WASHINGTON STATE BOUNDARY REVIEW BOARD FOR YAKIMA COUNTY

NOTICE OF INTENTION FILING INSTRUCTIONS

Please submit this Notice of Intention form and the Exhibits listed below to the Boundary Review Board Office: 128 N. 2nd Street, 4th Floor, Yakima, WA 98901, for determination of sufficiency by the Chief Clerk of the Board. Please submit the original and the required $50.00 filing fee. When deemed sufficient, the original and 25 copies of the Notice and exhibits shall be submitted.

The Notice of Intention is to be completed by an elected official or employee of the governmental jurisdiction that is seeking the proposed annexation or boundary change or the proponent in the case of incorporation or formation.

The following items must be submitted and labeled as follows:

- **EXHIBIT A** A copy of the legal description of the boundaries of the area involved in the proposed action certified by the Yakima County Public Services Division.
- **EXHIBIT B** A Yakima County Assessor's map on which the boundary of the area involved in the proposal and the size in acres must be clearly indicated. Include a list of all parcel numbers for lots in proposed area.
- **EXHIBIT C** A vicinity map or series of maps no larger than 11 x 17 and reproducible on a non-color photocopier displaying: ****NOTE: Original should be in color.******
    1. The boundary of the area involved in the proposal and the size in acres.
    2. The current corporate boundaries of the proposing entity.
    3. Existing water & sewer service area boundaries of the proposing entity.
    4. Major physical features such as streets and highways, railways public facilities, etc.
    5. The boundaries of cities or special purpose districts having jurisdiction in or near the proposed area.
    6. The location of the nearest service point(s) for the required utility services to the area. Show existing and proposed water/sewer lines and diameter.
    7. The Yakima County zoning, Comprehensive Plan designation, Urban Growth Area Boundary, and proposed city plan and zoning designations.
    8. Floodways or floodplains.
- **EXHIBIT D** Documentation of the process: certified copy of the petition; proof of assessed valuation; affidavit of publication of public hearing notice; copy of the minutes of public hearing; a signed and certified copy of the resolution accepting the proposal as officially passed.
- **EXHIBIT E** A copy of the Threshold Determination and completed SEPA checklist pertaining to the proposed BRB action with full explanations. Include the list of persons who were sent the checklist and all written comments from governmental agencies and the general public.
  NOTE: ***This is NOT to be completed by municipalities for annexation purposes.***
- **EXHIBIT F** A copy of any Interlocal agreements entered into under RCW 39.34 (Interlocal Cooperation Act) and under RCW 36.115 (Service Agreements) establishing which jurisdictions should provide various local government services and facilities and how those services and facilities will be financed.

MUNICIPAL INCORPORATIONS: Exhibits A, B, C, a certified copy of assessed valuation and a certified copy of the petition calling for the incorporation as required.

WASHINGTON STATE BOUNDARY REVIEW BOARD FOR YAKIMA COUNTY

NOTICE OF INTENTION

for office use only:

1. Name of City, Town or special purpose district: **City of Grandview**

2. Action Sought: **Annexation**

3. This proposal shall be known as: **Garibay Annexation**

4. Driving directions to location of proposed action: **I-82; take Exit 73 toward Grandview/Stover Road; turn left onto West Wine Country Road; turn right onto North Euclid Road, turn right onto West Fifth Street, turn left onto Hillcrest Road; turn left onto Hickory Road.**

5. Briefly describe proposal: **Annexation and rezone of property to be developed in the future and to receive City services to include water/sewer/garbage utilities and police/fire protection.**

6. Method used to initiate the proposed action: **Petition**

7. State statute under which action is sought: **RCW 35A.14.120, et.seq.**

FACTORS THE BOARD MUST CONSIDER

POPULATION AND LAND USE:

1. Provide the following information:

POPULATION OF PROPOSED AREA			POPULATION OF EXISTING ENTITY	
	EXISTING	10-YEAR PROJECTION	EXISTING	10-YEAR PROJECTION
People	**2**	**Unknown until developed**	**11,010**	**13,161**
Residences	**1**	**Unknown until developed**	**2715**	**Unknown**
Businesses	**0**	**Unknown until developed**	**282**	**Unknown**

2. What source is the basis for this projection information? **U.S. Census Bureau, City utility accounts and business licenses**

3. Acres within the proposed area: **2.16 acres** Acres within existing entity: **Approximately 3,200 acres**

4. Assessed valuation of proposed area **$233,300.00** of existing entity: **$436,107,256.00**

5. Existing land use of the proposed area: **Residential**

6. Existing land use of the area surrounding the proposal: **Residential**

Location	*Zoning*	*Land Use*	*Jurisdiction*
North	R-1P Single-Family Residential Park	Residential	City of Grandview

South	MR Manufactured Home Park	Vacant	City of Grandview
East	MR Manufactured Home Park	Vacant	City of Grandview
West	R-1 Low Density Residential	Residential	Yakima County

7. Are all surrounding & interior roads included in the annexation? **Yes**
   If no, why not?

8. Is there new residential, commercial, or industrial development that is associated with this proposal? **No**
   If yes, describe any projects being considered or proposed: _____

9. If the proposal is approved, will there be land use changes within the next 18 months?
   - Land Use – **Yes**
   - Zoning – **Yes**
   - Comprehensive Plan – **No**

10. Has the proposed area been the subject of land use action by Yakima County? **Yes**
    If so, please explain:
    - **SPU1975-027**
    - **UDR1980-080**
    - **SP1993-045**
    - **PA1996-145**
    - **SSE1996-147**
    - **PA1996-146**

11. a. Yakima County Comprehensive Plan designation for the proposed area: **Urban Residential**
    b. For surrounding areas: **Urban Residential**
    c. Yakima County Zoning for the proposed area: **Single Family Residential R-1**
    d. For surrounding areas: **Single Family Residential R-1**

12. Is this proposal consistent with the coordinated water system plan, if any? **Yes**

13. Does your jurisdiction have an adopted comprehensive plan? **Yes** Date Adopted: **March 22, 2016**

14. Describe how this proposal is consistent with the adopted comprehensive plan: **The subject property is within the City's Urban Growth Area and designated residential and has therefore been pre-planned as eventually being annexed into the City of Grandview.**
    a. Proposed city zoning upon annexation: **R-2 Medium Density Residential**

15. Has any portion of this area been previously reviewed by the Boundary Review Board? **No**
    Explain _____

16. Describe the following as required by RCW 36.93.170 and the effects on land use, accessibility and potential development:
    a. Topography: **Flat**
    b. Natural Boundaries: **City Limits**
    c. Drainage Basins: **None**

17. Is the proposed area within the Urban Growth Area for your municipality? **Yes**

MUNICIPAL SERVICES

1. What services will be provided in the proposed area?

	EXISTING PROVIDER	PROPOSED PROVIDER	TIME FRAME for SERVICES	HOW FINANCED
Water	**City of Grandview & private wells**	**City of Grandview**	**Upon development**	**Developer**
Sewer	**City of Grandview & private septic systems**	**City of Grandview**	**Upon development**	**Developer**
Fire	**Yakima County Fire District No. 5**	**City of Grandview**	**Upon annexation**	**Property taxes**
Stormwater	**Yakima County & Sunnyside Valley Irrigation District**	**City of Grandview**	**Upon annexation**	**Developer**
Roads	**Yakima County**	**City of Grandview**	**Upon annexation**	**Developer**
Parks	**Yakima County**	**City of Grandview**	**Upon annexation**	**Property taxes**
Police	**Yakima County Sheriff; Washington State Patrol**	**City of Grandview**	**Upon annexation**	**Property taxes**
School	**Grandview School District**	**Grandview School District**	**Currently providing services**	**Property taxes**
Library	**Yakima Valley Regional Library & City of Grandview**	**City of Grandview**	**Upon annexation**	**Property taxes**

2. Does your jurisdiction have a current Capital Facilities Plan? **Yes**
   Does it consider the proposed area? **Yes**

3. Describe the effect your jurisdiction's ordinances, governmental codes, regulations and resolutions will have on existing uses in the proposed area: **Area annexed will assume proportionate share of existing city indebtedness. City codes and ordinances will apply. Water, sewer and irrigation services, as well as solid waste collection will be provided by and charges paid to the City.**

4. Describe the probable future needs for services and additional regulatory controls in the area? **City sewer and domestic water, police and fire services.**

5. Describe the probable effects of the proposal on the cost an adequacy of services and regulatory controls: **Minimal effect if any. Water and Sewer Comprehensive Plans have been updated to address future needs. Adequate sized water and sewer lines are in place in this area for development. Costs and controls unique to the development, if any, would be determined at the time of development.**
   a. In the proposed area? **Encourage development within the proposed annexation.**
   b. In the adjacent area? **Encourage development within the Urban Growth Area.**

6. Estimate the following to be incurred under the proposal:
   a. Proponent Expenditures to be incurred: $ -0-
   b. Proponent Revenues to be gained: $207.58
   c. County Revenue Lost: $276.03 – Yakima County Roads
   d. County Expenditure Reduction: $276.03 – Yakima County Roads
   e. Fire District Revenue Lost: $239.41
   f. Fire District Expenditure Reduction: $239.41
   g. Financial Impact to Special Districts (library, parks, hospital): $63.24 – Yakima Regional Library

7. What is the future impact of your proposal on the school district? **Potential to add more tax revenue to the district. Other than that, there will be minimal impact to the School District.**

ENVIRONMENTAL INFORMATION

1. Is there an existing environmental review pertinent or related to this proposal? **Yes**
   If No, answer questions 2 through 5.

2. Expected impact of any proposed development to adjacent roads and highways: **Any development that would impact the roads would be addressed at the time of development.**

3. Expected impact of any proposed development on air quality: **None.**

4. Does the area under consideration contain "critical areas"? (floodplain, wetland, steep slope wildlife habitat area, etc.): **No.**

5. Please describe any potential adverse impacts that could occur upon development: **Unknown at this time.**

OBJECTIVES OF THE BOUNDARY REVIEW BOARD

Describe fully which objectives of RCW 36.93.180 this proposal meets and which objectives this proposal does not meet. Please give your reasons for each of the objectives chosen:

1. Preservation of natural neighborhoods and communities: **The property is a natural extension of the planned residential area and is consistent with the Comprehensive Plan for this area.**

2. Use of physical boundaries, including but not limited to bodies of water, highways, and landcontours: None.

3. Creation and preservation of logical service areas: **The property is within the City of Grandview's designated Urban Growth Area and meets the definition of "Urban Growth" as defined under RCW 36.70A.030 and also "Urban Growth Area" as stated in RCW 36.70A.110.**

4. Prevention of abnormally irregular boundaries: **NA**

5. Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities in excess of ten thousand (10,000) population in heavily populated urban areas: **NA**

6. Dissolution of inactive special purpose districts: **NA**

7. Adjustment of impractical boundaries: **NA**

8. Incorporation as cities or towns or annexation to cities and towns of unincorporated areas which are urban in character: **NA**

9. Protection of agricultural and rural lands which are designated for long term productive agricultural and resource use by a comprehensive plan adopted by the county legislative authority: **The properties are currently within the residential zoning districts.**

EXHIBITS

See attached **Notice of Intention Filing Instructions** for explanation of Exhibits A, B, C, D, E, and F. Applicable Exhibits must accompany the Notice of Intention document.

I certify that the above is true and accurate, and that I am an official or employee of the governmental jurisdiction seeking boundary change action or the proponent for the incorporation or formation.

Dated this ___ day of August, 2026

Signature

Anita Palacios
Name of person completing this form

City Clerk
Title

(509) 882-9200
Phone Number

(509) 882-3099
Fax Number

207 West Second Street, Grandview, WA 98930
Mailing Address

Names and Addresses of other persons who should receive correspondence from the BRB in regard to this Notice:

Hugo Garibay
708 N. 5th Street
Grandview, WA 98930

EXHIBIT A

A copy of the legal description of the boundaries of the area involved in the proposed action certified by the Yakima County Public Works Division.

Outlook

RE: Garibay Annexation - Request for Legal Description Certification

From Brett Sheffield <brett.sheffield@co.yakima.wa.us>
Date Wed 3/25/2026 1:28 PM
To Anita Palacios <anitap@grandview.wa.us>
Cc Matt Pietrusiewicz <matt.pietrusiewicz@co.yakima.wa.us>; Justin Hauver <Justin.Hauver@co.yakima.wa.us>; Shane Fisher <sfisher@grandview.wa.us>

CAUTION: External Email

Anita,

Yakima County agrees with the legal description of the boundaries for the Garibay Annexation.

From: Anita Palacios <anitap@grandview.wa.us>
Sent: Monday, March 23, 2026 2:38 PM
To: Brett Sheffield <brett.sheffield@co.yakima.wa.us>
Cc: Matt Pietrusiewicz <matt.pietrusiewicz@co.yakima.wa.us>; Justin Hauver <Justin.Hauver@co.yakima.wa.us>; Shane Fisher <sfisher@grandview.wa.us>
Subject: Garibay Annexation - Request for Legal Description Certification

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

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 resolution accepting the 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
www.grandview.wa.us

From: Eric Herzog <eherzog@hlacivil.com>
Sent: Monday, March 23, 2026 1:17 PM
To: Anita Palacios <anitap@grandview.wa.us>
Cc: Shane Fisher <sfisher@grandview.wa.us>
Subject: RE: Garibay Annexation - Request for Legal Description

CAUTION: External Email

Hi Anita,

Attached is the legal description and exhibit map for the Garibay Annexation.

Please let me know If you need more information.

Thanks!

Eric Herzog, PLS, Principal

2803 River Road, Yakima, WA 98902

Office: (509) 966-7000 | Cell: (509) 969-0413

eherzog@hlacivil.com | www.hlacivil.com

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From: Anita Palacios <anitap@grandview.wa.us>
Sent: Monday, March 16, 2026 1:40 PM
To: Eric Herzog <eherzog@hlacivil.com>
Cc: Shane Fisher <sfisher@grandview.wa.us>
Subject: Garibay Annexation - Request for Legal Description

The City of Grandview is processing the above-referenced annexation for Parcel Nos. 230927-11424 and 230927-11425 located at 160 Hickory Road, Grandview, Yakima County, Washington to the City of Grandview. 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

www.grandview.wa.us

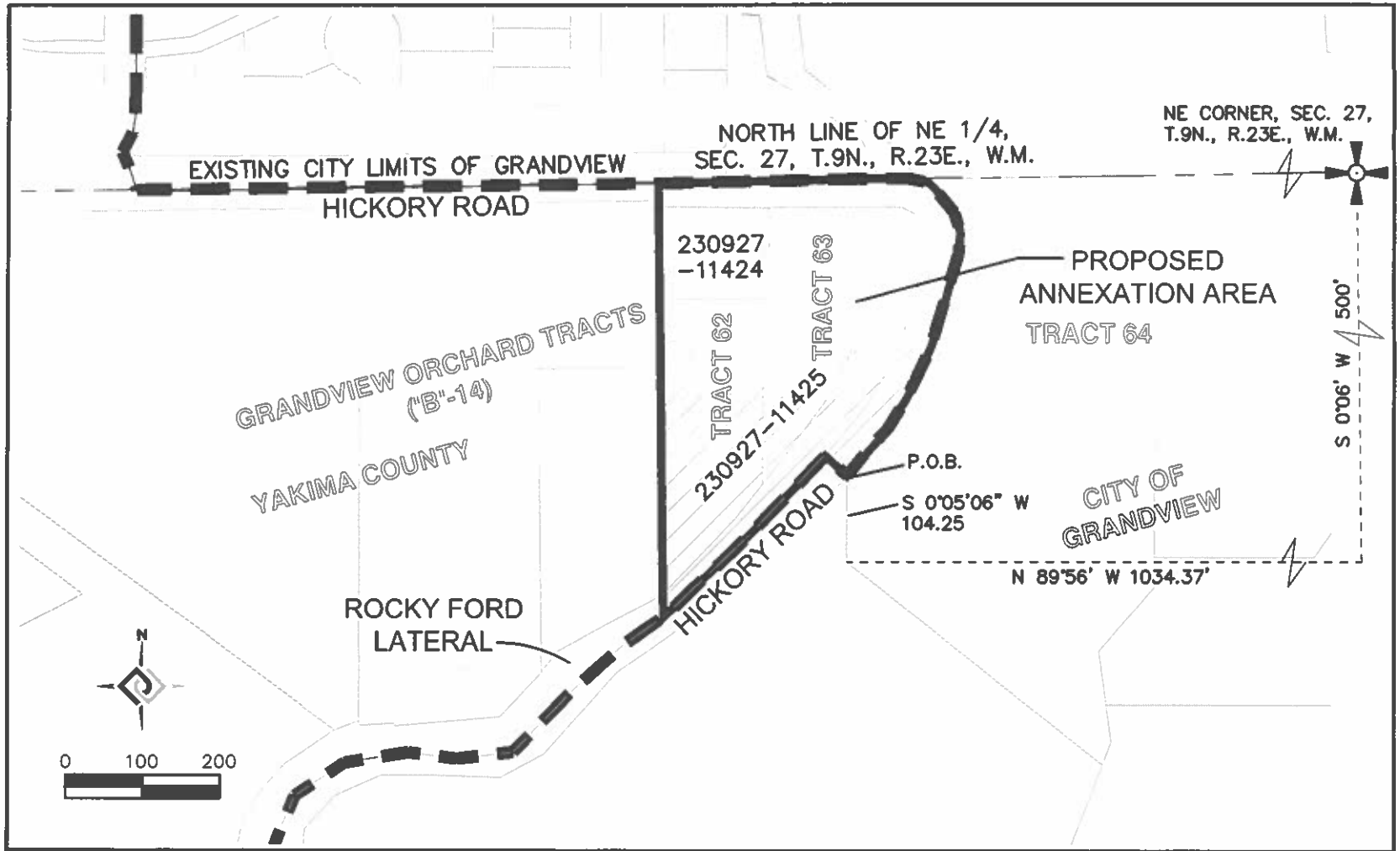
City of Grandview
Garibay Annexation
HLA Project No. 26007G
March 23, 2026

Proposed Annexation

That portion of the Northeast quarter of Section 27, Township 9 North, Range 23 East, W.M., described as follows:

Commencing at the Northeast corner of said Section 27;
Thence South 0°06' West along the East line thereof 500 feet to the Easterly extension of the South line of Tract 64, GRANDVIEW ORCHARD TRACTS according to the official plat thereof recorded in Volume "B" of Plats, Page 14, records of Yakima County, Washington;
Thence North 89°56' West along said South line of said Tract 64 and its Easterly extension 1034.37 feet;
Thence North 0°05'06" East 104.25 feet to the Westerly line of said Tract 64, being the Easterly right of way line of Hickory Road and the Point of Beginning;
Thence Northwesterly at a right angle to the centerline of said Hickory Road, to the Westerly right of way line of said Hickory Road;
Thence Southwesterly along said right of way line to the Southerly extension of the West line of Tract 62 of said Plat;
Thence North along the West line of said Tract 62 and its Northerly and Southerly extension to the North line of the Northeast quarter of said Section 27;
Thence East along said North line to the Westerly line of said Tract 64, being the Easterly right of way line of said Hickory Road;
Thence Southerly along said line to the Point of Beginning;

Situate in Yakima County, State of Washington.



