



FILE# 7974475
YAKIMA COUNTY, WA
03/13/2018 09:52:15AM
ORDINANCE
PAGES: 11
CITY OF YAKIMA PLANNING

Recording Fee: 84.00

Return To:

Yakima City Clerk
129 North Second Street
Yakima, WA 98901

Document Title: **ORDINANCE NO. 2017-036**
Fairway Annexation

Grantor: City of Yakima

Grantee: The Public

ABREVIATED LEGAL DESCRIPTION:

All that portion of the Plat of Ahtanum Crossing recorded under Auditor's File Number 7927762, including the rights-of-way dedicated thereon, except the Westerly 10-ft dedicated for S 66th Avenue right-of-way, Together with that portion of the SW1/4 of the NE1/4 of S5, T12N, R18E, W.M., described as follows: Commencing at the center of S5, thence S 89° 55' 53" E along the S line of said NE1/4 a distance of 30 ft, thence N 00° 19' 49" E parallel with the W line of said NE1/4 a distance of 83.81 ft to the POB, said point being on the Northerly ROW line of Ahtanum Rd, thence S 88° 18' 08" E along said ROW line 654.65 ft to the Westerly ROW line of S 64th Ave, Thence N 45° 49' 57" E along said ROW line 13.93 ft to an angle point in said ROW line, Thence continuing along said ROW line N 00° 03' 31" W 343.45 ft to an angle point in said ROW line, thence continuing along said ROW line N 89° 56' 29" E 10 ft to an angle point in said ROW line, thence continuing along said ROW line N 00° 03' 31" E 71.06 ft to an angle point in said ROW line, thence continuing along said ROW line N 00° 03' 24" E 151.24 ft to an angle point in said ROW line, thence continuing along said ROW line N 89° 56' 36" E 12.26 ft to an angle point in said ROW line, thence continuing along said ROW line N 00° 10' 35" E 68.82 ft, thence N 89° 40' 11" W 403.72 ft, thence S 00° 19' 49" W 311.67 ft, thence N 89° 50' 45" W 58.50 ft, thence S 00° 19' 49" W 60 ft, thence N 89° 50' 45" W 106 ft, thence S 00° 19' 49" W 105 ft, thence N 89° 50' 45" W

181205-13413, See page 2 for more parcels.

ORDINANCE NO. 2017-036

AN ORDINANCE annexing the Fairway Annexation area to the City of Yakima, contingent on Boundary Review Board approval.

WHEREAS, on April 13, 2017, the owners of not less than ten percent (10%) of the acreage in property within the proposed Fairway Annexation submitted a Notice of Intent to Commence Annexation, pursuant to the direct petition method form of annexation found in RCW 35.13.125 through RCW 35.13.170; and

WHEREAS, on May 16, 2017, the City Council, at an open public meeting, accepted the Notice of Intent to Commence Annexation and directed staff to draft the petition and collect signatures from property owners; and

WHEREAS, following acceptance of the Notice of Intent, Petition number 17-07, was drafted and circulated for signature; and

WHEREAS, the proponents presented the City with petitions reflecting the signatures of parties who own more than 60% of the acreage in the proposed Fairway Annexation area, and on July 24, 2017 the Yakima County Assessor issued a Determination of Sufficiency which identifies that the owners of not less than 60% of the assessed value of the property signed the petition, consistent with RCW 35.13.130 and 35.21.005; and

WHEREAS, the Fairway Annexation area is approximately 14.26 acres of unincorporated Yakima County, contiguous to and generally located west of South 64th Avenue and North of Ahtanum Road, but does not include South 66th Avenue nor Ahtanum Road Rights-of-Way; and

WHEREAS, garbage and refuse collection within the Fairway Annexation area is presently capable of being served by Yakima Waste Systems, Inc., under authority issued by the Washington Utilities and Transportation Commission (WUTC) to both residential and commercial accounts and the City desires to provide such services to residential accounts only in accordance with RCW 35.13.280; and

WHEREAS, RCW 35.13.280 requires the City to grant Yakima Waste Systems, Inc., as the current WUTC-authorized provider of garbage and refuse collection and disposal service within the Fairway Annexation area, a franchise to continue such service to residential properties within the Fairway Annexation area for a term of not less than seven years after annexation becomes effective, such franchise does not apply to garbage and refuse generated by commercial establishments because the City does not provide or contract for such service.

WHEREAS, pursuant to due and legal notice, the City Council held a public hearing on said annexation on December 12, 2017 and;

WHEREAS, the City Council has been fully advised and finds that all statutory requirements have been satisfied in order and accomplish the proposed annexation, and that it is in the best interest of the City and its residents to annex said property; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF YAKIMA:

Section 1. Findings

1. The annexation petition requirements of RCW 35.13.120 have been satisfied by annexation petitions signed by not less than 60% in value according to the assessed valuation for general taxation of the Fairway Annexation area.
2. The Fairway Annexation should be annexed to the City of Yakima.
3. The Fairway Annexation area's Comprehensive Plan Designations of Mixed Residential and Commercial Mixed Use shall be in effect.
4. The City of Yakima shall file a completed Notice of Intention to the Yakima County Boundary Review Board.

Section 2. The real property identified on the map attached hereto as Exhibit "A" and legally described in Exhibit "B" attached hereto and incorporated by reference herein, referred to as the "Fairway Annexation," is hereby annexed into the City of Yakima, Washington, pending approval of the Yakima County Boundary Review Board of the proposed annexation as presented to it.

Section 3. The Fairway Annexation area's Comprehensive Plan designation shall be Mixed Residential and Commercial Mixed Use, and the zoning shall be Two-Family Residential (R-2) and General Commercial (GC), as outlined in Exhibit "C."

Section 4. The next regularly amended Zoning District Map prepared by the City of Yakima shall show the Fairway Annexation area zoned and classified as set forth in Section 3 above.

Section 5. The City Clerk is hereby authorized and directed to file, pending approval of the Yakima County Boundary Review Board to the proposal as specifically outlined herein, a certified copy of this ordinance with the Yakima County Auditor and with the Board of County Commissioners of Yakima County, Washington, and to transmit a certified copy of this ordinance to the Washington Utilities and Transportation Commission to notify it of the City's intent to annex and to provide residential refuse collection and disposal service to the Fairway Annexation area.

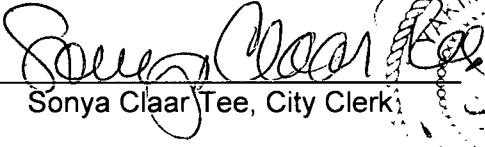
Section 6. As required by RCW 35.13.270, the City Clerk is hereby authorized and directed to provide, pending approval of the Yakima County Boundary Review Board, notification by certified mail that includes a list of the Assessor's tax parcel numbers of all properties within the Fairway Annexation area to the Yakima County Treasurer and Assessor at least sixty days before the effective date of the annexation.

