

WASHINGTON STATE BOUNDARY REVIEW BOARD FOR YAKIMA COUNTY

NOTICE OF INTENTION

for office use only:

BRB FILE # BRB19-007

1. Name of City, Town or special purpose district: City of Grandview
2. Action Sought: Annexation
3. This proposal shall be known as: LaFever Annexation
4. Driving directions to location of proposed action: I-82 East; at Exit 73, take ramp right toward Grandview/Stover Road; turn left onto West Wine Country Road; bear right onto Euclid Road; turn right onto Sand Hill Road, Grandview, WA.
5. Briefly describe proposal: Annexation of approximately 0.45 acres to the City of Grandview.
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	0	Unknown until developed	11,010	Unknown
Residences	0	Unknown until developed	2821	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: 0.45 acres Acres within existing entity: Approximately 2320 acres
4. Assessed valuation of proposed area \$11,700.00 of existing entity: \$436,107,256.00
5. Existing land use of the proposed area: Undeveloped land
6. Existing land use of the area surrounding the proposal: North-Residential; South-Residential; East- Residential; West-Residential/Vacant

7. Are all surrounding & interior roads included in the annexation? No
If no, why not? Per Jamie West with Yakima County Engineering, the Sand Hill Road right-of-way adjacent to the property was not included since that section of the road is currently undeveloped.
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: NA
9. If the proposal is approved, will there be land use changes within the next 18 months?
○ Land Use – No
○ Zoning – Yes, the property will be zoned R-1 Low Density Residential when annexed into the City.
○ Comprehensive Plan – Yes, the property will have a future land use designation of Low Density Residential.
10. Has the proposed area been the subject of land use action by Yakima County? Unknown
If so, please explain _____
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: R-1
d. For surrounding areas: 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: 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: The properties are well drained with good soil conditions and are not encumbered by floodplains, wetlands, steep slopes or habitat areas.
b. Natural Boundaries: None
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	Private well	City of Grandview	Upon development	Developer
Sewer	Private septic	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: The close proximity of the governmental body will allow for enhanced legislative input by the property owners and immediate response of police and fire protection. 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? Utility services are available to the area.

5. Describe the probable effects of the proposal on the cost and 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:	\$-0-
c. County Revenue Lost:	\$-0-
d. County Expenditure Reduction:	\$-0-
e. Fire District Revenue Lost:	\$-0-
f. Fire District Expenditure Reduction:	\$-0-
g. Financial Impact to Special Districts (library, parks, hospital):	\$-0-

7. What is the future impact of your proposal on the school district? NA

ENVIRONMENTAL INFORMATION

1. Is there an existing environmental review pertinent or related to this proposal? No
If No, answer questions 2 through 5.
2. Expected impact of any proposed development to adjacent roads and highways: NA
3. Expected impact of any proposed development on air quality: NA
4. Does the area under consideration contain "critical areas"? (floodplain, wetland, steep slope wildlife habitat area, etc.): NA
5. Please describe any potential adverse impacts that could occur upon development: NA

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 land contours: There are none.
3. Creation and preservation of logical service areas: The property proposed for annexation is located near the City's existing utilities and is within the City of Grandview's designated Urban Growth.
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 property is currently zoned residential in Yakima County.

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 14th day of November, 2019


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:

John & Jacque LaFever
1005 Monty Python Road
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.



Yakima County Roads

Matt Pietrusiewicz P.E. - County Engineer

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

September 9th, 2019

City of Grandview
C/O Anita G. Palacios, MMC
207 W. 2nd Street
Grandview, WA 98930

RECEIVED

SEP 12 2019

CITY OF GRANDVIEW

RE: Legal Description Certification – Lefever Annexation

As requested in your letter dated August 14th, 2019 the legal description provided and shown in the accompanied map has been reviewed and is certified to be true and accurate for the purposes of the annexation of tax parcel 230927-14411. The exhibits are re-attached herein for ease and clarity.

If you need any further assistance, please contact me at (509) 574-2320.

Sincerely,

Matt Pietrusiewicz, P.E.
Yakima County Engineer

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 Grandview
LaFever Annexation
HLA Project no. 19007
September 4, 2019

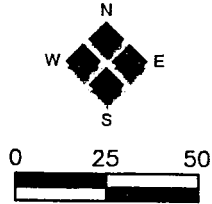
Annexation Description

Lot 12, GRANDVIEW HEIGHTS TRACTS, according to the official plat thereof, recorded in Volume "T" of Plats, Page 41, records of Yakima County, Washington.



GRANDVIEW HEIGHTS TRACTS

"T"-41



YAKIMA COUNTY

LOT 16

PROPOSED CITY LIMITS

SAND HILL RD.

LOT 12

PARCEL NO.
230927-14411

EXISTING CITY LIMITS

CITY OF
GRANDVIEW

SOUTHEAST
CORNER OF LOT 16

SOUTHWEST
CORNER OF LOT 12



HLA

Engineering and Land Surveying, Inc.

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

JOB NO: 19007
DRAWING:
LAFEVER_ANNEX.dwg
DATE: 9-4-19
DRAWN BY: TDF


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

EXHIBIT B

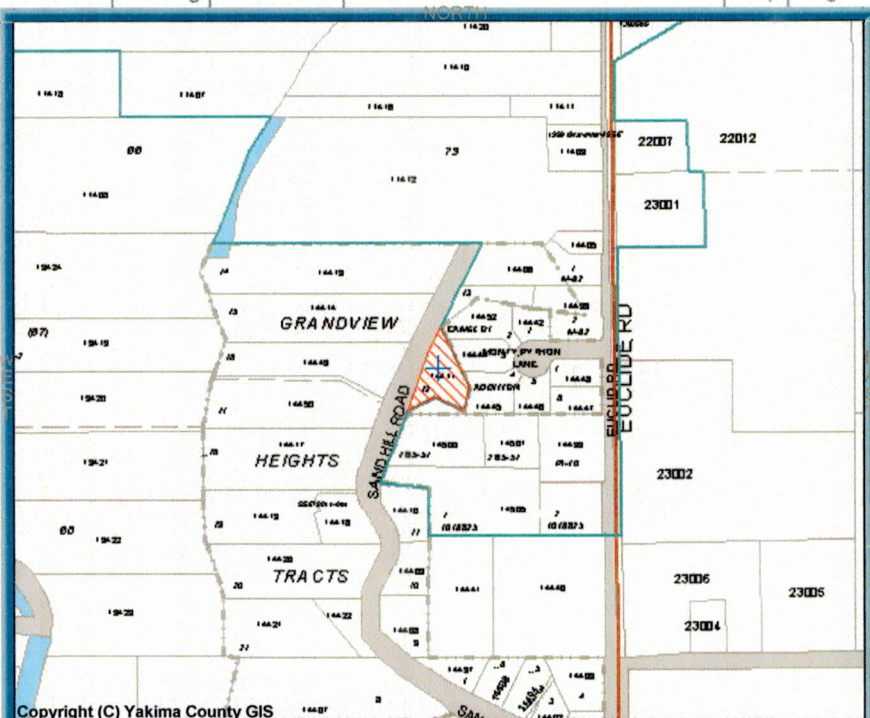
A Yakima County Assessor's map on which the boundary of the area involved in the proposal and the size in acres must be clearly indicated. Include a list of all parcel numbers for lots in proposed area.

Yakima County GIS - Washington
Land Information Portal

Yakima County Assessor
 Yakima County GIS
 Yakima County


First American Title
 www.firstam.com
 509.248.7550

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Search By: Parcel Number

Parcel #:

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

Search

MapScale: 1 inch = 400 ft.

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

MapSize: Small (800x600)

Maps brought to you by:

Valley Title Guarantee
 Title Insurance & Escrow Service
 www.vtgco.com
 (509) 248-4442

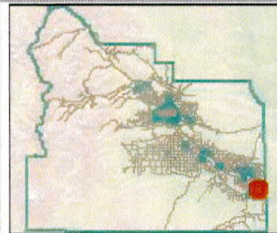
Easting(ft) : Northing(ft)

Longitude(W) : Latitude(N)

Click Map to: [Get Information](#)

One Inch = 400 Feet

Feet 200 400 600

PROPERTY PHOTOS: 1 2 3		PROPERTY INFORMATION AS OF 10/20/2019 11:02:02 PM					PRINTING						
		Parcel Address:		UN-ASSIGNED, ,WA			Printer-Friendly Page						
		Parcel Owner(s):		JOHN P & JACQUE C LA FEVER									
		Parcel Number:		23092714411		Parcel Size: 0.45 Acre(s)		Detailed Report					
		Property Use:		91 Undeveloped Land									
		TAX AND ASSESSMENT INFORMATION					Print Detailed MAP						
Tax Code Area (TCA):		440		Tax Year: 2020									
Improvement Value:		\$0		Land Value: \$11700									
CurrentUse Value:		\$0		CurrentUse Improvement: \$0									
New Construction:		\$0		Total Assessed Value: \$11700									
RESIDENTIAL INFORMATION								SECTION MAPS					
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltin)	Carport	Section Map 1in=400ft			
No Residence Information Found.													
SALE INFORMATION											Qtr SECTION MAPS		
Excise	Sale Date	Sale Price	Grantor	Portion					NW-Qtr 1"=200ft		NE-Qtr 1"=200ft		
No Sales Information Found.											SW-Qtr 1"=200ft		SE-Qtr 1"=200ft
DISCLAIMER													
While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us .													

