



WASHINGTON STATE BOUNDARY REVIEW BOARD FOR YAKIMA COUNTY

128 North Second Street
Fourth Floor Courthouse
Yakima, Washington 98901

(509) 574-2300 • FAX (509) 574-2301

Date: November 3, 2022

TO: Boundary Review Board Members, Corporate Counsel, City of Grandview, Board of Yakima County Commissioners, Assessor, Treasurer, Elections Division, Sheriff's Office, Public Services (Director, Planning, Building & Fire Safety, Code Enforcement, Environmental Services, Water Resources, GIS), County Roads, Parks and Trails, Fire District #5, Sunnyside Valley Irrigation District, Yakima Valley Libraries, Yakima Valley Conference of Governments, South Yakima Conservation District, Bureau of Indian Affairs, Yakama Nation, WSDOT South Central Region

FROM: Tua Vang
Chief Clerk - Boundary Review Board

SUBJ: **File No.: BRB2022-00004, City of Grandview – Monarch Investment Properties, LLC Annexation**

Enclosed is the Notice of Intention packet that proposes the annexation into the City of Grandview of approximately **20.84** acres having an assessed valuation of \$112,120. The annexation is known as the **“Monarch Annexation.”**

The 45-day review period for this proposed annexation expires **December 18, 2022.**

Any governmental unit affected by this proposed annexation may compel the Board's review of this proposal by filing a request for review with the Chief Clerk by the expiration date in accordance with RCW 36.93.100(2). Certain registered voters and property owners may compel review in accordance with RCW 36.93.100(3) and (4).

Enclosure: Notice of Intention

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.

WASHINGTON STATE BOUNDARY REVIEW BOARD FOR YAKIMA COUNTY

NOTICE OF INTENTION

for office use only:

BRB FILE #BRB2022-00004

1. Name of City, Town or special purpose district: City of Grandview
2. Action Sought: Annexation
3. This proposal shall be known as: Monarch Investment Properties Annexation
4. Driving directions to location of proposed action: I-82 East; at Exit 73 head right on the ramp for Wine Country Road toward Grandview; turn left onto W. Wine Country Road; turn right onto Euclid Road, keep straight
5. Briefly describe proposal: Annexation and rezone of property to be developed in the future and to receive City services to include water/sewer/garbage utilities and police/fire protection.
6. Method used to initiate the proposed action: Petition
7. State statute under which action is sought: RCW 35A.14.120, et.seq.

FACTORS THE BOARD MUST CONSIDER

POPULATION AND LAND USE:

1. Provide the following information:

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

2. What source is the basis for this projection information? U.S. Census Bureau, City utility accounts and business licenses
3. Acres within the proposed area: 20.84 Acres within existing entity: Approximately 2320 acres
4. Assessed valuation of proposed area \$150,700.00 of existing entity: \$436,107,256.00
5. Existing land use of the proposed area: Agriculture
6. Existing land use of the area surrounding the proposal: North—Residential; South—Residential/Agriculture; East—Agriculture; West—Residential/Agriculture

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

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

9. If the proposal is approved, will there be land use changes within the next 18 months?
o Land Use – Yes: Residential development
o Zoning – Yes: City Zoning R-3 High Density Residential
o Comprehensive Plan – Yes: City Comp Plan Future Land Uses of 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: Residential
b. For surrounding areas: Residential
c. Yakima County Zoning for the proposed area: Residential
d. For surrounding areas: Residential

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 commercial and has therefore been pre-planned as eventually being annexed into the City of Grandview.
a. Proposed city zoning upon annexation: R-3 High Density Residential

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

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

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

MUNICIPAL SERVICES

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

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

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

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

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

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

- In the proposed area? Encourage development within the proposed annexation.
- In the adjacent area? Encourage development within the Urban Growth Area.

6. Estimate the following to be incurred under the proposal:

- Proponent Expenditures to be incurred: \$ -0-
- Proponent Revenues to be gained: \$188.46
- County Revenue Lost: \$420.00
- County Expenditure Reduction: \$420.00
- Fire District Revenue Lost: \$166.72
- Fire District Expenditure Reduction: \$166.72
- Financial Impact to Special Districts (library, parks, hospital): \$ 55.15 – Yakima Regional Library

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

ENVIRONMENTAL INFORMATION

1. Is there an existing environmental review pertinent or related to this proposal? No
If No, answer questions 2 through 5.
2. Expected impact of any proposed development to adjacent roads and highways: Any development that would impact the roads would be addressed with a SEPA review at the time of development.
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:

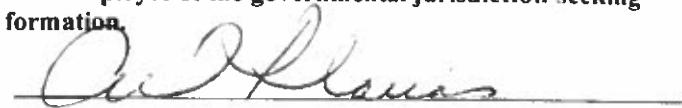
1. Preservation of natural neighborhoods and communities: The property is a natural extension of the planned commercial area and is consistent with the Comprehensive Plan for this area.
2. Use of physical boundaries, including but not limited to bodies of water, highways, and land contours: None.
3. Creation and preservation of logical service areas: The property is within the City of Grandview's designated Urban Growth Area and meets the definition of "Urban Growth" as defined under RCW 36.70A.030 and also "Urban Growth Area" as stated in RCW 36.70A.110.
4. Prevention of abnormally irregular boundaries: NA
5. Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities in excess of ten thousand (10,000) population in heavily populated urban areas: NA
6. Dissolution of inactive special purpose districts: NA
7. Adjustment of impractical boundaries: NA
8. Incorporation as cities or towns or annexation to cities and towns of unincorporated areas which are urban in character: NA
9. Protection of agricultural and rural lands which are designated for long term productive agricultural and resource use by a comprehensive plan adopted by the county legislative authority: Both properties are currently zoned R-1 Single-Family 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 1st day of November, 2022.


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:

Monarch Investment Properties

700 Bagley Road

Granger, WA 98932

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

August 15, 2022

City of Grandview
Attn: Anita Palacios, MMC
207 West Second Street
Grandview, WA 98930

RE: Legal Description Certification – Tax Parcel(s) 230926-23002 & 230926-22012

Ms. Palacios,

As requested, the legal description given for parcels 230926-23002 & 230926-22012 have been reviewed and is certified to be true and accurate for the purposes of the annexation known as the "City of Grandview – Monarch Investment Properties Annexation". The exhibits are re-attached herein for ease and clarity.

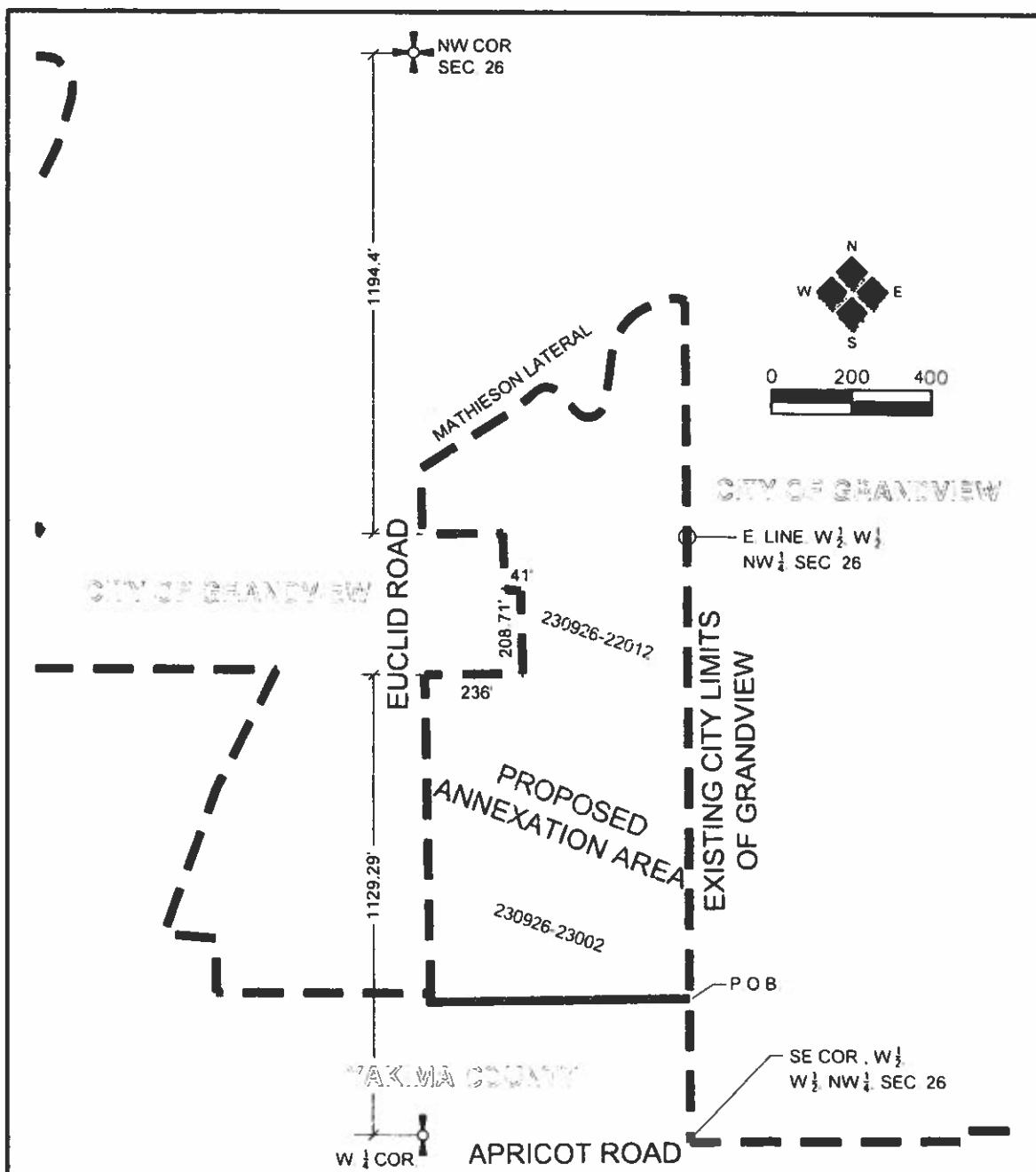
If any further assistance is needed, please feel free contact us at 509-574-2300.