Section 7. There is hereby granted to Yakima Waste Systems, Inc., in accordance with and for the term provided by RCW 35.13.280, an exclusive franchise to provide garbage and refuse collection and disposal service to residential properties in the Fairway Annexation area for a record of seven years from the effective date of the annexation. Such franchise does not apply to garbage and refuse generated by commercial establishments.

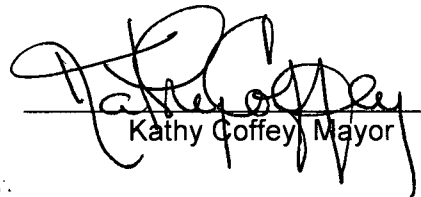
Section 8. This ordinance shall be in full force and effect 60 days after consideration and approval of the Yakima County Boundary Review Board, and publication as provided by law and by the City Charter.

PASSED BY THE CITY COUNCIL, signed and approved this 12th day of December, 2017.

ATTEST:



Sonya Claar Tee, City Clerk



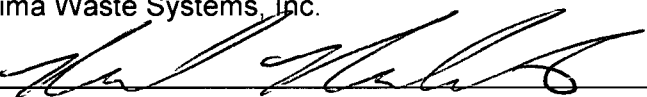
Kathy Coffey, Mayor

Publication Date: December 15, 2017 and February 23, 2018

Effective Date: April 24, 2018

Section 6 above is accepted by Franchisee this 21st day of February, 2018.

Yakima Waste Systems, Inc.

By: 

Signer's Name Printed: Keith Kovalenko

Signer's Title: District Manager

EXHIBIT "A"

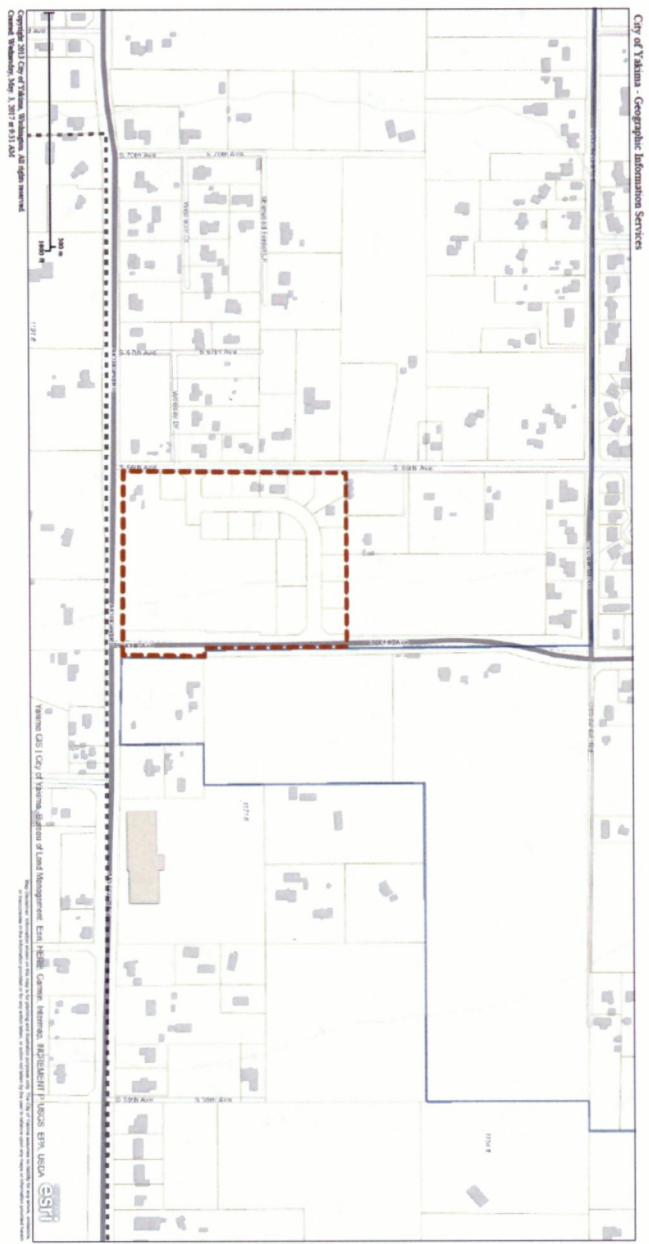
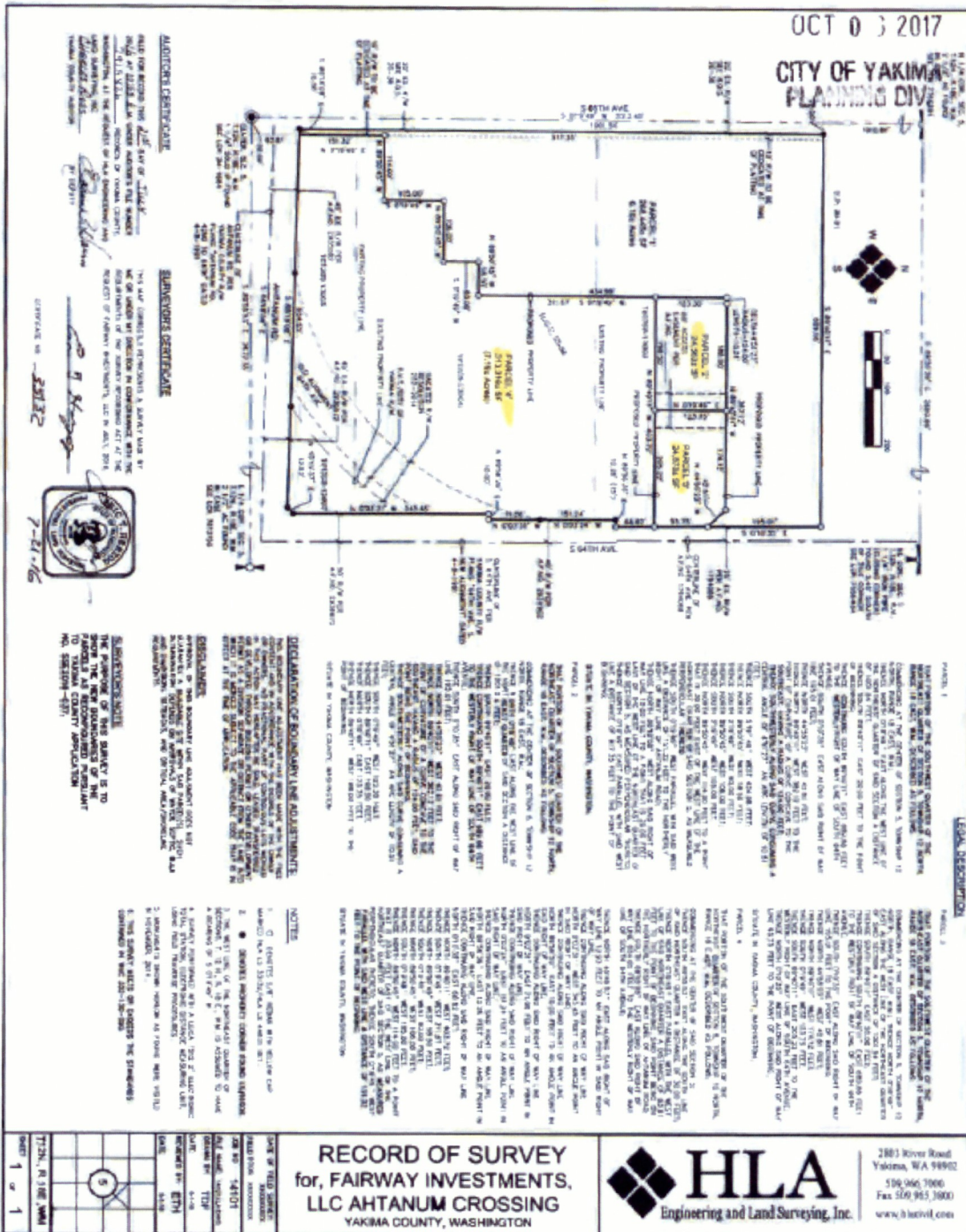