OVERLAY INFORMATION			
Zoning:	R-1	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Residential (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C2281D
<input type="button" value="Download Map"/>			
LOCATION INFORMATION			
+ Latitude:	46° 14' 19.550"	+ Longitude:	-119° 55' 02.741"
Range:23 Township:09 Section:27			
Narrative Description: GRANDVIEW HEIGHTS TRACTS: LOT 12			
DISCLAIMER			
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION			

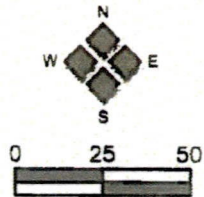
EXHIBIT C

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. **(See C-7)**

GRANDVIEW HEIGHTS TRACTS

"T"-41



YAKIMA COUNTY

MOST NORTHERLY
CORNER OF LOT 12

0.45 ACRES

LOT 16

LOT 12

CITY OF
GRANDVIEW

PROPOSED CITY LIMITS

SAND HILL RD.

EXISTING CITY LIMITS

PARCEL NO.
230927-14411

SOUTHEAST
CORNER OF LOT 16

SOUTHWEST
CORNER OF LOT 12



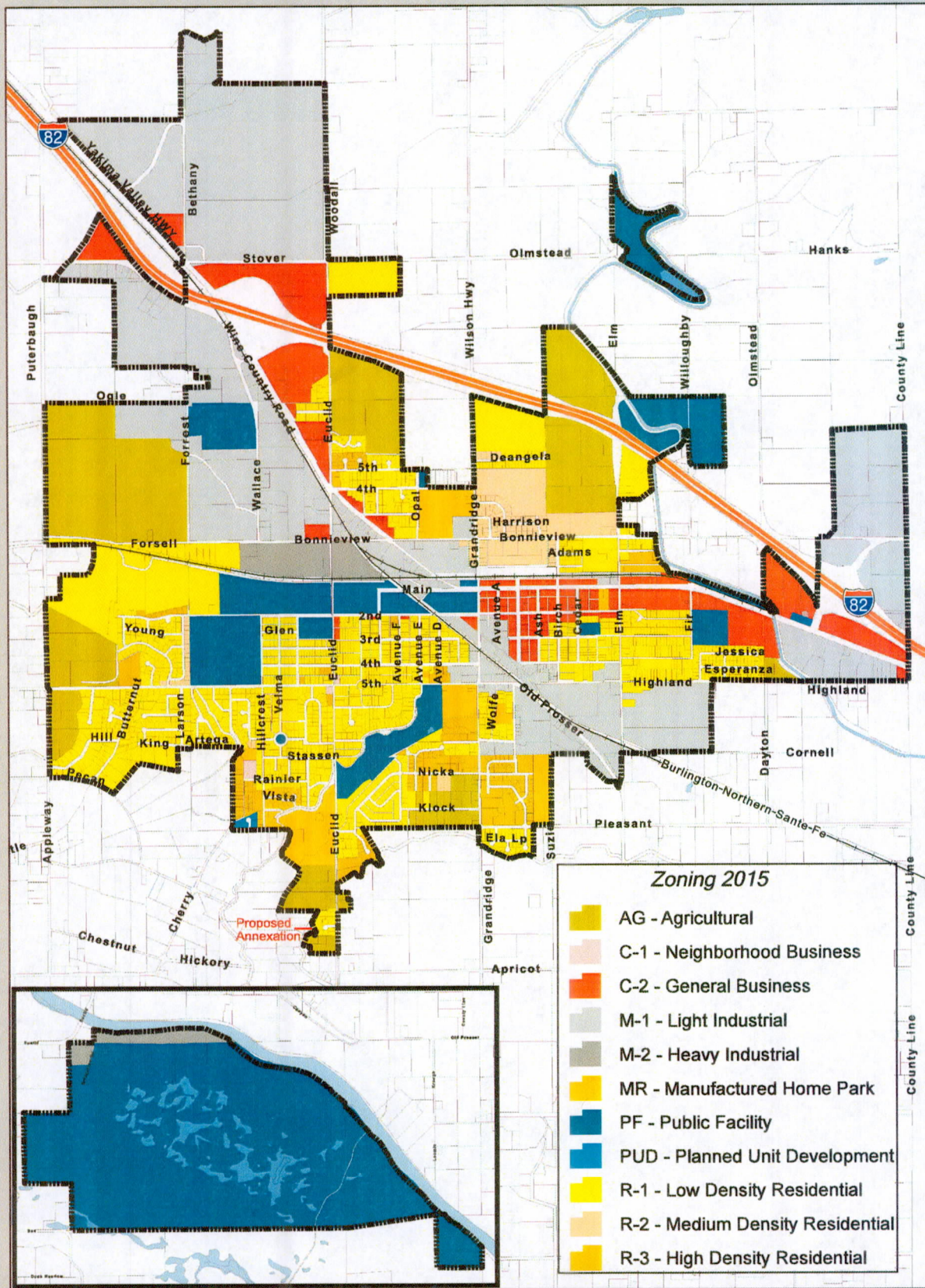
2803 River Road
Yakima, WA 98902
509.966.7000
Fax 509.965.3800
www.hlacivil.com

JOB NO: 19007
DRAWING:
LAFEVER_ANNEX.dwg
DATE: 7-30-19
DRAWN BY: TDF

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

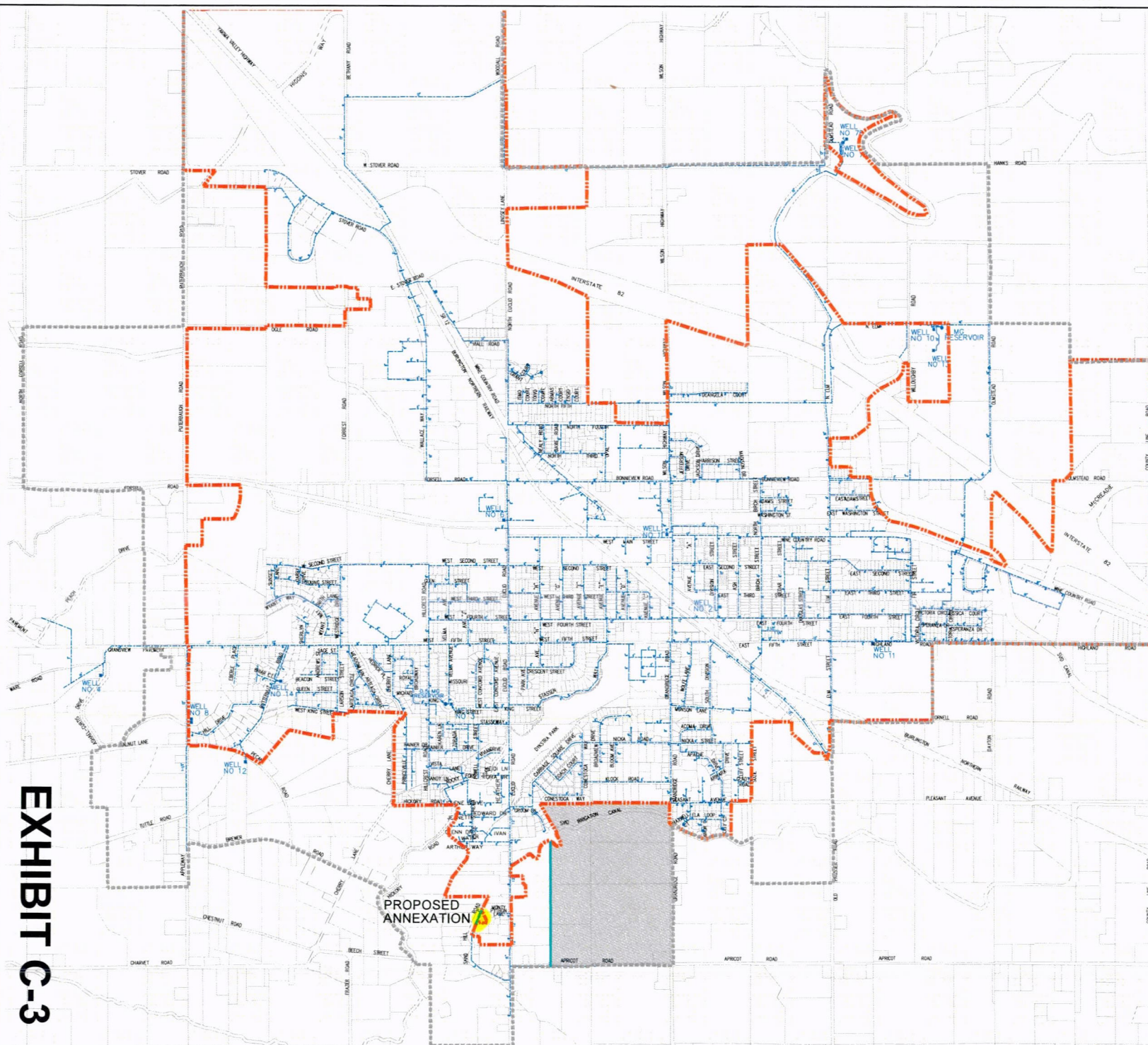
EXHIBIT C-1

City of Grandview, WA Zoning 2015



Yakima Valley Conference of Governments
311 North 4th Street, Suite 204
Yakima, Washington 98901
Phone: (509) 574-1550
June 2015