HLA
2803 River Road
Yakima, WA 98902
(509) 966-7000
www.hlacivil.com

JOB NO: 26007G
26007Garibay.dwg
DATE: 3-18-26
DRAWN BY: TDF
CHECKED BY: ETH

ANNEXATION EXHIBIT
for, CITY OF GRANDVIEW
YAKIMA COUNTY, WASHINGTON
GARIBAY ANNEXATION

EXHIBIT B

A Yakima County Assessor's map on which the boundary of the area involved in the proposal and the size in acres must be clearly indicated. Include a list of all parcel numbers for lots in proposed area.

Parcel No.	Property Owner	Address	Parcel Size (Acres)
230927-11424	Hugo Garibay	160 Hickory Road, Grandview, WA	0.39
230927-11425	Hugo Garibay	160 Hickory Road, Grandview, WA	1.77
		TOTAL ACREAGE	**2.16**

Yakima County GIS - Washington
Land Information Portal

Map ... Help Re...

Assessor | Planning | County Roads

160 Hickory Road, grandview,...

Click on Parcel to Get

Measure | Draw | Pro

Cities | Layers | Legend | Imagery | Add Data | Print Map

1 of 2

230927-11424

Zoom to

PROPERTY INFORMATION			
Parcel Owner(s):	HUGO GARIBAY		
Parcel Address:	160 HICKORY RD, GRANDVIEW, WA 98930		
Parcel Number:	23092711424	Parcel Size:	0.39 Acre(s)
Property Use:	11 Single Unit (Neighborhood: GV)		
TAX AND ASSESSMENT INFORMATION			
Tax Year:	2026	Tax Code Area:	TCA: 441
LandValue:	$80,700	Improvement Value:	$64,800
CurrentUse Value:	$	CU Improvement:	$
New Construction:	$	Total Assessed Value:	$145,500

Parcel Image

Powered by Esri

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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

Yakima County GIS - Washington
Land Information Portal

Map ... Help Re...

Assessor | Planning | County Roads

160 Hickory Road, grandview,...

Click on Parcel to Get

Measure | Draw | Pro

Cities

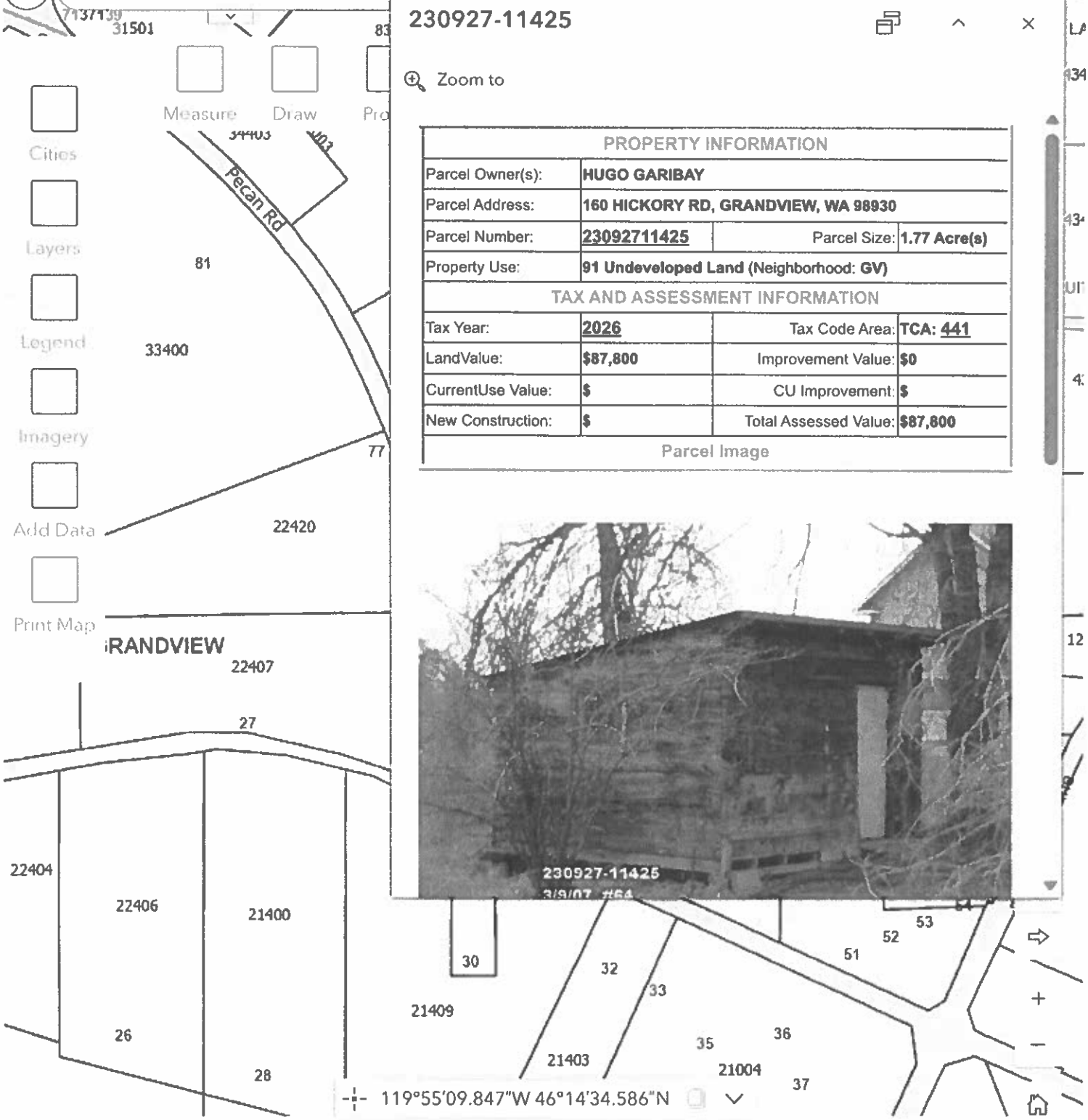
Layers

Legend

Imagery

Add Data

Print Map



230927-11425

Zoom to

PROPERTY INFORMATION			
Parcel Owner(s):	HUGO GARIBAY		
Parcel Address:	160 HICKORY RD, GRANDVIEW, WA 98930		
Parcel Number:	23092711425	Parcel Size:	1.77 Acre(s)
Property Use:	91 Undeveloped Land (Neighborhood: GV)		
TAX AND ASSESSMENT INFORMATION			
Tax Year:	2026	Tax Code Area:	TCA: 441
LandValue:	$87,800	Improvement Value:	$0
CurrentUse Value:	$	CU Improvement:	$
New Construction:	$	Total Assessed Value:	$87,800

Parcel Image

200 ft

Powered by Esri

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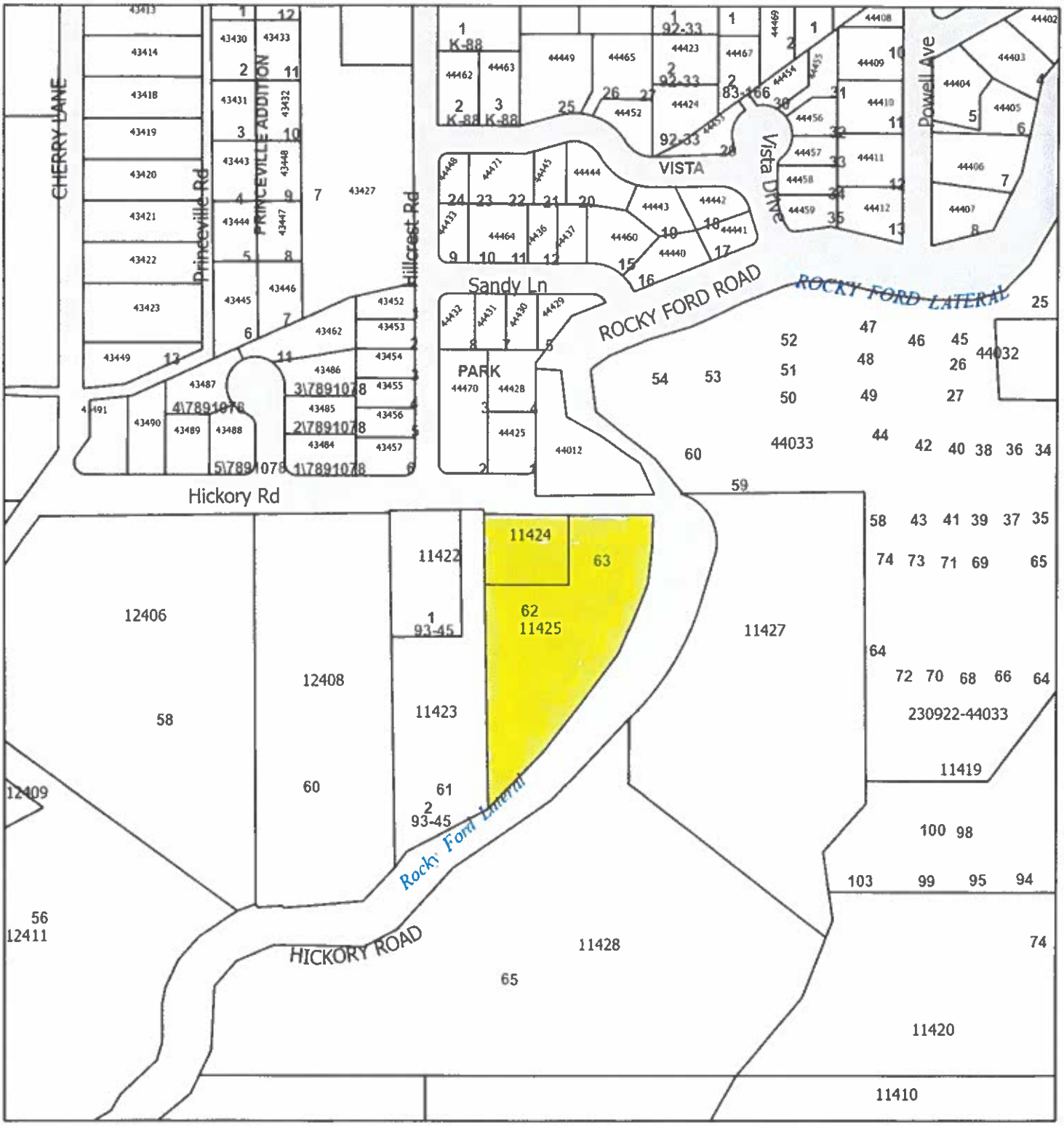
Yakima County - Land Information Portal



3/2/2026, 1:34:11 PM

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0 130 260 520 ft

0 37.5 75 150 m

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

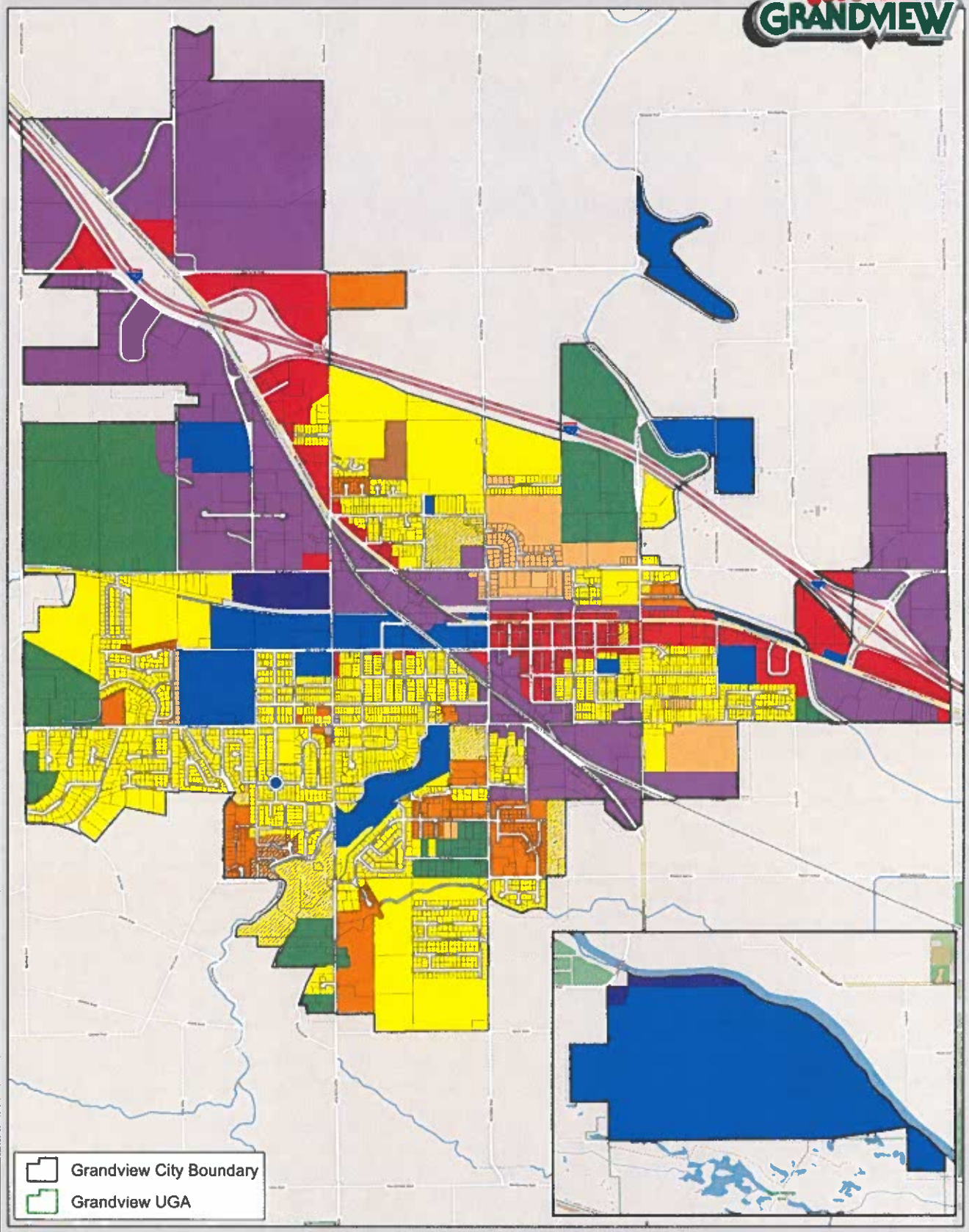
Yakima County GIS

EXHIBIT C

A vicinity map or series of maps no larger than 11 x 17 and reproducible on a non-color photocopier displaying: ****NOTE: Original should be in color****

1. The boundary of the area involved in the proposal and the size in acres.
2. The current corporate boundaries of the proposing entity.
3. Existing water & sewer service area boundaries of the proposing entity.
4. Major physical features such as streets and highways, railways public facilities, etc.
5. The boundaries of cities or special purpose districts having jurisdiction in or near the proposed area. **(Not Applicable)**
6. The location of the nearest service point(s) for the required utility services to the area. Show existing and proposed water/sewer lines and diameter. **(See C-3)**
7. The Yakima County zoning, Comprehensive Plan designation, Urban Growth Area Boundary, and proposed city plan and zoning designations.
8. Floodways or floodplains. **(There are no floodways or floodplains)**

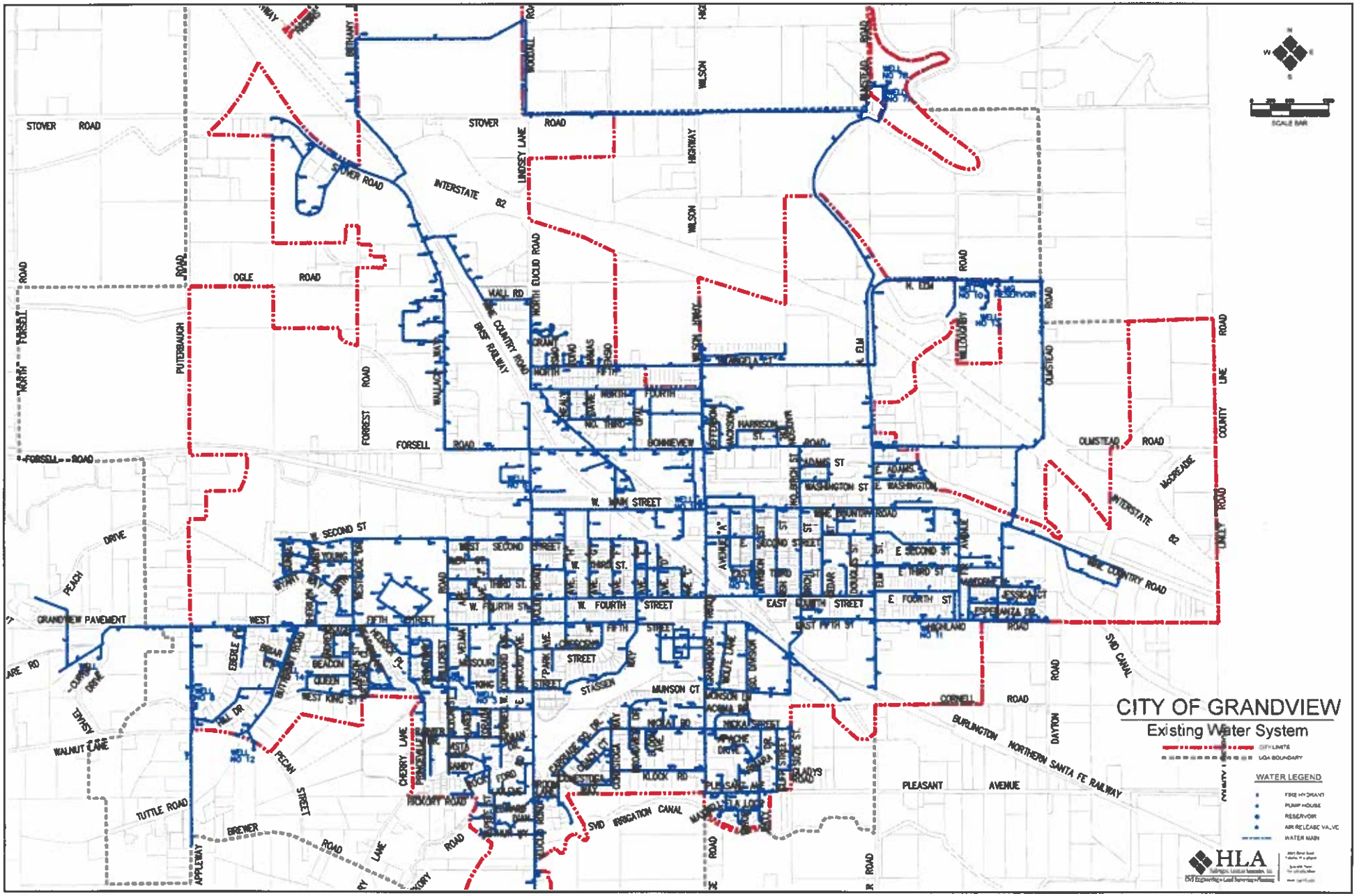
City of Grandview, WA
Zoning as of January 2023

