



DEPARTMENT OF COMMUNITY DEVELOPMENT

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**CITY OF YAKIMA**  
**FINDINGS of FACT, CONCLUSIONS & RECOMMENDATION**  
**for**  
**PETITION FOR ANNEXATION**

Application # ANX#001-22, PETITION 22-05

**PETITIONER:** John Borton, Claudia Richardson  
**LOCATION:** Vicinity of Coolidge Road and S 96<sup>th</sup> Avenue  
**PARCEL(S):** 181331-32008, 32007, 32001, 32005  
**DATE OF PETITION:** August 5, 2022  
**DATE OF RECOMMENDATION:** February 7, 2023  
**STAFF CONTACT:** Joseph Calhoun, Planning Manager

- I. DESCRIPTION OF REQUEST:** Petition to annex four (4) parcels totaling approximately 38.3 acres, into the City of Yakima
- II. PROPERTY INFORMATION:** The annexation area includes the following zoning and land use:

<u>Parcel</u>	<u>Zoning</u>	<u>Land Use</u>	<u>Acres</u>
181331-32008	R-1	Single-Family Dwelling	1.6
181331-32007	R-1	Vacant / Agriculture	18.81
181331-32001	R-1	Vacant / Agriculture	10.4
181331-32005	R-1	Vacant / Agriculture	7.61

**III. ANNEXATION TIMELINE:**

Notice of Intent Received	<b>May 12, 2022</b>
Council Acceptance of Petition	<b>July 5, 2022</b>
Legal Description Certified by County Engineer	<b>October 24, 2022</b>
Annexation Signatures Certified by County Assessor	<b>September 15, 2022</b>
Council Set Date	<b>January 17, 2022</b>
Public Notice Sent	<b>January 20, 2022</b>
Public Notice Published in Newspaper	<b>January 20, 2022</b>
Annexation Signs Posted on Property	<b>January 20, 2022</b>

**IV. FINDINGS OF FACT:**

**A. Annexation Procedure:**

The Golden Ridge Annexation was submitted and processed under the "Direct Petition Method" in RCW 35.13.125-170. This statute requires the owners of real properties comprising not less than 60% of the assessed valuation to sign the petition. The petition signatures were certified by the County Assessor.

## **B. Urban Growth Area:**

Per RCW 36.70A.110(3),

“Urban growth should be located first in areas already characterized by urban growth that have existing public facility and service capacity to serve such development, and second in areas already characterized by urban growth that will be served by a combination of both existing public facilities and services and any additional needed public facilities are provided by either public or private sources. Further, it is appropriate that urban government services be provided by cities, and urban government services should not be provided in rural areas.”

The 2003 Yakima County Wide Planning Policies (YCWPP) includes the following policy statement:

A.3.12.: Annexations will not occur outside established urban growth areas. Annexations will occur within urban growth areas according to the provisions of adopted interlocal agreements, if any.

The City of Yakima and Yakima County Interlocal Agreement (Resolution R-2015-139) promotes orderly and contiguous development of the City through annexation. In the preamble of the agreement it is noted “The purpose of UGA designation is to target these areas for urban growth and urban levels of services, and eventual annexation or incorporation.”

## **C. Comprehensive Plan Criteria:**

The City of Yakima Comprehensive Plan 2040 provides the following criteria, Policy 2.1.9 of the Land Use Element:

Consider annexation requests in accordance with review criteria, including, but not limited to:

- a. Areas to be annexed are included in the UGA.

*Staff Response: The total area of the Golden Ridge Annexation is within the UGA*

- b. The annexation boundary, where appropriate, should adjust any impractical or irregular boundaries created in the past.

*Staff Response: Not applicable. This annexation is directly adjacent to city limits.*

- c. The annexation boundary should, where appropriate, provide a contiguous and regular boundary with current City limits.

*Staff Response: This annexation area is contiguous to the existing City limits.*

- d. The annexation proposal should create and/or preserve logical service areas. Annexations generally should not have or create abnormally irregular boundaries that are difficult to serve.

*Staff Response: The Golden Ridge Annexation creates a logical service boundary based on existing access factors and anticipated future development on Coolidge Road.*

- e. The City should give priority consideration to annexation proposals that are financially self-sufficient or those where the fiscal impact can be improved. The City should develop a variety of service delivery or revenue enhancing options to increase the feasibility of annexation. The City will prepare a fiscal analysis of the annexation proposal prior to annexation.

*Staff Response: The fiscal impact of this annexation is minimal, and general fund revenue will increase as development occurs. The annexation area is largely vacant, with only one single-family homes in the area.*

*As most of the annexation area (36.7 acres) is vacant and zoned R-1, it is anticipated that future residential development will occur. At R- densities, the remaining buildable area (after removing land for streets, parking and open space), at 27.61 acres could support approximately 193 dwelling units (at a density of 7 units per acre). The City of Yakima has approximately 2.73 persons per household (Comprehensive Plan 2040) which would add approximately 527 additional people at full buildout.*

Zoning	Less 25% for Streets, Parking, and Open Space	Buildable Acreage
R-1: 7 du/nra	9.25	27.6
	Total Units	193
	2.73 people/unit	527

*From a fiscal standpoint, the impact to city services is minimal and it is not anticipated that existing city services would suffer as a result of this annexation. New development would be responsible to extend utilities and frontage improvements. As noted above, when development occurs the City will receive the permit and connection fees, along with the property tax revenue of the newly developed properties. A portion of the property is currently being reviewed by Yakima County which will add 22 lots for single-family dwellings.*

## V. CONCLUSIONS

1. The Petition for the Golden Ridge Annexation was signed by the required valuation threshold, as certified by the Yakima County Assessor.
2. The Golden Ridge Annexation is consistent with the applicable criteria found in the City of Yakima 2040 Comprehensive Plan, the Yakima Countywide Planning Policies, and the City/County Interlocal Agreement.
3. The City of Yakima has sufficient capacity to serve the annexed area.

## VI. RECOMMENDATION TO CITY COUNCIL

The Planning Division recommends approval of the proposed Golden Ridge Annexation Ordinance. If approved by Council, the necessary documents will be transmitted to the Yakima County Boundary Review Board (BRB) for final consideration. If ultimately approved by the BRB, the Ordinance will be filed and become effective 60 days thereafter.