CITY OF GRANDVIEW

Existing Water System

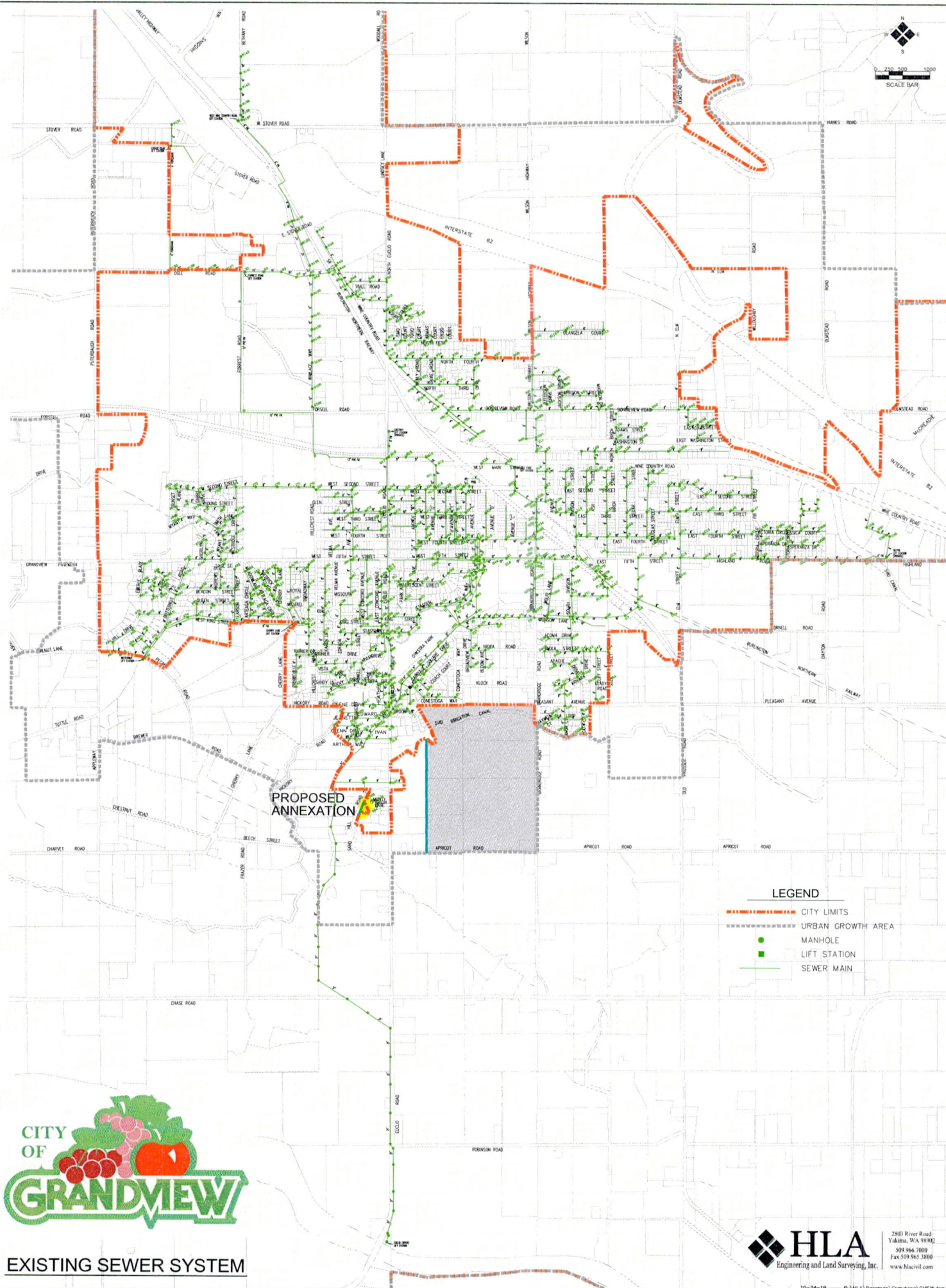
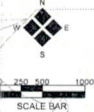
LEGEND

- - - - - CITY LIMITS
- - - - - URBAN GROWTH AREA
- FIRE HYDRANT
- PUMP HOUSE
- RESERVOIR
- ◆ AIR RELEASE VALVE
- WATER MAIN



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

EXHIBIT C-3



LEGEND

- - - - - CITY LIMITS
- URBAN GROWTH AREA
- MANHOLE
- LIFT STATION
- SEWER MAIN



EXISTING SEWER SYSTEM

HLA
Engineering and Land Surveying, Inc.
2803 River Road
Yakima, WA 98902
509.966.7000
Fax: 509.965.1800
www.hlacliv.com

Yakima County GIS - Washington
Land Information Portal

[\[Print Map\]](#)
[\[Close Map\]](#)

Yakimap.com



Map Center: Range:23 Township:9 Section:27

2017 Ortho Photography



City Limits
Sections
Contours

WWW.YAKIMAP.COM

Yakima County GIS
128 N 2nd Street
Yakima, WA 98901
(509)674-2992



One Inch = 300 Feet

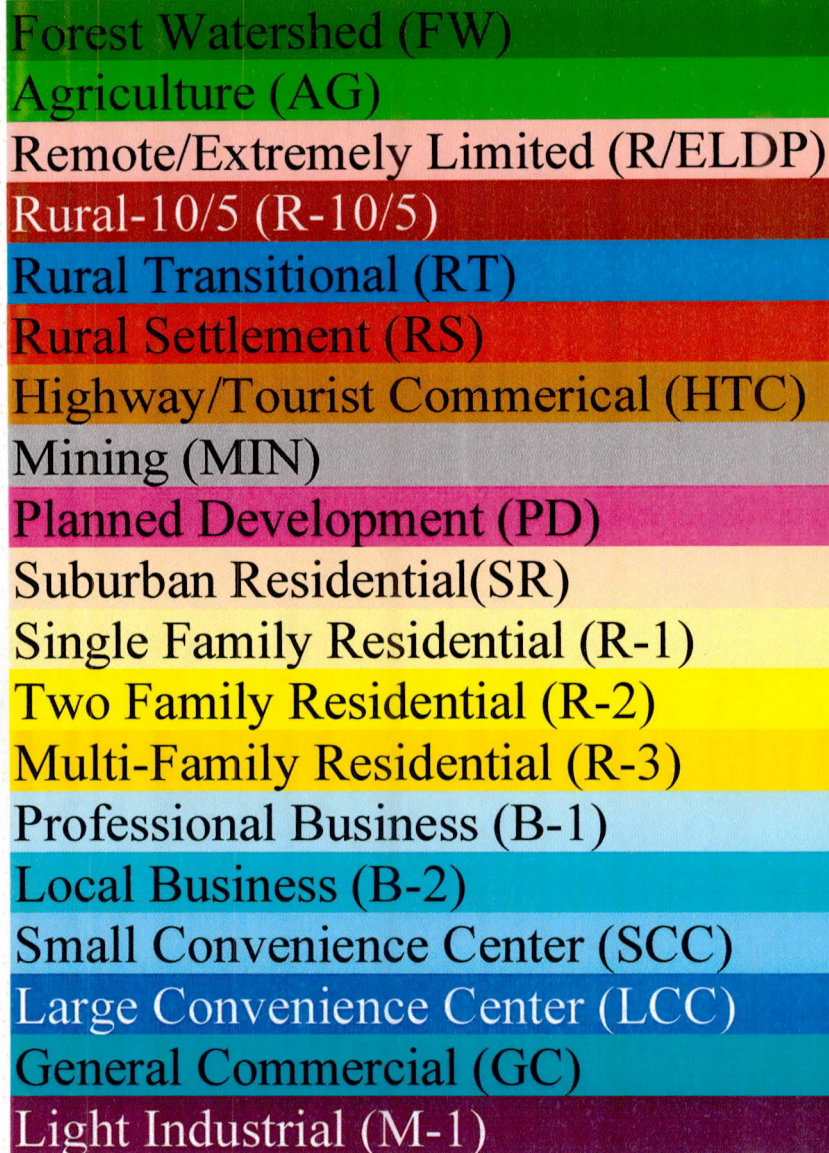
Feet 200 400

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Printed On: 10/21/2017 2:29:35 PM

Yakima County Zoning
YCC Title 19



Forest Watershed (FW)	Dark Green
Agriculture (AG)	Green
Remote/Extremely Limited (R/ELDP)	Light Pink
Rural-10/5 (R-10/5)	Dark Red
Rural Transitional (RT)	Blue
Rural Settlement (RS)	Red
Highway/Tourist Commerical (HTC)	Gold
Mining (MIN)	Grey
Planned Development (PD)	Magenta
Suburban Residential(SR)	Light Orange
Single Family Residential (R-1)	Yellow
Two Family Residential (R-2)	Yellow
Multi-Family Residential (R-3)	Yellow
Professional Business (B-1)	Light Blue
Local Business (B-2)	Blue
Small Convenience Center (SCC)	Light Blue
Large Convenience Center (LCC)	Dark Blue
General Commercial (GC)	Teal
Light Industrial (M-1)	Dark Purple

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Yakima County

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Search By: Parcel Number

Parcel #:

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

Search

MapScale: 1 inch = 300 ft.

