

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)**

WE THE UNDERSIGNED, being the OWNERS of a majority of the acreage, of the real property described on **EXHIBIT A** attached hereto or any portion thereof, lying contiguous to the City of Yakima, Washington, do hereby petition that such territory be annexed to and made a part of the City of Yakima, Washington under the provisions of RCW 35.13, et seq., and any amendment thereto, of the State of Washington.

The territory proposed to be annexed is within Yakima County, Washington and is described on **EXHIBIT A** attached hereto and depicted on **EXHIBIT B**, a diagram which outlines the boundaries of the property sought to be annexed, further attached hereto.

WHEREFORE, the undersigned respectfully petition the Honorable City Council of the City of Yakima and ask:

1. 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
2. That following such hearing, and subsequent to approval by the Boundary Review Board for Yakima County, if such is convened, the City Council determine by ordinance that such annexation shall be effective; and that property so annexed shall become a part of the City of Yakima, Washington subject to its laws and ordinances then and thereafter in force

THE PETITIONERS HERETO AGREE: "... that all property within the territory hereby sought to be annexed shall be assessed and taxed at the same rate and at the same basis as property within the City of Yakima including any outstanding indebtedness of said City which may appropriately be applied," in accordance with the requirements of the City Council of the City of Yakima.

If more than one petition is necessary, all such pages will 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.

PRAYER OF PETITION:

1. Annexation of area described in **EXHIBIT A** - Legal Description & **EXHIBIT B** - Map; and
2. There will be an assumption of indebtedness of the City of Yakima; and
3. Retention of the City of Yakima Comprehensive Plan 2040 for the subject area; and
4. Retention of zoning consistent with the City of Yakima Comprehensive Plan 2040.

MINUTES FROM THE April 20, 2021 CITY COUNCIL MEETING:

- ACCEPT the annexation as proposed;
- NOT REQUIRE the simultaneous adoption a comprehensive plan; and
- REQUIRE the assumption of any share of the existing City indebtedness by the area to be annexed that may appropriately be applied to them.

INSTRUCTIONS TO SIGNERS AND VOLUNTEER SOLICITORS

1. Sign your name as you sign on legal documents. Married women sign "Mary D. Jones," not "Mrs. John D. Jones."
2. The signature of an owner of record, as determined by the records of the county auditor, shall be sufficient without the signature of his or her spouse.
3. In the case of mortgaged property, the signature of the mortgagor shall be sufficient.
4. In the case of property purchased on contract, the signature of the contract purchaser, as shown by the records of the County Auditor, shall be deemed sufficient, without the signature of his or her spouse.
5. Any officer of a corporation owning land within the area involved who is duly authorized to execute deeds or encumbrances on behalf of the corporation, may sign on behalf of such corporation, and shall attach to the petition a certified excerpt from the bylaws of such corporation showing such authority.
6. When property stands in the name of a deceased person or any person for whom a guardian has been appointed, the signature of the executor, administrator, or guardian, as the case may be, shall be equivalent to the signature of the owner of the property; and
7. When a parcel of property is owned by multiple owners, the signature of an owner designated by the multiple owners is sufficient.

Please submit this 'Petition for Annexation to the City of Yakima, Washington' to the Planning Division located at 129 N 2nd St, Yakima, WA 98901 for formal processing.

If you have any questions regarding this document or a question regarding annexations, please contact the Planning Division at 509-575-6183

Owner Signature	Printed Name	Address	Phone Number	Parcel Number(s) Represented	Date Signed
<i>David R. Cleeman</i>	Cottonwood Partners, LLC	PO Box 8553 Yakima, WA 98903		181204-22002	MAY 17 2021
<i>Leg Novobielki - CO-Trust Ralph Novobielki</i>	Novobielki Survivors Trust	5809 Altatum Rd. Yakima, WA 98903	509-952-9200	181205-14402 181204-23005 181204-23401 181204-23403 181204-23404	MAY 17 2021
<i>Ralph & Ruth</i>	Charles and Kathryn Ralph	5809 Altatum Rd. Yakima, WA 98903	(509) 961-8417	181205-14413 181205-14412	MAY 17 2021

COMMUNITY DEVELOPMENT

CITY OF YAKIMA

RECEIVED

MAY 17 2021

RECEIVED

MAY 17 2021

COMMUNITY DEVELOPMENT

CITY OF YAKIMA

EXHIBIT "A"