EXHIBIT "B"

SUR 7915826 RECEIVED

OCT 03 2017

CITY OF YAKIMA
PLANNING DIV.



NOTICE OF THE ADJUTANT GENERAL OF THE
The Adjutant General of the State of Washington, Department of the Adjutant General, has received and approved the following description of the boundaries of the property described in the foregoing plat, and the same is hereby certified to be correct and true.

LEGAL DESCRIPTION
The property described in the foregoing plat is situated in the County of Yakima, State of Washington, and is bounded as follows: On the north by the property of the County of Yakima, State of Washington, and on the south by the property of the County of Yakima, State of Washington, and on the east by the property of the County of Yakima, State of Washington, and on the west by the property of the County of Yakima, State of Washington.

NOTES
1. The property described in the foregoing plat is situated in the County of Yakima, State of Washington, and is bounded as follows: On the north by the property of the County of Yakima, State of Washington, and on the south by the property of the County of Yakima, State of Washington, and on the east by the property of the County of Yakima, State of Washington, and on the west by the property of the County of Yakima, State of Washington.

RECORD OF SURVEY
for, FAIRWAY INVESTMENTS,
LLC AHTANUM CROSSING
YAKIMA COUNTY, WASHINGTON

HLA
Engineering and Land Surveying, Inc.

2801 River Road
Yakima, WA 99102
509.966.7000
Fax 509.965.7000
www.hla.net/enr

DATE OF FIELD SURVEY
10/03/2017
DATE OF RECORDING
10/03/2017
DATE OF PRINTING
10/03/2017
DATE OF REVIEW
10/03/2017
DATE OF APPROVAL
10/03/2017
DATE OF RECORDING
10/03/2017
DATE OF PRINTING
10/03/2017
DATE OF REVIEW
10/03/2017
DATE OF APPROVAL
10/03/2017

SUB 14-006

PLAT OF AHTANUM CROSSING

(PART OF SW 1/4 OF NE 1/4 SEC. 5, T. 12 N., R. 18 E., WM.)

Click

- [illegible]

LEON CHEN, MD

[illegible]

RELATIONSHIP AND VALUE OF COUNSELING

1. General Information File

CONCLUSIONS

DATE 2/28/66
BY PAH
FBI - PHOENIX
101-117

ACKNOWLEDGMENTS

APPROVED BY THE CHIEF OF POLICE
1-5
[Signature]
Sgt. J. M. [illegible]
CHIEF OF POLICE



REGISTRATION DISTRICT CERTIFICATE

[illegible]

2000 Silver Road
Tulahoma, WA 98065
509.846.7300
Fax: 509.846.1000
www.bentley.com

14101
10/1/2016
2 x 2

EXHIBIT "C"



R-2 and Mixed Residential Parcels:

181205-13413
181205-13414
181205-13415
181205-13416
181205-13417
181205-13418
181205-13419
181205-13420
181205-13421
181205-13422
181205-13423
181205-13424
181205-13425
181205-13426
181205-13427

GC and Commercial Mixed Use Parcels:

181205-13017
181205-13018
181205-13019



**BUSINESS OF THE CITY COUNCIL
YAKIMA, WASHINGTON
AGENDA STATEMENT**

Item No. 8.
For Meeting of: December 12, 2017

ITEM TITLE: Public hearing and Ordinance on the Fairway Annexation in the vicinity of S 64th Ave and Ahtanum Rd.

SUBMITTED BY: Joan Davenport, AICP, Community Development Director
Joseph Calhoun, Planning Manager (509) 575-6042

SUMMARY EXPLANATION:

A Notice of Intent to Annex was received on April 13, 2017, and accepted by Council on May 16, 2017. The Petition has been drafted and signed by 100% of property owners, as certified by the Yakima County Assessor on July 24, 2017. The legal description of the annexation area was certified by the Yakima County Transportation Engineering Manager on October 6, 2017. The Fairway Annexation contains approximately 14.26 acres of R-2 and GC zoned property.

ITEM BUDGETED: NA

STRATEGIC PRIORITY: Neighborhood and Community Building

**APPROVED FOR
SUBMITTAL:**

 City Manager

STAFF RECOMMENDATION:

Pass Ordinance

BOARD/COMMITTEE RECOMMENDATION:

If passed, the Ordinance and annexation documents will be forwarded to the Yakima County Boundary Review Board for final consideration.

ATTACHMENTS:

Description	Upload Date	Type
❑ Ordinance_Fairway Annexation	11/29/2017	Ordinance
❑ Fairway Annexation_Council Information	11/29/2017	Backup Material

BEFORE THE CITY COUNCIL OF THE CITY OF YAKIMA

IN THE MATTER OF THE PETITION)
FOR THE ANNEXATION OF THE) PETITION FOR ANNEXATION
PROPERTY DESCRIBED BELOW)

Comes now, the following named person(s), firm(s) or corporation(s)
181205-13017; 181205-13018; 181205-13019; 181205-13413; 181205-13414; 181205-13415; 181205-
13416; 181205-13417; 181205-13418; 181205-13419; 181205-13422; 181205-13423; 181205-13424;
181205-13425; 181205-13426; 181205-13427

Fairway Investments LLC
6 S 2nd St, STE 918
Yakima, WA 98901

and petition the City Council of the City of Yakima that the following described property situate in Yakima
County, Washington, to-wit:

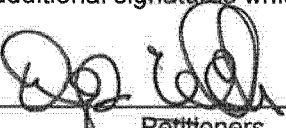
See attached Legal Description

Be annexed to the City of Yakima, and in support of said Petition, we, the undersigned person(s), firm(s)
or corporation(s) being the owners of not less than 60 percent in value according to the assessed
valuation of said property for which annexation is petitioned; that said property is not now within the limits
of any incorporated town; that said property is contiguous to the City of Yakima; that a plat or drawing of
the boundaries of said property which is sought to be annexed is attached hereto; that the City Council of
the City of Yakima has determined that it will accept the proposed annexation, that it will not require the
adoption of a Comprehensive Plan, and that there is not existing city indebtedness to be incurred by the
area proposed by this petition to be annexed, as reflected in the minutes of the May 16, 2017 meeting of
the Yakima City Council.