Overlays: Zoning ☒ FEMA ☐ Critical Areas ☐ Contours ☐ Utilities

MapSize: Large (1280x1024)

Maps brought to you by:

Valley Title Guarantee
Title Insurance & Escrow Service
www.vtgc.com
(509) 248-4442

Map

Easting(E) | Northing(N)
Click Map to: [Get Information](#)

Longitude(E) | Latitude(N)
One Inch = 300 Feet
Feet 200 400

PROPERTY PHOTOS:		PROPERTY INFORMATION AS OF 10/20/2019 11:02:02 PM		PRINTING						
Parcel Address:		UN-ASSIGNED, WA		<input type="button" value="Printer-Friendly Page"/>						
Parcel Owner(s):		JOHN P & JACQUE C LA FEVER								
Parcel Number:		23092714411	Parcel Size: 0.45 Acre(s)	<input type="button" value="Detailed Report"/>						
Property Use:		91 Undeveloped Land								
TAX AND ASSESSMENT INFORMATION										
Tax Code Area (TCA):		440	Tax Year: 2020	<input type="button" value="Print Detailed MAP"/>						
Improvement Value:		\$0	Land Value: \$11700							
Current Use Value:		\$0	Current Use Improvement: \$0	<input type="button" value="SECTION MAPS"/>						
New Construction:		\$0	Total Assessed Value: \$11700							
RESIDENTIAL INFORMATION										
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms	Garage (full/3/4, 1/2)	(bsmt/att/bltn)	Carport
No Residence Information Found.										
SALE INFORMATION						Qtr SECTION MAPS				
Excise	Sale Date	Sale Price	Grantor	Portion		<div style="display: flex; justify-content: space-between; font-size: x-small;"> <div>NW-Qtr 1"=200ft</div> <div>NE-Qtr 1"=200ft</div> </div> <div style="display: flex; justify-content: space-between; font-size: x-small;"> <div>SW-Qtr 1"=200ft</div> <div>SE-Qtr 1"=200ft</div> </div>				
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Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Residential (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C2281D <input type="button" value="Download Map"/>
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+ Latitude: 46° 14' 19.139"		+ Longitude: -119° 55' 02.968"	
Range: 23		Township: 09 Section: 27	
Narrative Description: GRANDVIEW HEIGHTS TRACTS: LOT 12			
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Yakima County Plan 2015 Designations

Agricultural Resource

Forest Resource

Rural Settlement LAMIRD

Rural Transitional

Rural Self-Sufficient

Rural Remote/ELDP

Fed/Trust Lands/Closed Area

Urban Residential

Urban Commercial

Urban Industrial

Urban Public

Urban Parks and Open Space

Urban Tribal

Urban Growth Area

City of Yakima

Future Landuse Designations

Low Density Residential

Medium Density Residential

High Density Residential

Professional Office

Neighborhood Commerical

Large Convenience Center


Arterial Commercial

CDB Core Commerical Industrial

Industrial

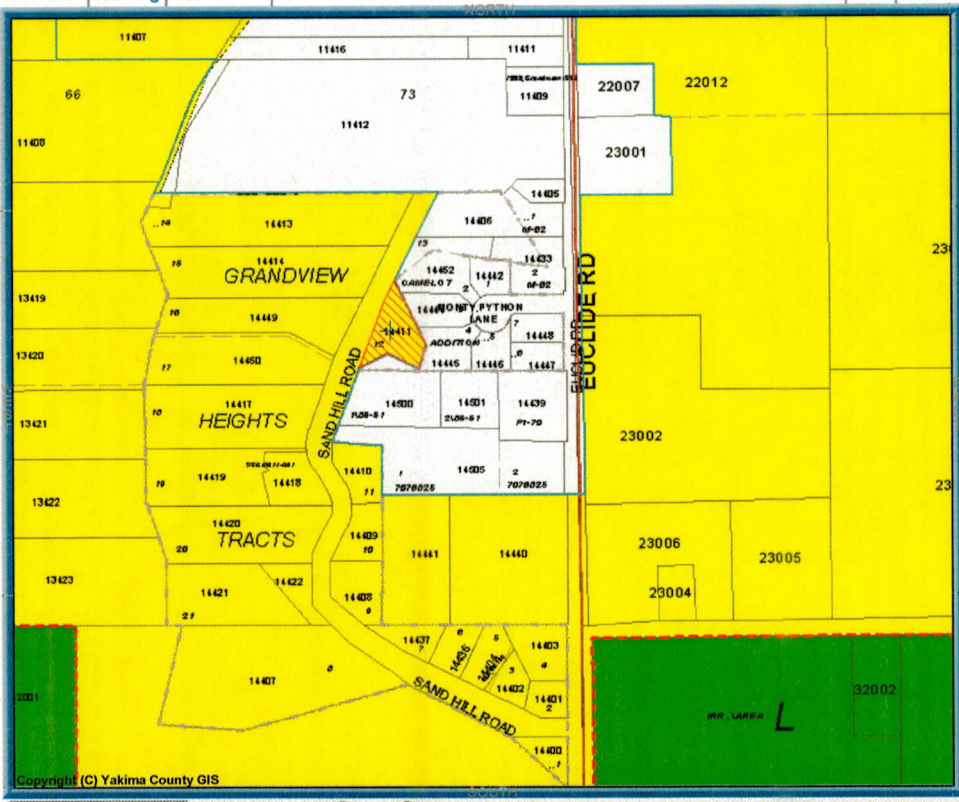
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Yakima County Assessor
Yakima County GIS
Yakima County


VALLEY TITLE GUARANTEE
WWW.VTGO.COM
(509) 248-4442

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Search By: Parcel Number

Parcel #:

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

Search


MapScale: 1 inch = 300 ft.

Overlays: Plan-2015

☐ FEMA ☐ Critical Areas
☐ Contours ☐ Utilities

MapSize: Large (1280x1024)

Maps brought to you by:

Valley Title Guarantee
 Title Insurance & Escrow Service
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 (509) 248-4442

[Map](#) [Report](#)


Easting(E) | Northing(N)

Longitude(E) | Latitude(N)

Click Map to: [Get Information](#)