Sincerely,
FOR MATT

Matt Pietrusiewicz, P.E.
Yakima County Engineer
Yakima County Roads

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HLA

Engineering and Land Surveying, Inc.

2803 River Road
Yakima, WA 98902
509 966 7000
Fax 509 965 3800
www.hlacivil.com

ANNEXATION EXHIBIT
for, **CITY OF GRANDVIEW**
YAKIMA COUNTY, WASHINGTON
MONARCH INVESTMENT PROPERTIES
ANNEXATION

City of Grandview

Monarch Investment Properties Annexation

HLA Project No. 22007G

July 21, 2022

Annexation Legal Description

That portion of Northwest quarter of Section 26, Township 9 North, Range 23 East, W.M., described as follows:

Commencing at the Southeast corner of the West half of the West half of said Northwest quarter; Thence North along the East line of the West half of the West half of said Northwest quarter to the North line of the South half of the Southwest quarter of the Southwest quarter of said Northwest quarter to the Point of Beginning;

Thence Westerly along said North line to the Easterly right of way line of Euclid Road; Thence North along said Easterly right of way line to a line that is 1129.29 feet North of the West quarter corner of said Section 26, as measured along the West line of said Section 26 said line bearing at a right angle to said West line of Section 26;

Thence East along said line 236 feet;

Thence North 208.71 feet;

Thence West 41 feet;

Thence North to a line that is 1194.4 feet South of the Northwest corner of said Section 26, as measured along the West line of said Section 26, said line bearing at a right angle to said West line of Section 26;

Thence West along said line to the Easterly right of way line of Euclid Road;

Thence North along said Easterly right of way line to the Mathieson Lateral;

Thence Northeasterly along said Lateral to the East line of the West half of the West half of said Northwest quarter;

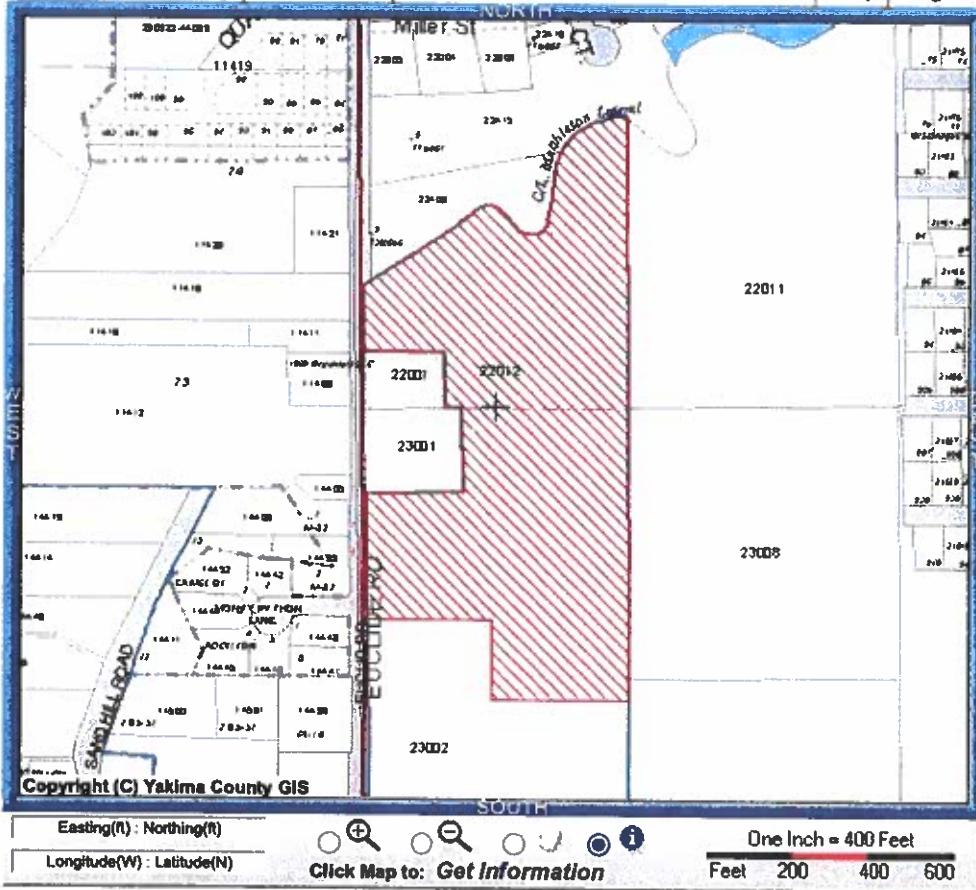
Thence South along said East line to the Point of Beginning;

Situate in Yakima County, State of 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.

Parcel No.	Property Owner	Address	Parcel Size (Acres)
230926-22012	Monarch Investment Properties LLC	1331 S. Euclid Road, Grandview, WA	15.04
230926-23002	Monarch Investment Properties LLC	Euclid Road, Grandview, WA	5.8
TOTAL ACREAGE			20.84



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.

The screenshot shows a mobile application interface for a map. At the top, the text 'MapScale: 1 inch = 400 ft.' is displayed. Below this are two buttons: a blue one with a '+' sign and a grey one with a '-' sign. The next section is titled 'Overlays' with the sub-label 'Aerial Photography' and a dropdown arrow. It contains four checkboxes: 'FEMA' (unchecked), 'Contours' (unchecked), 'Critical Areas' (unchecked), and 'Utilities' (unchecked). Below this is a 'MapSize' section with the text 'Small (800x600)' and a dropdown arrow. At the bottom, the text 'Maps brought to you by:' is followed by an advertisement for 'Valley Title Guarantee' featuring a stylized 'V' logo, the company name, and 'Title Insurance & Escrow Service'. It also includes the website 'www.vtgo.com' and the phone number '(509) 248-4442'.

PROPERTY PHOTOS		PROPERTY INFORMATION AS OF 10/24/2022 11:08:43 PM							PRINTING		
		Parcel Address: 1331 S EUCLID RD, Grandview, WA 98930 Parcel Owner(s): MONARCH INVESTMENT PROPERTIES LLC Parcel Number: 23092622012 Parcel Size: 15.04 Acre(s) Property Use: 83 Current Use Agricultural									
TAX AND ASSESSMENT INFORMATION											
Tax Code Area (TCA):		441						Tax Year:		2023	
Improvement Value:		\$46800						Land Value:		\$421300	
CurrentUse Value:		\$43120						CurrentUse Improvement:		\$46800	
New Construction:		\$0						Total Assessed Value:		\$89920	
RESIDENTIAL INFORMATION										SECTION MAPS	
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms	(full/3/4, 1/2)	Garage (bsmt/alt/bltn)	Carport	
No Residence Information Found.											
SALE INFORMATION											
Excise	Sale Date		Sale Price		Grantor				Portion		
E034512	12/17/2021		\$725000		ZEPEDA RAFAEL & ARECELI				N		Qtr SECTION MAPS
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:	(Yakima County Plan 2015)	
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C2281D	Download Map
LOCATION INFORMATION				
+ Latitude: 46° 14' 24.880"	+ Longitude: -119° 54' 51.087"	Range: 23	Township: 09	Section: 26
Narrative Description: TH PT W1/2 W1/2 NW1/4 LY S OF MATHIESON LAT & N & E OF FOL DESC LNBEG 817 FT N OF W1/4 COR TH S 89 D40'E 325.1 FT TH S 0 D 05'W 186.7 FT TH S 89 D 12'E 345 FT M OR TO E LN W1/2 W1/2 NW1/4 EX CO RD ON W & EX BEG 1129.29 FT N OF W1/4 COR TH E 256 FT TH N 208.71 FT TH W 41 FT TH N TO A PT 1194.4 FT S & 215 FT E OF NW COR SDSEC TH W 215 FT TO W LN SD SEC TH S ALSD W LN TO POB				
DISCLAIMER				

EXHIBIT C

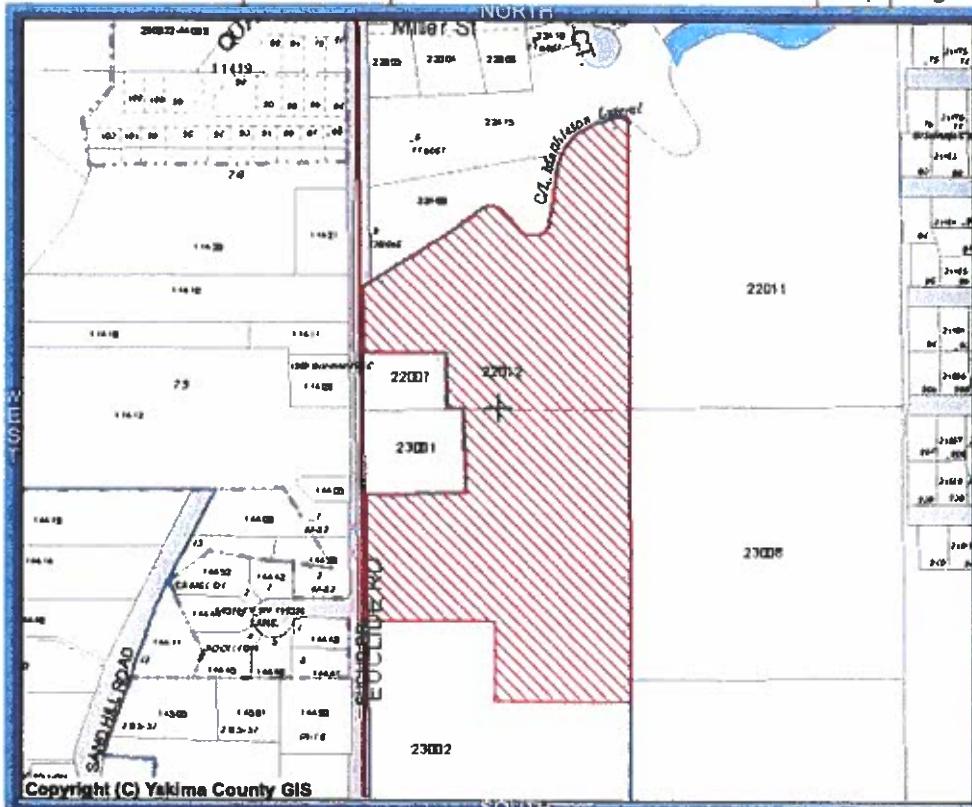
A vicinity map or series of maps no larger than 11 x 17 and reproducible on a non-color photocopier displaying: ****NOTE: Original should be in color****

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



Assessor Planning | Real Estate

FAQ | Help | Legend | Search | Tools | Overview



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.