WHEREFORE, petitioners pray that the City Council make and enter an Order fixing the time and place of
hearing this petition pursuant to RCW 35.13.140; that due notice be given of such hearing and that upon
a hearing the said property be annexed to the City of Yakima.


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 other property within the City of
Yakima, including assessments or taxes in payment of any bonds issued or debts contracted prior to or
existing at the date of annexation.

This page is one of a number of identical pages forming one petition intended by the signers of this
petition to be presented and considered as one petition and may be filed with other pages containing
additional signatures which cumulatively may be considered as a single petition.



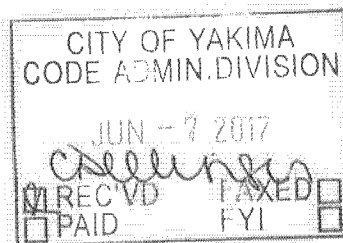
Petitioners
Douglas W. Rich
MEUSER

Petitioners



Petitioners
Douglas J. Hughes

Petitioners Member

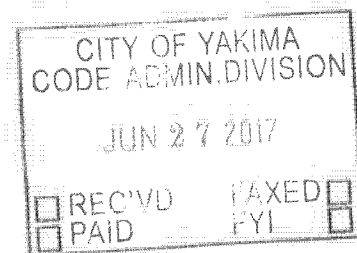


BEFORE THE CITY COUNCIL OF THE CITY OF YAKIMA

IN THE MATTER OF THE PETITION)
 FOR THE ANNEXATION OF THE) PETITION FOR ANNEXATION
 PROPERTY DESCRIBED BELOW)

Comes now, the following named person(s), firm(s) or corporation(s)
 181205-13420
 181205-13421

DH Construction & Associates LLC
 1611 Perry St
 Yakima, WA 98902



and petition the City Council of the City of Yakima that the following described property situate in Yakima County, Washington, to-wit:

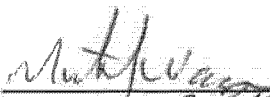
See attached Legal Description

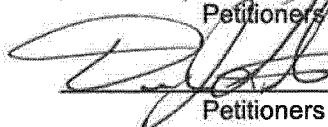
Be annexed to the City of Yakima, and in support of said Petition, we, the undersigned person(s), firm(s) or corporation(s) being the owners of not less than 60 percent in value according to the assessed valuation of said property for which annexation is petitioned; that said property is not now within the limits of any incorporated town; that said property is contiguous to the City of Yakima; that a plat or drawing of the boundaries of said property which is sought to be annexed is attached hereto; that the City Council of the City of Yakima has determined that it will accept the proposed annexation, that it will not require the adoption of a Comprehensive Plan, and that there is not existing city indebtedness to be incurred by the area proposed by this petition to be annexed, as reflected in the minutes of the May 16, 2017 meeting of the Yakima City Council.

WHEREFORE, petitioners pray that the City Council make and enter an Order fixing the time and place of hearing this petition pursuant to RCW 35.13.140; that due notice be given of such hearing and that upon a hearing the said property be annexed to the City of Yakima.

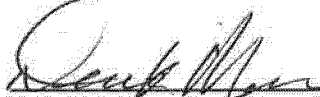
The petitioners subscribing hereto agree that all property within the territory hereby sought to be annexed shall be assessed and taxed at the same rate and on the same basis as other property within the City of Yakima, including assessments or taxes in payment of any bonds issued or debts contracted prior to or existing at the date of annexation.

This page is one of a number of identical pages forming one petition intended by the signers of this petition to be presented and considered as one petition and may be filed with other pages containing additional signatures which cumulatively may be considered as a single petition.



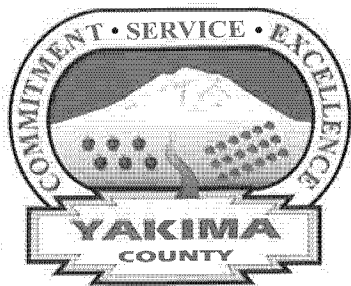
 Petitioners


 Petitioners



 Petitioners

 Petitioners



Dave Cook, Assessor

Courthouse • Room 112 • Yakima, WA 98901 • (509) 574-1100

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

website: www.co.yakima.wa.us/assessor

Determination of Sufficiency of Annexation Petition; City of Yakima – Fairview Annexation (RCW 35A.01.050(4))

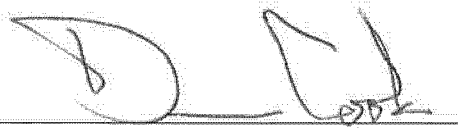
To: Joseph Calhoun, Planning Manager
City of Yakima

On July 7th 2017 a petition for annexation was received by this office for determinations of the sufficiency of the petition per RCW 35.13.130 and 35.21.005 from the City of Yakima.

The determination of the sufficiency was begun by this office on the terminal date of July 24th 2017, and has now been completed based on the records of this office, the above-mentioned Certificate of Transmittal, and the agreements and legal authorities cited therein.

The owners of and real properties comprising not less than 60% of the assessed value of real property in the areas proposed for annexation are signers of an annexation petition, and the above numbered petition is determined and declared sufficient.

Done this 24th day of July 2017

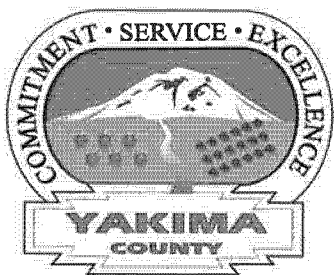

Dave Cook, Yakima County Assessor

RECEIVED

JUL 26 2017

CITY OF YAKIMA
PLANNING DIV.

Determination of Sufficiency of Annexation Petition



Public Services

128 North Second Street • Fourth Floor Courthouse • Yakima, Washington 98901
(509) 574-2300 • 1-800-572-7354 • FAX (509) 574-2301 • www.co.yakima.wa.us

VERN M. REDIFER, P.E. - Director

October, 6 2017

Joan Davenport
City of Yakima
129 N. Second Street
Yakima, Washington 98901

RECEIVED

OCT 06 2017

CITY OF YAKIMA
PLANNING DIV.

RE: Fairway Annexation

Dear Ms. Davenport:

The attached legal was prepared by a Professional Surveyor and is accurate for annexation.

If you have any questions or require any additional information, please don't hesitate to contact me.

Sincerely,

Kent L. McHenry, P.E.
Transportation Engineering Manager

Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, national origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300.

If this letter pertains to a meeting and you need special accommodations, please call us at 509-574-2300 by 10:00 a.m. three days prior to the meeting. For TDD users, please use the State's toll free relay service 1-800-833-6388 and ask the operator to dial 509-574-2300.

CITY OF YAKIMA
PLANNING DIV.

CERTIFICATE NO.