One Inch = 300 Feet

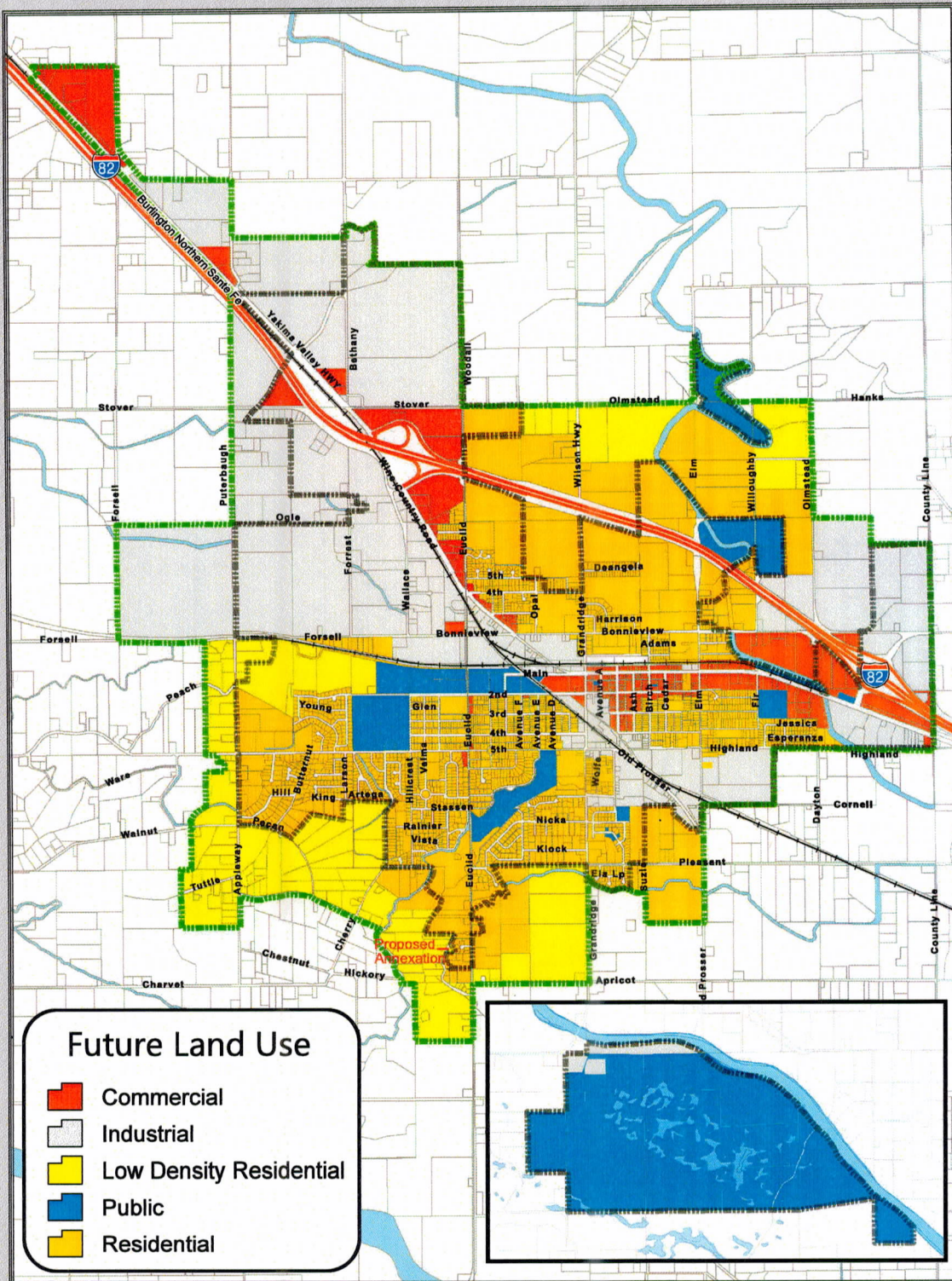
Feet 200 400

PROPERTY PHOTOS: 		PROPERTY INFORMATION AS OF 10/20/2019 11:02:02 PM		PRINTING	
Parcel Address: UN-ASSIGNED, WA		Parcel Owner(s): JOHN P & JACQUE C LA FEVER		Printer-Friendly Page	
Parcel Number: 23092714411		Parcel Size: 0.45 Acre(s)			
Property Use: 91 Undeveloped Land		TAX AND ASSESSMENT INFORMATION		Detailed Report	
Tax Code Area (TCA): 440		Tax Year: 2020		Print Detailed MAP	
Improvement Value: \$0		Land Value: \$11700			
Current Use Value: \$0		Current Use Improvement: \$0			
New Construction: \$0		Total Assessed Value: \$11700		SECTION MAPS	
RESIDENTIAL INFORMATION					
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt
No Residence Information Found.					
SALE INFORMATION					
Excise	Sale Date	Sale Price	Grantor	Portion	
No Sales Information Found.					
DISCLAIMER					
While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us .					
Qtr SECTION MAPS					
NW-Qtr 1"=200ft		NE-Qtr 1"=200ft			
SW-Qtr 1"=200ft		SE-Qtr 1"=200ft			

OVERLAY INFORMATION			
Zoning:	R-1	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Residential (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C2281D Download Map
LOCATION INFORMATION			
+ Latitude: 46° 14' 19.397"		+ Longitude: 119° 55' 02.556"	
Narrative Description: GRANDVIEW HEIGHTS TRACTS: LOT 12		Range: 23 Township: 09 Section: 27	
DISCLAIMER			
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City of Grandview, WA Future Land Use 2016



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

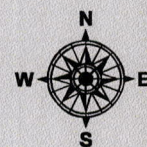
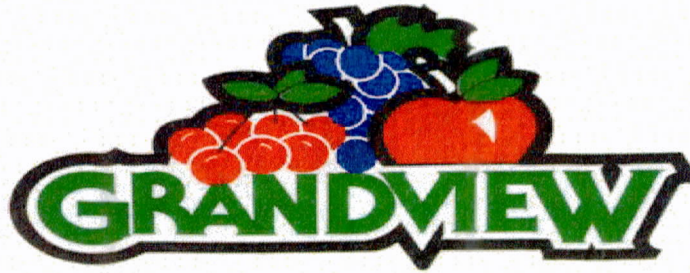


EXHIBIT D

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 John and Jacque LaFever for Parcel No. 230927-14411 is a certified copy of an official record maintained by the City of Grandview and is an exact, complete, and unaltered photocopy of such official record.

Dated: October 21, 2019

Anita G. Palacios, MMC
City Clerk



Dave Cook, Assessor

Courthouse • Room 112 • Yakima, WA 98901 • (509) 574-1100
Toll Free 800-572-7354 • FAX (509) 574-1101
website: www.yes.co.yakima.wa.us/assessor

**Determination of Sufficiency of Annexation Petition;
City of Grandview – LaFever Annexation
(RCW 35A.01.050(4))**

To: Anita Palacios, City Clerk
City of Grandview

On July 24th, 2019 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 Grandview.

The determination of the sufficiency was begun by this office on the terminal date of September 5th, 2019 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 100% 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 5th day of September 2019

A handwritten signature in black ink, appearing to read "Dave Cook", written over a horizontal line.

Dave Cook, Yakima County Assessor

Determination of Sufficiency of Annexation Petition

**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 MAP

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

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

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

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

indebtedness of said City, including assessments or taxes in payment of any bonds issued or debts contracted, prior to or existing at the date of annexation, and that simultaneous adoption of proposed zoning regulations be required" in accordance with the requirements of the City Council of said City, and as quoted herein from the minute entry of the records of said City Council meeting. It is further understood that the zoning of said area proposed for annexation as shown in the Comprehensive Plan as adopted by Resolution No. 95-33 is 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 R1, 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: John Phillip LaFever DATE: 4 July 2019

OWNER'S SIGNATURE: Jacques LaFever DATE: _____

PRINTED NAME: John Phillip LaFever Jacques C LaFever

MAILING ADDRESS: 1005 Monty Python Grandview WA 98930


TELEPHONE NO.: 509 882 4577

PARCEL NO.: 23092714411 see attached maps

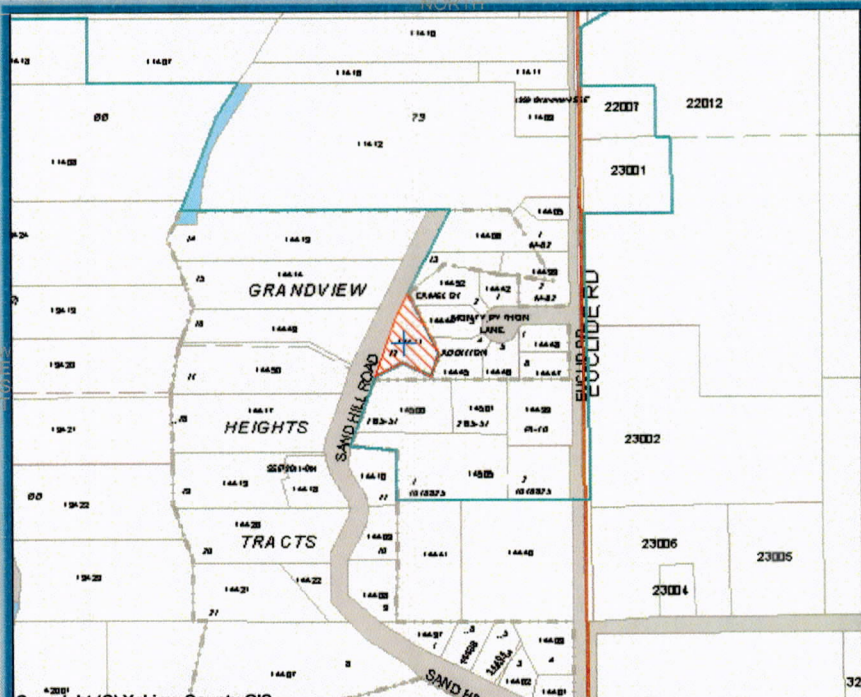
PROPERTY LEGAL DESCRIPTION:

Yakima County GIS - Washington
Land Information Portal

Yakima County Assessor
 Yakima County GIS
 Yakima County


VALLEY TITLE GUARANTEE
 www.vtgco.com
 (509) 248-4442

[Assessor](#) | [Planning](#) | [Real Estate](#) | [FAQ](#) | [Help](#) | [Legend](#) | [Search](#) | [Tools](#) | [Overview](#)



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Search By: Parcel Number

Parcel #:

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

Search


MapScale: **1 inch = 400 ft.**

Overlays: Aerial Photography

☐ FEMA ☐ Critical Areas
☐ Contours ☐ Utilities

MapSize: Small (800x600)

Maps brought to you by:


Valley Title Guarantee
 Title Insurance & Escrow Service
 www.vtgco.com
 (509) 248-4442

[Map](#) [Report](#)

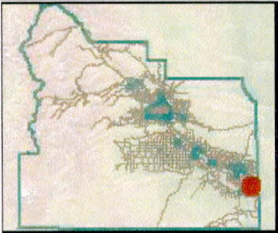
Easting(ft) : Northing(ft)

Longitude(W) : Latitude(N)

Click Map to: [Get Information](#)

One Inch = 400 Feet


Feet 200 400 600

PROPERTY PHOTOS: 1 2 3		PROPERTY INFORMATION AS OF 10/20/2019 11:02:02 PM					PRINTING					
		Parcel Address:	UN-ASSIGNED, ,WA				Printer-Friendly Page					
		Parcel Owner(s):	JOHN P & JACQUE C LA FEVER									
		Parcel Number:	23092714411		Parcel Size:	0.45 Acre(s)		Detailed Report				
		Property Use:	91 Undeveloped Land									
		TAX AND ASSESSMENT INFORMATION					Print Detailed MAP					
Tax Code Area (TCA):		440	Tax Year:		2020							
Improvement Value:		\$0	Land Value:		\$11700							
CurrentUse Value:		\$0	CurrentUse Improvement:		\$0							
New Construction:		\$0	Total Assessed Value:		\$11700							
RESIDENTIAL INFORMATION							SECTION MAPS					
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltin)	Carport	Section Map 1in=400ft		
No Residence Information Found.											Qtr SECTION MAPS	
SALE INFORMATION												
Excise	Sale Date		Sale Price		Grantor		Portion					
No Sales Information Found.												
DISCLAIMER												
While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us .											NW-Qtr 1"=200ft	NE-Qtr 1"=200ft
											SW-Qtr 1"=200ft	SE-Qtr 1"=200ft