MapScale: 1 inch = 400 ft.

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

MapSize: **Small (800x600)**

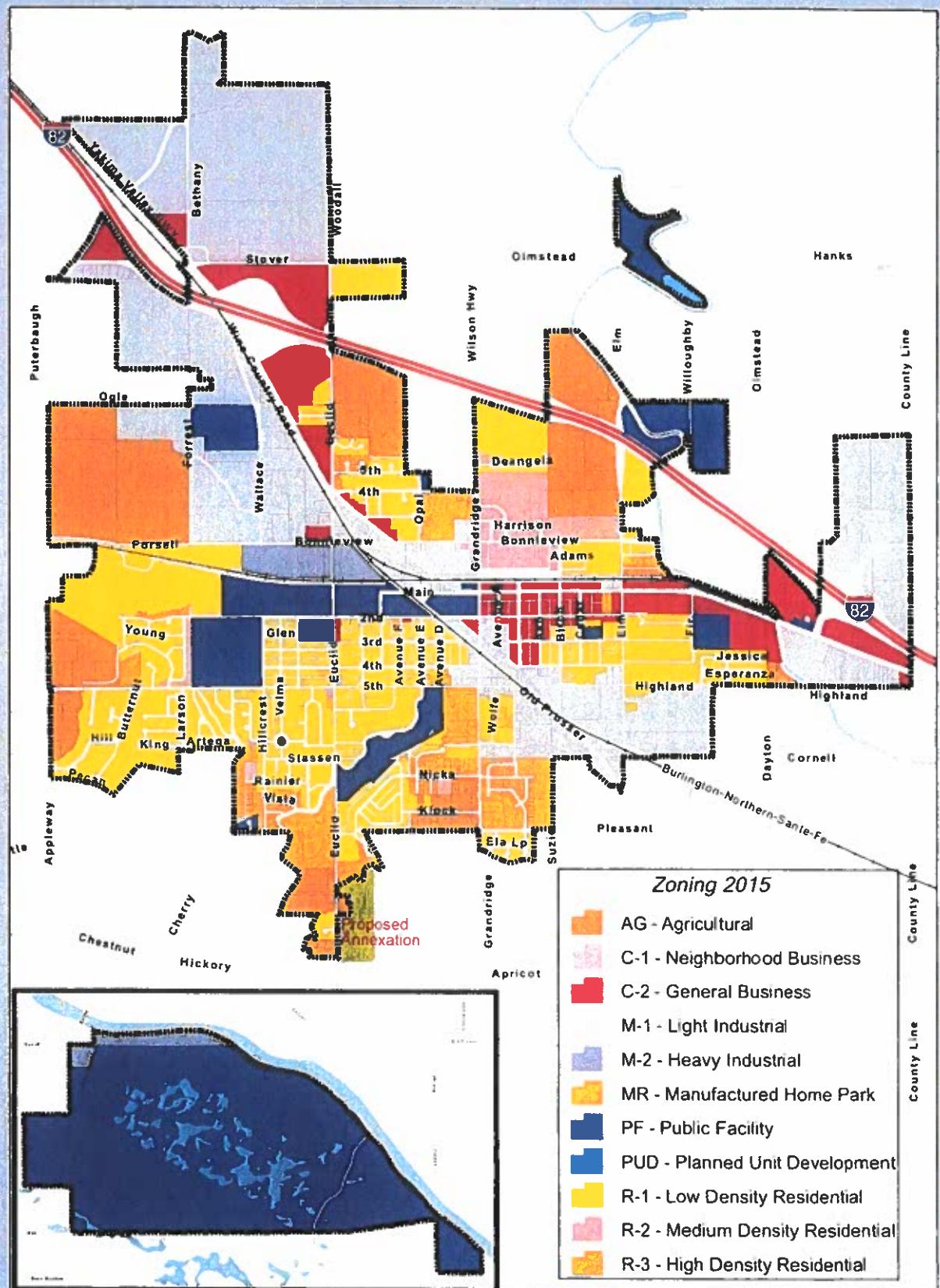
Maps brought to you by:



PROPERTY PHOTOS:		PROPERTY INFORMATION AS OF 10/24/2022 11:08:43 PM								PRINTING			
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		Parcel Number:	23092622012							Parcel Size: 15.04 Acre(s)			
		Property Use:	83 Current Use Agricultural										
TAX AND ASSESSMENT INFORMATION													
Tax Code Area (TCA): 441				Tax Year: 2023									
Improvement Value: \$46800				Land Value: \$421300									
CurrentUse Value: \$43120				CurrentUse Improvement: \$46800									
New Construction: \$0				Total Assessed Value: \$89920									
RESIDENTIAL INFORMATION												SECTION MAPS	
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4,1/2)	Garage (bsmt/atl/bltin)	Carport				
No Residence Information Found.												Qtr SECTION MAPS	
Excise	Sale Date	Sale Price	Grantor: ZEPEDA RAFAEL & ARECELI						Portion				
E034512	12/17/2021	\$725000							N				
SALE INFORMATION													
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											
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DISCLAIMER											

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



EXHIBIT C-2



Grandview
Washington

CITY OF GRANDVIEW

Existing Water System

LEGEND



HLA
Hobart Land and Water, Inc.

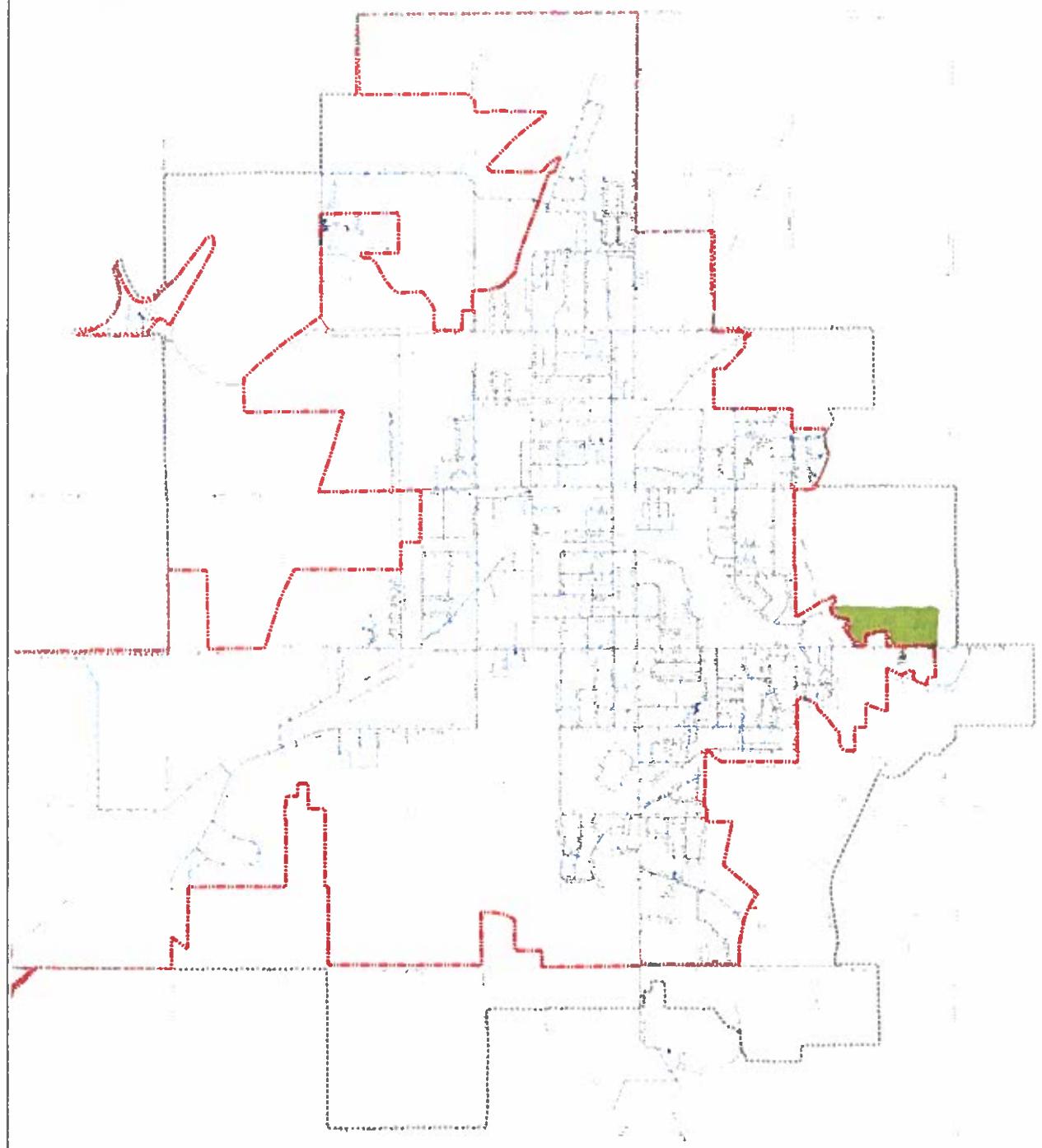
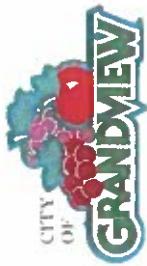