**February 26, 2021
HLA No. 21036**

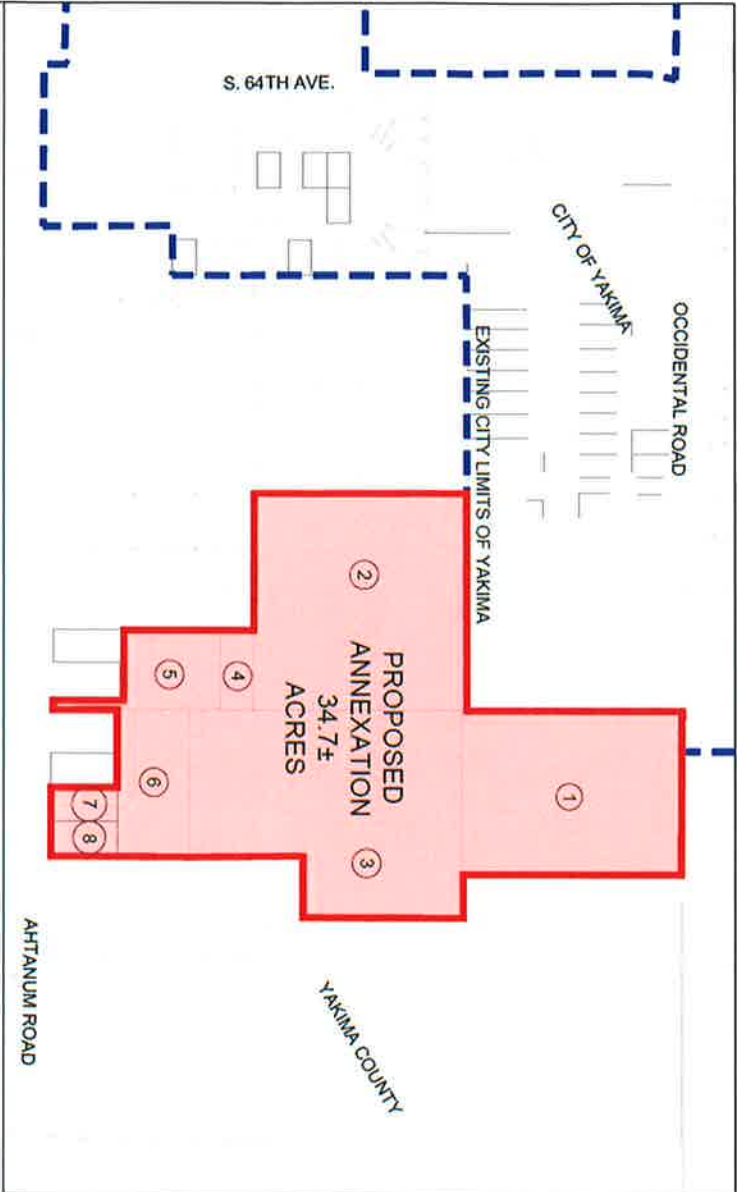
LEGAL DESCRIPTION FOR ANDERSON PARK ANNEXATION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 4 AND THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 12 NORTH, RANGE 18 EAST, W.M. DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 4;
THENCE EASTERLY ALONG THE NORTH LINE THEREOF TO THE NORTHEAST CORNER OF THE WEST 505.86 FEET OF GOVERNMENT LOT 4 OF SAID SECTION 4;
THENCE SOUTHERLY ALONG THE EAST LINE OF SAID WEST 505.86 FEET TO THE SOUTH LINE OF SAID GOVERNMENT LOT 4;
THENCE SOUTH 89°43'30" EAST 148.14 FEET TO THE NORTHEAST CORNER OF PARCEL "B" AS SHOWN ON THAT RECORD OF SURVEY FILED UNDER AUDITOR'S FILE NUMBER 8055964, RECORDS OF YAKIMA COUNTY, WASHINGTON;
THENCE SOUTH 00°57'29" EAST ALONG THE EAST LINE OF SAID PARCEL "B" 517.10 FEET;
THENCE NORTH 89°59'58" WEST 186.46 FEET;
THENCE SOUTH 00°57'29" EAST 349.41 FEET TO THE NORTHEAST CORNER OF LOT 1 OF THAT SHORT PLAT RECORDED IN BOOK 86 OF SHORT PLATS, PAGE 21, RECORDS OF YAKIMA COUNTY, WASHINGTON.
THENCE SOUTHERLY ALONG THE EAST LINE OF LOTS 1 AND 4 OF SAID SHORT PLAT TO THE SOUTHEAST CORNER OF SAID LOT 4;
THENCE WESTERLY ALONG THE SOUTH LINE OF LOTS 3 AND 4 OF SAID SHORT PLAT TO THE SOUTHWEST CORNER OF SAID LOT 3;
THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 3 TO THE NORTHWEST CORNER OF SAID LOT 3;
THENCE WESTERLY TO THE NORTHEAST CORNER OF LOT 4 OF THAT SHORT PLAT RECORDED IN BOOK 86 OF SHORT PLATS, PAGE 20, RECORDS OF YAKIMA COUNTY, WASHINGTON;
THENCE WESTERLY TO THE NORTHWEST CORNER OF SAID LOT 4;
THENCE SOUTHERLY TO THE SOUTHWEST CORNER OF SAID LOT 4;
THENCE WESTERLY TO THE SOUTHEAST CORNER OF LOT 3 OF SAID SHORT PLAT RECORDED IN BOOK 86 OF SHORT PLATS, PAGE 20, RECORDS OF YAKIMA COUNTY, WASHINGTON;
THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 3 TO THE NORTHEAST CORNER THEREOF;
THENCE WESTERLY ALONG THE NORTH LINE OF LOT 3 AND LOT 2 OF SAID SHORT PLAT TO THE NORTHWEST CORNER OF SAID LOT 2;
THENCE NORTHERLY ALONG THE WEST LINE OF LOT 1 OF SAID SHORT PLAT RECORDED IN BOOK 86 OF SHORT PLATS PAGE 20, RECORDS OF YAKIMA COUNTY, WASHINGTON, TO THE NORTHWEST CORNER OF LOT 1 OF SAID SHORT PLAT, SAID POINT BEING ON THE SOUTH LINE OF PARCEL "B" OF THAT SHORT PLAT RECORDED IN BOOK "J" OF SHORT PLATS, PAGE 6, RECORDS OF YAKIMA COUNTY, WASHINGTON;
THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL "B" TO THE SOUTHWEST CORNER THEREOF;
THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL "B" TO THE NORTHWEST CORNER THEREOF;
THENCE EASTERLY TO THE NORTHEAST CORNER OF SAID PARCEL "B";
THENCE NORTHERLY TO THE POINT OF BEGINNING.