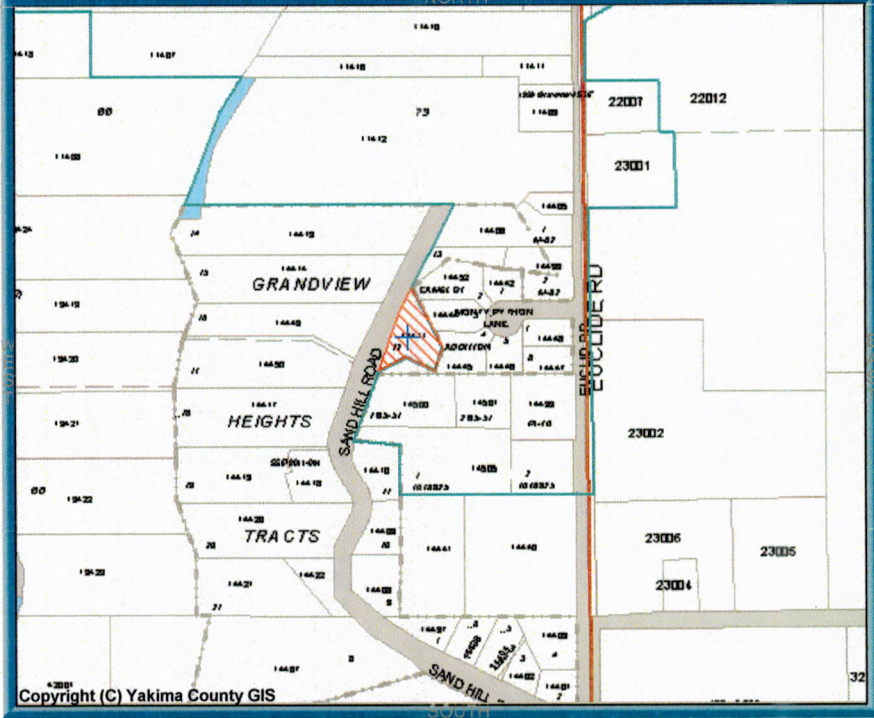
OVERLAY INFORMATION			
Zoning:	R-1	Jurisdiction: County	
Urban Growth Area:	Grandview	Future Landuse Designation: Urban Residential (Yakima County Plan 2015)	
FEMA 100 Year:	FEMA Map	FIRM Panel Number: 53077C2281D	Download Map
LOCATION INFORMATION			
+ Latitude: 46° 14' 19.343"		+ Longitude: -119° 55' 02.881"	
Narrative Description: GRANDVIEW HEIGHTS TRACTS: LOT 12		Range: 23	Township: 09 Section: 27
DISCLAIMER			
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
Search By: Parcel Number 

Parcel #:


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

Search


MapScale: 1 inch = 400 ft.


Overlays: Aerial Photography: 

☐ FEMA ☐ Critical Areas
☐ Contours ☐ Utilities

MapSize: Small (800x600) 

Maps brought to you by:

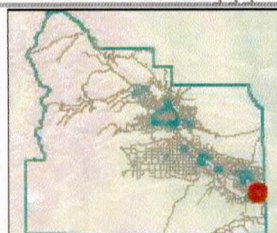

 Title Insurance & Escrow Service
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 (509) 248-4442

Map  Report

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

Click Map to: [Get Information](#)

One Inch = 400 Feet
 Feet 200 400 600

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			Parcel Address:		UN-ASSIGNED, ,WA				Printer-Friendly Page		
			Parcel Owner(s):		JOHN P & JACQUE C LA FEVER						
			Parcel Number:		23092714411		Parcel Size:		0.45 Acre(s)		
			Property Use:		91 Undeveloped Land				Detailed Report		
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Tax Code Area (TCA):		440		Tax Year:		2020					
Improvement Value:		\$0		Land Value:		\$11700					
CurrentUse Value:		\$0		CurrentUse Improvement:		\$0		Print Detailed MAP			
New Construction:		\$0		Total Assessed Value:		\$11700					
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Excise	Sale Date	Sale Price	Grantor					Portion	NW-Qtr 1"=200ft	NE-Qtr 1"=200ft	
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EXHIBIT D-2

AFFIDAVIT OF PUBLICATION

State of Washington }
County of Yakima } ss.

The undersigned on oath states that

Suzie Zuniga
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 Notice

City of Grandview
Notice of Development Application
Charvet Brothers Farms

was published on September 11, 2019

The amount of the fee charged for the foregoing publication is the sum of \$ 103.84 which amount has been paid in full.

Suzie Zuniga

Subscribed and sworn to before me on

September 11, 2019

Annette C. Jones

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): John & Jacque LaFever

Proposed Project: Annexation & Rezone

Application Date: July 4, 2019

Application Acceptance: August 27, 2019

Decision-Making Authority: City of Grandview

Location of Project: Parcel No. 230927-14411 located adjacent to Sandhill Road/Monty Python Lane, Grandview, Yakima County, Washington

Project Description: Applicants request annexation and rezone to R-1 Low Density Residential

Requested Approvals & Actions: Annexation and Rezone to R-1 Low Density Residential

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 scheduled 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, SEPTEMBER 25, 2019**.

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. 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) 882-9208. Comment concerning the application should be submitted no later than **WEDNESDAY, SEPTEMBER 25, 2019**. While comment will be accepted through closing of the public hearing on this proposal, comments received after **WEDNESDAY, SEPTEMBER 25, 2019** may not be considered in the staff report.

Public Hearing

The City of Grandview Hearing Examiner will hold public hearing pursuant to GMC 14.03 on **WEDNESDAY, OCTOBER 9, 2019 at 3:00 p.m.** in the Council Chamber, City Hall, 207 West Second Street, Grandview, Washington. 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) 882-9208. Interpreters will be available upon request. The Council Chamber is handicapped accessible. 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: September 11, 2019

EXHIBIT D-3

AFFIDAVIT OF PUBLICATION

State of Washington }
 County of Yakima } ss.

The undersigned on oath states that

Suzie Zuniga
 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 Notice

City of Grandview
Notice of Closed Record Public Hearing
Annexation & Rezone Application
John & Jacque LaFever
 was published on October 16, 2019

The amount of the fee charged for the foregoing publication is the sum of \$ 42.15 which amount has been paid in full.

Suzie Zuniga

Subscribed and sworn to before me on

October 16, 2019

Annette C. Jones

Notary Public for the State of Washington

Notice

**CITY OF GRANDVIEW
 NOTICE OF CLOSED RECORD PUBLIC HEARING
 ANNEXATION & REZONE APPLICATION**

NOTICE IS HEREBY GIVEN that the City Council of the City of Grandview will hold a closed record public hearing on **Tuesday, November 12, 2019 at 7:00 p.m.**, in the Council Chamber at City Hall, 207 West Second Street, Grandview, Washington.

The purpose of the closed record public hearing is for Council to consider the Hearing Examiner's recommendation that the City Council approve the requested annexation and rezone for the following:

Applicant(s): John & Jacque LaFever

Proposed Project: Annexation & Rezone

Location of Project: Parcel No. 230927-14411 located adjacent to Sandhill Road/Monty Python Lane, Grandview, Yakima County, Washington

Project Description: Applicants request annexation and rezone to R-1 Low Density Residential

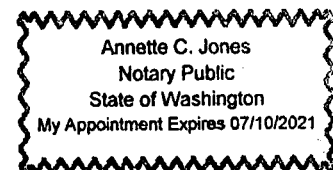
A copy of the Hearing Examiner's recommendation is available at no charge from the City Clerk's Office, 207 West Second Street, Grandview, WA 98930, PH: (509) 882-9208.

CITY OF GRANDVIEW

Anita G. Palacios, MMC, City Clerk

Published: The Grandview Herald

Published: October 16, 2019



**GRANDVIEW CITY COUNCIL
MEETING MINUTES EXCERPT
NOVEMBER 12, 2019**

1. CALL TO ORDER

Mayor Gloria Mendoza called the special meeting to order at 7:00 p.m. in the Council Chambers at City Hall.

Present were: Mayor Childress and Councilmembers Gay Brewer, David Diaz, Mike Everett, Bill Moore and Joan Souders.

Absent were Councilmembers Javier Rodriguez and Diana Jennings.

On motion by Councilmember Moore, second by Councilmember Souders, Council excused Councilmembers Rodriguez and Jennings from the meeting.

Staff present were: City Administrator/Public Works Director Cus Arteaga, City Attorney Quinn Plant, City Treasurer Matt Cordray and City Clerk Anita Palacios.