25752

7-21-16



PAGE 1

[illegible][illegible]

DECLARATION OF BOUNDARY LINE ADJUSTMENTS

THIS BULKY LINE ADJUSTMENT HAS BEEN MADE WITH THE FIRST CORRECTION AND IN ACCORDANCE WITH THE DESIGN OF THE CHAIN OR CHAINS. NO FRACTIONAL PART OF CHAIN(S) LOT(S) WORKS IN THIS ACTION MAY REPELATE BE SOON LOST. TRANSPORTED OR DEVELOPED THROUGH BUILDING PERMIT OR OTHER DEVELOPMENT PERMIT AS A DIVISION SEPARATE OR DISTINCT FROM THE LAND IN WHICH IT IS WORKED SUBJECT TO THE APPLICABLE CODE THAT IS CITED AT THE TIME OF APPLICATION.

DISCLAIMER:

APPROVAL OF THIS BOUNDARY LINE ADJUSTMENT DOES NOT GUARANTEE A **RELIABLE SITE** WITHIN SAID PARCEL(S) SUCH AS DETERMINATION **BEFORE** APPROVALS OF WATER, SEPTIC, BULK AND DRAINAGE SETBACKS, AND CRITICAL AREA/SLOPELINE REQUIREMENTS.

SURVEYOR'S NOTE

THE PURPOSE OF THIS SURVEY IS TO
SHOW THE NEW BOUNDARIES OF THE
PARCELS AS RECONFIGURED PURSUANT
TO YAKIMA COUNTY APPLICATION
NO. SSE2016-037.

NOTES

1. ☐ DEBOTS 5/8" REBAR WITH YELLOW CAP
MARKED M.A. IS 23122/M.A. IS 44621 SET
2. ☐ DEBOTS PROPERTY CONTROL ROOM (UNDERGROUND)
3. ☐ THE WEST END OF THE (NORTHWEST QUARTER OF SECTION, 1, 12 N, 10 E, M.A. IS ASSIGNED TO HAVE A BREAKING OF 5.07/49.9
4. ☐ SURVEY PERFORMED WITH A LEICA 1512 2" ELECTRONIC TOTAL STATION, ELECTRONIC DISTANCE MEASURING, USES FIELD TRAVERSE PROCEDURES
5. ☐ MONUMENTS SHOWING HAZARD AS FOUND WERE VISITED IN NOVEMBER, 2014
6. ☐ THIS SURVEY MEETS OR EXCEEDS THE STANDARDS CONTAINED IN THE SIZE 150 980

DATE OF FIELD SURVEY:	3000000000
FIELD BOOK:	3000000000
AGE MD	14101
FILE NAME:	14101.DWG
DRAWN BY:	TDF
DATE:	4-1-88
REVISIONS BY:	ETH
DATE:	4-1-88

T.12N, R.18E, WM

SHEET 1 OF 1

DATE: 4-1-88

RECORD OF SURVEY
for, **FAIRWAY INVESTMENTS,**
LLC AHTANUM CROSSING
YAKIMA COUNTY, WASHINGTON



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

PLAT 7927762

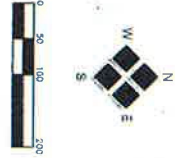
SUB 14-006

pg 1 of 2

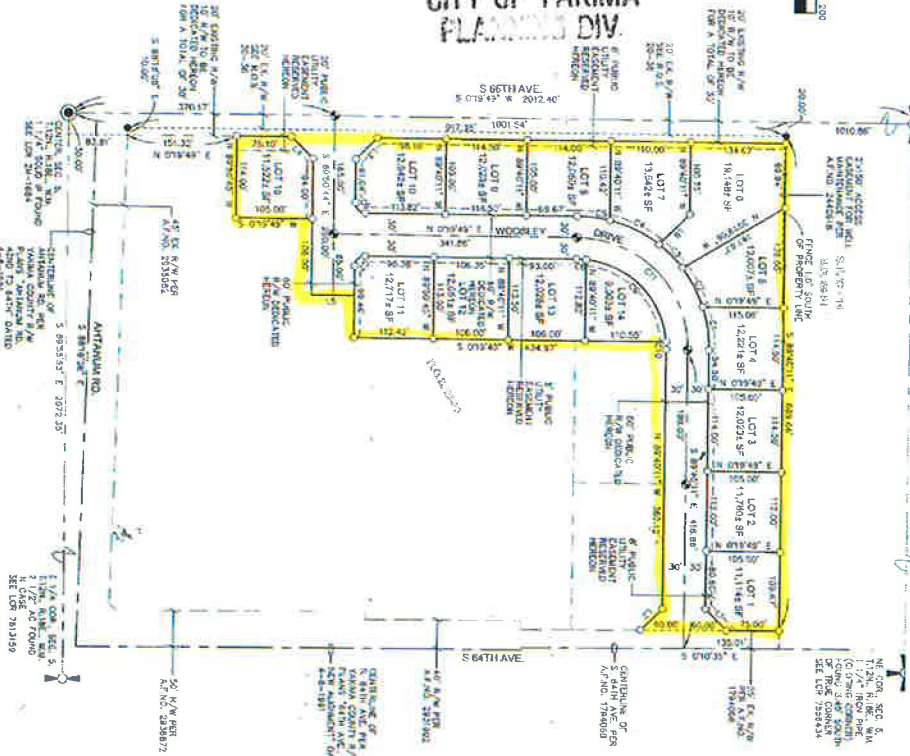
RECEIVED

OCT 03 2017

CITY OF YAKIMA
PLANNING DIV.



YAKIMA COUNTY TREASURER'S CERTIFICATE
I HEREBY CERTIFY THAT ALL CHANGES, REVISIONS AND ADDITIONS TO THE PLAT OF AHATANUM CROSSING, PART OF SW 1/4 OF NE 1/4 SEC. 5, T. 12 N., R. 18 E., W.M., HAVE BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE YAKIMA COUNTY TREASURER'S OFFICE.
DATE: 8th day of November, 2016
BY: Karen H. Heston
YAKIMA COUNTY TREASURER'S OFFICE



PLAT OF AHATANUM CROSSING
(PART OF SW 1/4 OF NE 1/4 SEC. 5, T. 12 N., R. 18 E., W.M.)

AUDITOR'S CERTIFICATE
I HAVE FOR RECORD ONE (1) DAY OF November 2016, RECEIVED FROM Karen H. Heston, CLERK OF THE BOARD OF SUPERVISORS, A TRUE AND CORRECT COPY OF THE PLAT OF AHATANUM CROSSING, PART OF SW 1/4 OF NE 1/4 SEC. 5, T. 12 N., R. 18 E., W.M., AS THE SAME APPEARS IN THE OFFICE OF THE CLERK OF THE BOARD OF SUPERVISORS.
YAKIMA COUNTY AUDITOR
BY: [Signature]

NOTES

SEE SHEET 1 FOR FULL DESCRIPTION, NOTES, DIMENSIONS AND APPROVALS.