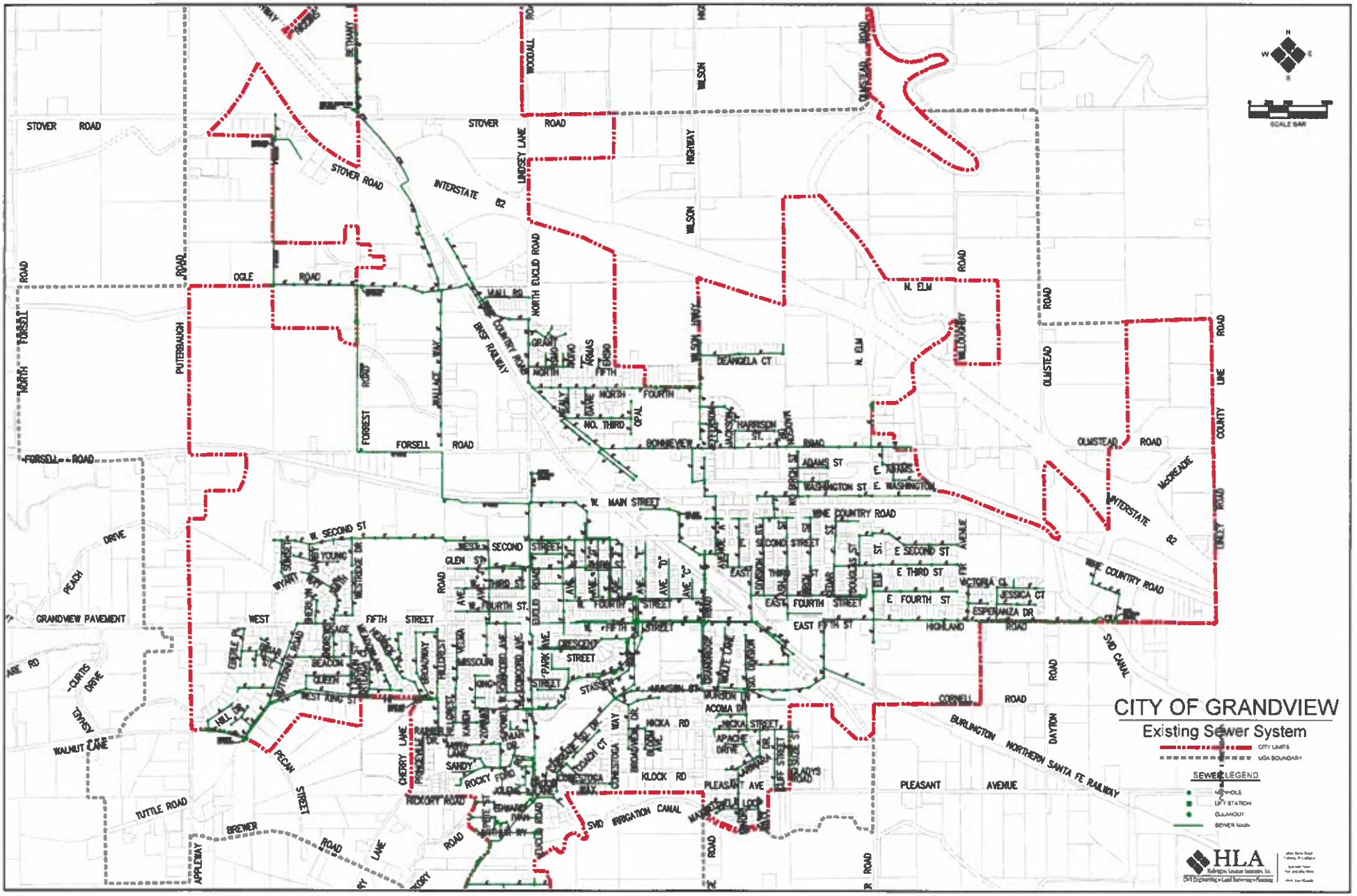


Yakima Valley Conference of Governments

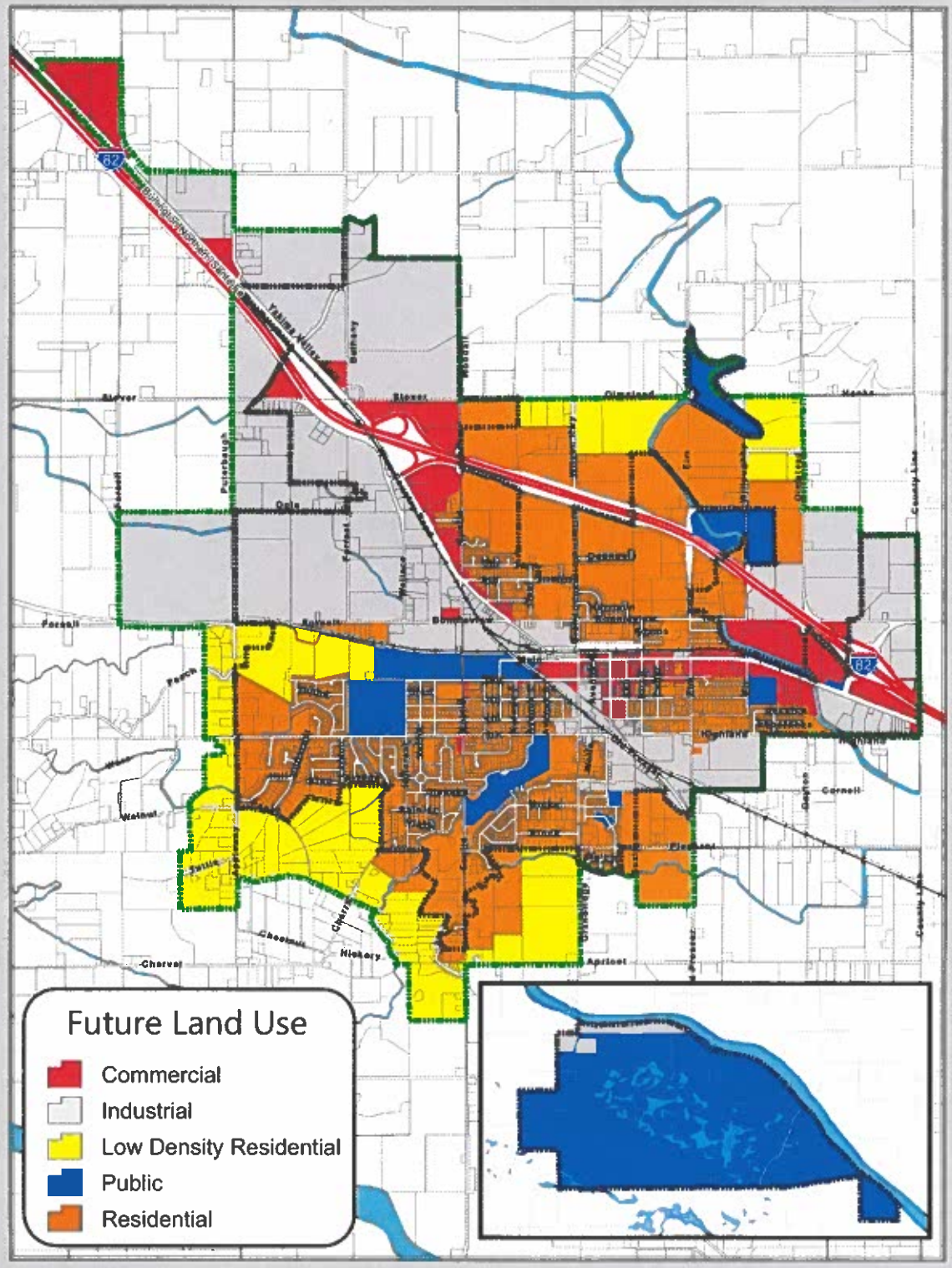
Zoning Designation

- R1 - LOW DENSITY RESIDENTIAL
- R1S - SINGLE FAMILY RESIDENTIAL HOME PARK
- R2 - MEDIUM DENSITY RESIDENTIAL
- R3 - HIGH DENSITY RESIDENTIAL
- MR - MANUFACTURED HOME PARK
- PUD - PLANNED UNIT DEVELOPMENT
- C1 - NEIGHBORHOOD BUSINESS
- C2 - GENERAL BUSINESS
- M1 - LIGHT INDUSTRIAL
- M2 - HEAVY INDUSTRIAL
- PF - PUBLIC FACILITY
- AG - AGRICULTURAL


CITY OF GRANDVIEW
Existing Water System
CITY LIMITS
UGA BOUNDARY
WATER LEGEND
FIRE HYDRANT
PUMP HOUSE
RESERVOIR
AIR RELEASE VALVE
WATER MAIN
HLA
STOVER ROAD
OGLE ROAD
FORSELL ROAD
INTERSTATE 82
W. MAIN STREET
E. WASHINGTON ST
W. SECOND ST
E. SECOND ST
W. FOURTH STREET
E. FOURTH ST
EAST FOURTH STREET
MUNSON CT
KLOCK RD
TUTTLE ROAD
BREWER ROAD
CORNELL ROAD
PLEASANT AVENUE
OLMSTEAD ROAD
BURLINGTON NORTHERN SANTA FE RAILWAY
SID IRRIGATION CANAL
SID CANAL
BNSF RAILWAY
WALNUT LANE
PECAN STREET
APPLEWAY
DAYTON
COUNTY LINE ROAD
LINDSEY LANE
WILSON
FORREST
PUTERBAUGH
NORTH EUCLID ROAD
BONNEVIEW
HARRISON ST.
ADAMS ST
WEST SECOND STREET
WEST KING ST
MISSOURI
STASSEN
CHERRY LANE
APACHE DRIVE
PLEASANT AVE
ESPERANZA DR
HIGHLAND ROAD
MCCREADIE


CITY OF GRANDVIEW
Existing Sewer System
CITY LIMITS
UGA BOUNDARY
SEWER LEGEND
MANHOLE
LIFT STATION
CLEANOUT
SEWER MAIN
SCALE BAR
HLA
STOVER ROAD
INTERSTATE 82
OGLE ROAD
FORSELL ROAD
W. MAIN STREET
W. SECOND ST
E. SECOND ST
E. THIRD ST
E. FOURTH ST
WINE COUNTRY ROAD
OLMSTEAD ROAD
McCREADIE
COUNTY LINE ROAD
NORTH FORSELL ROAD
PUTNAM ROAD
NORTH EUCLID ROAD
LINDSEY LANE
WILSON HIGHWAY
N. ELM
BEVERAGE ROAD
WALLACE WAY
BNSF RAILWAY
BONNEVIEW
HARRISON ST.
ADAMS ST
WASHINGTON ST
E. WASHINGTON
FIFTH STREET
WEST
EAST FIFTH ST
EAST FOURTH STREET
SECOND STREET
THIRD ST
FOURTH ST
PARK AVE
AVENUE "A"
AVENUE "B"
AVENUE "C"
DOUGLAS ST
ELM ST
VICTORIA CL
JESSICA CT
ESPERANZA DR
HIGHLAND ROAD
CORNELL ROAD
DAYTON ROAD
SVID CANAL
BURLINGTON NORTHERN SANTA FE RAILWAY
PLEASANT AVENUE
PLEASANT AVE
KLOCK RD
HICKA RD
HICKA STREET
APACHE DRIVE
ACOMA DR
MURRISON ST
STASSEN ST
CRESCENT STREET
ROUTE DRIVE
CHEROKEE WAY
CHEROKEE DR
CHEROKEE CT
BROADMOOR DR
BROADMOOR AVE
CONESTOGA WAY
DEANGELA CT
NO. THIRD
OPAL
GRANT ROAD
TOMAS ROAD
DAVID ROAD
NORTH FIFTH
NORTH FOURTH
HEALY DRIVE
WEST KING ST
QUEEN
BEACON
SAGE
WESTRIDGE DR
SHERIDAN ROAD
WYATT STREET
DARBY
YOUNG
GLEN ST
MISSOURI
KING
KAREN
ZONDA
HILLCREST
VERA
BROADWAY
MANNER DR
CHERRY LANE
SANDY
ROCKY FORD
HICKORY ROAD
EDWARDS
DAWN
WAY
CURTIS DRIVE
WALNUT LANE
PECAN STREET
TUTTLE ROAD
BREWER ROAD
APPLEWAY
PEACH DRIVE
GRANDVIEW PAVEMENT
ARE RD
EXPWY
LAKE
IVY
ROAD
LANE
DRIVE
STREET
AVENUE
COURT
CIRCLE
WAY

City of Grandview, WA
Future Land Use 2016



Yakima Valley Conference of Governments
311 North 4th Street, Suite 204
Yakima, WA 98901
October 2016

Grandview City Boundary
Grandview Urban Growth Area

N
W E
S

Garibay Annexation

5/20/2026, 9:38:16 AM

Taxlots

City Limits

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community
Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

Yakima County

Garibay Annexation

5/20/2026, 9:33:19 AM

City Limits

Zoning

(AG)Agriculture

(HTC)Highway/Tourist Commercial

(R-1)Single-Family Residential

1:18,056

0 0.13 0.25 0.5 mi

0 0.23 0.45 0.9 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

Yakima County

Yakima county boundary is from the Washington State Department of Ecology, but the City limits is from Yakima County Records. | Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community | Esri Community Maps Contributors, WSU Facilities Services GIS, City of Yakima, Oregon State Parks, State of

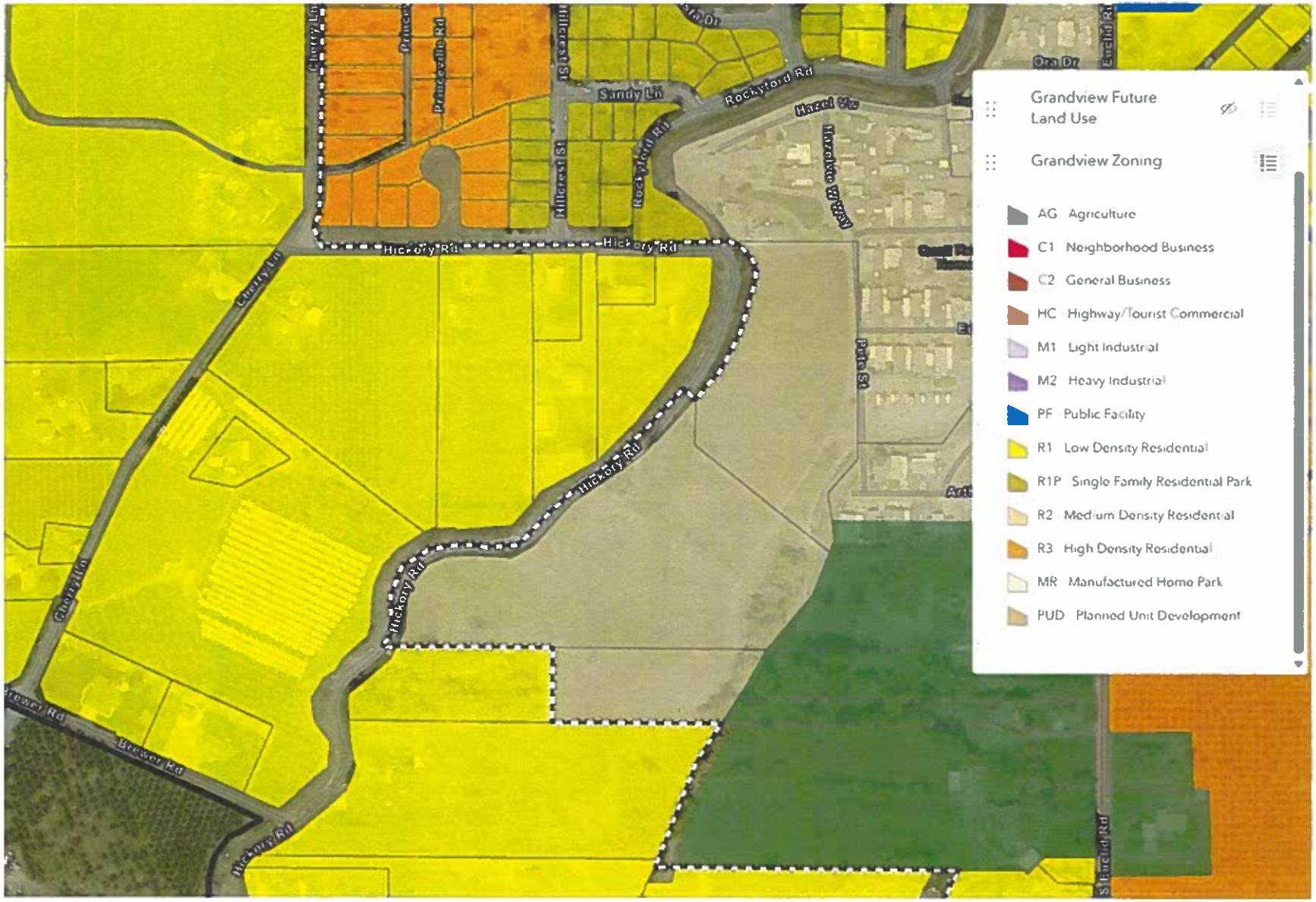

Grandview Future Land Use
Grandview Zoning
AG Agriculture
C1 Neighborhood Business
C2 General Business
HC Highway/Tourist Commercial
M1 Light Industrial
M2 Heavy Industrial
PF Public Facility
R1 Low Density Residential
R1P Single Family Residential Park
R2 Medium Density Residential
R3 High Density Residential
MR Manufactured Home Park
PUD Planned Unit Development
Hickory Rd
Cherry Ln
Brewer Rd
Princeville Rd
Hillcrest St
Sandy Ln
Rockyford Rd
Hazel Vw
Hazelvie Wy
Pete St
Ora Dr
Euclid Rd
S Euclid Rd

EXHIBIT D

Documentation of the process:

1. certified copy of the petition;
2. proof of assessed valuation;
3. affidavit of publication of public hearing notice;
4. copy of the minutes of public hearing; and
5. a signed and certified copy of the resolution accepting the proposal as officially passed

CITY OF GRANDVIEW, WASHINGTON

PETITION CERTIFICATION

I, Anita G. Palacios, am appointed by the Mayor of the City of Grandview as the City Clerk. I am the custodian of the City's records and I am authorized to make certified copies of official records. I do hereby certify under penalty of perjury that the attached Petition for Annexation submitted by Hugo Garibay for annexation of Parcel Nos. 230927-11424 and 230927-11425 located at 160 Hickory Road, Grandview, Yakima County, Washington, is a certified copy of an official record maintained by the City of Grandview and is an exact, complete, and unaltered copy of such official record.

Dated: July 27, 2026

Anita G. Palacios, MMC
City Clerk

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

TO: The City Council
City of Grandview
Grandview, Washington

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

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

See Attached

We are requesting City Council consideration of our request and are asking that the above property as R2 zone.

OWNER'S SIGNATURE: _____ DATE: 3/4/2026

OWNER'S SIGNATURE: _____ DATE: _____

PRINTED NAME: Hugo E Garibay

MAILING ADDRESS: 708 N. 5th Street Grandview, WA 98930

TELEPHONE NO.: (509) 380-2991

PARCEL NO.: 230927111425, 230927111424

PROPERTY LEGAL DESCRIPTION:

See Attached

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

TO: The City Council
City of Grandview
Grandview, Washington

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

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

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

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

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

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

indebtedness of said City, including assessments or taxes in payment of any bonds issued or debts contracted, prior to or existing at the date of annexation, and that simultaneous adoption of proposed zoning regulations be required" in accordance with the requirements of the City Council of said City, and as quoted herein from the minute entry of the records of said City Council meeting. It is further understood that the zoning of said area proposed for annexation as shown in the Comprehensive Plan as adopted is R2 Residential.

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

PRAYER OF PETITION:

1. Annexation of area described herein and on Exhibit "A";
2. Assumption of indebtedness of the City of Grandview; and
3. Zoning of R2, consistent with the City of Grandview Comprehensive Plan.