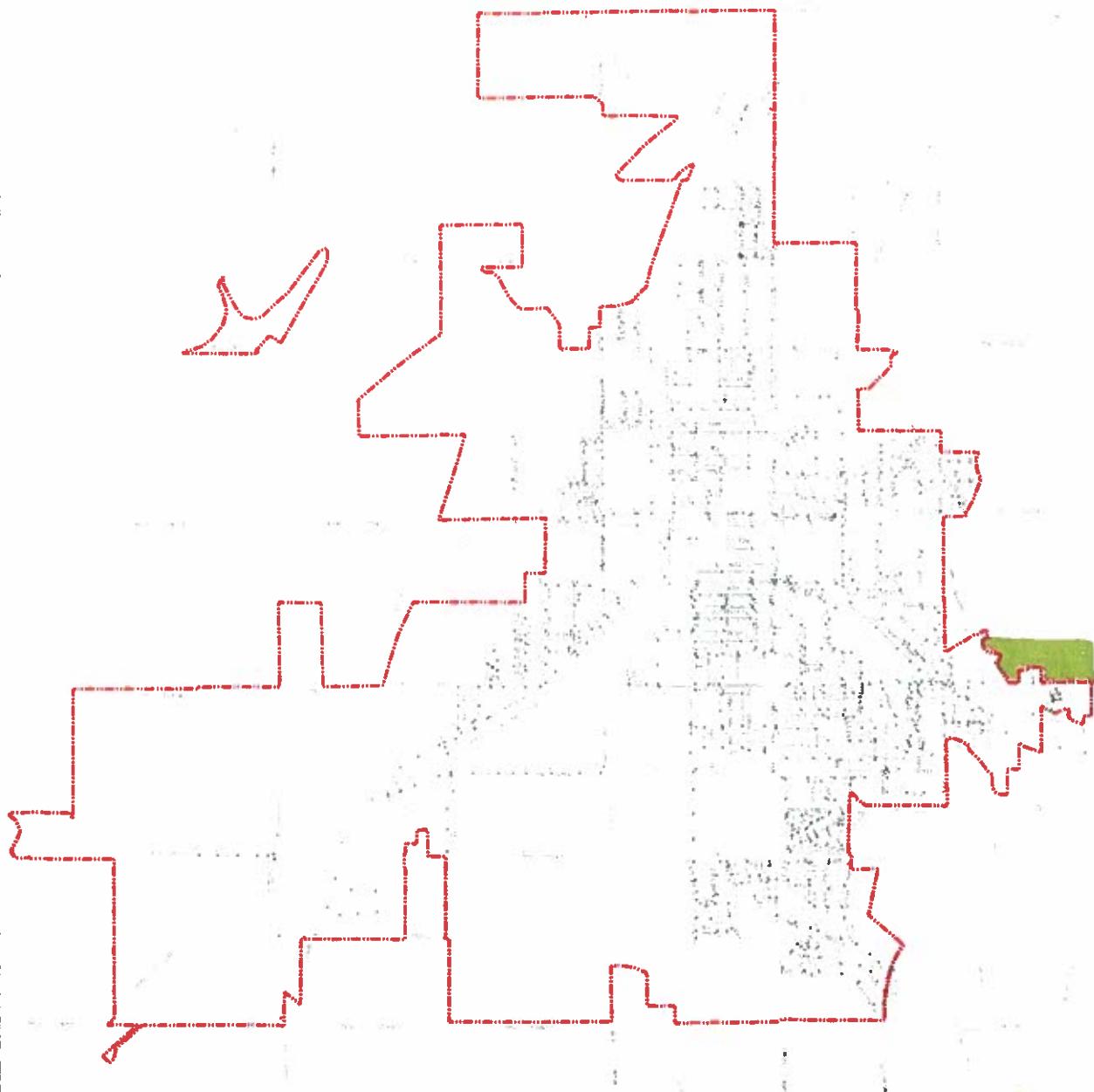
EXHIBIT C-3



CITY OF GRANDVIEW

Existing Sewer System

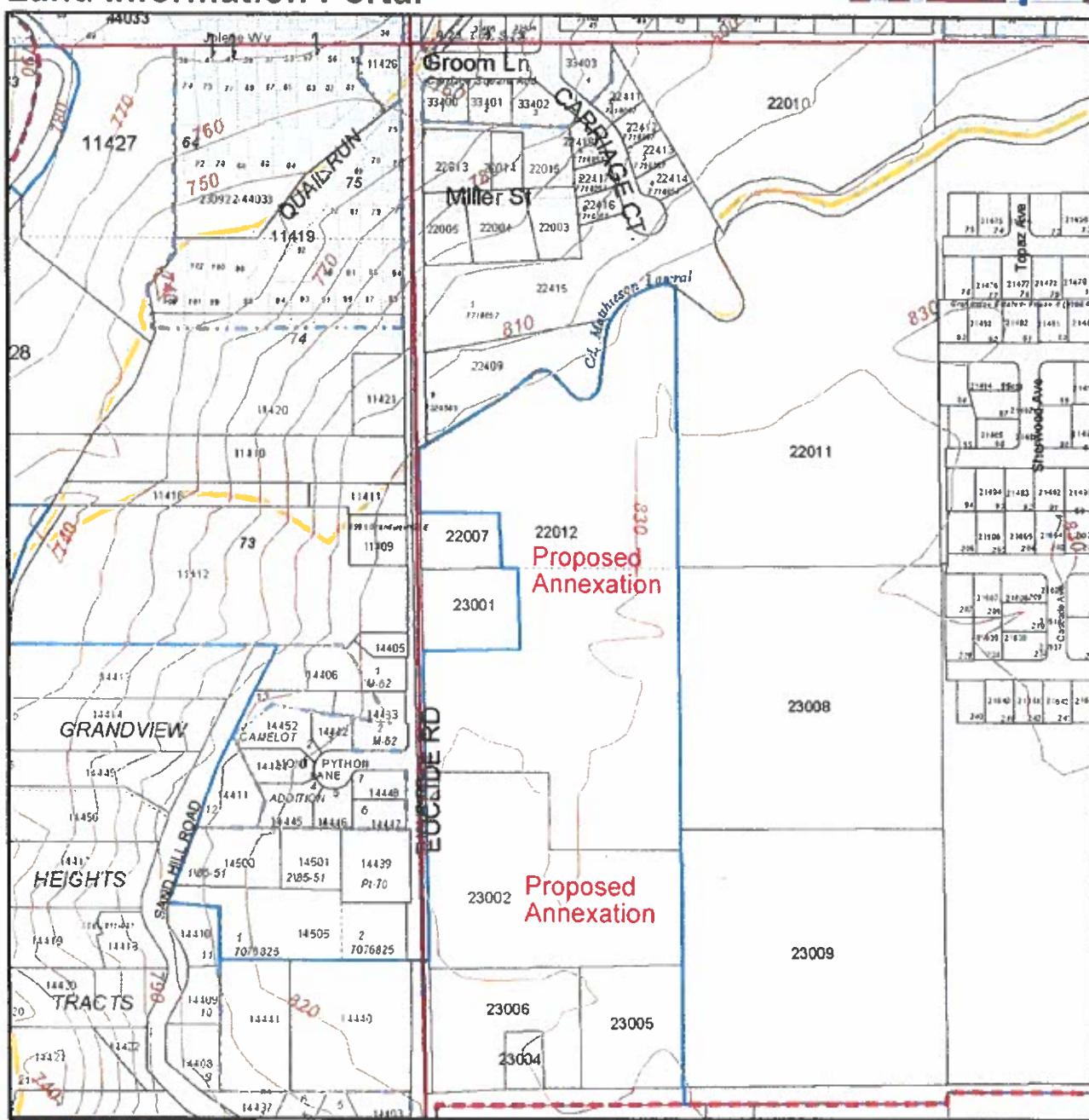
LEGEND



Yakima County GIS - Washington
Land Information Portal

[Print Map]
[Close Map]

Yakimap.com



Map Center: Range:23 Township:9 Section:26

- City Limits
- Sections
- Contours
- City of Yakima Water
- City of Yakima Sewer
- Nob Hill Water
- Terrace Heights Water
- Terrace Heights Sewer

Made

Existing Shoreline Environments.
Conservative/Natural/Rural/Urban
Potential Wetlands
Local Wetland Inventory
Stream Type - 2006 CAO
1/2/3/4/5/Undetermined/S/Man-

WWW.YAKIMAP.COM
Yakima County GIS
128 N 2nd Street
Yakima, WA 98901
(509)574-2992