SURVEYOR'S CERTIFICATE

I, Eric S. Heston, A PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF AHATANUM CROSSING, PART OF SW 1/4 OF NE 1/4 SEC. 5, T. 12 N., R. 18 E., W.M., WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE YAKIMA COUNTY TREASURER'S OFFICE. I HAVE FOR RECORD ONE (1) DAY OF November 2016, RECEIVED FROM Karen H. Heston, CLERK OF THE BOARD OF SUPERVISORS, A TRUE AND CORRECT COPY OF THE PLAT OF AHATANUM CROSSING, PART OF SW 1/4 OF NE 1/4 SEC. 5, T. 12 N., R. 18 E., W.M., AS THE SAME APPEARS IN THE OFFICE OF THE CLERK OF THE BOARD OF SUPERVISORS.
CERTIFICATE NUMBER: 23152
DATE: 8-22-16



CURVE TABLE

CURVE	DELT	RADIUS	LENGTH	CHORD	DIRECTION	CHORD LENGTH
C1	180° 00'	184.00	61.12	5.86	48.50	61.12
C2	180° 00'	184.00	61.12	5.86	48.50	61.12
C3	180° 00'	184.00	61.12	5.86	48.50	61.12
C4	180° 00'	184.00	61.12	5.86	48.50	61.12
C5	180° 00'	184.00	61.12	5.86	48.50	61.12
C6	180° 00'	184.00	61.12	5.86	48.50	61.12
C7	180° 00'	184.00	61.12	5.86	48.50	61.12
C8	180° 00'	184.00	61.12	5.86	48.50	61.12
C9	180° 00'	184.00	61.12	5.86	48.50	61.12
C10	180° 00'	184.00	61.12	5.86	48.50	61.12
C11	180° 00'	184.00	61.12	5.86	48.50	61.12

LINE TABLE

LINE	BEARING	LENGTH
L1	N 89° 57' 27" E	42.41
L2	N 89° 57' 27" E	42.41
L3	N 89° 57' 27" E	42.41
L4	N 89° 57' 27" E	42.41
L5	N 89° 57' 27" E	42.41
L6	N 89° 57' 27" E	42.41



2803 River Road
Yakima, WA 98902
509.565.3300
Fax: 509.565.3800
www.hlaonline.com

PARCEL NUMBER: 181205-13016

CD NO. 14101
DATE: AUG 22, 2016
SHEET 1 of 2

SUB 14-006

NOTES

- ### LEGAL DESCRIPTION

DEDICATION AND WAIVER OF CLAIMS

ACKNOWLEDGMENT

APPROVALS:

APPROVED BY THE YAKIMA COUNTY SUBDIVISION ADMINISTRATOR, THIS

DAY OF OBSERVANCE: 2015

John D. Baker

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© 2003 by The McGraw-Hill Companies, Inc.

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Shirley

© 2006 The Authors
Journal compilation © 2006 Blackwell Publishing Ltd

24. *Salvia officinalis* L.

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the fact that the nation's health care facilities are not distributed evenly across the country. The concentration of health care facilities in certain areas of the country has resulted in a shortage of health care facilities in other areas. This has led to a situation where certain areas of the country are over-served while other areas are under-served. This is a problem that needs to be addressed. The Department of Health and Human Services is currently working on a plan to address this problem. The plan includes a number of steps that will be taken to ensure that health care facilities are distributed evenly across the country. These steps include: (1) identifying areas of the country that are under-served; (2) developing a plan to build new health care facilities in these areas; (3) providing financial incentives to health care facilities that are located in under-served areas; and (4) providing training and support to health care facilities that are located in under-served areas. The Department of Health and Human Services is committed to ensuring that all Americans have access to the health care services they need. This plan is a key part of that commitment.

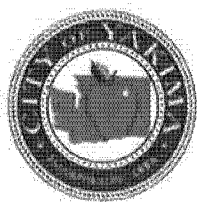
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HILA
Engineering and Land Surveying, Inc.

2803 River Road
Yakima, WA 98902
509-966-7000
Fax 509-966-3500
38 West 24th Street, Apt 202

JOB NO.: 14101
FILE NAME: 14101Plot.dwg
DATE: AUG. 22, 2016
SHEET: 2 OF 2

JOB NO: 14101
FILE NAME: 14101Plot.dwg
DATE: AUG. 22, 2016
SHEET 2 OF 2



OFFICE OF THE CITY CLERK
129 North Second Street
Yakima, Washington 98901
Phone (509) 575-6037 • Fax (509) 576-6614

CITY OF YAKIMA
NOTICE OF PUBLIC HEARING
FAIRWAY ANNEXATION

NOTICE IS HEREBY GIVEN that the Yakima City Council will conduct a Public Hearing on **Tuesday, December 12, 2017 at 2:30 p.m.** or as soon thereafter as the matter may be heard, in the Council Chambers at City Hall located at 129 North 2nd Street, Yakima, WA to consider a petition for annexation of certain property contiguous to the present boundaries of said City, and more particularly described in the legal description, in Yakima County, Washington, to wit:

LEGAL DESCRIPTION FOR THE ANNEXATION

The Plat of Ahtanum Crossing (AFN 7927762), together with Parcel's 2, 3, and 4 from Record of Survey AFN 7915826.

Any citizen wishing to comment on this request is invited to attend such public hearing and voice their approval or disapproval of the annexation or contact the City Council in the following manner:

- 1) Send a letter via regular mail to "*Yakima City Council, 129 N. 2nd Street, Yakima, WA 98901*"; or,
- 2) E-mail your comments to citycouncil@yakimawa.gov. Include in the e-mail subject line, "*FAIRWAY Annexation.*" Please also include your name and mailing address.

Dated and mailed this 22nd day of November, 2017.