SITUATE IN YAKIMA COUNTY, WASHINGTON.

EXHIBIT "B"



PROPERTY OWNERSHIP TABLE

①	181204-22002	COTTONWOOD PARTNERS, LLC	⑤	181205-14412	RALPH
②	181205-14402	NOVOBIELSKI SURVIVORS TRUST	⑥	181204-23401	NOVOBIELSKI SURVIVORS TRUST
③	181204-23005	NOVOBIELSKI SURVIVORS TRUST	⑦	181204-23403	NOVOBIELSKI SURVIVORS TRUST
④	181205-14413	RALPH	⑧	181204-23404	NOVOBIELSKI SURVIVORS TRUST


HLA
 Engineering and Land Surveying, Inc.
 2003 Dancy Road
 Yakima, WA 98903
 Fax: 509/663.3100
 www.hland.com

DATE	2/27/21
BY	ET/AMK
FOR	21000
PROJECT	2100000000.dwg
SCALE	AS SHOWN
DATE	2/27/21
BY	ET/AMK
FOR	21000
PROJECT	2100000000.dwg

COTTONWOOD PARTNERS
 ANDERSON PARK ANNEXATION
 YAKIMA COUNTY, WASHINGTON
 ANNEXATION EXHIBIT

1	1
1	1
1	1



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
OCCIDENTAL/AHTANUM/S 59TH AVE ANNEXATION

NOTICE IS HEREBY GIVEN that the Yakima City Council will conduct a Public Hearing on **Tuesday, October 5, 2021, at 6 p.m.** or as soon thereafter as the matter may be heard, via Zoom in the City Council Chambers at Yakima City Hall, 129 N. Second St., Yakima, to consider the Anderson Park annexation, located in the vicinity of Occidental and Ahtanum Roads and South 59th Avenue.