One Inch = 400 Feet
Feet 200 400 600

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

Copyright (C) Yakima County GIS
Printed On: 10/24/2020 4:57:33 PM

EXHIBIT C-4

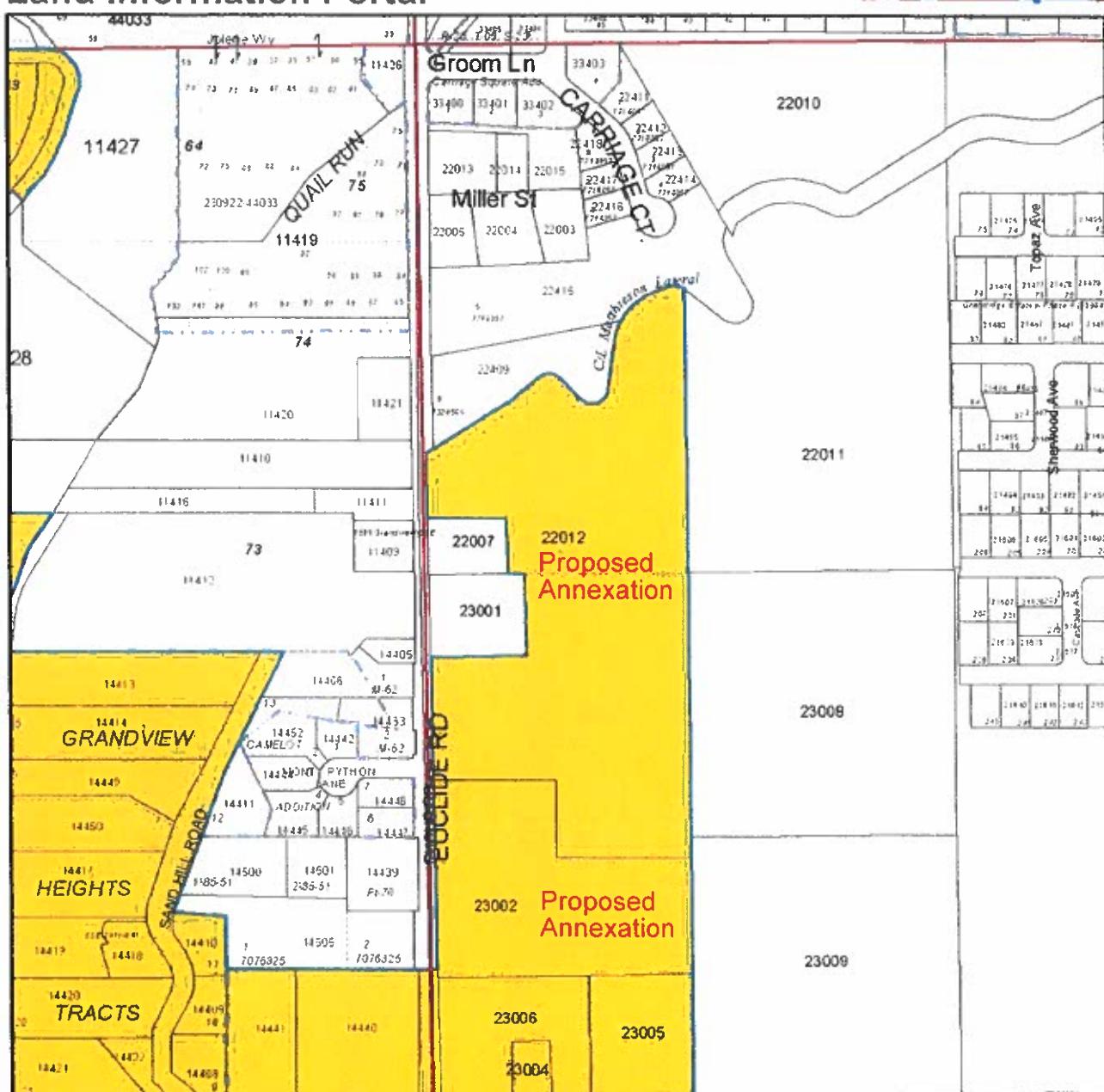
Yakima County Zoning YCC Title 19

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

Yakima County GIS - Washington
Land Information Portal

[Print Map]
[Close Map]

Yakimap.com



Map Center Range:23 Township:9 Section:26

Legend:
■ City Limits
■ Sections

WWW.YAKIMAP.COM

Yakima County GIS
128 N 2nd Street
Yakima, WA 98901
(509)574-2992



One Inch = 400 Feet
Feet 200 400 600

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Printed On: 10/24/2020 4:58:41 PM

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

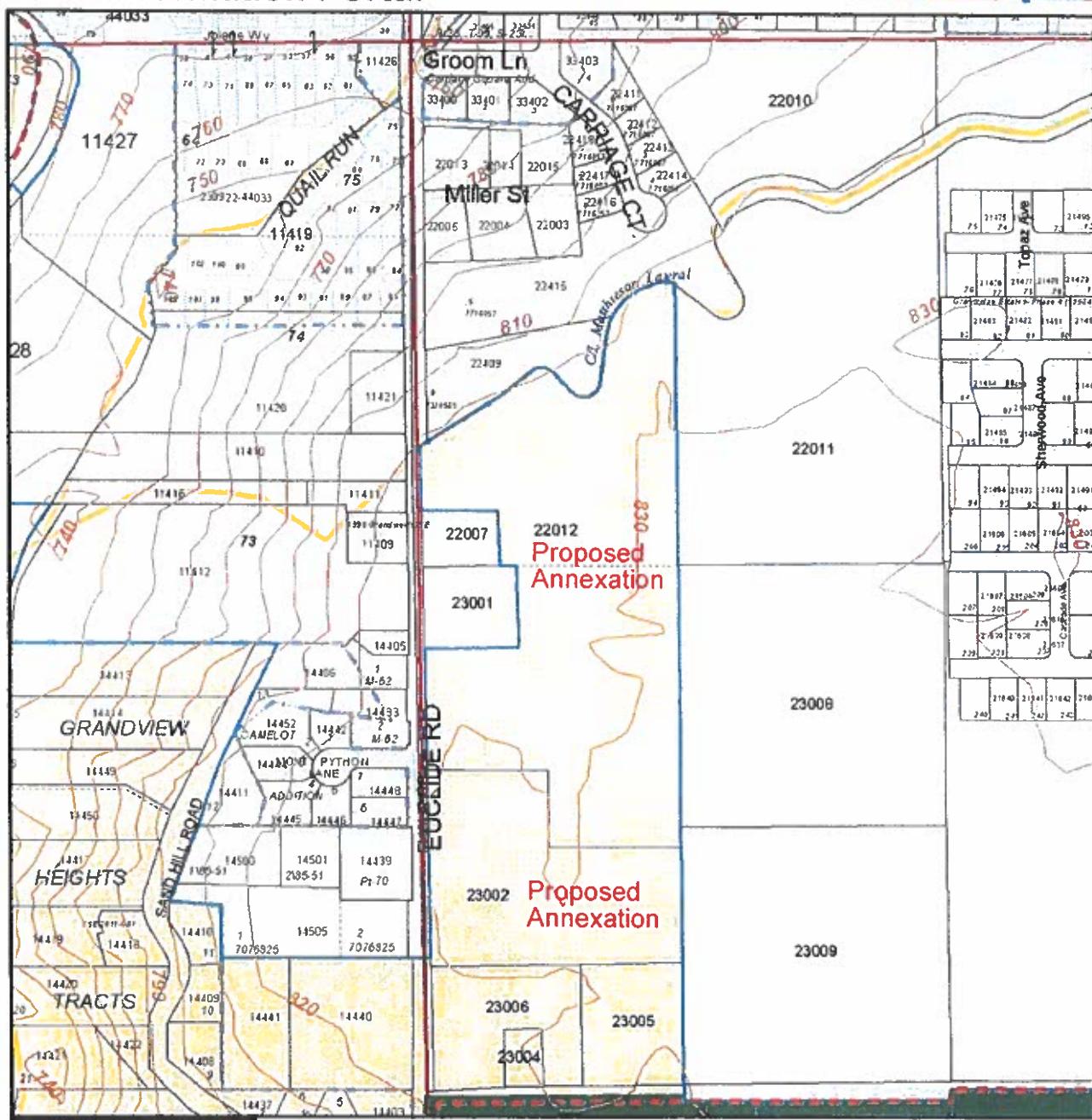
CDB Core Commerical Industrial

Industrial

Yakima County GIS - Washington
Land Information Portal

[Print Map]
[Close Map]

Yakimap.com



Map Center: Range:23 Township:9 Section:26

- City Limits
- Sections
- Contours
- City of Yakima Water
- City of Yakima Sewer
- Nob Hill Water
- Terrace Heights Water
- Terrace Heights Sewer

Made

Existing Shoreline Environments:
Conservative/Natural/Rural/Urban
Potential Wetlands
Local Wetland Inventory
Stream Type - 2006 CAO
1/2/3/4 or 5/Undetermined/5/Man-

WWW.YAKIMAP.COM

Yakima County GIS
128 N 2nd Street
Yakima, WA 98901
(509)574-2992



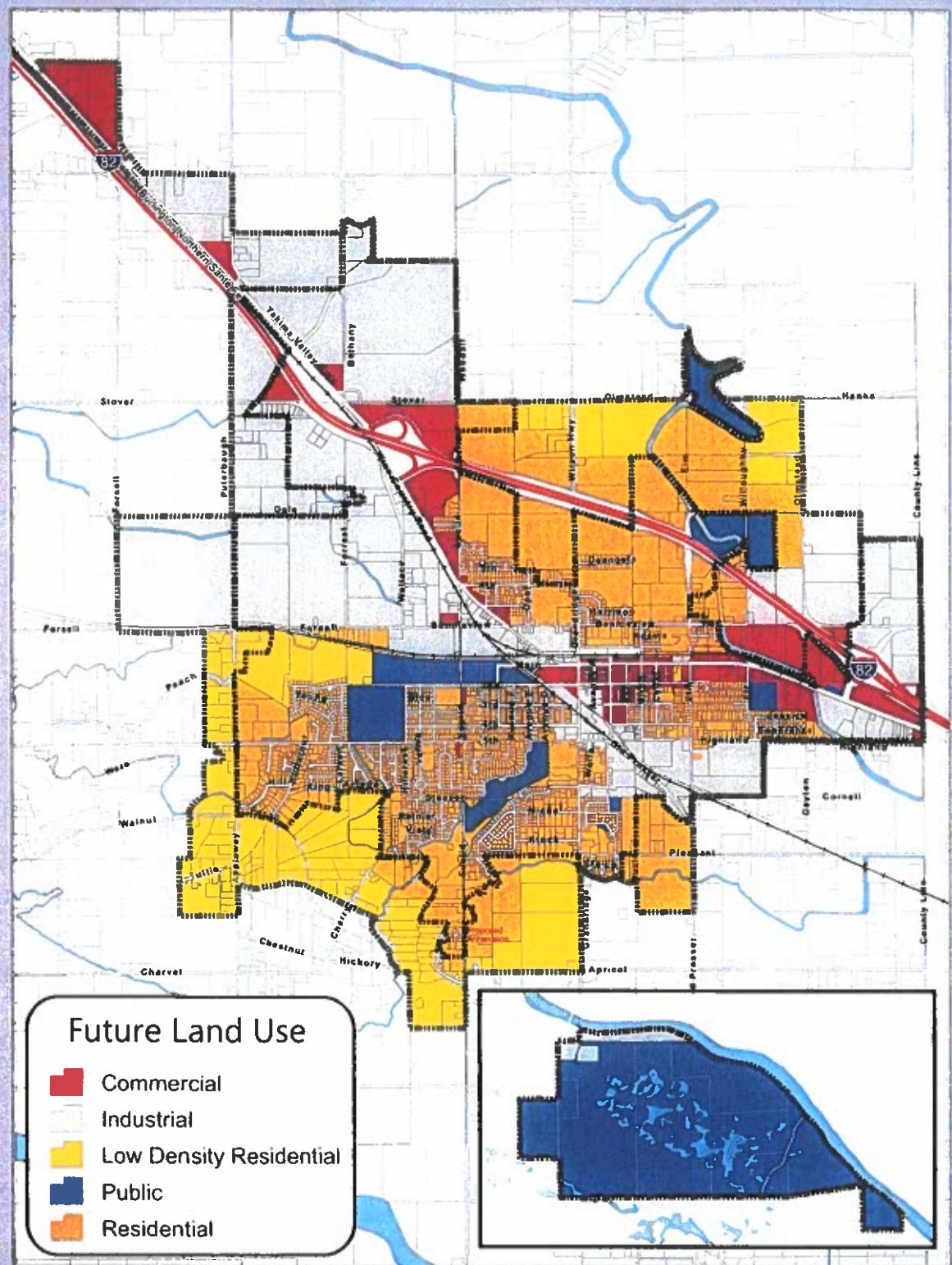
One Inch = 400 Feet
Feet 200 400 600

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

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Printed On: 10/24/2020 4:58:18 PM



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 Monarch Investment Properties, LLC, for annexation of Parcel Nos. 230926-22012 and 230926-23002 located at 1331 South Euclid Road, Grandview, Yakima County, Washington, is a certified copy of an official record maintained by the City of Grandview and is an exact, complete, and unaltered photocopy of such official record.

