area residents based upon the guidelines of Washington State law. The annexation process is a legal procedure which requires a public hearing by the Grandview Hearing Examiner and City Council. The annexation process normally takes approximately four to six months to complete.

### **Questions & Answers**

#### **What is annexation?**

Annexation is a procedure for bringing unincorporated areas into an adjacent incorporated City. After an area is annexed, the City replaces the County as the primary provider of local government services. In Grandview, these services include full-time (24-hour) police and fire protection, animal control, water and sewer services, residential garbage collection, zoning and land use planning, building regulation and inspection, improvement and maintenance of streets, parks and recreation services and library services.

#### **What is the procedure for annexation?**

Washington State law governs the procedures for annexation. Annexations may be accomplished either through an election or by petition. The petition is by far the most common and normally used method for annexation.

The City Council may take action on the proposed annexation, after the required number of petition signatures are received, by holding at least one public hearing on the proposal. Before the City can take formal action to approve an annexation, it must submit an application to the Yakima County Boundary Review Board for their consideration and approval.

#### **How is an annexation under the petition method initiated?**

An annexation under the petition method can be initiated by written notice to the City Council of an "intention to commence annexation proceedings" signed by owners of not less than 10 percent of the acreage of the area to be annexed.

The City Council must set a date for a meeting with the initiating parties, which may occur no later than 60 days after the filing of notice of intention, to determine whether the Council will: accept the annexation as proposed; geographically modify the proposed annexation; or reject the annexation. The decision of the Council whether to “accept” the proposed annexation is entirely within the Council’s discretion. By accepting the proposed annexation, the Council is not committing itself to ultimately annexing the territory proposed when a sufficient petition is presented to it. The decision to accept merely allows the annexation to go forward procedurally. If the Council rejects the proposed annexation, the initiating parties have no right of appeal.

If the Council accepts the annexation, it must also decide: whether it will require the simultaneous adoption of a comprehensive plan or a proposed zoning and whether it will require the assumption of all or any portion of existing City indebtedness by the area to be annexed. If the Council decides to require either or both of the above, that decision must be reflected in the meeting minutes.

**What must a sufficient annexation petition contain?**

If the City Council accepts the initial annexation proposal, the initiating parties may draft and circulate a petition for signatures. The petition for annexation must:

- Be in writing and be addressed to the City Council;
- Contain a legal or boundary description of the property (can be obtained from a title company or land surveyor);
- Be accompanied by a drawing that outlines the boundaries of the area proposed for annexation;
- If the City Council is requiring the assumption of all or any portion of City indebtedness and/or the adoption of a comprehensive plan or proposed zoning regulation for the area to be annexed, state those facts, along with a quotation for the meeting minutes where the Council imposed such requirements;
- Be signed by owners of a majority of the acreage of the area proposed for annexation AND a majority of the registered voters residing in the area proposed for annexation;
- Comply with the rules for petitions in RCW 35A.01.040 (code city); and
- Be filed with the City Council.

**Will it cost more or less to be in the City?**

While each property owner’s situation is unique and each annexation a little different, it is usually fair to say that a decrease in property taxes can be expected. For example, a property assessed at \$100,000 would save \$42 per year on property taxes (\$0.42 per \$1,000 assessed value).

Also, there is a very real possibility of a reduction in your fire insurance rates. You should contact your insurance agent for further information on this matter.

City residents also enjoy free library services from the Grandview Library and reduced parks and recreation fees.

**What responsibility will I have towards assuming the City's bonded indebtedness?**

Over the years, City voters have decided to secure the funds necessary for City improvements such as the construction of the fire station and remodel of the police department and municipal court. Currently, property owners within the City pay approximately \$0.30 per \$1,000 assessed value towards these improvements.

State annexation law allows for, and the City of Grandview does ask, newly annexed citizens to share in the payments of these debts. This way each and every property owning citizen of Grandview pays a pro rata share of the outstanding debt.

**Will annexation reduce my water or sewer bill?**

County residents connected to City of Grandview utilities pay a 50% surcharge for water and sewer. This surcharge is eliminated upon annexation.

For example, based on a typical consumption rate of 5,000 gallons of water per month, the combined water and sewer customer saves \$240.00 a year after annexation.

**Will I be forced by the City to hook up to City water and sewer?**

No, only the Yakima Health District and/or the State Department of Ecology can require a property owner to connect to a public water or sanitary sewer system. This applies to both County and City residents.

**Will it cost more or less to hook up to City water and sewer after annexation?**

Annexation does not affect the cost of hooking up to City water and sewer services.

**I currently obtain my drinking water from a well. Will annexation affect or change my water service?**

No, as stated earlier, if you are currently served by a community well, or if you have your own private well, you will not be required to change your water service.

**Will my garbage service be affected by annexation?**

Not right away. Your existing garbage service continues in effect for seven years after annexation. After seven years, the City will be responsible for garbage collection.

**Who will provide public services to my neighborhood?**

The City of Grandview. New residents requiring services should call City Hall at 882-9200 or stop by during regular working hours.

**Will police and fire services change?**

Yes, full-time City police and fire protection will begin on the effective date of the annexation.

**Will annexation affect school district boundaries?**

No, annexation does not affect school district boundaries, nor does it have any affect upon where your child attends school.

**Who will be responsible for street improvements and maintenance?**

The City of Grandview. Minor repairs such as filling potholes, sealing cracks and seal coating are handled by the Public Works Department.

**Will annexation affect zoning and land use?**

No, your property will be subject to the same zoning, land use, building and fire codes as were in effect prior to annexation.

**Who will represent me and my neighbors on the City Council?**

City residents elect one Mayor and seven members to the Council. City residents are eligible to vote in all City elections, to run for elected City office (i.e., Mayor and City Council) and to serve on various appointed boards and commissions.

**Who do I call if I have more questions?**

The City Clerk is responsible for processing annexations. If you have further questions or need more information, please call (509) 882-9200.

Citizen information brochures are intended to assist the public in understanding existing codes and regulations. Brochures are not complete statements of these laws and rules and should not be used as substitutes. Please consult City of Grandview staff to be sure you understand all requirements before beginning any work. It is the responsibility of the applicant to ensure that the project meets all codes and regulations.