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

OWNER'S SIGNATURE: _____ DATE: 3/4/2026

OWNER'S SIGNATURE: _____ DATE: _____

PRINTED NAME: Hugo E Garibay

MAILING ADDRESS: 708 N. 5th Street Grandview WA 98930

TELEPHONE NO: (509) 380-2991

PARCEL NO.: 230927111424, 230927111425

PROPERTY LEGAL DESCRIPTION:

See Attached

Yakima County GIS - Washington
Land Information Portal

Map ... Help Re...

Assessor | Planning | County Roads

160 Hickory Road, grandview,...

Measure Draw Pro

Cities
Layers
Legend
Imagery
Add Data
Print Map

1 of 2

230927-11424

Zoom to

PROPERTY INFORMATION			
Parcel Owner(s):	HUGO GARIBAY		
Parcel Address:	160 HICKORY RD, GRANDVIEW, WA 98930		
Parcel Number:	23092711424	Parcel Size:	0.39 Acre(s)
Property Use:	11 Single Unit (Neighborhood: GV)		
TAX AND ASSESSMENT INFORMATION			
Tax Year:	2026	Tax Code Area:	TCA: 441
LandValue:	$80,700	Improvement Value:	$64,800
CurrentUse Value:	$	CU Improvement:	$
New Construction:	$	Total Assessed Value:	$145,500

Parcel Image

Pecan Rd

GRANDVIEW

119°55'13.442"W 46°14'34.021"N

200 ft

Powered by Esri

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

Copyright (c) Yakima County GIS

Yakima County GIS - Washington
Land Information Portal

Map ... Help Re...

Assessor | Planning | County Roads

160 Hickory Road, grandview,...

Click on Parcel to Get

Measure | Draw | Pro

Cities | Layers | Legend | Imagery | Add Data | Print Map

230927-11425

Zoom to

PROPERTY INFORMATION			
Parcel Owner(s):	HUGO GARIBAY		
Parcel Address:	160 HICKORY RD, GRANDVIEW, WA 98930		
Parcel Number:	23092711425	Parcel Size:	1.77 Acre(s)
Property Use:	91 Undeveloped Land (Neighborhood: GV)		
TAX AND ASSESSMENT INFORMATION			
Tax Year:	2026	Tax Code Area:	TCA: 441
LandValue:	$87,800	Improvement Value:	$0
CurrentUse Value:	$	CU Improvement:	$
New Construction:	$	Total Assessed Value:	$87,800
Parcel Image			

Powered by Esri

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

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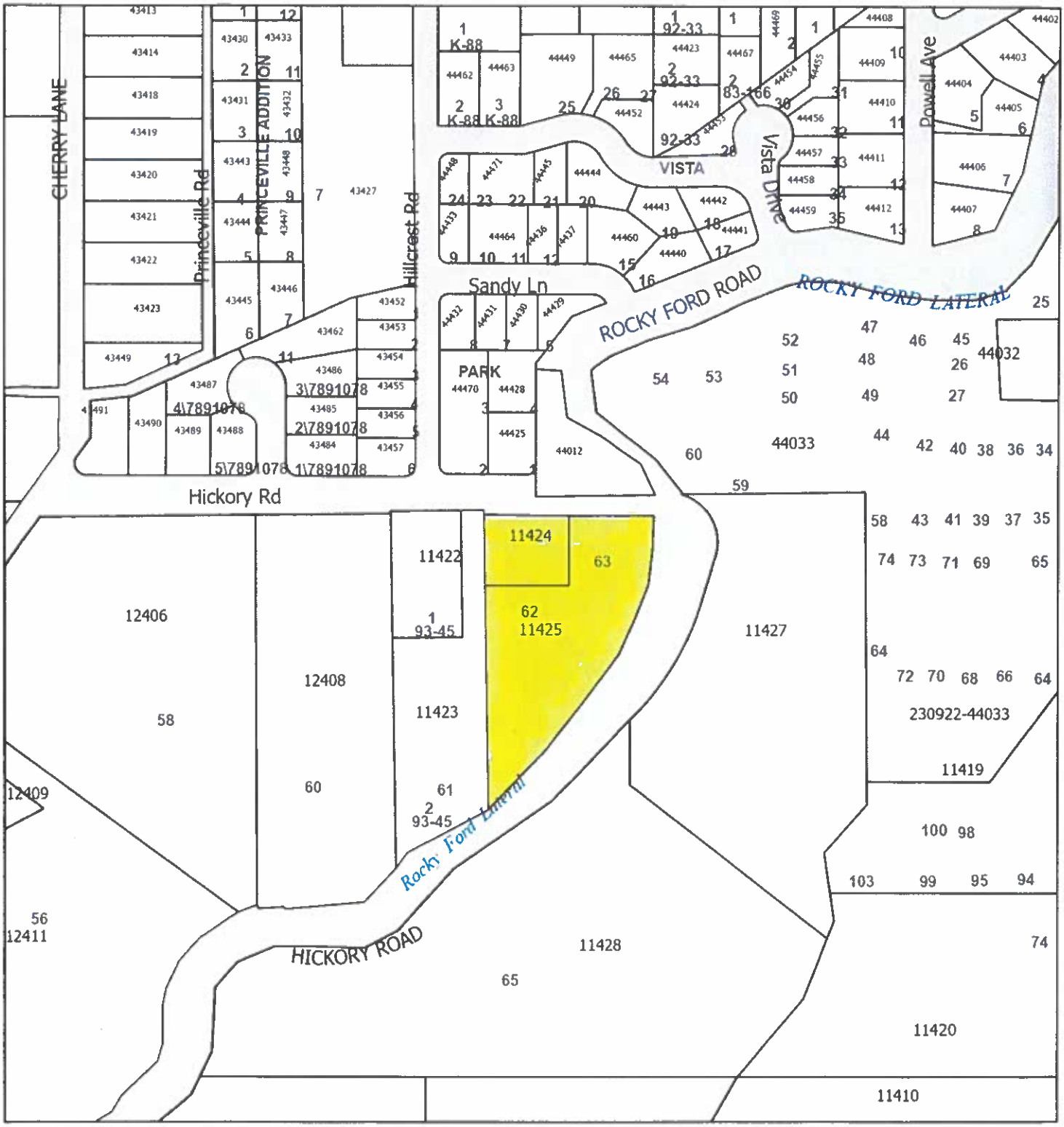
Yakima County - Land Information Portal



3/2/2026, 1:34:11 PM

1:2,836

0 130 260 520 ft

0 37.5 75 150 m

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

Yakima County GIS

Jacob Tate, Assessor

128 N 2nd St • Room 112 • Yakima, WA 98901 • (509) 574-1100
Toll-Free 800-572-7354 • Fax (509) 574-1101
https://www.yakimacounty.us/Assessor

Determination of Sufficiency of Annexation Petition;
City of Grandview – Hugo Garibay Properties
(RCW 35A.01.050(4))

To: Anita Palacios, City Clerk
City of Grandview

On March 16th, 2026, 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 16th, 2026, 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 16th day of March 2026

Jacob Tate, Yakima County Assessor

5939

AFFIDAVIT OF PUBLICATION

State of Washington } ss.
County of Yakima }

The undersigned on oath states that

Trisha Dodgson

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

was published on April 22, 2026

The amount of the fee charged for the foregoing publication is the sum of $ 156.44 which amount has been paid in full.

Subscribed and sworn to before me on April 22, 2026

Notary Public for the State of Washington

Notice

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

The general public is hereby provided notice of the following development application, pursuant to Grandview Municipal Code (GMC) 14.07 and Washington Administrative Code (WAC) 197-11-355:

Applicant(s) & Property Owner(s): Hugo Garibay
Proposed Project: Annexation & Rezone
Location of Project: 160 Hickory Road, Grandview, Yakima County, WA
Parcel No(s).: 230927-11424 and 230927-11425
Current Zoning: R-1 Single Family Residential
Jurisdiction: Yakima County
Urban Growth Area: City of Grandview
Future Land Use: Residential
Proposed Zoning: R-2 Medium Density Residential
Application Date: March 4, 2026
Application Acceptance: March 31, 2026
Decision-Making Authority: City of Grandview
Project Description: Applicant requests annexation and rezone to R-2 Medium Density Residential
Requested Approvals & Actions: Annexation and rezone
Existing Environmental Documents: An Environmental Checklist has been prepared and is available from the City upon request.
A decision on this application will be made within 120 days of the date of the letter of completeness.

Environmental Determination
The City of Grandview is the lead agency for this application and intends to issue a Determination of Non-Significance. The City is utilizing the optional DNS process set forth in WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of this proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement is prepared. The City will review all timely comments prior to making a final threshold determination. Any person has the right to comment on the application and receive notice of and participate in any hearings on the application, if any are schedule or held. At this time, the City does not intend to hold a public hearing to consider the environmental aspects of this application. A copy of the threshold determination ultimately issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by **WEDNESDAY, MAY 13, 2026.**

Comment Period and Where to View Documents
The development application and environmental checklist may be viewed at the City of Grandview, 207 West Second Street, Grandview, WA or on the City's website at www.grandview.wa.us. All interested persons are invited to (a) comment on the application, (b) receive notice of and participate in any hearings, and (c) receive a copy of the decision by submitting such written comments/requests to the City of Grandview, Attn: City Clerk, 207 West Second Street, Grandview, WA 98930, PH: (509) 882-9200, email: anitap@grandview.wa.us. Comments concerning the application should be submitted no later than **WEDNESDAY, MAY 13, 2026.** While comments will be accepted through closing of the public hearing on this proposal, comments received after **WEDNESDAY, MAY 13, 2026** 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 20, 2026 at 2:00 p.m.** The public hearing will be held in person in the Council Chambers at City Hall, 207 West Second Street, Grandview, WA.
The public hearing will consider the application of the project described above. To request accommodation for special needs, contact Anita Palacios, City Clerk, 24-hours in advance at (509) 882-9200. Interpreters will be available upon request. American Disabilities Act (ADA) accommodations provided upon request 24-hours in advance.

CITY OF GRANDVIEW
Anita G. Palacios, MMC, City Clerk
Published: The Grandview Herald
Published: April 22, 2026

6014

AFFIDAVIT OF PUBLICATION

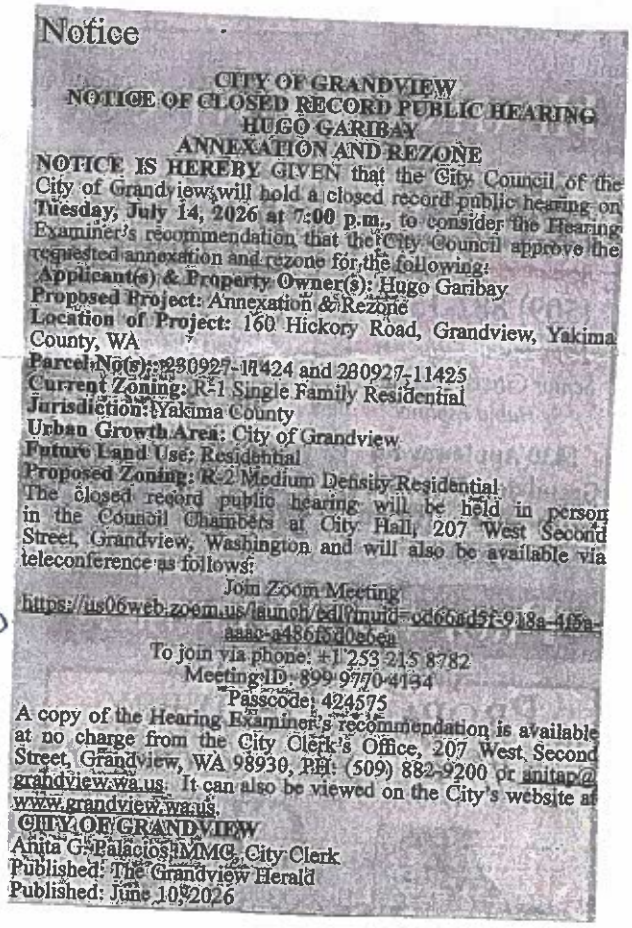
State of Washington } ss.
County of Yakima }

The undersigned on oath states that

Trisha Dodgson

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

was published on June 10, 2026



Notice

CITY OF GRANDVIEW
NOTICE OF CLOSED RECORD PUBLIC HEARING
HUGO GARIBAY
ANNEXATION AND REZONE

NOTICE IS HEREBY GIVEN that the City Council of the City of Grandview will hold a closed record public hearing on Tuesday, July 14, 2026 at 7:00 p.m., to consider the Hearing Examiner's recommendation that the City Council approve the requested annexation and rezone for the following:

Applicant(s) & Property Owner(s): Hugo Garibay
Proposed Project: Annexation & Rezone
Location of Project: 160 Hickory Road, Grandview, Yakima County, WA
Parcel No(s): 230927-11424 and 230927-11425
Current Zoning: R-1 Single Family Residential
Jurisdiction: Yakima County
Urban Growth Area: City of Grandview
Future Land Use: Residential
Proposed Zoning: R-2 Medium Density Residential

The closed record public hearing will be held in person in the Council Chambers at City Hall, 207 West Second Street, Grandview, Washington and will also be available via teleconference as follows:

Join Zoom Meeting
https://us06web.zoom.us/launch/edl?muid=cd66ad5f-918a-415a-aaac-a4861d0e6ea
To join via phone: +1 253 215 8782
Meeting ID: 899 9770 4134
Passcode: 424575

A copy of the Hearing Examiner's recommendation is available at no charge from the City Clerk's Office, 207 West Second Street, Grandview, WA 98930, PH: (509) 882-9200 or anitap@grandview.wa.us. It can also be viewed on the City's website at www.grandview.wa.us.

CITY OF GRANDVIEW
Anita G. Palacios, MMC, City Clerk
Published: The Grandview Herald
Published: June 10, 2026

The amount of the fee charged for the foregoing publication is the sum of $ 82.81 which amount has been paid in full.

ANNETTE C JONES
NOTARY PUBLIC #193643
STATE OF WASHINGTON
COMMISSION EXPIRES
JULY 10, 2029

Subscribed and sworn to before me on

June 10, 2026

Annette C. Jones

Notary Public for the State of Washington

GRANDVIEW CITY COUNCIL
REGULAR MEETING MINUTES EXCERPT
JULY 14, 2026

1. CALL TO ORDER

Mayor Ashley Lara called the regular meeting to order at 7:00 p.m. in the Council Chambers at City Hall.

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

Present in person: Councilmembers David Diaz, Laura Flores, Ramona Garibay-Rios, Bill Moore (Mayor Pro Tem), Robert Ozuna, Javier Rodriguez and Joan Souders

Present via teleconference: None

Absent: Councilmember Robert Ozuna

7. ACTIVE AGENDA

A. Closed Record Public Hearing – Hugo Garibay Annexation and Rezone, 160 Hickory

Mayor Lara opened the closed record public hearing to consider an Annexation and Rezone submitted by Hugo Garibay for annexation of Parcel Nos. 230927-11424 and 230927-11425 located at 160 Hickory Road, Grandview, Yakima County, Washington, by reading the public hearing procedure.

There was no one in the audience who objected to her participation as Mayor or any of the Councilmembers' participation in these proceedings. None of the Councilmembers had an interest in this issue nor did any stand to gain or lose any financial benefit as a result of the outcome of this hearing and all indicated they could hear and consider the issue in a fair and objective manner.

The purpose of the hearing was for the Council to review the record and consider the pertinent facts relating to this issue. No new public testimony was allowed.

City Clerk Palacios provided the following review of the record:

- The City received a Letter of Intent and Petition for Annexation and Rezone signed by Hugo Garibay to annex Parcel Nos. 230927-11424 and 230927-11425 located at 160 Hickory Road, Grandview, Yakima County, Washington, to the City of Grandview.
- The petitioner elected to request annexation under the 60% petition method of annexation. The 60% petition method requires signatures by owners of not less than 60% of the assessed value of the total property proposed for annexation. The petition contained sufficient signatures of the assessed value.
- The petitioner requested the parcels be annexed with an R-2 Medium Density Residential zoning designation. All parcels were included in the City's designated Urban Growth Area with a future land use of residential.

- At the March 10, 2026 City Council meeting, Council approved Resolution No. 2026-19 accepting a request from Hugo Garibay for annexation of Parcel Nos. 230927-11424 and 230927-11425 located at 160 Hickory Road, Grandview, Yakima County, Washington, to the City of Grandview, and directed staff to present the Petition for Annexation to the Hearing Examiner for a public hearing.
- On May 20, 2026, a public hearing was held before the Hearing Examiner to receive comments on the proposed annexation and rezone. A copy of the Hearing Examiner's Recommendation was presented for consideration.
- Staff recommended Council accept the Hearing Examiner's conclusions and recommendation that the Petition for Annexation of Parcel Nos. 230927-11424 and 230927-11425 as described in the documentation submitted for this application, in the City Planner's staff report and in the recommendation be approved with a R-2 Medium Density Residential zoning, subject to the assumption of an appropriate share of all existing City indebtedness by the annexed area.
- Staff further recommended Council approve Resolution No. 2026-37 authorizing the petition to annex properties known as the Hugo Garibay Annexation and Rezone that is contiguous to the City of Grandview and providing for transmittal of said petition to the Yakima County Boundary Review Board for a 45-day review prior to taking final action.

Discussion took place.

The public hearing was declared closed.

On motion by Councilmember Moore, second by Councilmember Souders, Council accepted the Hearing Examiner's conclusions and recommendation that the Petition for Annexation of Parcel Nos. 230927-11424 and 230927-11425 as described in the documentation submitted for this application, in the City Planner's staff report and in the recommendation be approved with a R-2 Medium Density Residential zoning, subject to the assumption of an appropriate share of all existing City indebtedness by the annexed area.

Vote:

- Councilmember Diaz – Yes
- Councilmember Flores – Yes
- Councilmember Garibay-Rios – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Absent
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

B. Resolution No. 2026-37 authorizing the petition to annex property known as the Hugo Garibay Annexation and Rezone that is contiguous to the City of Grandview and providing for transmittal of said petition to the Yakima County Boundary Review Board for a 45-day review prior to taking final action

On motion by Councilmember Rodriguez, second by Councilmember Moore, Council Resolution No. 2026-37 authorizing the petition to annex property known as the Hugo Garibay Annexation and Rezone that is contiguous to the City of Grandview and providing for transmittal of said petition to the Yakima County Boundary Review Board for a 45-day review prior to taking final action.

Vote:

- Councilmember Diaz – Yes
- Councilmember Flores – Yes
- Councilmember Garibay-Rios – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Absent
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

City of Grandview, Washington
Hearing Examiner's Recommendation

June 4, 2026

In the Matter of a Petition for	)	
Annexation of Two Parcels with	)	
R-2 Medium Density Residential	)	
Zoning Submitted by:	)	
	)	**Annexation Resolution No. 2026-19**
Hugo E. Garibay, Property Owner	)	
	)	
Relative to About 2.16 Acres at	)	
160 Hickory Road East of Its	)	
Intersection with Hillcrest Road	)	

A. <u>Introduction.</u> The findings relative to the public hearing process for this petition are as follows:

(1) The Hearing Examiner conducted an open record public hearing on May 20, 2026, regarding this petition to annex approximately 2.16 acres located at 160 Hickory Road just east of its intersection with Hillcrest Road with City R-2 Moderate Density Residential zoning for the two parcels. *(Pages 4-5 of the record)*.