Dated: October 27, 2022


Anita G. Palacios, MMC
City Clerk

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

TO: The City Council
City of Grandview
Grandview, Washington

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

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

See Attached

We are requesting City Council consideration of our request and are asking that the above property as R3 zone.

OWNER'S SIGNATURE: *Emeida Myte* DATE: 6/1/22

OWNER'S SIGNATURE: *Emeida Myte* DATE: 6/1/22

PRINTED NAME: Emeida Miranda, Andrea Miranda (Monarch Investment Properties LLC)

MAILING ADDRESS: 700 Bagley Rd. Granger WA 98932

TELEPHONE NO.: 509 985-8938

PARCEL NO.: 23092622012 + 23092623002

PROPERTY LEGAL DESCRIPTION:

23092622012:

Narrative Description: TH PT W1/2 W1/2 NW1/4 LY S OF MATHIESON LAT & N & E OF FOL DESC LNBEG 817 FT N OF W1/4 COR TH S 89 D 40'E 325.1 FT TH S 0 D 08'W 186.7 FT TH S 89 D 12'E 345 FT M OR TO E LN W1/2 W1/2 NW1/4 EX CO RD ON W & EX BEG 1129.29 FT N OF W1/4 COR TH E 256 FT TH N 208.71 FT TH W 41 FT TH N TO A PT 1194.4 FT S & 215 FT E OF NW COR SD SEC TH W 215 FT TO W LN SD SEC TH S ALSD W LN TO POB

23092623002:

Narrative Description: TH PT OF W1/2 SW1/4 NW1/4 BEG AT A PT 333.6 FT N OF W1/4 COR, TH N 483.4 FT, TH E 325.1 FT, TH S 186.7 FT, TH E 345 FT, M OR L TO E LI SD SUBD, TH S 292 FT, TH W 665.3 FT TO PT OF BEG.

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

TO: The City Council
City of Grandview
Grandview, Washington

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

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

See attached

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

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

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

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

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

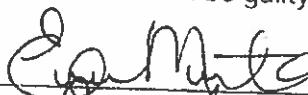
This petition is accompanied and has attached hereto as Exhibit "A" a diagram which outlines the boundaries of the property sought to be annexed.

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 R3, consistent with the City of Grandview Comprehensive Plan.

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

OWNER'S SIGNATURE:



DATE: 6/1/22

OWNER'S SIGNATURE:



DATE: 6/1/22

PRINTED NAME: Emilia Miranda, Andrea Miranda, (Monarch Investment Properties

MAILING ADDRESS: 700 Bagley Rd Granger WA 98932 (LLC)

TELEPHONE NO.: 509 985-8938

PARCEL NO.: 2309 2622012 + 2309 2623002

PROPERTY LEGAL DESCRIPTION:

2309 2622012:

Narrative Description: TH PT W1/2 W1/2 NW 1/4 LY S OF BATHIESON LAT & N & E OF FOL DESC LN BEG 817 FT N OF W1/4 COR TH S 89 D40'E 325.1 FT TH S 0 D 08W 186.7 FT TH S 89 D 12'E 345 FT W OR TO E LN W1/2 W1/2 NW 1/4 EX CO RD ON W & EX BEG 1129.29 FT N OF W1/4 COR TH E 256 FT TH N 208.71 FT TH W 41 FT TH N TO A PT 1194.4 FT S & 215 FT E OF NW COR SD SEC TH W 215 FT TO W LN SD SEC TH S ALSO W LN TO POB

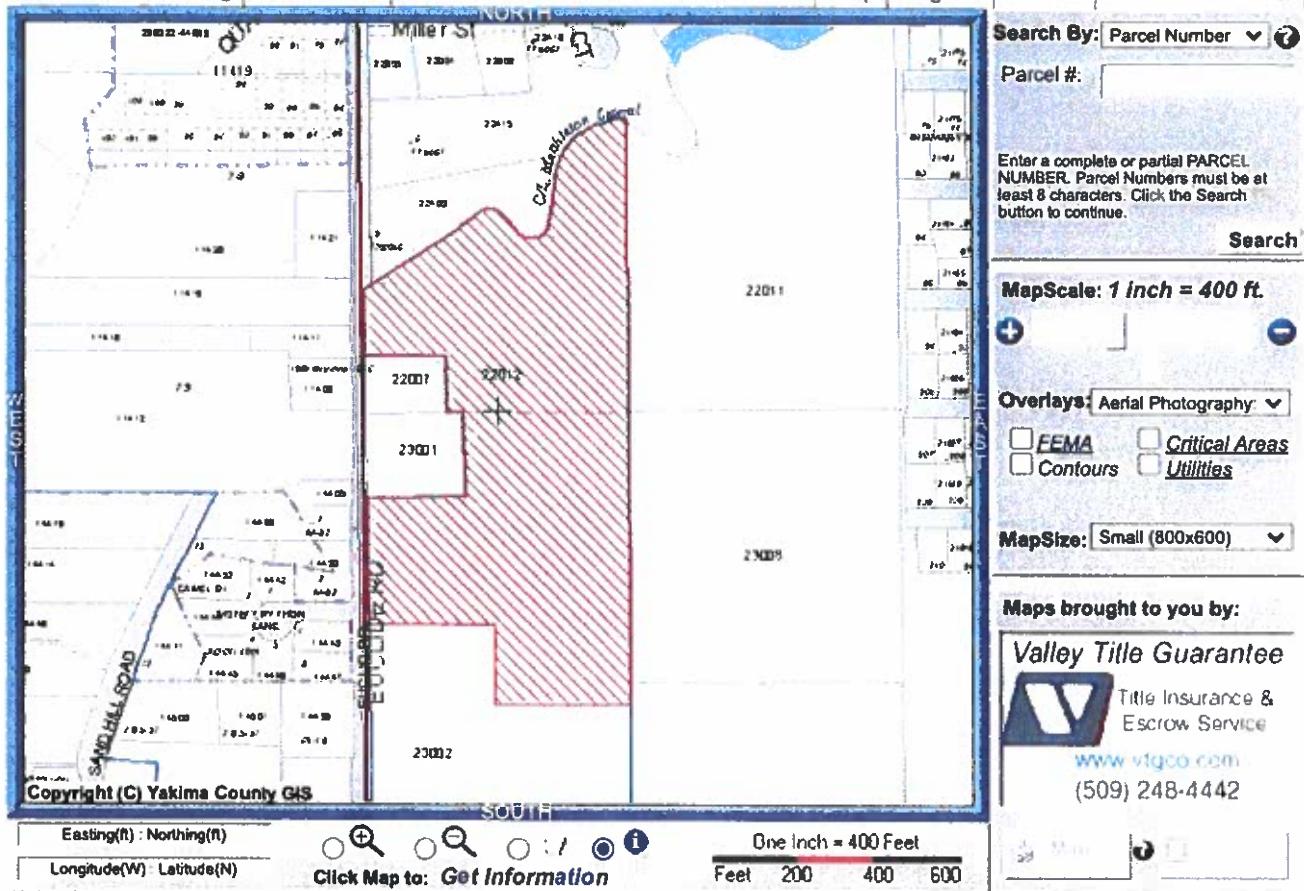
2309 2623002:

Narrative Description: TH PT OF W1/2 SW 1/4 NW 1/4 BEG AT A PT 333.6 FT N OF W1/4 COR, TH N 483.4 FT, TH E 325.1 FT, TH S 186.7 FT, TH E 345 FT, N OR L TO E LI SD SUBD, TH S 292 FT, TH W 665.3 FT TO PT OF BEG.