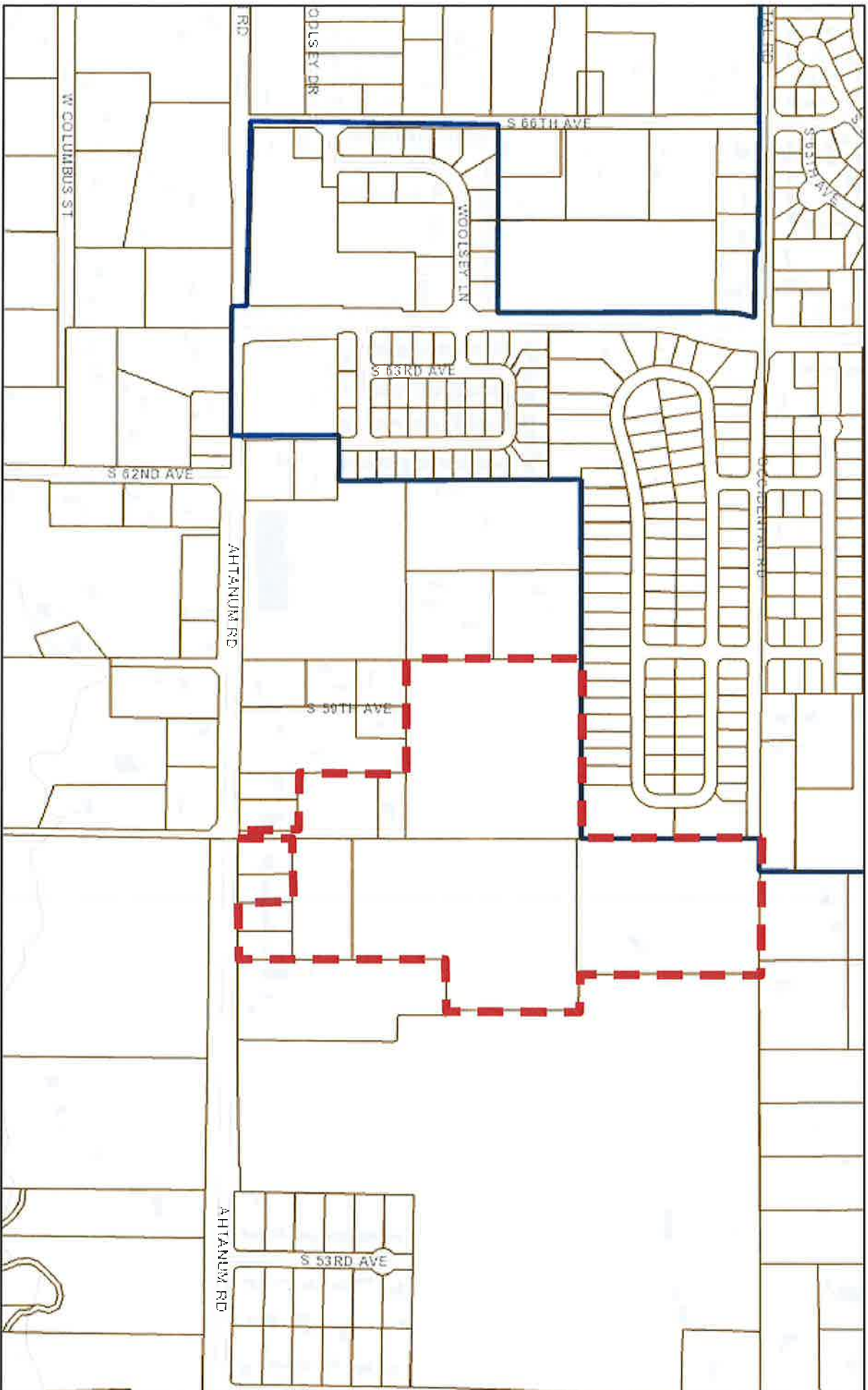
Any citizen wishing to comment on this request is welcome to call in to the public hearing (information provided on the agenda) and voice their approval or disapproval of the annexation or contact the City Council in the following manner:

- 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, "*Anderson Park Annexation.*" Please also include your name and mailing address.

Dated this 10th day of September, 2021.