(2) The staff report was presented by Byron Gumz, Regional Land Use Planning Manager of the Yakima Valley Conference of Governments acting as the City's Planner for this application. He submitted aerial illustrations of the property as additional exhibits 62, 63 and 64 for the record and recommended approval of the proposed annexation with City R-2 Medium Density Residential zoning *(Pages 57-61 of the record)*.

(3) Mario Castellanos, the prospective developer of the property who is currently building single-family homes at 621 Wilson Road, testified in favor of approval of the proposed annexation with R-2 zoning.

(4) City Clerk Anita Palacios indicated that no written comments were submitted before the hearing.

(5) No other people testified at the hearing.

(6) This recommendation has been issued within ten working days of the hearing as required by Subsection 2.50.130(A) of the Grandview Municipal Code.

B. Summary of Recommendation. The Hearing Examiner recommends that the Grandview City Council approve the proposed annexation with R-2 Medium Density Residential zoning as recommended by the City's Planner which would be consistent with the Comprehensive Plan Future Land Use Map designation for the two parcels.

C. Basis for Recommendation. Based upon a view of the site without anyone else present on May 20, 2026; the information contained in the staff report, the exhibits and the testimony presented at the open record public hearing on May 20, 2026; and a consideration of the Grandview Comprehensive Plan and Grandview Zoning Ordinance, Title 17 of the Grandview Municipal Code (GMC); the Hearing Examiner makes the following:

FINDINGS

I. Petitioner/Property Owner. The petitioner and sole property owner of the two subject parcels is Hugo E. Garibay, 708 North 5th Street, Grandview, WA 98930 *(Pages 4-7 of the record).*

II. Location. The annexation area is located at 160 Hickory Road just east of its intersection with Hillcrest Road *(Pages 51, 56 and 63 of the record).*

III. Petition. The details relative to this annexation petition may be described as follows:

(1) The Yakima County Assessor's Office confirmed by letter of March 16, 2026, that the petition as submitted was signed by at least 60% of the assessed value of the property within the area proposed for annexation because it was signed by the only owner of the property within the area proposed for annexation *(Page 13 of the record)*. The signer of the petition still owns property having an assessed value of more than 60% of the total assessed value of the property within the area proposed for annexation insofar as he owns 100% thereof *(Pages 6-7 of the record)*.

(2) A 1975 doublewide mobile home and small wooden shed are currently located on the property. The land to the east and south is zoned for a manufactured home park. Land to the north is developed with single-family homes. To the west are two oversized lots with existing homes. The petitioner's parcels are within the City of Grandview's Urban Growth Area; are currently within the City's Comprehensive Plan designation of Residential; and are currently zoned by Yakima County as Single-Family Residential (R-1) *(Pages 6-7 and 57 of the record)*.

(3) The Letter of Intention (60% Petition Method for Annexation Proceedings to the City of Grandview, Washington) was signed by Hugo E. Garibay who owned, and still owns, the two parcels located within the proposed annexation area that have an assessed value of 100% of the total assessed value of all of the properties within the area proposed for annexation *(Pages 3 and 6-7 of the record)*.

(4) The petition requests annexation of the property with assumption of existing City indebtedness and with R-2 Medium Density Residential zoning. That zoning would be consistent with the Residential Comprehensive Plan designation for the property *(Pages 4-5 of the record)*.

(5) At the City Council's regular meeting of March 10, 2026, the City Council by means of Resolution No. 2026-19 accepted the request for annexation subject to the following conditions: (i) that the annexation is accepted as proposed in the information attached to the Resolution; (ii) that the City requires simultaneous adoption of the City's zoning regulations consistent with the Urban Growth Area Future Land Use Designation: R-2 Medium Density Residential for the proposed annexation; and (iii) that the City requires the assumption of an appropriate share of all existing City indebtedness by the area to be annexed. The City Council by that Resolution also referred the petition for annexation to the Hearing Examiner to receive and examine available information, conduct a public hearing, prepare a

record thereof, and enter findings of fact and conclusions based upon those facts, together with a recommendation to the City Council *(Page 9 of the record)*.

(6) The sufficiency of the petition signed by the sole owner of the property having an assessed value of at least 60% of the assessed value of all of the properties within the area proposed for annexation was confirmed by a letter from the Yakima County Assessor's office dated March 16, 2026 *(Page 16 of the record)*.

(7) This Recommendation sets forth the legal description of the area proposed for annexation including the adjacent road right-of-way which was prepared by HLA Engineering and Land Surveying, Inc. on March 23, 2026 *(Pages 54-56 of the record)*. The legal description was confirmed as correct by an email from Yakima County Engineering Services Manager Brett Sheffield on March 25, 2026 *(Page 52 of the record)*.

(8) If the City Council agrees with this recommendation, it will authorize the annexation petition to be forwarded to the Boundary Review Board. If it is approved by that Board or if 45 days pass without the filing of a request for review, it will be returned for the City Council's adoption of an annexation ordinance.

IV. <u>State Environmental Policy Act.</u> The SEPA procedure for this matter may be detailed as follows:

(1) On April 22, 2026, the City distributed a Notice of Development Application, Environmental Determination & Notice of Public Hearing with a comment period ending on May 13, 2026, which stated that the City intends to issue a threshold Determination of Non-significance utilizing the optional SEPA process authorized by WAC 197-11-355 *(Pages 35-38 of the record)*.

(2) Following the comment period, a final threshold Determination of Non-significance (DNS) was issued on May 14, 2026, which retained the initial DNS by determining that the proposed annexation with appropriate zoning would not have a probable significant adverse environmental impact *(Page 39 of the record)*.

V. <u>Zoning and Land Uses.</u> The zoning and land uses of the property proposed for annexation and of the property in the surrounding area may be described as follows:

(1) The property proposed for annexation currently is zoned by Yakima County as Single-Family Residential (R-1) *(Pages 58 and 63 of the record)*. The petition requests that the property be zoned the City's R-2 Medium Density Residential *(Pages 4-5 of the record)*. GMC §17.34.010 states that the R-2 Medium Density Residential zoning district is primarily intended to provide a medium-density residential environment which generally should contain multiple unit residential structures of a scale compatible with structures in lower density districts with useful yard spaces. Minimum lot area is 7,500 square feet for single-family structures and 8,000 square feet for two-family structures, with two dwelling units per lot allowed. This proposed zoning is consistent with the Residential Comprehensive Plan designation for the property *(Page 59 of the record)*. The property is located within the Grandview Urban Growth Area *(Page 57 of the record)*.

(2) There is currently a 1975 doublewide mobile home and a small shed on the property *(Pages 6-7 of the record)*.

(3) The properties in the vicinity of these two parcels have the following zoning and land use characteristics:

Location	*Zoning*	*Existing Uses*	*Jurisdiction*
North:	R-1P Single-Family Residential Park	Residential	Grandview
South:	MR Manufactured Home Park	Vacant	Grandview
East:	MR Manufactured Home Park	Vacant	Grandview
West:	R-1 Single-Family Residential	Residential	Yakima County

(Pages 58-59 of the record).

VI. <u>Comprehensive Plan.</u> The Grandview Comprehensive Plan Future Land Use Map designation for the parcels is Residential. That designation is intended to provide a medium-density residential environment *(Page 59 of the record)*.

VII. <u>Floodplains, Floodways or Shorelines.</u> There are no FEMA floodplains, floodways or other flood hazard areas within or near these parcels, and there are no designated Shoreline Environments that are regulated by the Yakima County

Regional Shoreline Master Program within or near these parcels *(Pages 59-60 of the record)*.

VIII. Critical Areas. There are no known critical areas as defined by GMC Chapter 18.06 within or near these parcels *(Page 60 of the record)*.

IX. Concurrency. Review under GMC Chapter 14.10 relative to Transportation Concurrency Management is not required because no development is proposed. Future development may require transportation concurrency review *(Page 60 of the record)*.

X. Development Standards. This petition is likewise not subject to any of the development standards that are contained in the Grandview Municipal Code since no development of the parcels is proposed at this time *(Page 60 of the record)*.

XI. Infrastructure. Sewer and water lines are located near the property proposed for annexation, and the property has access to Hickory Road. Future development of the property may require improvements to that road, including the dedication of additional right-of-way *(Page 60 of the record)*.

XII. Hearing Examiner Jurisdiction. Annexation procedures are governed by Chapter 17.96 of the Grandview Municipal Code (GMC) and Chapter 35A.14 of the Revised Code of Washington (RCW). The Hearing Examiner has jurisdiction to make a recommendation regarding annexation with appropriate zoning to the City Council based on the criteria set forth in GMC Chapter 17.96, GMC Chapter 14.09 and GMC Chapter 17.88 after a public hearing with prior notice described in RCW 35A.14.130.

XIII. Notices of Hearing. Notices of the Hearing Examiner's open record public hearing of May 20, 2026, were provided as follows:

(1) The type of notice required for annexations by GMC §2.50.120(B) to be provided at least 10 working days prior to the hearing is not specified by GMC Chapter 17.96 or GMC Chapter 2.50. But RCW 35A.14.130 requires the City to "cause notice of the hearing to be published in one or more issues of a newspaper of general circulation in the city" and requires that "The notice shall also be posted in three public places within the territory proposed for annexation, and shall specify the time and place of hearing and invite interested persons to appear and voice approval or disapproval of the annexation."

(2) Notice of the public hearing before the Hearing Examiner was posted in three places on the property proposed for annexation on April 20, 2026 *(Pages 48-51 of the record)*.

(3) Notice of the public hearing was published in the City's official newspaper, the Grandview Herald, on April 22, 2026, at least 10 working days prior to the hearing in accordance with RCW 35A.14.130 and GMC §2.50.120(B) *(Page 40 of the record)*.

(4) Additional notice for the requested rezone of the parcels proposed for annexation was provided on April 20, 2026, in the manner required for permit or development applications such as rezones by mailing the notice of the date, time and place of the public hearing to owners of property within 300 feet of the parcels proposed for annexation and for rezoning, and by posting the notice of the public hearing at City Hall, the Library, the Police Department and the City's website *(Pages 41-47 of the record)*.

XIV. Annexation Review Criteria. The annexation review criteria include the following requirements that are either prescribed by State statutes or by City ordinances:

(1) 60% Petition (RCW 35A.14.120). This annexation petition satisfies the requirements of RCW 35A.14.120 because the assessed value of the properties petitioning for the annexation is at least 60%, namely is 100%, of the total assessed value of all of the properties within the area proposed for annexation and the petition

has been determined to be sufficient by the Yakima County Assessor's Office *(Page 13 of the record)*.

(2) Annexation Review Criteria (GMC §17.96.030). GMC §17.96.030 provides that "At the time of the official public hearing on any proposed annexation to the city, the Hearing Examiner shall recommend a district classification of the area to be annexed in accordance with Chapter 2.50 GMC. which recommendation shall be in keeping with the overall comprehensive plan for the urban area, and the best arrangement of land uses to promote public health, safety, morals, and general welfare."

(3) Zoning District Classification in Keeping with the Comprehensive Plan (GMC §17.96.040). The requested R-2 Medium Density Residential zoning for the property is in keeping with the Comprehensive Plan's Residential designation for the property and is also consistent with the following Comprehensive Plan Land Use Element Goal and Policies:

GOAL 4: To pursue well-managed, orderly expansion of the urban area in a manner that is within the sustainable limits of the land.

Policy 4.2: Provide residential areas that offer a variety of housing densities, types, sizes, costs and locations to meet future demand.

Policy 4.3: Ensure that new residential development makes efficient use of the existing transportation network and provides adequate access to all lots.
(Page 59 of the record).

(4) Zoning District Classification in Keeping with the Best Arrangement of Land Uses (GMC §17.96.030). GMC §17.96.030 also requires a recommendation regarding the zoning district classification for an area to be annexed to be in keeping with the best arrangement of land uses to promote public health, safety, morals, and general welfare. The parcels proposed for annexation are within the City's Urban Growth Area. Since the adjacent properties to the north, south and east sides of the property are within the City limits, approval of the proposed annexation would result in a natural and expected expansion of the City's boundaries. Since R-1P Single-Family Residential Park zoning is adjacent to the property proposed for annexation on the north, MR Manufactured Home Park zoning is adjacent to the property proposed for annexation on the south and east, and Yakima County R-1 Single-Family Residential zoning is adjacent to the property proposed for annexation on the west, R-2 Medium Density Residential zoning would constitute the natural, expected, transitional zoning district for the property and would result in the best arrangement of land uses for the proposed annexation area. That type of future land

use would be compatible with other similar nearby residential land uses. This general criterion as to the best arrangement of land uses to promote the public health, safety, morals and general welfare can also be determined through a consideration of the more specific rezone criteria in the following section that apply here since this petition requests a change of the zoning from the current Yakima County Single-Family Residential (R-1) zoning to the City's R-2 Medium Density Residential zoning.

XV. <u>Standards and Criteria for Rezones.</u> GMC §14.03.035 provides that a Hearing Examiner may make land use decisions as determined by the City Council at the request of either the Planning Commission or City Administrator. GMC §14.07.030(B) requires at least 10 days notice of public hearings by publication, mailing and posting. GMC §14.03.040(A)(4), GMC §14.09.030(A)(4) and GMC §17.88.060(B) provide that a recommendation is to be made to the City Council regarding rezones in accordance with GMC Title 14 and GMC Chapter 2.50. GMC §14.09.030(A)(3) and GMC §14.09.030(A)(4) prescribe the applicable procedures. GMC §14.01.040(H) defines a development as any land use permit or action regulated by GMC Titles 14 through 18 including but not limited to enumerated actions such as rezones. GMC §14.09.030(A)(3)(c) provides that the Hearing Examiner is not to recommend approval of a proposed development such as a rezone without making the following findings and conclusions:

(1) **The development (proposed rezone) is consistent with the Comprehensive Plan and meets the requirements and intent of the Grandview Municipal Code.** The zoning of the approximate 2.16-acre annexation area is recommended by the petitioner, the City's Planner and the Hearing Examiner to be the R-2 Medium Density Residential zoning district for the two parcels having the Residential Comprehensive Plan designation. In this way the proposed rezone will be consistent with the Comprehensive Plan and with the Land Use Element Goal 4, as well as Policies 4.2 and 4.3 of the Comprehensive Plan. The rezone of the parcels to the R-2 Medium Density Residential zoning district would also meet the

requirements and intent of the City's zoning ordinance so long as that zoning satisfies all of the following criteria for approval of a rezone.

(2) **The development (proposed rezone) makes adequate provisions for drainage, streets and other public ways, irrigation water, domestic water supply and sanitary wastes.** City of Grandview water and sewer lines are located near the parcels proposed for annexation and the property is accessed by means of Hickory Road. Future development of the two parcels may require the dedication of additional road right-of-way and street improvements and will require that adequate provisions be made for drainage and sanitary wastes. *(Page 60 of the record).*

(3) **The development (proposed rezone) adequately mitigates impacts identified under other GMC chapters and in particular GMC Title 18.** The proposed annexation and zoning have been determined to lack any probable significant adverse impacts on the environment through the SEPA Determination of Non-significance issued as the final threshold determination per GMC Title 18 on May 14, 2026.

(4) **The development (proposed rezone) is beneficial to the public health, safety, morals and welfare and is in the public interest.** The requested rezone is beneficial to the public health, safety, morals and welfare and is in the public interest because the parcels will serve as a future site for needed additional residential units within the City that would be compatible with the nearby residential zoning and uses.

(5) **The development (proposed rezone) does not lower the level of service of transportation below the minimum standards as shown within the Comprehensive Plan. If the development results in a level of service lower than those shown in the Comprehensive Plan, the development may be approved if improvements or strategies to raise the level of service are made concurrent with the development. For the purpose of this section, "concurrent with the development" is defined as the required improvements or strategies in place at the time of occupancy, or a financial commitment is in place to complete the improvements or strategies within six years of approval of the development.** No development of any specific medium density residential use is proposed at this time, but development of medium density residential uses on the 2.16-acre site in the future may be subject to the Transportation Concurrency Management requirements of GMC Chapter 14.10 and may require a Certificate of Concurrency depending upon the specific type of development proposed.

(6) **The area, location and features of any land proposed for dedication are a direct result of the development proposal, are reasonably needed to mitigate the effects of the development, and are proportional to the impacts created by the development.** Here this criterion is not applicable because there is no land proposed for dedication at this time. Future development may require a dedication of additional road right-of-way that is reasonably needed to mitigate the effects of the development and is proportional to the impacts created by the development.

In addition to these criteria, Section 17.88.060 of the Grandview Municipal Code provides that the Hearing Examiner shall enter findings for a rezone relative to the following additional criteria:

(1) **Whether the proposal is in accord with the goals and policies of the Comprehensive Plan.** The rezone of the two parcels to the R-2 Medium Density Residential zoning district would be consistent with the Comprehensive Plan's Residential designation for the parcels and would be in accord with the Comprehensive Plan's Land Use Element Goal 4, as well as Policies 4.2 and 4.3 set forth above in Subsection XIV(3) of this Recommendation.

(2) **Whether the effect of the proposal on the immediate vicinity will be materially detrimental.** The proposed annexation with R-2 Medium Density Residential zoning for the 2.16-acre annexation area will not be materially detrimental to the immediate vicinity because the two parcels can be utilized in the future for a medium density residential use in an area where there are already various types of residential uses located to the north and west of the property.

(3) **Whether there is merit and value in the proposal for the community as a whole.** There is merit and value in the recommended zoning of these parcels for the community as a whole because it is consistent with the Comprehensive Plan's Residential designation for the property and because it will allow for development of one or more R-2 Medium Density Residential uses on the two parcels which will help accommodate the population growth of the City and which will be compatible with uses that already exist in the area.

(4) **Whether conditions should be imposed in order to mitigate any significant adverse impacts from the proposal.** There is no need for conditions to be imposed in order to mitigate probable significant adverse environmental impacts of the proposed annexation and recommended zoning at this time. The City's SEPA

Determination of Non-significance determined that no impacts of that nature are likely to result from this annexation with R-2 Medium Density Residential zoning.

(5) **Whether a development agreement should be entered into between the City and the petitioner and, if so, the terms and conditions of such an agreement.** There is no need for a development agreement between the City and the petitioner for the proposed annexation with the recommended zoning. Future development will be reviewed at the time of application to ensure consistency with applicable development standards, and the City could require some type of development agreement at that time depending upon the type of development that is proposed.

CONCLUSIONS

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

(1) The Hearing Examiner has jurisdiction under GMC §17.96.030, GMC §2.50.080(C)(1) and GMC §2.50.080(C)(2) to make a recommendation to the Grandview City Council regarding this petition for annexation with appropriate zoning.

(2) A Final SEPA Determination of Non-significance (DNS) was issued on May 14, 2026.

(3) The two parcels proposed for annexation are located within the City of Grandview Urban Growth Area. The north, south and east sides of the proposed annexation area are contiguous to the City limits.

(4) There will be sufficient water, sewer and street capacity for development of the two parcels in the proposed annexation area with one or more R-2 Medium Density Residential uses so long as any requisite infrastructure improvements are provided by the applicant at that time.

(5) The annexation petition has met the requirements for the 60% petition method authorized by RCW 35A.14.120 that requires the owners of properties having an assessed value of at least 60% of the assessed value of all of the properties within the area proposed for annexation to join in the petition because the sole owner of 100% of the assessed value of the properties within the area proposed for annexation has signed the petition.