Assessor Planning | Real Estate

FAQ | Help | Legend | Search | Tools | Overview



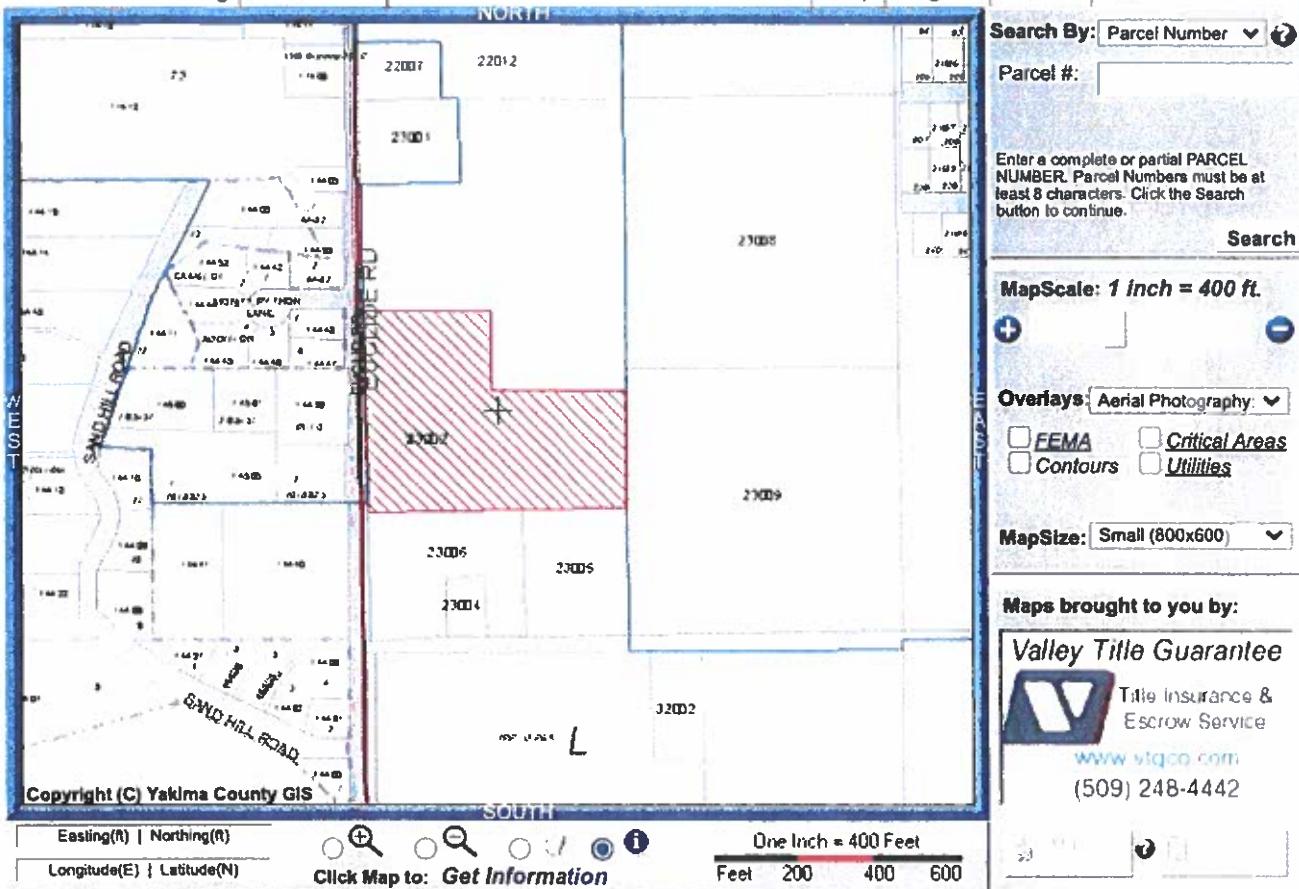
PROPERTY PHOTOS		PROPERTY INFORMATION AS OF 6/1/2023 11:09:34 PM								PRINTING	
		Parcel Address	1331 S EUCLID RD, Grandview, WA 98930								
		Parcel Owner(s)	MONARCH INVESTMENT PROPERTIES LLC								
		Parcel Number	23092622012	Parcel Size	15.04 Acre(s)						
		Property Use	83 Current Use Agricultural								
TAX AND ASSESSMENT INFORMATION											
Tax Code Area (TCA): 441				Tax Year 2022							
Improvement Value: \$46800				Land Value: \$78600							
Current Use Value: \$41690				Current Use Improvement: \$46800							
New Construction: \$0				Total Assessed Value: \$88490							
RESIDENTIAL INFORMATION											
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms	(full/3/4,1/2)	Garage	(bsm/Att/bltin)	Carport
No Residence Information Found.											
SALE INFORMATION											
Excise	Sale Date	Sale Price	Grantor				Portion				
E034512	12/17/2021	\$725000	ZEPEDA RAFAEL & ARECELI				N				
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: (Yakima County Plan 2015)					
FEMA 100 Year:	FEMA Map					FIRM Panel Number: 53077C2281D				Download Map	
LOCATION INFORMATION											
Latitude: 46° 14' 24.880"			Longitude: -119° 54' 51.087"			Range: 23 Township: 09 Section: 26					
Narrative Description: TH PT W1/2 W1/2 NW1/4 LY S OFMATHIESON LAT & N & E OF FOL DESC LNBEG 817 FT N OF W1/4 COR TH S 89 D40'E 325.1 FT TH S 0 D 08'W 186.7 FT TH S 89 D 12'E 345 FT N OR TO E LN W1/2 W1/2 NW1/4 EX CO RD ON W & EX BEG1129.29 FT N OF W1/4 COR TH E 256 FT TH N 208.71 FT TH W 41 FT TH N TO A PT1194.4 FT S & 215 FT E OF NW COR SDSEC TH W 215 FT TO W LN SD SEC TH S ALSO W LN TO POB											
DISCLAIMER											



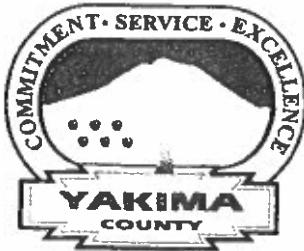
Assessor Planning | Real Estate |

FAQ | Help | Legend | Search | Tools | Overview



PROPERTY PHOTOS		PROPERTY INFORMATION AS OF 6/13/2022 11:09:31 PM								PRINTING		
		Parcel Address	EUCLID RD N-CHEERY, WA									
		Parcel Owner(s)	MONARCH INVESTMENT PROPERTIES LLC									
		Parcel Number	23092623002	Parcel Size	5.8 Acre(s)							
		Property Use	83 Current Use Agricultural									
TAX AND ASSESSMENT INFORMATION												
Tax Code Area (TCA): 441				Tax Year: 2022								
Improvement Value: \$48800				Land Value: \$34100								
CurrentUse Value: \$13410				CurrentUse Improvement: \$48800								
New Construction: \$0				Total Assessed Value: \$62210								
RESIDENTIAL INFORMATION												
Quality	Year Built	Stones	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltin)	Carport			
No Residence Information Found.												
SALE INFORMATION												
Excise	Sale Date	Sale Price	Grantor					Portion	ON SELECTED MAP			
481604	2/14/2022	\$301600	PEDROZA, MARTIN M & AZAEL M					N				
427643	9/25/2012	\$530000	CAGLE, DAVID C & KATHLEEN					N				
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:			(Yakima County Plan 2015)				
FEMA 100 Year:	100 YR MFL			FIRM Panel Number:			53077C2281D				
LOCATION INFORMATION											
+ Latitude: 46° 14' 17.239"				+ Longitude: -119° 54' 51.064"				Range: 23 Township: 09 Section: 26			
Narrative Description: TH PT OF W1/2 SW1/4 NW1/4 BEG AT A PT33.6 FT N OF W1/4 COR, TH N 483.4 FT, TH E 325.1 FT, TH S 186.7 FT, TH E 345FT, M OR L TO E LI SD SUBD, TH S 292FT, TH W 665.3 FT TO PT OF BEG.											
DISCLAIMER											



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 Grandview - Monarch Investment Properties (RCW 35A.01.050(4))

To: Anita Palacios, City Clerk
City of Grandview

On June 14th, 2022, a petition for annexation was received by this office to determine the sufficiency of the petition according to 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 June 17th, 2022, and has now been completed based on the records of this office, the above-mentioned Certificate of Transmittal, and the agreements and legal authorities cited therein.

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

Done this 17th day of June 2022



Dave Cook, Yakima County Assessor

Determination of Sufficiency of Annexation Petition

EXHIBIT D-2

AFFIDAVIT OF PUBLICATION

State of Washington } ss.
County of Yakima }

The undersigned on oath states that

Madelyne Creasy

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 OF

Development Application –
Monarch Investment

was published on July 27, 2022

The amount of the fee charged for the foregoing publication is the

sum of \$ 129.81 which amount has been paid in full

Madelyne Creasy

Subscribed and sworn to before me on

July 27, 2022

Janell 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) & Property Owner(s): Lindell Miranda and Andrea Miranda dba Monarch Investment Property, LLC

Proposed Project: Annexation & Rezone

Current Zoning/Future Land Use: Residential

Proposed Zoning: R-3 High Density Residential

Location of Project: 1331 South Euclid Road, Grandview, Yakima County, WA

Parcel No(s.): 230926-22012 and 230926-23002

Application Date: June 1, 2022

Application Acceptance: July 12, 2022

Decision-Making Authority: City of Grandview

Project Description: Applicants request annexation and rezone to R-3 High Density Residential

Requested Approvals & Actions: Annexation and rezone

Existing Environmental Documents: An Environmental Checklist has been prepared and is available from the City upon request.

A decision on this application will be made within 120 days of the date of the letter of completeness.

Environmental Determination

The City of Grandview is the lead agency for this application and intends to issue a Determination of Non-Significance. The City is utilizing the optional DNS process set forth in WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of this proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or capture 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 and 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, AUGUST 17, 2022**.

Comment Period and Where to View Documents

The development application and environmental checklist may be viewed at the City of Grandview, 207 West Second Street, Grandview, WA or on the City's website at www.grandview.wa.us. All interested persons are invited to (a) comment on the application, (b) receive notice of and participate in any hearings and (c) receive a copy of the decision by submitting such written comments/requests to the City of Grandview, Attn: City Clerk, 207 West Second Street, Grandview, WA 98930; PH: (509) 882-9200; email: anitap@grandview.wa.us. Comments concerning the application should be submitted no later than **WEDNESDAY, AUGUST 17, 2022**. While comments will be accepted through closing of the public hearing on the proposed annexation, no comments received after **WEDNESDAY, AUGUST 17, 2022** will be considered in the staff report.

Public Hearing

The City of Grandview, Hearing Examiner, will hold a public hearing pursuant to GMC 14.07 on **WEDNESDAY, AUGUST 30, 2022 at 3:00 p.m.** The public hearing will be held in person in the Council Chambers at City Hall, 207 West Second Street, Grandview, WA.

The public hearing will consider the application of the project described above. To request accommodation for special needs contact Anita Palacios, City Clerk, 24-hours in advance at (509) 882-9200. Interpreters will be available upon request. American Disabilities Act (ADA) accommodation provided upon request 24-hours in advance.

CITY OF GRANDVIEW

Anita G. Palacios, MMC, City Clerk

Published: The Grandview Herald

Published: July 27, 2022

AFFIDAVIT OF PUBLICATION

State of Washington }
County of Yakima } ss.