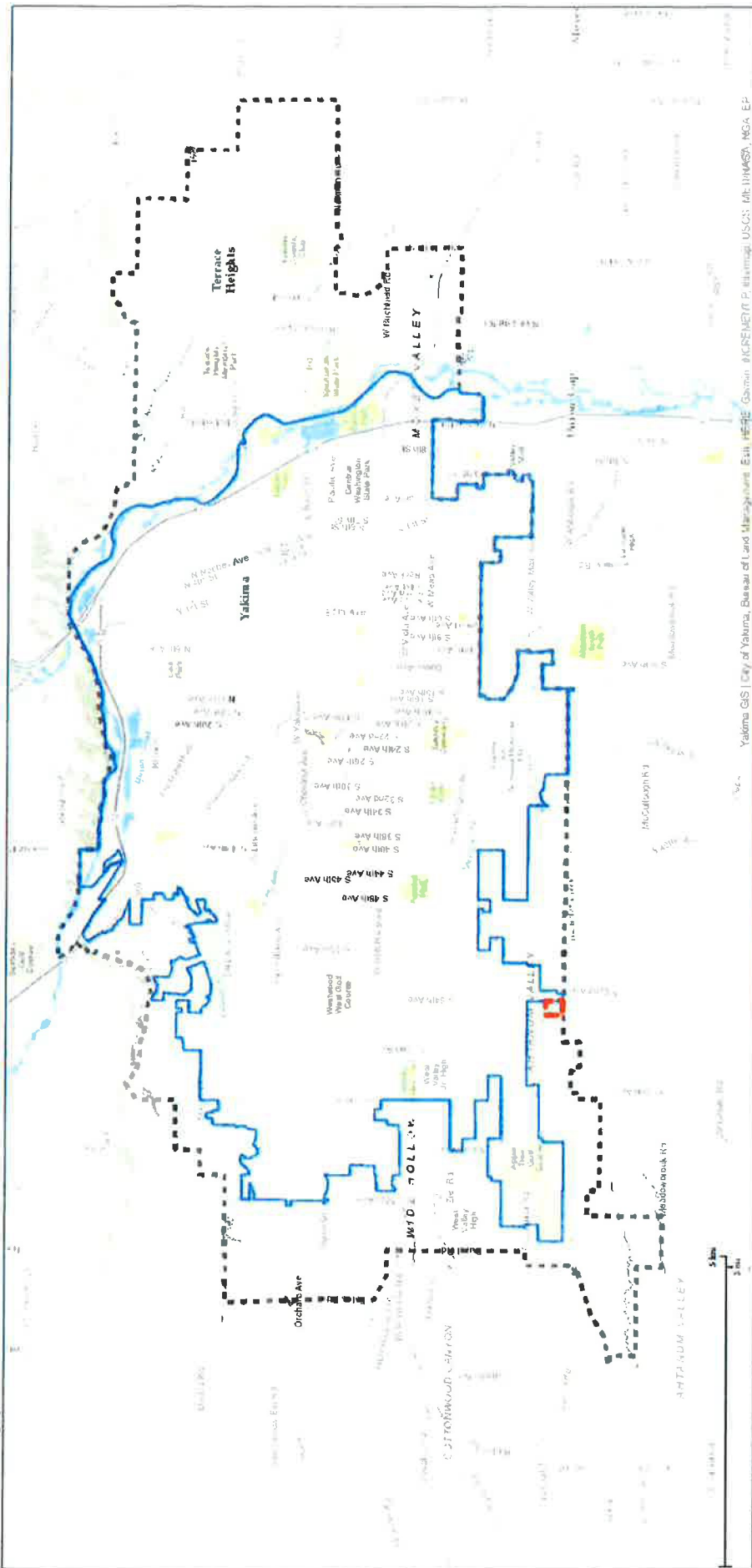
Sonya Claar Tee, CMC
 City Clerk

CITY OF YAKIMA
NOTICE OF PUBLIC
HEARING
FAIRWAY ANNEXATION

NOTICE IS HEREBY GIVEN that the Yakima City Council will conduct a Public Hearing on Tuesday, December 12, 2017 at 2:30 p.m. or as soon thereafter as the matter may be heard, in the Council Chambers at City Hall located at 129 North 2nd Street, Yakima, WA to consider a petition for annexation of certain property contiguous to the present boundaries of said City, and more particularly described in the legal description, in Yakima County, Washington, to wit: LEGAL DESCRIPTION FOR THE ANNEXATION The Plat of Ahtanum Crossing (AFN 7927762), together with Parcel's 2, 3, and 4 from Record of Survey AFN 7915826. Any citizen wishing to comment on this request is invited to attend such public hearing and voice their approval or disapproval of the annexation or contact the City Council in the following manner: 1) Send a letter via regular mail to "Yakima City Council, 129 N. 2nd Street, Yakima, WA 98901", or, 2) E-mail your comments to citycouncil@yakimawa.gov. Include in the e-mail subject line, "FAIRWAY Annexation." Please also include your name and mailing address. Dated and mailed this 22nd day of November, 2017.
Sonya Claar Tee, City Clerk

(777723) November 24, 2017

City of Yakima - Geographic Information Services



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Created Wednesday, May 3, 2017 at 9:40 AM



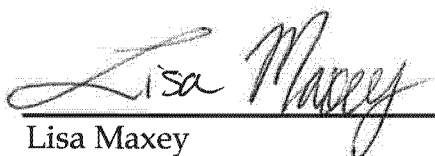
CITY OF YAKIMA, PLANNING DIVISION

LETTER OF TRANSMITTAL

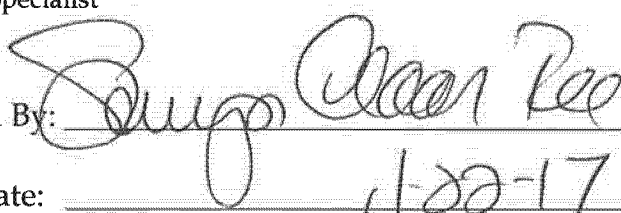
I, Lisa Maxey, as an employee of the City of Yakima, Planning Division, have transmitted to: Sonya Claar-Tee, City Clerk, by hand delivery, the following documents:

1. Mailing labels for FAIRWAY ANNEXATION including all labels for parties of record.
2. One Vicinity Map

Signed this 22nd day of November, 2017.



Lisa Maxey
Planning Specialist

Received By: 

Date: 1-22-17

Fairway Investments LLC 6 S 2 nd St Ste 918 Yakima, WA 98901	DH Construction & Associates LLC 1611 Perry St Yakima, WA 98902	
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In-House Distribution E-mail List		
Name	Division	E-mail Address
Carolyn Belles	Code Administration	Carolyn.Belles@yakimawa.gov
Glenn Denman	Code Administration	Glenn.Denman@yakimawa.gov
Joe Caruso	Code Administration	Joe.Caruso@yakimawa.gov
Suzanne DeBusschere	Code Administration	Suzanne.Debusschere@yakimawa.gov
Joan Davenport	Community Development	Joan.Davenport@yakimawa.gov
Dan Riddle	Engineering	Dan.Riddle@yakimawa.gov
Mike Shane	Engineering	Mike.Shane@yakimawa.gov
Mark Soptich	Fire Dept	Mark.Soptich@yakimawa.gov
Jeff Cutter	Legal Dept	Jeff.Cutter@yakimawa.gov
Sara Watkins	Legal Dept	Sara.Watkins@yakimawa.gov
Archie Matthews	ONDS	Archie.Matthews@yakimawa.gov
Joseph Calhoun	Planning Division	Joseph.Calhoun@yakimawa.gov
Chief Rizzi	Police Department	Dominic.Rizzi@yakimawa.gov
Scott Schafer	Public Works Dept	Scott.Schafer@yakimawa.gov
Loretta Zammarchi	Refuse Division	Loretta.Zammarchi@yakimawa.gov
Randy Layman	Refuse Division	Randy.Layman@yakimawa.gov
Naeem Kara	Transit Division	Naeem.Kara@yakimawa.gov
James Dean	Utilities	James.Dean@yakimawa.gov
Dana Kallevig	Wastewater	Dana.Kallevig@yakimawa.gov
Randy Meloy	Wastewater	Randy.Meloy@yakimawa.gov
For the Record/File		Revised 04/2017

Type of Notice: Notice of CC Public Hearing
 Annexation Name: Fairway Annexation
 File Number: 12/12/17
 Date of Mailing: 12/12/17
 Hearing



AFFIDAVIT OF POSTING

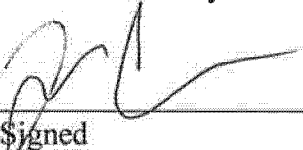
STATE OF WASHINGTON

RE: Fairway Annexation – Notice of Hearing
File# Petition 17-07
Applicant Name: Fairway Investments
Project Name: Fairway Annexation
Site Location: Vicinity of S 64th and Ahtanum

As an employee of the City of Yakima Planning Division, I have posted a copy of the Notice of Public Hearing for the Fairway Annexation.