6. ACTIVE AGENDA

A. Closed Record Public Hearing – Petition for Annexation & Rezone – John and Jacque LaFever, Parcel No. 230927-14411 located adjacent to Sandhill Road/Monty Python Lane, Grandview, Yakima County, WA

Mayor Mendoza opened the closed record public hearing to consider an annexation and rezone submitted by John and Jacque LaFever for Parcel No. 230927-14411 consisting of 0.45 acres located adjacent to Sandhill Road/Monty Python Lane, Grandview, Yakima County, Washington, by reading the public hearing procedure.

There was no one in the audience who objected to his 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 John and Jacque LaFever to annex Parcel No. 230927-14411 located adjacent to Sandhill Road and Monty Python Lane, Grandview, Washington, to the City of Grandview. The petitioners have 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 petitioners requested the parcel be annexed with an R-1 Low Density Residential zoning designation as identified on the City's Future Land Use map. The parcel is included in the City's designated Urban Growth Area as residential.

- At the August 27, 2019 City Council meeting, Council approved Resolution No. 2019-27 accepting a request from John and Jacque LaFever for annexation of Parcel No. 230927-14411 located adjacent to Sandhill Road and Monty Python Lane, Grandview, Yakima County, Washington and directed staff to present the Petition for Annexation to the Hearing Examiner for a public hearing.
- On October 9, 2019, 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.

No clarification of the record was requested by Council.

Following review of the record concerning this issue, Mayor Mendoza advised that the subject was open for decision.

On motion by Councilmember Everett, second by Councilmember Diaz, Council accepted the Hearing Examiner's conclusions and recommendation that the Petition for Annexation submitted by John and Jacque LaFever be approved with R-1 Low Density Residential zoning designation.

- B. Resolution No. 2019-40 authorizing the petition to annex property known as the John and Jacque LaFever 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**

On motion by Councilmember Everett, second by Councilmember Moore, Council approved Resolution No. 2019-40 authorizing the petition to annex property known as the John and Jacque LaFever 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.

(4) City Clerk Anita Palacios testified that a Department of Ecology letter dated September 23, 2019, relative to toxics clean-up and the handwritten comments of the applicant on the first page of that letter are the only written comments submitted relative to this application which appear on pages 43, 44 and 45 of the record.

(5) No one else 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 of the 0.45-acre parcel located adjacent to Sandhill Road/Monty Python Lane with the requested R-1 Low Density Residential zoning as recommended by the City's planner in order to be consistent with the current Low Density Residential Comprehensive Plan designation for that parcel.

C. Basis for Recommendation. Based upon a view of the site without anyone else present on October 9, 2019; the information contained in the staff report, the exhibits, the testimony, the SEPA Determination of Non-Significance and the other evidence presented at the open record public hearing on October 9, 2019; and a consideration of the Grandview Comprehensive Plan and the Grandview Zoning Ordinance; the hearing examiner makes the following:

FINDINGS

I. Petitioners/Property Owners. The petitioners/property owners are John and Jacque LaFever, 1005 Monty Python Lane, Grandview, Washington 98930.

II. Location. The 0.45-acre parcel proposed for annexation with R-1 Low Density Residential zoning is located within the City of Grandview Urban Growth Area east of Sandhill Road adjacent to Monty Python Lane approximately 1,450 feet north of the intersection of Sandhill Road and South Euclid Road. The Yakima County Assessor's Parcel Number is 230927-14411, and the legal description is Lot 12, Grandview Heights Tracts, according to the official plat thereof recorded in Volume "T" of Plats, Page 41, records of Yakima County, Washington in Section 27, Township 9, Range 23 East, W.M.

III. Petition. The background relative to this annexation petition may be summarized as follows:

(1) The Letter of Intention (60% Petition Method) to Commence Annexation Proceedings to the City of Grandview, Washington and the 60% Petition Method for Annexation to the City of Grandview, Washington were both signed on July 4, 2019, by John and Jacque LaFever who own 100% of the parcel that is proposed for annexation.

(2) The petition requests annexation of the parcel with assumption of existing City indebtedness and with R-1 Low Density Residential zoning. That zoning would be consistent with the City's "Low Density Residential" Comprehensive Plan designation for the 0.45-acre parcel.

(3) The annexation with zoning consistent with the current Comprehensive Plan designation for the parcel would allow the petitioners to have a parcel that has been improved and utilized as the backyard of their residence for approximately 30 years, which is within the City, to also be within the City limits.

(4) At the City Council's regular meeting of August 27, 2019, the City Council by means of Resolution No. 2019-27 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. The sufficiency of the petition signed by 100% of the property owners was confirmed by a letter from Yakima County Assessor Dave Cook dated September 5, 2019.

The accuracy of the legal description for the proposed annexation which was prepared by a Professional Land Surveyor was confirmed by a letter from Yakima County Engineer Matt Pietrusiewicz, P.E. dated September 9, 2019.

(5) 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, it will be returned for the City Council's adoption of an annexation ordinance.

IV. State Environmental Policy Act. The main aspects of the City's environmental review process for this petition may be summarized as follows:

(1) The City of Grandview issued a preliminary Determination of Non-Significance (DNS) on September 11, 2019, allowing for a 14-day comment period.

(2) A written comment dated September 23, 2019, was received from the Washington State Department of Ecology (DOE) which indicated that conditions of approval could be imposed prior to issuance of applicable site development permits or the initiation of grading, filling or clearing to the effect that if lead, arsenic and/or other contaminants are found at concentrations above MTCA cleanup levels, then in that situation: (i) sellers and realtors of residential structures constructed on the parcel must comply with the real estate disclosure law in RCW Chapter 64.06; (ii) site design should include protective measures to isolate or remove contaminated soils from public spaces, yards and children's play areas; (iii) contaminated soils generated during site construction must be managed and disposed of in accordance with state and local regulations, including the Solid Waste Handling Standards regulation (Chapter 173-350 WAC); and (iv) the project proponent should develop a soil remediation plan that prevents future residents from being exposed to contaminated soils and meets minimum MTCA requirements to be reviewed and approved by Ecology through the Voluntary Cleanup Program with documentation from Ecology as to compliance and implementation of the plan to be submitted to the local land use permitting agency prior to issuance of occupancy permits.

(3) A final threshold determination was issued on September 26, 2019, which retained the initial Determination of Non-Significance (DNS) to the effect that the proposed annexation with appropriate zoning will not have a probable significant adverse environmental impact.

(4) WAC 197-11-390 provides that the final Determination of Non-Significance (DNS) issued on September 26, 2019, is a final SEPA threshold determination to be considered along with the other criteria relative to this annexation request.

V. Zoning and Land Uses. The subject parcel which is adjacent to the City limits on the north, east and south sides is currently zoned as Single-Family Residential (R-1) by Yakima County and has been improved during the last 30 years as the backyard for the petitioners' residence. The properties near this parcel have the following characteristics:

<i>Location</i>	<i>Zoning</i>	<i>Existing Uses</i>	<i>Jurisdiction</i>
North:	R-1 Low Density Residential	Residential	City of Grandview
South:	Agricultural	Residential	City of Grandview
East:	R-1 Low Density Residential	Residential	City of Grandview
West:	Single-Family Residential (R-1)	Residential/Vacant	Yakima County

VI. Comprehensive Plan. The 2016 Grandview Comprehensive Plan Future Land Use Map designation for the 0.45-acre parcel adjacent to Sandhill Road/Monty Python Lane (#230927-14411) is "Low Density Residential."

VII. Floodways or Shorelines. There are no FEMA floodways, floodplains or other flood hazard areas within or near this parcel. Likewise, there are no designated Shoreline Environments regulated by the Yakima County Regional Shoreline Master Program within or near this parcel.

VIII. Critical Areas. There are no known critical areas as defined by GMC Chapter 18.06 within this parcel. There is an undetermined stream about 550 feet west of this parcel.

IX. Concurrency. This petition is not subject to GMC Chapter 14.10 relative to Transportation Concurrency Management because no development is proposed at this time. A Certificate of Concurrency may be required for future development.

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 parcel is proposed at this time.

XI. Infrastructure. Water and sewer lines are in the area of this proposed annexation. If and when development is proposed for this parcel, the City's sewer and water system extensions and improvements of a type dependent upon the type and size of development will be required to serve this property. This parcel is currently served by Sandhill Road which is unimproved in front of this parcel and which per the County's preference will remain under County jurisdiction. Future development may require road improvements and additional right-of-way.

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 findings set forth in GMC §17.96.030 and GMC §17.96.040 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 October 9, 2019, 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 of October 9, 2019, was published in the City’s official newspaper, the Grandview Herald, on September 11, 2019, at least 10 working days prior to the hearing in accordance with RCW 35A.14.130 and GMC §2.50.120(B).

(3) Notice of the public hearing before the hearing examiner was posted on September 11, 2019, in three places on the property proposed for annexation.

(4) Additional notice for the requested rezone for the parcels proposed for annexation was provided on September 11, 2019, in the manner required for permit or development applications such as rezones by mailing the notice of the public hearing to property owners within 300 feet of the parcel proposed for annexation and for rezoning, and by posting the notice of the public hearing at City Hall, the Library, the Community Center and Police Department.