(6) The proposed annexation area should have R-2 Medium Density Residential zoning in order to be consistent with its Residential Comprehensive Plan designation.

(7) The requested annexation with the recommended R-2 Medium Density Residential zoning satisfies the applicable requirements and criteria set forth in RCW 35A.14.120, GMC §17.96.030, GMC §17.96.040, GMC §14.09.030(A)(3)(c) and GMC §17.88.060 that are needed to be satisfied in order to recommend its approval by the Grandview City Council.

RECOMMENDATION

The Hearing Examiner recommends to the Grandview City Council that this petition for annexation of Parcel Nos. 230927-11424 and 230927-11425 as described in the documentation submitted for this application, in the City Planner's staff report and in this Recommendation be **APPROVED** with R-2 Medium Density Residential zoning subject to the assumption of an appropriate share of all existing City indebtedness by the annexed area and with the annexed area being legally described in the following manner which has been prepared by HLA Land Surveying and Engineering, Inc. and which has been confirmed as accurate by Yakima County Engineering Services Manager Brett Sheffield:

> That portion of the Northeast quarter of Section 27, Township 9 North, Range 23 East, W.M., described as follows:
>
> Commencing at the Northeast corner of said Section 27;
> Thence South 0°06' West along the East line thereof 500 feet to the Easterly extension of the South line of Tract 64, GRANDVIEW ORCHARD TRACTS according to the official plat thereof recorded in Volume "B" of Plats, Page 14, records of Yakima County, Washington;
> Thence North 89°56' West along said South line of said Tract 64 and its Easterly extension 1034.37 feet;

Thence North 0°05'06" East 104.25 feet to the Westerly line of said Tract 64, being the Easterly right of way line of Hickory Road and the Point of Beginning;
Thence Northwesterly at a right angle to the centerline of said Hickory Road, to the Westerly right of way line of said Hickory Road;
Thence Southwesterly along said right of way line to the Southerly extension of the West line of Tract 62 of said Plat;
Thence North along the West line of said Tract 62 and its Northerly and Southerly extension to the North line of the Northeast quarter of said Section 27;
Thence East along the North line to the Westerly line of said Tract 64, being the Easterly right of way line of said Hickory Road;
Thence Southerly along said line to the Point of Beginning;

Situate in Yakima County, State of Washington.

Yakima County Tax Parcel Nos. 230927-11424 and 23097-11425.

DATED this 4th day of June, 2026.

Gary M. Cuillier

Gary M. Cuillier, Hearing Examiner

CITY OF GRANDVIEW, WASHINGTON

RESOLUTION CERTIFICATION

I, Anita G. Palacios, am appointed by the Mayor of the City of Grandview as the City Clerk. I am the custodian of the City's records and I am authorized to make certified copies of official records. I do hereby certify under penalty of perjury that the attached Resolution No. 2026-19 accepting a request from Hugo Garibay for annexation of Parcel Nos. 230927-11424 and 230927-11425 located at 160 Hickory Road, Grandview, Yakima County, Washington to the City of Grandview and Resolution No. 2026-37 authorizing the petition to annex properties known as the Hugo Garibay annexation that is contiguous to the City of Grandview and providing for transmittal of said petition to the Yakima County Boundary Review Board for a 45-day review prior to taking final action, are certified copies of official records maintained by the City of Grandview and are an exact, complete, and unaltered copies of such official records.

Dated: July 27, 2026

Anita G. Palacios, MMC
City Clerk

RESOLUTION NO. 2026-19

A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON, ACCEPTING A REQUEST FROM HUGO GARIBAY FOR ANNEXATION OF PARCEL NOS. 230927-11424 AND 230927-11425 LOCATED AT 160 HICKORY ROAD, GRANDVIEW, YAKIMA COUNTY, WASHINGTON TO THE CITY OF GRANDVIEW

WHEREAS, Hugo Garibay submitted a Letter of Intent to the City requesting annexation of Parcel Nos. 230927-11424 and 230927-11425 located at 160 Hickory Road, Grandview, Yakima County, Washington to the City of Grandview; and

WHEREAS, on March 10, 2026, the City Council was presented with the Letter of Intent and Petition for Annexation and reviewed the proposed annexation,

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

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

- That the annexation be accepted as proposed on Exhibit "A" attached hereto.
- That the City requires the simultaneous adoption of the City's zoning regulations consistent with the Urban Growth Area Future Land Use Designation: R-2 Medium Density Residential for the proposed annexation.
- That the City requires the assumption of an appropriate share of all existing City indebtedness by the area to be annexed.

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

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on March 10, 2026.

MAYOR

ATTEST:

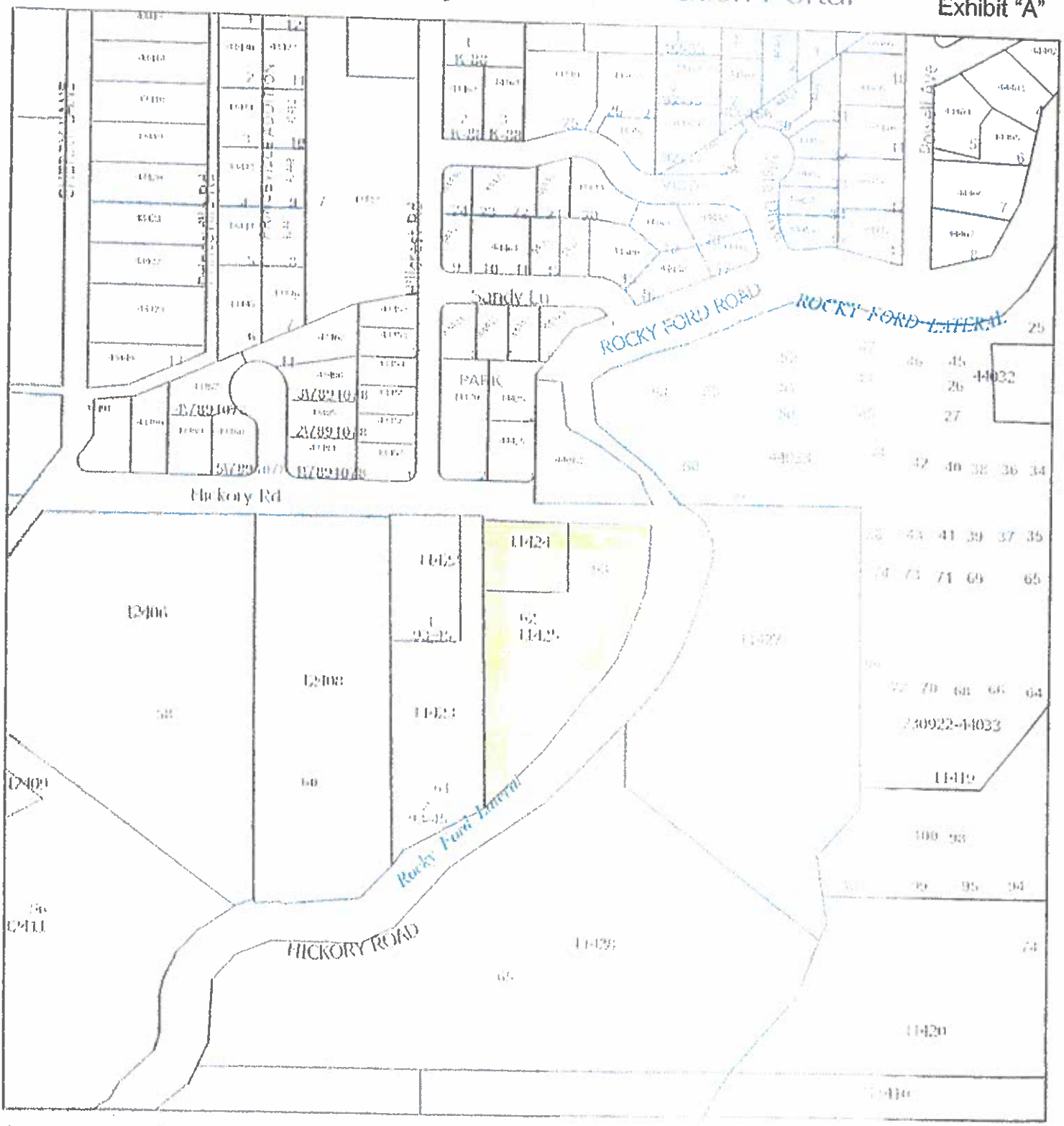
CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

Yakima County - Land Information Portal

Exhibit "A"



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Yakima County GIS

Planning

County Roads

160 Hickory Road, grandview,...

1 of 2

230927-11424

Parcel Owner(s):	HUGO GARWAY
Parcel Address:	160 HICKORY RD, GRANDVIEW, WA 98930
Parcel Number:	230927-11424
Property Use:	11 Single Unit (Double-wide, GV)
Tax Year:	2026
Land Value:	$80,700
Current Use Value:	$
New Construction:	$

0.39 Acre(s)

TCA: 441

$64,800

$

$145,500

230927-11424
3/0/07 #64

GRANDVIEW

2004

Powered by Esri

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

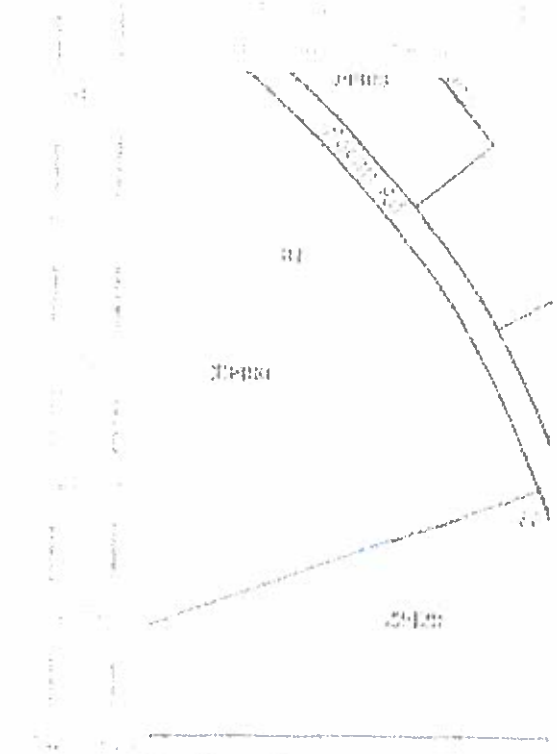
Planning

County Roads

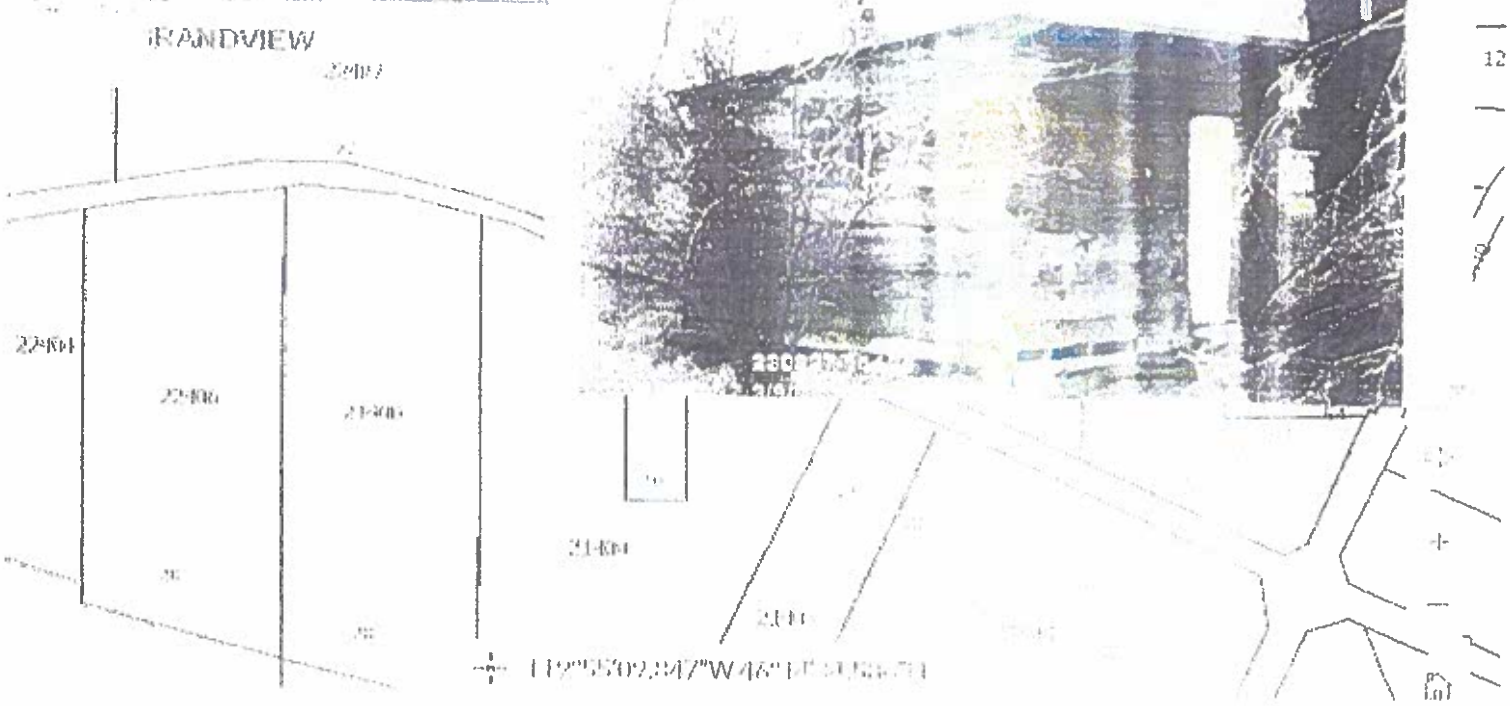
160 Hickory Road, grandview,...

230927-11425

Zoom to



Parcel Owner(s):	HUGO GARIBAY		
Parcel Address:	160 HICKORY RD, GRANDVIEW, WA 98930		
Parcel Number:	23092711425		1.77 Acre(s)
Property Use:	91 Undeveloped Land (Neighborhood: GV)		
Tax Year:	2026		TCA: 441
Land Value:	$87,800		$0
Current Use Value:	$		$
New Construction:	$		$87,800



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IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND [illegible]

RESOLUTION NO. 2026-37

A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON, AUTHORIZING THE PETITION TO ANNEX PROPERTY KNOWN AS THE HUGO GARIBAY ANNEXATION THAT IS CONTIGUOUS TO THE CITY OF GRANDVIEW AND PROVIDING FOR TRANSMITTAL OF SAID PETITION TO THE YAKIMA COUNTY BOUNDARY REVIEW BOARD FOR A 45-DAY REVIEW PRIOR TO TAKING FINAL ACTION

WHEREAS, the City of Grandview, Washington received a petition for annexation commonly known as the Garibay Annexation submitted by Hugo Garibay of certain real property pursuant to RCW 35A.14.120, a legal description of which is attached hereto as Exhibit "A";

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

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

WHEREAS, petitioners further understood the zoning of said area proposed for annexation would be R-2 Medium Density Residential for Parcel Nos. 230927-11424 and 230927-11425;

WHEREAS, notices of hearings before the Hearing Examiner and the City Council were published in the manner as provided by law;

WHEREAS, all property within the territory so annexed shall be subject to and is a part of the Urban Growth Area of the City of Grandview as presently adopted or as is hereafter amended;

WHEREAS, the Council of the City of Grandview has determined that the best interests and general welfare of the City would be served by the annexation; and

WHEREAS, prior to the City Council taking final action on this annexation, the "Notice of Intention" is to be completed by an elected official or employee of the governmental jurisdiction that is seeking the boundary change action or the proponent in the case of incorporation or formation and submitted to the Yakima Boundary Review Board for a 45-day review period,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, that the Notice of Intention to annex property described on Exhibit "A", be completed by the City Clerk of the City of Grandview and thereafter forwarded to the Yakima Boundary Review Board for a 45-day review period.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on July 14, 2026.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

Exhibit "A"

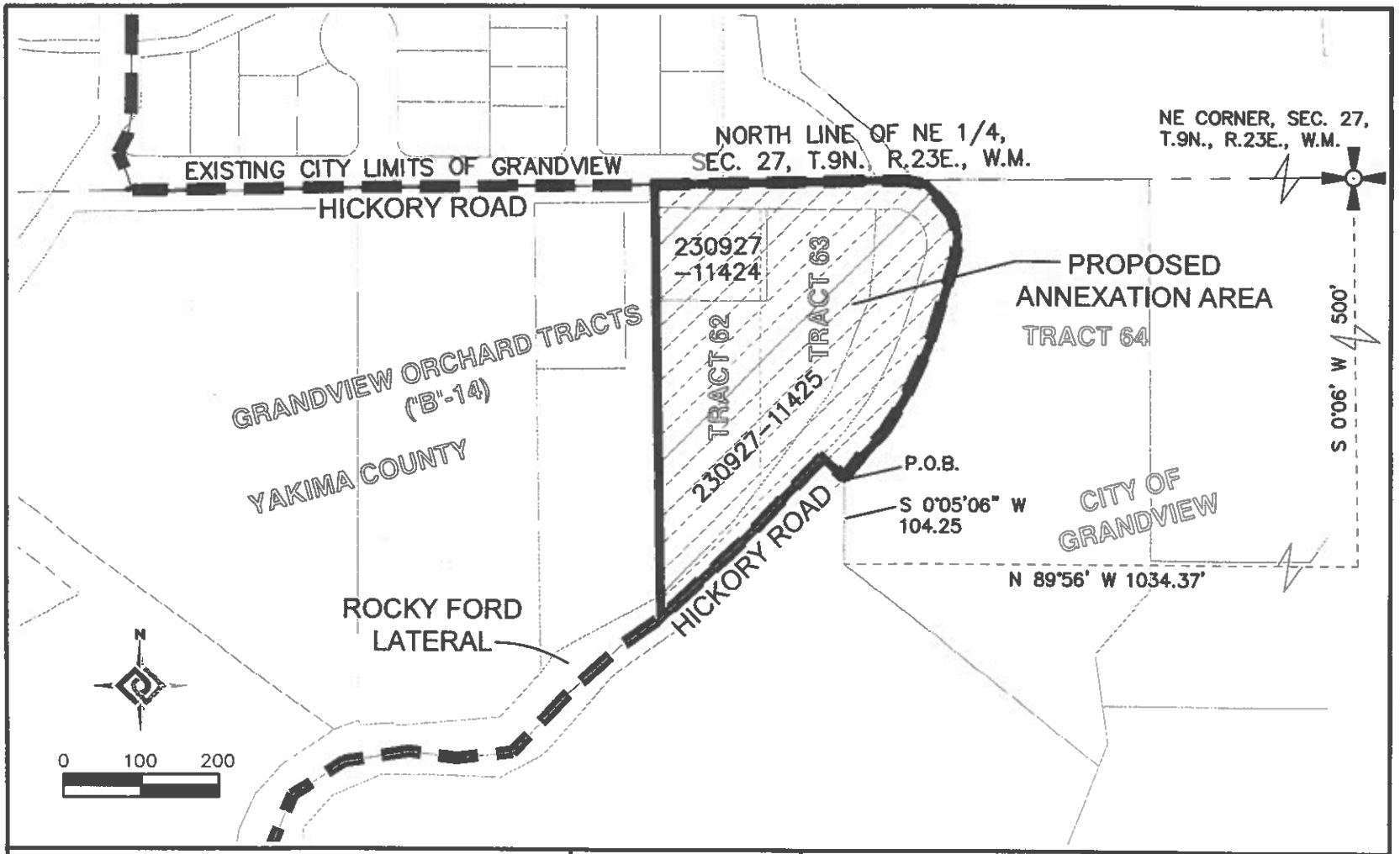
City of Grandview
Garibay Annexation
HLA Project No. 26007G
March 23, 2026

Proposed Annexation

That portion of the Northeast quarter of Section 27, Township 9 North, Range 23 East, W.M., described as follows:

Commencing at the Northeast corner of said Section 27;
Thence South 0°06' West along the East line thereof 500 feet to the Easterly extension of the South line of Tract 64, GRANDVIEW ORCHARD TRACTS according to the official plat thereof recorded in Volume "B" of Plats, Page 14, records of Yakima County, Washington;
Thence North 89°56' West along said South line of said Tract 64 and its Easterly extension 1034.37 feet;
Thence North 0°05'06" East 104.25 feet to the Westerly line of said Tract 64, being the Easterly right of way line of Hickory Road and the Point of Beginning;
Thence Northwesterly at a right angle to the centerline of said Hickory Road, to the Westerly right of way line of said Hickory Road;
Thence Southwesterly along said right of way line to the Southerly extension of the West line of Tract 62 of said Plat;
Thence North along the West line of said Tract 62 and its Northerly and Southerly extension to the North line of the Northeast quarter of said Section 27;
Thence East along said North line to the Westerly line of said Tract 64, being the Easterly right of way line of said Hickory Road;
Thence Southerly along said line to the Point of Beginning;

Situate in Yakima County, State of Washington.