Sonya Claar Tee, CMC
City Clerk

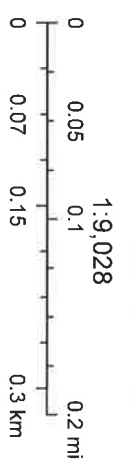
Anderson Park Annexation



September 9, 2021

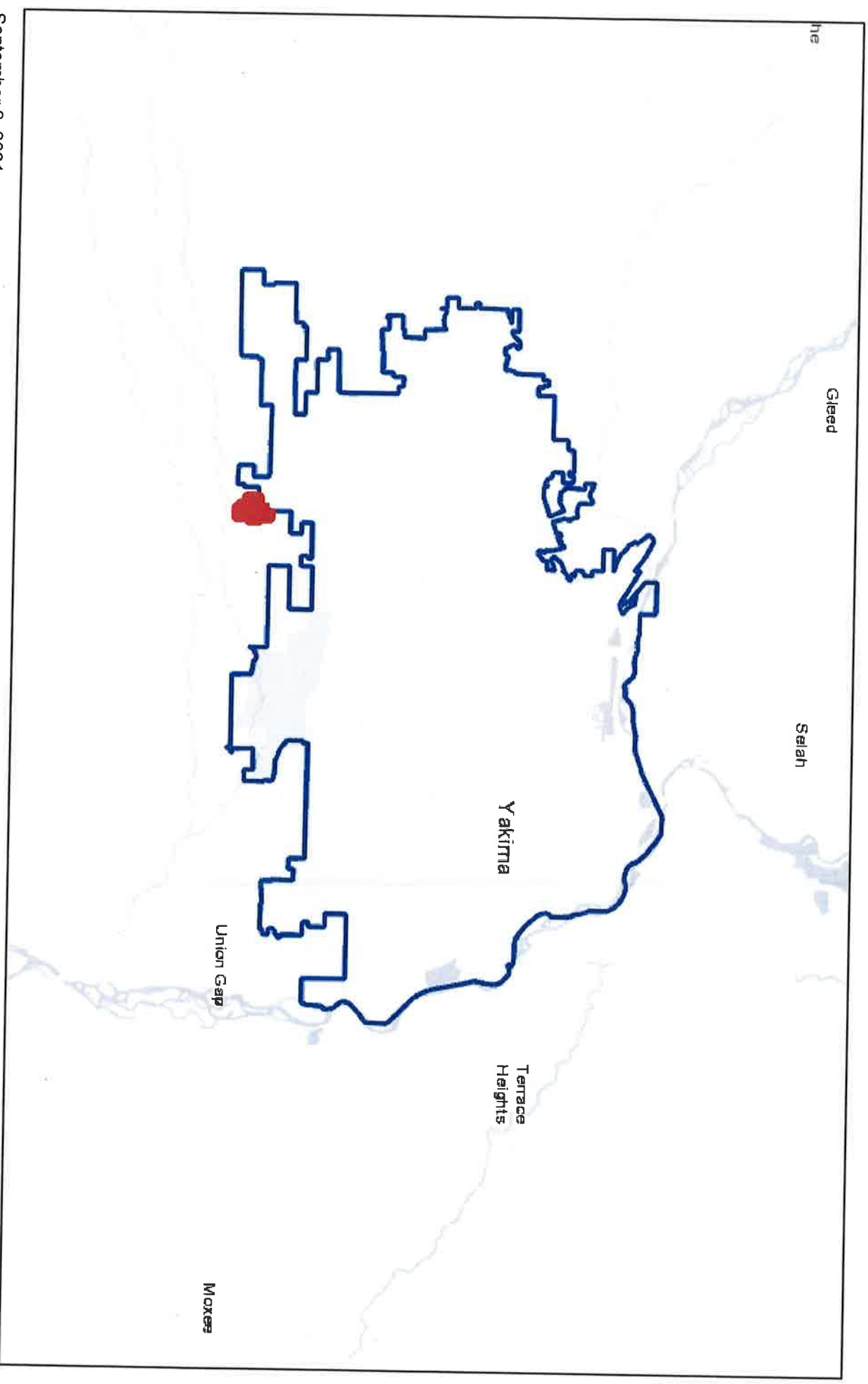
Parcels

Yakima City Limits



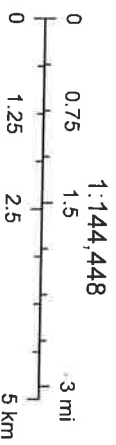
Yakima GIS, City of Yakima GIS, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Anderson Park Annexation