XIV. Comments. No written comments from members of the public were received relative to this petition. The only written comments that were submitted were the SEPA comments of the Department of Ecology and the applicant described above in the introduction and in the section relative to the environmental review process.

XV. Annexation Review Criteria. The annexation review criteria include the following requirements prescribed in State statutes and City ordinances:

(1) 60% Petition (RCW 35A.14.120). This annexation petition satisfies the requirements of RCW 35A.14.120 because 100% of the owners of the two parcels

of property in the proposed annexation have submitted the petition even though only 60% rather than 100% is required.

(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. The requested R-1 Low Density Residential zoning is in keeping with the Comprehensive Plan’s “Low Density Residential” designation for the 0.45-acre parcel #230927-14411. Low density residential development defined for the R-1 Low Density Residential zoning district in GMC §17.30.010 consists of single-family conventional dwellings with smaller lots and useful yard spaces. Since GMC §17.96.040 requires the establishment of zoning for annexed areas to be governed by the land use designations and the policies of the Comprehensive Plan, the zoning of the 0.45-acre parcel is recommended by the petitioners, the City’s planner and the City’s hearing examiner to be the R-1 Low Density Residential zoning district. That zoning would also be consistent with the following goals and policies of the 2016 Comprehensive Plan:

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 4.1: The future distribution, extent, and location of generalized land uses will be established by the Future Land Use Map contained within this plan.

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.

(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 proposed annexation area is within the City’s Urban Growth Area and is contiguous to the current City limits on the north, east

and south sides. Approval of the proposed annexation would result in a natural and expected expansion of the City's boundaries. The recommended zoning for the annexed area would allow for additional residential uses in the future that would be compatible with nearby zoning and land uses even though none are proposed at this time. 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-1 Low Density Residential zoning as part of this annexation process.

XVI. Standards and Criteria for Rezones. 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 §17.88.020(A)(2) provide that a recommendation is to be made to the City Council regarding rezones in accordance with GMC Title 14. GMC §14.09.030(A)(3) and GMC §14.09.030(A)(4) provide 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 subdivisions, binding site plans, rezones, conditional use permits or variances. 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. As explained above in Subsection XV(3) of this recommendation, the zoning of the 0.45-acre parcel is recommended by the City's planner and the hearing examiner to be the R-1 Low Density Residential District in order to be consistent with the intent of the Low Density Residential 2016 Comprehensive Plan designation and to be consistent with the policies of the 2016

Comprehensive Plan. The rezone to that district would also meet the requirements and intent of the City's zoning ordinance so long as that zone 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. The parcel is accessed by Sandhill Road. It can be improved in the future. Existing utilities which are available in the area and which are adequate for R-1 Low Density Residential zoning district uses can be extended to the parcel.

(3) The development (proposed rezone) adequately mitigates impacts identified under other GMC chapters and in particular GMC Title 18. The proposed annexation has been determined to lack any probable significant adverse impacts on the environment through the SEPA Determination of Non-Significance that was issued pursuant to GMC Title 18 on September 26, 2019, as the final threshold determination.

(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 it currently serves as the improved backyard for a residence and because it could serve in the future as a site for additional residential uses within the City that would be compatible with nearby land 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 is proposed at this time and any future development will be subject to the Transportation Concurrency Management requirements of GMC Chapter 14.10. Here there is no indication in the record that uses in the R-1 Low Density Residential District on the parcel would lower the level of service of transportation below the minimum standards as shown within the Comprehensive Plan. If the development would result in a level of service lower than those shown in the Comprehensive Plan, the development could be

approved subject to incorporating improvements or strategies concurrent with the development that would raise the level of service. The term “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.

(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.

In addition, Section 17.88.060 of the Grandview Municipal Code provides that the hearing examiner shall enter findings for a rezone indicating whether the following additional criteria are satisfied:

(1) Whether the proposal is in accord with the goals and policies of the Comprehensive Plan. The rezone of the 0.45-acre parcel to the R-1 Low Density Residential zoning district would be in accord with the goals and policies of the 2016 Comprehensive Plan set forth above in Subsection XV(3) of this recommendation.

(2) Whether the effect of the proposal on the immediate vicinity will be materially detrimental. The proposed annexation with R-1 Low Density Residential zoning for the 0.45-acre parcel will not be materially detrimental to the immediate vicinity and will have merit and value for the community as a whole. The parcel is currently used as the backyard for a residence in the immediate vicinity and can possibly be utilized in the future, if desired, for other residential uses in an area currently zoned and utilized for residential uses.

(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 this parcel for the community as a whole because it serves as an area enhancing the residential use of a nearby residence and because it could possibly help the City meet its future growth projections without impacting critical areas through the addition of other uses allowed in the recommended zoning district.

(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 significant adverse impacts from the proposed

annexation and recommended zoning. The City's SEPA Determination of Non-Significance determined that no likely significant adverse environmental impacts will result.

(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 petitioners for the proposed annexation with the recommended zoning because there is no proposal to develop the property or use it in any way other than as the existing backyard for a residence.

CONCLUSIONS

Based on the foregoing findings, the hearing examiner reaches the following conclusions:

(1) The hearing examiner has jurisdiction under GMC §17.96.030 and GMC §2.50.080(C)(1) 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 September 26, 2019.

(3) The parcel proposed for annexation is located within the City of Grandview Urban Growth Area and is contiguous to the City limits on the north, east and south sides.

(4) The annexation petition has met the signature requirements for the 60% petition method authorized by RCW 35A.14.120 by being signed by 100% of the property owners.

(5) The City of Grandview has sufficient water and sewer lines in the area that could be extended to the parcel.

(6) The 0.45-acre parcel proposed for annexation should upon annexation be zoned R-1 Low Density Residential.

(7) The requested annexation with the recommended zoning satisfies the applicable requirements and criteria in the Grandview Municipal Code needed 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 the parcel described in the documentation submitted for this request be **APPROVED** with R-1 Low Density Residential zoning for the 0.45-acre parcel #230927-14411 adjacent to Sandhill Road/Monty Python Lane. The legal description of the annexation area prepared by a Professional Land Surveyor and confirmed as accurate by the Yakima County Engineer, which does not include any of the road right-of-way of Sandhill Road adjacent to the parcel, is as follows:

Lot 12, Grandview Heights Tracts, according to the official plat thereof recorded in Volume "T" of Plats, Page 41, records of Yakima County, Washington in Section 27, Township 9, Range 23 East, W.M.

Situate in Yakima County, State of Washington.

(Yakima County Assessor's Parcel #230927-14411)

DATED this 23rd day of October, 2019.



Gary M. Cuillier, Hearing Examiner

RESOLUTION NO. 2019-40

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
AUTHORIZING THE PETITION TO ANNEX PROPERTIES KNOWN AS THE
JOHN AND JACQUE LAFEVER 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 John and Jacque LaFever Annexation 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-1 Single Family Residential for Parcel No. 230927-14411;

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;

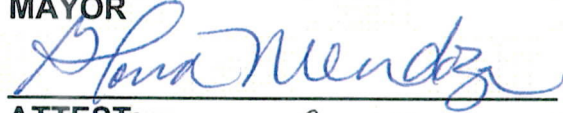
WHEREAS, the Council of the City of Grandview has determined that the best interests and general welfare of the City would be served by the annexation; and

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 November 12, 2019.

MAYOR



ATTEST:



CITY CLERK

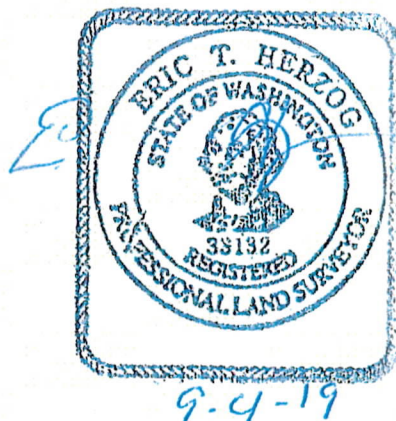
APPROVED AS TO FORM:


CITY ATTORNEY

City of Grandview
LaFever Annexation
HLA Project no. 19007
September 4, 2019

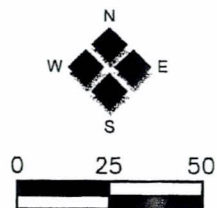
Annexation Description

Lot 12, GRANDVIEW HEIGHTS TRACTS, according to the official plat thereof, recorded in Volume "T" of Plats, Page 41, records of Yakima County, Washington.



GRANDVIEW HEIGHTS TRACTS

"T"-41



YAKIMA COUNTY

LOT 16

PROPOSED CITY LIMITS

SAND HILL RD.

LOT 12

PARCEL NO.
230927-14411

EXISTING CITY LIMITS

CITY OF
GRANDVIEW

SOUTHEAST
CORNER OF LOT 16

SOUTHWEST
CORNER OF LOT 12



HLA

Engineering and Land Surveying, Inc.

2803 River Road
Yakima, WA 98902

509.966.7000
Fax 509.965.3800

www.hlacivil.com

JOB NO: 19007

DRAWING:

LAFEVER_ANNEX.dwg

DATE: 9-4-19

DRAWN BY: TDF

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

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: There are no interlocal agreements related to this proposed annexation.