The City Council Public Hearing is scheduled for the 5th day of December, 20 17.

Notices were posted on the 27th day of November, 20 17 at the following locations: Lobby of City Hall, County Courthouse and the Central Library.


 Signed _____

Planning Manager
 Job Title

11/27/17
 Date

**LAND USE ACTION INSTALLATION
CERTIFICATE**

File Number:	Annexation Petition 17-07
Applicant/Project Name:	Fairway Annexation
Site Address:	Vic of S 64th & Athlunum
Date of Posting:	November 17, 2017

Location of Installation (Check One):

☒ Land Use Action Sign is installed per standards described in YMC §15.11.080(C).

☐ Land Use Action Sign is installed in an alternate location on the site.

Note: this alternate location (if not pre-approved by the Planning Manager) may not be acceptable by the Planning Division and is subject to relocation (at the owner's expense) to a more visible site on the property.

The alternative location is:

RECEIVED

NOV 17 2017

CITY OF YAKIMA

The required notice of application will be sent to the applicant and property owners within a 300-foot radius after the Planning Division has received this Land Use Action Installation Certification. Failure to post a Land Use Action sign and return this form signed in a timely manner may cause a delay in the application review process.

I hereby testify that the installed sign fully complies with the Land Use Action sign installation standards (see pg. 2), that the sign will be maintained until a decision has been rendered, and that the sign will be returned within **30 days** from the date the final decision is issued.

Applicant's Signature

Nov 17, 2017

Date

Applicant's Name (Please Print)

248-4156

Applicant's Phone Number

Please remit the above certification and deliver to the City of Yakima Planning Division via email to ask.planning@yakimawa.gov or in person/by mail to: City of Yakima, Planning Division, 129 North 2nd Street, Yakima, WA 98901.



**BUSINESS OF THE CITY COUNCIL
YAKIMA, WASHINGTON
AGENDA STATEMENT**

Item No. 8.
For Meeting of: May 16, 2017

ITEM TITLE: Public Meeting to consider the Notice to Commence the Fairway Annexation in the Vicinity of South 64th Avenue and Ahtanum Road

SUBMITTED BY: Joan Davenport, AICP, Director of Community Development
Joseph Calhoun, Planning Manager

SUMMARY EXPLANATION:

A Notice of Intent to Commence Annexation (attachment 1) was received by the Planning Division on April 13, 2017. On May 2, 2017, Council set the date of May 16, 2017 (per RCW 35.13.125), to consider this annexation request. The area proposed for annexation is approximately 14 acres in size, consisting of 18 parcels, zoned R-2 and GC. See attached maps (attachment 2).


The purpose of this meeting is for the City Council to determine the following: whether to accept, reject, or geographically modify the proposed annexation; whether it will require the simultaneous adoption of a comprehensive plan for the area to be annexed; and whether it will require the assumption of all or any portion of existing city indebtedness by the area to be annexed. The Comprehensive Plan designation for the area is a mixture of Medium Density Residential and Neighborhood Commercial, which is consistent with the Yakima Urban Area Comprehensive Plan 2025. Under the pending 2040 comprehensive plan, these designations will become Mixed Residential and Commercial Mixed Use, respectively. A separate Comprehensive Plan for the area is not required.

The assumption of indebtedness relates to the rate at which the parcels, if annexed, would be taxed. Council can decide to tax the parcels at the same rate and on the same basis as other parcels in the City of Yakima and to pay for outstanding indebtedness.

ITEM BUDGETED:

STRATEGIC PRIORITY:

APPROVED FOR SUBMITTAL:

 City Manager

STAFF RECOMMENDATION:

If Council wishes to accept and begin the annexation process, direct staff to draft the Petition and collect signatures from property owners to begin the annexation review procedures. The Annexation Ordinance will be brought to City Council at a later date.

BOARD/COMMITTEE RECOMMENDATION:

The Neighborhood & Community Building Committee, at their April 20th meeting, were in consensus to send this to the entire City Council for consideration.

ATTACHMENTS:

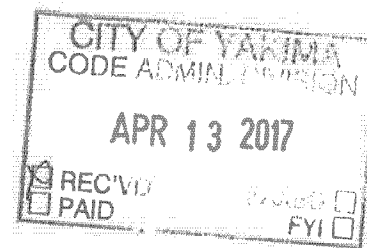
Description	Upload Date	Type
<input type="checkbox"/> 1. Fairway notice of intent to commence annexation	5/3/2017	Backup Material
<input type="checkbox"/> 2. Fairway annexation maps	5/3/2017	Backup Material

NOTICE OF INTENTION TO COMMENCE ANNEXATION PROCEEDINGS

TO: The City Council
City of Yakima, Washington

Comes now the following:

+	Fairway Investments LLC 6 S. 2 nd St. Ste 918 Yakima, WA 98901	+
+	DH CONSTRUCTION & ASSOCIATES LLC 1611 PERRY ST Yakima, WA 98902	+

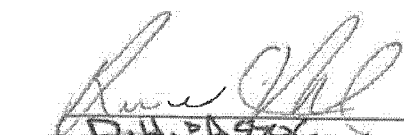



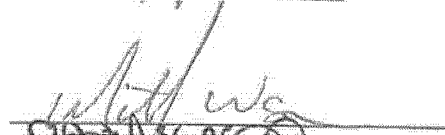
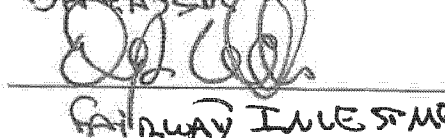
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18120513418, 18120513419, 18120513420, 18120513421, 18120513422,
18120513423, 18120513424, 18120513425, 18120513426, 18120513427,
18120513017, 18120513018, 18120513019

and hereby notifies the City Council of the City of Yakima that they intend to commence annexation proceedings to have the above referenced real property annexed to the City of Yakima. That the above named, owner(s) of the properties for which annexation will be petitioned, respectfully request the City council to meet with its officers within 60 days to determine whether the City will accept the proposed annexation.

This page is one of a number of identical pages forming one notice intended by the signers of this document to be presented and considered as one notice and may be filed with other pages containing additional signatures which cumulatively may be considered as a single notice.

Dated at Yakima, Washington, this 11th day of April, 2017.


D.H. ASSOC

DH ASSOC


FAIRWAY INVESTMENTS

FAIRWAY INVESTMENTS