HLA
2803 River Road
Yakima, WA 98902
(509) 966-7000
www.hlacivil.com

JOB NO: 26007G
26007Garibay.dwg
DATE: 3-18-26
DRAWN BY: TDF
CHECKED BY: ETH

ANNEXATION EXHIBIT
for, CITY OF GRANDVIEW
YAKIMA COUNTY, WASHINGTON
GARIBAY ANNEXATION

EXHIBIT E

A copy of the Threshold Determination and completed SEPA checklist pertaining to the proposed BRB action with full explanations. Include the list of persons who were sent the checklist and all written comments from governmental agencies and the general public.

NOTE: ***This is NOT to be completed by municipalities for annexation purposes.***

EXHIBIT F

A copy of any Interlocal agreements entered into under RCW 39.34 (Interlocal Cooperation Act) and under RCW 36.115 (Service Agreements) establishing which jurisdictions should provide various local government services and facilities and how those services and facilities will be financed.

NOTE: See attached Master Interlocal Agreement for Growth Management Act Implementation in Yakima County.

MASTER INTERLOCAL AGREEMENT
FOR GROWTH MANAGEMENT ACT IMPLEMENTATION
IN YAKIMA COUNTY

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I. PREAMBLE

A. PURPOSE

The primary purpose of this Agreement is to provide a management structure for growth and development occurring in Urban Growth Areas (UGAs) to ensure that coordinated Growth Management Act (GMA) goals will be met. In areas that are outside of city limits but within the UGA, the County continues to have legal jurisdiction but both the County and respective City have interests. The purpose of UGA designation is to target these areas for urban growth and urban levels of services, and eventual annexation or incorporation. Consequently, the County and cities' must have coordinated visions for urban density land use in these areas with appropriate development standards to assure consistency with the GMA. This Agreement is intended to meet the objectives of the GMA, set out processes for coordination of planning, provide public improvements, and to clarify

administrative and development processes for citizens, the Cities and the County.

B. BACKGROUND

Outlined below are statute, regulation, and agreements that provide the framework for this Agreement.

1. Growth Management Act

   The enactment of GMA by the Washington State Legislature in 1990 fundamentally changed the way comprehensive land use planning is carried out in the state. The GMA requires that counties and cities update their comprehensive land use plans consistent with statewide goals and to coordinate their planning efforts with each other.

2. County-wide Planning Policies (CWPPs)

   To assure that this coordination is carried out, the 1991 Legislature passed companion legislation (RCW 36.70A.210) requiring counties and cities to coordinate the development of local comprehensive plans through a set of mutually developed CWPPs.

   Following review and recommendation by the Cities, the CWPPs were adopted by the Board of Yakima County Commissioners in June 1993 and updated in 2003. This agreement implements the Yakima County-wide Planning Policies (CWPP) as adopted by Yakima County and its cities.

3. Urban Growth Areas

   The GMA states that urban growth should first be located in areas already characterized by urban growth that have adequate existing public facility and service capacities to serve such development, second in areas already characterized by urban growth that will be served adequately by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources, and third in the remaining portions of the urban growth areas. [RCW 36.70A.110(3)]

   Therefore, the CWPPs include specific policies to encourage growth in UGAs and discourage urban growth outside of these areas. Also, these policies strive for development within UGAs in a logical fashion outward from the edge of developed land in conjunction with the provision of infrastructure and urban services.

4. Provision of Services within UGAs

The GMA recognizes that, in general, the Cities are the units of government most appropriate to provide urban governmental services. RCW 36.70A.110(4). This preference does not preclude provision of services by other providers, but suggests if all factors were equal in an evaluation of potential service, the City is the preferred provider of urban governmental services.

II. AGREEMENT

A. PARTIES TO AGREEMENT

This Agreement is entered into individually between Yakima County (hereinafter referred to as the "County") and each of the following municipalities: the Cities of Grandview, Granger, Mabton, Moxee, Selah, Sunnyside, Tieton, Toppenish, Union Gap, Wapato, Yakima and Zillah, the Towns of Harrah and Naches (hereinafter referred to as the "City" or "Cities").

B. AUTHORITY

This Agreement constitutes an exercise of authority granted to the Cities and the County under Chapter 39.34 RCW, the Interlocal Cooperation Act, and Chapter 36.70A, the Growth Management Act. Copies of this Agreement and any sub-agreements shall be filed by Yakima County with the Yakima County Auditor and the Washington State Department of Commerce.

C. OBJECTIVES

The objectives of this Agreement are:

1. To implement the provisions of GMA and the CWPPs, including facilitation of urban growth within UGAs, while maintaining consistency with the County's and City's comprehensive plan.

2. To assure allowable growth and development within UGAs is clearly understood by the Cities, the County, other service providers and citizens in these areas.

3. To assure that the policies and procedures leading to such development are clearly defined.

4. To define responsibility for the provision of urban services and the level of service to be provided.

5. To assure communication among the Cities, the County and citizens as planning, growth, and development decisions are made.

6. To use decision-making processes that are consistent with the County's and City's responsibilities, and which consider the long term objectives, plans and development standards of the Cities.

7. To provide for common and joint processes of the Cities and the County to foster overall operational partnership, efficiency, and unified policy and direction.

8. To assure that public participation processes targeting property owners and residents of affected UGAs areas are undertaken as this Agreement is implemented.

9. To encourage economic development with a balanced application of the goals, policies, and strategies of the various comprehensive plans.

10. To establish the protocols and responsibilities for developing and maintaining the common system for data collection and analysis.

D. COOPERATIVE PLANNING SYSTEM

1. UGA Boundaries

The record of official UGA boundaries designated by the County pursuant to the Growth Management Act shall be maintained as a part of the future land use map in the County's adopted comprehensive plan. Copies of the official UGA boundary shall be provided to the City. Cities shall notify the County of any disparities.

The County adopts UGA boundaries consistent with the provisions of the Growth Management Act, CWPPs, YCC Title 16B.10 and this Agreement.

2. Urban Growth Area Future Land Use Designations

To ensure consistency between future land use designations and zoning for property within unincorporated urban growth areas not covered by adopted subarea plans, the County will adopt common future land use designations for those properties and zone them accordingly. The plan designations and zoning within these areas will be determined in a coordinated effort between the County and each city as part of the scheduled County-wide UGA updates process, set forth in YCC Title 16B.10 and this Agreement. The County will ensure that land use designations and zoning for property within unincorporated urban growth areas covered under an adopted subarea plan are consistent with the applicable subarea plan.

The Cities may provide the County with pre-zoning map(s) during the County-wide UGA update process depicting the City's preferred zoning for the unincorporated portions of their respective UGA. Said pre-zoning shall be consistent with comprehensive plan land use designations. When utilized, the pre-zoning map shall serve as an indication of the City's intentions with respect to land uses in the area upon annexation, and shall be considered by the County when making revisions.

E. PLANNING IMPLEMENTATION

Since UGAs are intended to accommodate urban growth and eventually be part of cities, a mechanism is needed to assure that planning and permitting decisions of the County are generally consistent with the planning objectives and development standards of the Cities.

1. Amending Urban Growth Boundaries

Urban Growth Areas are intended to implement the planning goals of the Growth Management Act (GMA), CWPPs and the planning and land use objectives of adopted comprehensive plans by encouraging development in urban areas where adequate public facilities and services exist or as documented in each jurisdictions capital facilities plan. To implement the goals of this Agreement, all jurisdictions shall adhere to the following requirements for the review of urban growth areas and amendments to the boundaries:

a. Urban Growth Boundary Amendment Cycle

Yakima County shall conduct a county-wide UGA review according to the schedules established in YCC Title 16B.10.040 (5), or at a minimum the timeframes established under RCW 36.70A.130.. Cities may request amendments to UGA boundaries outside of the county-wide UGA review schedules listed above under the emergency amendment process allowed under RCW 36.70A.130(2)(b).

Emergency amendment requests must be made in writing to the Board of Yakima County Commissioners and if accepted, the proposed amendment will be evaluated based on the criteria and requirements under YCC 16B.10, this Agreement and the most recent LCA information and population allocations used by the County during the most recent UGA review process.

b. Population Allocations

The baseline for the twenty-year County-wide population forecasts shall be based on the State of Washington's Office of Financial Management (OFM) 20-year GMA population projections. The population forecasts will be allocated to the Cities and the unincorporated urban areas by Yakima County, as set forth in YCC 16B.10.040 and the GMA.

c. Buildable Lands Model (BLM)

The BLM allows local jurisdictions to compare anticipated growth against actual development over time to determine if there is enough suitable land inside the UGA to accommodate the growth anticipated during the remaining portion of the 20-year planning period and if jurisdictions are achieving their adopted urban densities inside urban growth areas. This process may be used by Yakima County if determined necessary.

d. Land Capacity Analysis (LCA)

The LCA is to establish an objective approach by which to determine the current supply of land and how much population and development each jurisdiction can expect to accommodate under current zoning and development regulations in the existing incorporated and unincorporated UGAs. Yakima County shall conduct the LCA, using the LCA methodology outlined in the Yakima County Comprehensive Plan Land Use Element, YCC 16B.10.095 (2), the CWPPs and this Agreement.

e. Capital Facilities Planning

Cities must submit an adopted Capital Facilities Plan that includes any capital assets that are needed to accommodate future growth within the proposed or existing urban growth area as part of any UGA update process. To determine what is needed, the levels of service (LOS) standards for transportation facilities must be identified. LOS standards on other capital facilities are strongly encouraged. This should be consistent with the 20-year planning horizon and the densities and distribution of growth identified during the UGA update process. This forecast must include those capital facilities required by RCW 36.70A that are planned to be provided within the planning period, including the general locations and anticipated capacity needed. The lack of an adopted Capital Facilities Plan

for any proposed expansion area or areas currently within an urban growth area indicates that the area is not ready for urban growth and that the proposal will be denied or the area will be removed from the UGA.

2. Amending Urban Growth Area Future Land Use Designations and Zoning Districts

a. Future Land Use Designation Amendments

Amendment requests to change future land use designations for properties located within unincorporated urban growth areas will be accepted by the County during the scheduled biennial amendment cycle, set forth in YCC 16B.10. Amendment requests by property owners and/or jurisdictions will be evaluated based on the criteria and requirements under YCC 16B.10 and this Agreement.

Future land use designations and zoning for properties located within unincorporated urban growth areas were developed as part of a coordinated effort between Yakima County and the cities during the county-wide UGA review process. Therefore, if a property owner requests a future land use designation amendment outside of the scheduled five year UGA review process Yakima County will notify the applicable city of the proposed amendment request for their recommendation. The city's recommendation will be forwarded to the Yakima County Planning Commission and to the Board of Yakima County Commissioners for consideration as part of the legislative amendment review process. Amendment requests by property owners and/or jurisdictions outside of a scheduled county-wide UGA review process will be evaluated based on the criteria and requirements under YCC 16B.10, this Agreement and the most recent LCA information and population allocations used by the County during the most recent UGA review process.

Amendments to future land use designation for property located within the unincorporated urban growth area, must refer to the applicable County Future Land Use/Zoning Consistency Table to determine whether the desired plan designation is consistent with the plan designation as shown in the County Future Land Use Consistency Table.

b. Zoning District Amendments

Property owners wishing to rezone land within the unincorporated urban growth area to a different zoning district must show that the

rezone is consistent with the applicable County Future Land Use/Zoning Consistency Table. Rezones that are contingent upon legislative approval of a comprehensive plan map amendment, as indicated in Table 19.36-1 shall be considered a major rezone and subject to the procedures and requirements set forth in subsection a. above, YCC 16B.10 and YCC 19.36.

F. INFRASTRUCTURE SERVICES AND LEVEL OF SERVICE

General Provisions for Capital Facilities Planning and Mapping - Consistency with GMA

In accordance with RCW 36.70A.070(3) and WAC 365-196-415, the Cities and the County will develop Capital Facilities Plans that cover the entire UGA. Cities shall provide the County with a copy of their most current adopted Capital Facilities Plan at least six months prior to any scheduled UGA update process. Maps of City and County utilities and transportation infrastructure not contingent to a Capital Facilities Plan amendment will be provided to the County's GIS's Department when updated, which will maintain the regional GIS database, so as to be accessible to all parties.

Opportunities for focused and targeted public investment, which directs capital improvement expenditures into specific geographic areas to produce "fully-serviced land" for development, will be encouraged. This strategy is intended to maximize the use of limited public funds by coordinating government expenditures and focusing development first in some areas, then in others. Selection of targeted investment corridors will consider and be consistent with regional priorities. Separate sub-agreements or interlocal agreements may be entered into by the affected parties to provide the details for the concepts of particular focused targeted public investment corridors.

The following provisions apply to the review and permitting process for proposed developments in unincorporated portions of Urban Growth Areas:

1. Streets

    a. Responsibility

        Yakima County and cities will be responsible for assuring that all streets within the UGA are constructed concurrently with development and that the impacts generated by the development on the transportation facilities within both the unincorporated and incorporated UGA are properly considered and the appropriate mitigation is required.

b. Design Standards

Yakima County will utilize the provisions of Yakima County Code Title 19 as design standards for urban development of streets, and associated structures, unless otherwise specified in a sub-agreement. It is intended that County design standards will be generally consistent with standards adopted by the City; therefore the County may modify its required design standards when a City identifies the specific standards that may apply and demonstrates that applying the City's development standards are consistent with RCW 36.70A.110(3) and the applicable Capital Facilities Plan.

c. Level of Service (LOS)

Transportation Policy – LOS

The establishment of level of service policies for streets within the urban growth area will be done cooperatively to assure that service level thresholds are agreed upon for all transportation facilities. This effort will be coordinated with the Metropolitan Planning Organization (MPO) and the Regional Transportation Planning Organization (RTPO) pursuant to RCW 47.80.023.

Performance Evaluation – LOS

The Cities and the County will monitor and review transportation LOS policies and their effect in the urban growth area and make adjustments as mutually agreed upon.

2. Water

a. Responsibility

The Cities are the preferred provider of services within the Urban Growth Areas. Responsibility for the provision of water service by a water purveyor approved by Washington State Department of Health (DOH) will be depicted on a service area map. The service area map will be maintained by the County in the regional GIS database.

Consistent with DOH regulations, the designated water purveyor shall be responsible for planning and development of water service within the 20-year planning horizon to meet the level of service standards for the land uses and populations indicated in the most recent comprehensive plan.

b. Financial and Service Policies

(1) Water Service – It is the intent of all parties to this Agreement to require adequate water service to potential customers within the UGA consistent with the capital facilities plans.

(2) Costs - The costs of system extension will be as enumerated in the capital facilities plan. This does not preclude programmed extensions undertaken at the initiative of the developer.

(3) Rates - Water rates are the responsibility of the purveyor.

c. Standards

Design and construction of water systems shall, at a minimum meet DOH regulations and guidelines and the purveyor's standards. The Cities shall submit to the County any specific standards which are to be applied within their respective UGA.

3. Sewer

a. Responsibility

Sewer service is expected to be provided by cities or sewer service providers approved by the Washington State Department of Ecology (DOE) or the United States Department of Environmental Protection Agency (EPA) within boundaries of the Yakama Nation,.

Responsibility for the provision of sewer service will be depicted on a service area map in the regional GIS database maintained by the County in cooperation with the Cities and sewer service providers. Consistent with DOE, DOH and EPA regulations, the designated sewer purveyor shall be responsible for planning and development of sewer service to meet the level of service standards for the land uses and populations indicated in the most recent comprehensive plan within the 20-year planning horizon.

b. Financial and Service Policies

(1) Sewer Service – It is the intent of all parties to this Agreement to require adequate sewer service to potential

customers within the UGA consistent with the capital facilities plans.

(2) Costs - The costs of system extension will be as enumerated in the capital facilities plan. This does not preclude programmed extensions undertaken at the initiative of the provider.

(3) Rates - Sewer rates are the responsibility of the provider.

c. Standards

The minimum design standards for design and construction of sewer facilities shall be those contained in the applicable city, DOE, DOH or EPA statutes and regulations or guidance documents.

4. Stormwater

a. Responsibility

The County will have responsibility for assuring that stormwater generated from development outside City limits will be handled in a manner consistent with standards outlined below.

b. Financial and Service Policies

Design and construction of stormwater collection, retention, conveyance, treatment and disposal systems will be the responsibility of the developer.

It is current County policy to require on-site retention, treatment, and disposal of stormwater. Exceptions to this policy will only be allowed if off-site collection, treatment, and disposal services are available from a municipality, or other entity properly authorized to collect and dispose of such flows.

c. Standards

All stormwater shall be retained and disposed on-site according to processes and design(s) approved by the County unless an agreement with a public entity is in place for conveyance, treatment, and disposal of such flows.

G. ANNEXATION

It is the intent of the parties to promote orderly and contiguous development of the City through annexation

1. Development Contiguous to City Boundaries – Annexation to be Promoted

   The County agrees that it will not provide utility services to properties within a city's UGA without the specific approval of the respective City, unless the property is in an existing utility service area of the County. It is the City's responsibility to provide utility service to properties within their respective UGA's within the 20-year planning horizon.

2. Development Review Within Pending Annexation Areas

   a. Early Transfer of Authority

      It is the intent of the parties to facilitate timely processing of development applications for properties which are included within areas subject to active annexation proceedings. When a Notice of Intent to Commence Annexation has been approved by the City and submitted to the Boundary Review Board, the city may in writing, request from the County transfer of authority to accept and review project permits prior to the effective date of annexation.

   b. County Review of Submitted Project Permits

      Complete project permit applications submitted to the County prior to the effective date of annexation will be processed and reviewed by the County to the review stage covered by the project permit application fee.