September 9, 2021

 Yakima City Limits



Yakima GIS, City of Yakima GIS, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community



Yakima County Roads

Matt Pietrusiewicz P.E – County Engineer

128 N 2nd Street · Fourth Floor Courthouse · Yakima, WA 98901
(509)547-2300 · 1-800-572-7354 · (FAX) 509-574-2301 · www.co.yakima.wa.us

June 22nd, 2021

City of Yakima Planning Division
ATTN: Joseph Calhoun
129 N. 2nd Street, 2nd Floor
Yakima, WA 98901

RE: Certification of Legal Description; Anderson Park

As requested in your letter dated June 3rd, 2021, the legal description for the Anderson Park Annexation; including tax parcels: 181204-22002, 181205-14402, 181204-23005, 181204-23401, 181204-23403, 181204-23404, 181205-14413, and 181205-14412 has been reviewed and certified to be true and accurate for the purpose of annexation. The documents reviewed have been attached for ease and clarity.

If you need any further assistance, please contact me at (509)574-2300.

Sincerely,

Matt Pietrusiewicz, P.E.
Yakima County Engineer

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JUN 22 2021

CITY OF YAKIMA
COMMUNITY DEVELOPMENT



Yakima County Elections

Petition Certificate of Sufficiency

I, CHARLES R. ROSS, Auditor, Yakima County, Washington, hereby certify that the petition for the Anderson Park Annexation contained two (2) valid signatures of registered voters residing in the area for which the annexation is petitioned.

In accordance with RCW 35.13.420, the petition must be signed by the owners of a majority of the acreage for which the annexation is petitioned *and* a majority of the registered voters residing in the area for which the annexation is petitioned.

According to the records on file in my office, the total number of active registered voters within the area for which the annexation is petition is three (3). The number of valid signatures of registered voters on the petition submitted meets this requirement.

DATED this 22nd day of July, 2021

A handwritten signature in black ink, appearing to be 'K. [unclear]', written over a horizontal line.

Elections Manager &
Deputy Auditor on behalf of:

A handwritten signature in black ink, appearing to be 'C.R. Ross', written over a horizontal line.

CHARLES R. ROSS, Yakima County Auditor and
Ex-officio, Supervisor of Elections
Yakima County, Washington



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 – Anderson Park Annexation
(RCW 35A.01.050(4))**

To: Joseph Calhoun, Planning Manager
City of Yakima

On June 7th, 2021, 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 June 10th, 2021, 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 10th day of June

Dave Cook, Yakima County Assessor

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CITY OF YAKIMA
PLANNING DIV.

NOTICE OF INTENTION TO COMMENCE ANNEXATION PROCEEDINGS

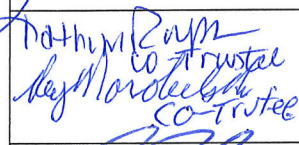


TO: The City Council
City of Yakima, Washington

Councilmembers:

The undersigned hereby advise the City Council that it is their desire to commence annexation proceedings for the property described below, and certify that either collectively consist of at least 10% of the residents of the described property or own at least 10% of the acreage for which annexation is petitioned.

It is therefore requested that the City Council set a date no later than sixty (60) days after the filing of this request for a meeting with the undersigned to determine:

1. Whether the City Council will accept, reject, or geographically modify the proposed annexation;
2. Whether the City Council will require the property to become subject to the City's Comprehensive Plan for that area; and
3. Whether the City Council will require the assumption of all or part of the existing city indebtedness by the area to be annexed.

Owner's Signature	Printed Name	Address and Legal Description	Date Signed
	Kathryn Ralph Ray Novobielski Novobielski Survivors Trust	200 Abbess Lane Yakima, WA 98908 Parcels 181205-14402, -23005, 181204-23401, -23403, -23404.	2-22-21 2/22/21
	Charles and Kathryn Ralph	5809 Ahtanum Road Yakima, WA 98903 Parcels 181205-14413 and - 14412.	2-22-21 2-22-21
	Cottonwood Partners, LLC	P.O. Box 8353 Yakima, WA 98908 Parcel 181204-22002	2-25-21