      "Review stage" is defined for subdivisions and short subdivisions to include preliminary plat approval, plat construction plan approval, inspection, or final plat processing. "Review stage" for all other land use permit applications includes preliminary approval, construction plan approval, construction inspections and final sign-off, but does not include related building permit applications unless a complete building permit application is submitted to the County prior to the effective date of the annexation.

(1) Vesting

Any complete project permit application submitted to the County that has vested under statutory or common law shall be subject to the Yakima County laws and regulations in effect at the time the County deemed the project permit application complete.

(2) Land Use Dedications, Deeds, or Conveyances

Final plats or other dedications of public property will be transmitted to the City for City Council acceptance of dedication of right-of-way or public easements, if dedication occurs after the effective date of annexation. Dedications, deeds, or conveyances will be in the name of the City after the effective date of the annexation and will be forwarded to the City Council for acceptance by the City even if the County is continuing to process the permit application.

(3) Appeals of Land use Permits

The County agrees to be responsible for defending, all permits decisions issued by the county for complete project permit applications submitted prior to annexation.

(4) Permit Renewal or Extension

After the effective date of annexation, any request to renew a building permit or to renew or extend a land use permit issued by the County in the annexation area is to be made to and administered by the City.

(5) Land use Code Enforcement Cases

Any pending land use code enforcement cases in the annexation area will be transferred to the City on the effective date of the annexation. Any further action in those cases will be the responsibility of the City at the City's discretion.

(6) Enforcement of County Conditions

Following the effective date of the annexation, the City agrees to enforce any conditions imposed by the county

relating to the issuance of a building or land use permit in an area that has been annexed; to the same extent it enforces its own conditions.

(7) Financial Considerations/Revenue Adjustments and Transfers

If the County intends to upgrade or replace infrastructure in a UGA, and such an investment would result in significant expense or indebtedness, then the County may seek a specific agreement with the other City to address the financial impacts of future annexation. Negotiations will provide for coordinated infrastructure development, appropriate allocation of costs and/or revenue sharing arrangements, and optimal leveraging of local funds to obtain available grants and loans.

(8) Administration of Bonds

Any performance, maintenance or other bond issued by the County to guarantee performance, maintenance or completion of work associated with the issuance of a permit will be administered by the County to completion. Any additional bonding required after annexation occurs will be determined, accepted and administered by the City along with responsibility for enforcement of conditions tied to said bonds. It shall be the City's responsibility to notify the County of the acceptance of said bonds in order for the County to release interest in any bonds the County may still hold.

(9) Records Transfer

The City may copy and/or transfer necessary County records, as appropriate, prior to and following annexation. The City may arrange for off-site duplication of records under appropriate safeguards for the protection of records as approved by the County.

H. SUB-AGREEMENTS

Sub-agreements that provide additional detail for implementing various aspects of this Agreement are anticipated, provided that the sub-agreements

do not conflict with the provisions of this Agreement. Copies of sub-agreements shall be distributed to all parties to this Agreement.

I. GENERAL PROVISIONS

1. Relationship to Existing Laws and Statutes

   Except as specifically provided herein, the Cities and the County do not abrogate the decision-making authority vested in them by law. This Agreement in no way modifies or supersedes existing state laws and statutes.

2. Oversight

   The County-wide Planning Policy Committee, or its successor, shall be designated as responsible for overseeing implementation of this Agreement.

3. ILA Noncompliance

   The Cities and the County believe this ILA is in the best interests of the public and therefore will fully adhere to this ILA. In the event any party identifies an issue they believe is not consistent with this ILA the following process may be undertaken:

   a. The party shall give written notification within 30 days to the other parties of concern. In addition, the party shall give notice to all non-affected parties of this agreement. The affected parties shall document the nature of the dispute and their respective options for resolution, if the parties are not able to resolve the matter within 10 business days they shall seek mediation through the Dispute Resolution Center.

   b. If the disputing parties are still at an impasse, following mediation they shall seek resolution through the Yakima County Superior Court.

   c. If final resolution results in the need for amendments to the ILA, said amendments shall be processed in accordance with subsection (4) of this Agreement.

   The dispute resolution process identified above does not preclude any party with standing from filing an appeal with the Washington State Growth Management Hearing Board or LUPA court if applicable.

4. Amendments to the ILA

The Cities and the County recognize that amendments to this Agreement may be necessary to clarify the requirements of particular sections or to update the Agreement. Amendments not involving all parties shall be handled as sub-agreements as provided for in Section H, above.

5. Amendments to the CWPP

The CWPPs have set a framework for comprehensive planning under GMA, but lack a process for amending the CWPPs and integrating the amendments into the comprehensive planning and implementation process. Since joint and cooperative planning will be accomplished through the provisions of the CWPPs it is important to provide for policy adjustments from time to time. The parties agree to the following process:

a. Policy amendments shall be consistent with the framework and purpose of the CWPPs.

b. Amendments require approval by 60% of the jurisdictions representing at least 51% of the County population prior to adoption by the Board of County Commissioners.

c. The County-wide Planning Policy Committee will consider amendments to the CWPPs annually. The Committee should schedule review of these amendments six months in advance of the process for consideration of annual comprehensive plan changes.

d. Proposed amendments will be provided to all Committee members at least four weeks prior to consideration by the Committee.

e. Committee members are not expected to be able to commit their respective jurisdictions, but they are expected to fully represent the balance of concerns and views which may affect their jurisdiction's ability to approve the proposed amendments.

f. Within 30 days of a decision by the Policy Committee, jurisdictions will be asked to indicate approval by signing the revised document.

6. The County-wide Planning Policy Committee

The CWPPC shall hold a meeting each year to report on the progress of implementing the CWPPs and this Agreement. This meeting will provide an opportunity for jurisdictions to discuss planning and development related issues and suggest changes to this Agreement as necessary. Each City and the County will be responsible for maintaining its designated member.

7. Effective Date and Term of the ILA Agreement

This Agreement shall be effective upon passage by the County and all of the Cities. The term of this Agreement shall be for five years from the effective date hereof and shall automatically be renewed for subsequent five year terms. No later than 180 days before the automatic renewal date, any party may notify the other parties in writing of a desire to revise the Agreement.

8. Severability

If any provision of this Agreement or its application to any person or circumstance is held invalid, the remainder of the provisions and/or the application of the provisions to other persons or circumstances shall not be affected.

If any section, subsection, paragraph, sentence, clause or phrase of this Agreement is adjudicated to be invalid, such action shall not affect the validity of the remaining portions of the Agreement.

III. SIGNATURES

IN WITNESS WHEREOF, this agreement has been executed by each party to this Agreement as evidenced by signature pages affixed to this agreement.

MASTER INTERLOCAL AGREEMENT
FOR GROWTH MANAGEMENT ACT IMPLEMENTATION
IN YAKIMA COUNTY

SIGNATURE PAGE

The legislative body of the undersigned jurisdiction has authorized execution of the Master Interlocal Agreement for Growth Management Act Implementation in Yakima County.

IN WITNESS WHEREOF

This agreement has been executed by Yakima County
(Name of City/Town/County)

J. Rand Elliott, Chairman
Board of Yakima County Commissioners

Date: December 29, 2015

Attest:

By: _____
(City Clerk/Town Clerk/Clerk of the Board)

Approved as to Form:

By: _____
(City Attorney/Corporate Counsel)

SEAL:

MASTER INTERLOCAL AGREEMENT
FOR GROWTH MANAGEMENT ACT IMPLEMENTATION
IN YAKIMA COUNTY

SIGNATURE PAGE

The legislative body of the undersigned jurisdiction has authorized execution of the Master Interlocal Agreement for Growth Management Act Implementation in Yakima County.

IN WITNESS WHEREOF

This agreement has been executed by CITY OF GRANDVIEW
(Name of City/Town/County)

By: _____
Title: MAYOR NORM CHILDRESS

Date: 10/13/15

Attest:

By: _____
City Clerk/Town Clerk/Clerk of the Board
ANITA PALACIOS, CITY CLERK

Approved as to Form:

By: _____
City Attorney/Corporate Counsel

SEAL:

MASTER INTERLOCAL AGREEMENT
FOR GROWTH MANAGEMENT ACT IMPLEMENTATION
IN YAKIMA COUNTY

SIGNATURE PAGE

The legislative body of the undersigned jurisdiction has authorized execution of the Master Interlocal Agreement for Growth Management Act Implementation in Yakima County.

IN WITNESS WHEREOF

This agreement has been executed by City of Granger
(Name of City/Town/County)

By: _____
Title: Mayor
Date: Nov. 10, 2015

Attest:
By: _____
City Clerk/Town Clerk/Clerk of the Board

Approved as to Form:

By: _____
City Attorney/Corporate Counsel

SEAL:

MASTER INTERLOCAL AGREEMENT
FOR GROWTH MANAGEMENT ACT IMPLEMENTATION
IN YAKIMA COUNTY

SIGNATURE PAGE

The legislative body of the undersigned jurisdiction has authorized execution of the Master Interlocal Agreement for Growth Management Act Implementation in Yakima County.

IN WITNESS WHEREOF

This agreement has been executed by Town Of Harrah
(Name of City/Town/County)

By: Barbara Harris
Title: Mayor

Date: October 27, 2015

Attest:

By: Sarah Hovis
City Clerk/Town Clerk/Clerk of the Board

Approved as to Form:

By: John E. Nakata
City Attorney/Corporate Counsel

SEAL:

MASTER INTERLOCAL AGREEMENT
FOR GROWTH MANAGEMENT ACT IMPLEMENTATION
IN YAKIMA COUNTY

SIGNATURE PAGE

The legislative body of the undersigned jurisdiction has authorized execution of the Master Interlocal Agreement for Growth Management Act Implementation in Yakima County.

IN WITNESS WHEREOF

This agreement has been executed by City of Moxee
(Name of City/Town/County)

By: _____
Title: Mayor

Date: 10/12/15

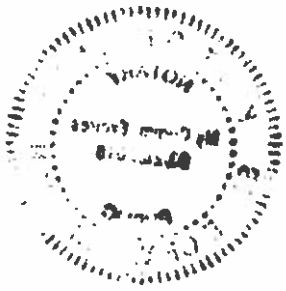
Attest:

By: _____
City Clerk/Town Clerk/Clerk of the Board

Approved as to Form:

By: _____
City Attorney/Corporate Counsel

SEAL:



MASTER INTERLOCAL AGREEMENT
FOR GROWTH MANAGEMENT ACT IMPLEMENTATION
IN YAKIMA COUNTY

SIGNATURE PAGE

The legislative body of the undersigned jurisdiction has authorized execution of the Master Interlocal Agreement for Growth Management Act Implementation in Yakima County.

IN WITNESS WHEREOF

This agreement has been executed by Town of Naches
(Name of City/Town/County)

By: [signature]
Title: Mayor

Date: October 12, 2015

Attest:

By: [signature]
City Clerk/Town Clerk/Clerk of the Board

Approved as to Form:

By: [signature]
City Attorney/Corporate Counsel

SEAL:

MASTER INTERLOCAL AGREEMENT
FOR GROWTH MANAGEMENT ACT IMPLEMENTATION
IN YAKIMA COUNTY

SIGNATURE PAGE

The legislative body of the undersigned jurisdiction has authorized execution of the Master Interlocal Agreement for Growth Management Act Implementation in Yakima County.

IN WITNESS WHEREOF

This agreement has been executed by The City of Selah, WA
(Name of City/Town/County)

By: _____
Title: Mayor
Date: Dec. 8, 2015

Attest:
By: _____
City Clerk/Town Clerk/Clerk of the Board

Approved as to Form:
By: _____
City Attorney/Corporate Counsel
ROBERT F. NOE

SEAL:

MASTER INTERLOCAL AGREEMENT
FOR GROWTH MANAGEMENT ACT IMPLEMENTATION
IN YAKIMA COUNTY

SIGNATURE PAGE

The legislative body of the undersigned jurisdiction has authorized execution of the Master Interlocal Agreement for Growth Management Act Implementation in Yakima County.

IN WITNESS WHEREOF

This agreement has been executed by City of Sunnyside
(Name of City/Town/County)

By: _____
Title: City Manager

Date: 10·27·15

Attest:

By: _____
City Clerk/Town Clerk/Clerk of the Board

CITY CONTRACT NO: A·2015·72
RESOLUTION NO: N/A
COUNCIL MTG: 10·26·2015

Approved as to Form:

By: _____
City Attorney/Corporate Counsel

SEAL:

MASTER INTERLOCAL AGREEMENT
FOR GROWTH MANAGEMENT ACT IMPLEMENTATION
IN YAKIMA COUNTY

RECEIVED
Yakima County Commissioners
OCT 18 2015

SIGNATURE PAGE

1st____ 2nd____ 3rd____

The legislative body of the undersigned jurisdiction has authorized execution of the Master Interlocal Agreement for Growth Management Act Implementation in Yakima County.

IN WITNESS WHEREOF

This agreement has been executed by City of Tieton
(Name of City/Town/County)

By: [signature]
Title: Mayor

Date: Oct. 13, 2015

Attest:

By: [signature]
City Clerk/Town Clerk/Clerk of the Board

Approved as to Form:

By: [signature]
City Attorney/Corporate Counsel

SEAL:

MASTER INTERLOCAL AGREEMENT
FOR GROWTH MANAGEMENT ACT IMPLEMENTATION
IN YAKIMA COUNTY

SIGNATURE PAGE

The legislative body of the undersigned jurisdiction has authorized execution of the Master Interlocal Agreement for Growth Management Act Implementation in Yakima County.

IN WITNESS WHEREOF

This agreement has been executed by CITY OF TOPPENISH
(Name of City/Town/County)

By: Lonnie Hoyt
Title: City Manager
Date: 11/9/2015

Attest:
By: Linda B. Mack
City Clerk/Town Clerk/Clerk of the Board

Approved as to Form:
By: Dan Cline
City Attorney/Corporate Counsel

SEAL:

MASTER INTERLOCAL AGREEMENT
FOR GROWTH MANAGEMENT ACT IMPLEMENTATION
IN YAKIMA COUNTY

SIGNATURE PAGE

The legislative body of the undersigned jurisdiction has authorized execution of the Master Interlocal Agreement for Growth Management Act Implementation in Yakima County.

IN WITNESS WHEREOF

This agreement has been executed by City of Union Gap
(Name of City/Town/County)

By: _____
Title: City Manager

Date: 11-23-15

Attest:

By: Karen Clayton
City Clerk/Town Clerk/Clerk of the Board

Approved as to Form:

By: _____
City Attorney/Corporate Counsel

SEAL:

MASTER INTERLOCAL AGREEMENT
FOR GROWTH MANAGEMENT ACT IMPLEMENTATION
IN YAKIMA COUNTY

SIGNATURE PAGE

The legislative body of the undersigned jurisdiction has authorized execution of the Master Interlocal Agreement for Growth Management Act Implementation in Yakima County.

IN WITNESS WHEREOF

This agreement has been executed by Wapato
(Name of City/Town/County)

By: _____
Title: Mayor

Date: 12-2-15

Attest:

By: _____
City Clerk/Town Clerk/Clerk of the Board

Approved as to Form:

By: _____
City Attorney/Corporate Counsel

SEAL:

MASTER INTERLOCAL AGREEMENT
FOR GROWTH MANAGEMENT ACT IMPLEMENTATION
IN YAKIMA COUNTY

SIGNATURE PAGE

The legislative body of the undersigned jurisdiction has authorized execution of the Master Interlocal Agreement for Growth Management Act Implementation in Yakima County.

IN WITNESS WHEREOF

This agreement has been executed by City of Yakima
(Name of City/Town/County)

By: _____
Title: City Manager

Date: 11/16/15

Attest:

By: _____
City Clerk/Town Clerk/Clerk of the Board

CITY CONTRACT NO: 2015-242
RESOLUTION NO: R-2015-139

Approved as to Form:

By: _____
City Attorney/Corporate Counsel

SEAL:

MASTER INTERLOCAL AGREEMENT
FOR GROWTH MANAGEMENT ACT IMPLEMENTATION
IN YAKIMA COUNTY

SIGNATURE PAGE

The legislative body of the undersigned jurisdiction has authorized execution of the Master Interlocal Agreement for Growth Management Act Implementation in Yakima County.

IN WITNESS WHEREOF

This agreement has been executed by City of Zillah
(Name of City/Town/County)

By: Mary V. Clark
Title: Mayor

Date: 11-16-15

Attest:

By: Sharon Bounds
City Clerk/Town Clerk/Clerk of the Board

Approved as to Form:

By:
City Attorney/Corporate Counsel

SEAL:

MASTER INTERLOCAL AGREEMENT
FOR GROWTH MANAGEMENT ACT IMPLEMENTATION
IN YAKIMA COUNTY

SIGNATURE PAGE

The legislative body of the undersigned jurisdiction has authorized execution of the Master Interlocal Agreement for Growth Management Act Implementation in Yakima County.

IN WITNESS WHEREOF

This agreement has been executed by City of Mabton
(Name of City/Town/County)

By: _____

Title: Mayor

Date: 12-22-2015

Attest:

By: WALT BRATTON
(City Clerk/Town Clerk/Clerk of the Board)

Approved as to Form:

By: _____
(City Attorney/Corporate Counsel)

SEAL:

BOARD OF YAKIMA COUNTY COMMISSIONERS

IN THE MATTER OF ADOPTING AMENDMENTS TO THE MASTER INTERLOCAL AGREEMENT FOR GROWTH MANAGEMENT ACT IMPLEMENTATION IN YAKIMA COUNTY	)))))	**RESOLUTION 462-2015**

WHEREAS, growth planning in Yakima County requires the concerted and coordinated efforts of all governmental entities; and,

WHEREAS, the Washington State Growth Management Act (RCW 36.70A) requires Yakima County to adopt a county-wide planning policy in cooperation with the cities and towns; and,

WHEREAS, in June 1993, and subsequently amended in October 2003, the Board of Yakima County Commissioners adopted the County-wide Planning Policies; and,

WHEREAS, in 1999 the Board of Yakima County Commissioners and the legislative authority from each of the fourteen cities and towns adopted the *Master Interlocal Agreement for Growth Management Act Implementation in Yakima County* (ILA); and,

WHEREAS, the primary purpose of the ILA is to provide a management structure for growth and development occurring in Urban Growth Areas (UGA) to ensure that coordinated Growth Management Act (GMA) goals will be met; and,

WHEREAS, in 2012, the Board of Yakima County Commissioners initiated amendments to the ILA and presented them to the County-wide Planning Policy Committee for review; and,

WHEREAS, the amendments to the ILA were necessary to ensure proper urban growth area development and coordination between Yakima County and each of the fourteen cities and towns; and,

WHEREAS, after careful and deliberate review, Yakima County and each of the fourteen cities and towns have concluded their review of the proposed changes to the ILA; and,

BE IT HEREBY RESOLVED by the Board of Yakima County Commissioners that the amendments, set forth in the attached *Master Interlocal Agreement for Growth Management Act Implementation*, and by this reference incorporated herein, is approved; and,

BE IT FURTHER RESOLVED that the Chairman is hereby authorized and directed to execute said ILA.

DONE this 29th day of December, 2015

J. Rand Elliott, Chairman

Michael D. Leita, Commissioner

Kevin J. Bouchey, Commissioner

Constituting the Board of County Commissioners for Yakima County, Washington

Attest: Tiera L. Girard
Clerk of the Board