The undersigned on oath states that

Madelyne Creasy

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 of
Closed Record Public
Hearing-- Monarch Investment
Properties

was published on September 21,
2022

The amount of the fee charged for the foregoing publication is the

sum of \$ 64.00 which amount has been paid in full.

Madelyne Creasy

Subscribed and sworn to before me on

September 21, 2022
(Annette C. Jones)

Notary Public for the State of Washington

4747

Notice

CITY OF GRANDVIEW
NOTICE OF CLOSED RECORD PUBLIC HEARING
MONARCH INVESTMENT PROPERTIES ANNEXATION
& REZONE

1331 SOUTH EUCLID ROAD, GRANDVIEW, WA
NOTICE IS HEREBY GIVEN that the City Council of the City of Grandview will hold a closed, closed public hearing on Tuesday, October 25, 2022 at 7:00 p.m., to consider the Hearing Applicant(s) & Property Owner(s): Franklin Miranda and Andrea Miranda dba Monarch Investment Projects, LLC.

Proposed Project: Annexation & Rezone

Current Zoning/Future Land Use: R-3

Proposed Zoning: R-3 High Density Residential

Location of Project: 1331 South Euclid Road, Grandview, Yakima County, WA

Parcel No(s): 230926 2204

The closed record public hearing will be held in the Council Chambers, 1331 South Euclid Road, Grandview, WA 98904, on October 25, 2022, at 7:00 p.m., via teleconference as follows:

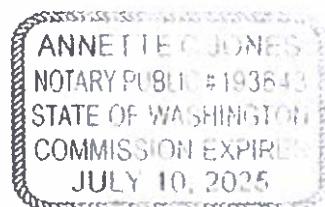
Please join the meeting from your computer or mobile device by clicking this link: <https://us06web.zoom.us/j/83757066514?pwd=K1tbN1ublRzZW1Xg1d6>

Meeting ID: 837 5706 6651
Passcode: 325976

A copy of the Hearing Notice, documents, and exhibits will be available at no charge from the City Clerk, 1331 South Euclid Street, Grandview, WA 98904, telephone: 509-832-4300, [grandview.wa.us](http://www.grandview.wa.us).

CITY OF GRANDVIEW
Anita G. Palacios, MM
City Clerk

Published: The Grandview Herald
Published: September 21, 2022



**GRANDVIEW CITY COUNCIL
REGULAR MEETING MINUTES EXCERPT
OCTOBER 25, 2022**

1. CALL TO ORDER

Mayor Pro Tem Bill Moore called the regular meeting to order at 7:00 p.m. in the Council Chambers at City Hall.

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

Present in person: Mayor Pro Tem Moore and Councilmembers David Diaz, Jessie Espinoza and Joan Souders

Present via teleconference: Councilmember Robert Ozuna

Absent: Mayor Gloria Mendoza and Councilmember Javier Rodriguez

On motion by Councilmember Souders, second by Councilmember Espinoza, Council excused Mayor Mendoza and Councilmember Rodriguez from the meeting.

Staff present: City Administrator/Public Works Director Cus Arteaga, City Attorney Quinn Plant, City Treasurer Matt Cordray, Fire Chief Pat Mason and City Clerk Anita Palacios

7. ACTIVE AGENDA

A. Closed Record Public Hearing – Emelda Miranda and Andrea Miranda dba Monarch Investment Properties, LLC, Annexation & Rezone, 1331 South Euclid Road, Grandview, Yakima County, Washington

Present on behalf of the applicant was Emelda Miranda dba Monarch Investment Properties, LLC and Bobby Miranda.

Mayor Pro Tem Moore opened the closed record public hearing to consider an Annexation and Rezone submitted by Emelda Miranda and Andrea Miranda dba Monarch Investment Properties, LLC, for Parcel Nos. 230926-22012 and 230926-23002 located at 1331 South Euclid Road, Yakima County, Washington, by reading the public hearing procedure.

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

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

City Clerk Palacios provided the following review of the record:

- The City received a Letter of Intent and Petition for Annexation and Rezone signed by Emelda Miranda and Andrea Miranda dba Monarch Investment Properties, LLC, to annex Parcel Nos. 230926-22012 and 230926-23002 located at 1331 South Euclid Road,

Yakima County, Washington, consisting of 20.84 acres to the City of Grandview. The petitioners 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 parcels be annexed with a R-3 High Density Residential zoning designation as identified on the City's Future Land Use map. The parcels were included in the City's designated Urban Growth Area as residential.
- At the July 12, 2022 City Council meeting, Council approved Resolution No. 2022-30 accepting a request from Monarch Investment Properties, LLC for annexation of Parcel Nos. 230926-22012 and 230926-23002 located at 1331 South Euclid Road, Yakima County, Washington, and directed staff to present the Petition for Annexation to the Hearing Examiner for a public hearing.
- On August 30, 2022, 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.
- Staff recommended Council accept the Hearing Examiner's conclusions and recommendation that the Petition for Annexation of Parcel Nos. 230926-22012 and 230926-23002 located at 1331 South Euclid Road, Yakima County, Washington be approved with R-3 High Density Residential District zoning subject to the assumption of an appropriate share of all existing City indebtedness by the annexed area.
- Staff further recommended Council approve Resolution No. 2022-54 authorizing the petition to annex properties known as the Monarch Investment Properties 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.

Discussion took place.

The public hearing was declared closed.

On motion by Councilmember Ozuna, second by Councilmember Espinoza, Council accepted the Hearing Examiner's conclusions and recommendation that the Petition for Annexation of Parcel Nos. 230926-22012 and 230926-23002 located at 1331 South Euclid Road, Yakima County, Washington be approved with R-3 High Density Residential District zoning subject to the assumption of an appropriate share of all existing City indebtedness by the annexed area.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Espinoza – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Souders – Yes

B. **Resolution No. 2022-54 authorizing the petition to annex properties known as the Monarch Investment Properties 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 Souders, second by Councilmember Espinoza, Council approved Resolution No. 2022-54 authorizing the petition to annex properties known as the Monarch Investment Properties 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.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Espinoza – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Souders – Yes

**City of Grandview, Washington
Hearing Examiner's Recommendation**

September 13, 2022

In the Matter of a Petition for)
Annexation of Two Parcels with)
R-3 High Density Residential)
District Zoning Submitted by:)
) Annexation Resolution No. 2022-30
Emelda & Andrea Miranda,)
Members/Owners of Monarch)
Investment Properties, LCC)
)
Relative to 20.84 Acres Located)
At 1331 South Euclid Road on)
The East Side of the Road)

A. Introduction. The findings relative to the hearing procedure for this petition are as follows:

(1) The Hearing Examiner conducted an open record public hearing on August 30, 2022, regarding this petition to annex 20.84 acres at 1331 South Euclid Road into the City of Grandview with R-3 High Density Residential District zoning.

(2) The staff report was presented by Byron Gumz, Planning Manager of the Yakima Valley Conference of Governments acting as the City's Planner. He recommended approval of the proposed annexation with R-3 zoning and presented two double-size pages showing the City limits, adjacent zoning and the existing agricultural use which will be included as additional exhibits in the record.

(3) Petitioner/property owner Emelda Miranda d/b/a Monarch Investment Properties, LLC also testified in favor of the application. She explained that covenants will be recorded limiting the development to not more than four residential units per lot; noted the housing shortage within the City; detailed the advantages of purchasing and living in multi-family housing such as the availability of FHA financing which allows a 3½ percent down payment and co-signers where there is this type of income stream; noted the tax advantages of owning multi-family housing; and explained that multi-family housing allows for multi-generational living. Her ex-husband Bobby Miranda also testified in favor of the requested petition for annexation with R-3 zoning. They submitted for the record 10 pages showing the type of residential plat that could be submitted for the property in the future, and detailing the benefits of such a development which were described in the testimony. They also submitted for the record 6 pages showing the different types of residential units that could be built in such a development. These 16 pages will also be included as additional exhibits in the record for the City Council's information even though no specific preliminary plat has been submitted for approval with this annexation petition.

(4) Chuck Wyckoff pointed out that the example of a possible development on the property presented at the hearing shows 156 dwelling units which could accommodate 577 additional residents rather than the 307 additional residents that HLA estimated would be using the City's water and sewer systems by assuming 83 dwelling units would be built on the property that would have an average of 3.7 residents per unit. Richard VanKirk testified that the amount of grass in the development should be limited because residents in the area do not have enough irrigation water to keep their lawns green.

(5) City Administrator/Public Works Director Cus Arteaga testified that the City has been proactive in providing additional water and sewer availability for future development; that any proposed development on the property will undergo its own SEPA and water/sewer system review process; and that development of this property might result in an upgrade to the SVID pressure irrigation line such as by installing screens that automatically prevent algae build-up. City Clerk Anita Palacios indicated that three written comments were received: namely a letter dated August 15, 2022, from the Washington State Department of Ecology; a letter dated July 15, 2022, from the Sunnyside Valley Irrigation District; and a joint letter dated August 10, 2022, posing questions from Mary Lynn and Richard VanKirk, Darcy

Judd and Domingo Gonzalez who are owners of nearby properties on South Euclid Road.

(6) No other testimony was presented at the hearing and no other written comments were submitted during or before the hearing.

(7) 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 two adjacent parcels at 1331 South Euclid Road along the east side of the road with the requested R-3 High Density Residential District zoning as recommended by the City's Planner which would be consistent with the Comprehensive Plan Future Land Use Map designation of "Residential" for the parcels.

C. Basis for Recommendation. Based upon a view of the site without anyone else present on August 30, 2022; the information contained in the staff report, the exhibits, the testimony, and the other evidence presented at the open record public hearing on August 30, 2022; and a consideration of the Grandview Comprehensive Plan and Grandview Zoning Ordinance; the Hearing Examiner makes the following:

FINDINGS

I. Petitioner and Property Owner. The petitioner and property owner is Monarch Investment Properties, LLC whose members are Emelda and Andrea Miranda, 700 Bagley Road, Granger, Washington 98932 (*Pages 3-7 of the record*).

II. Location. The 20.84-acres proposed for annexation with R-3 High Density Residential District zoning at 1331 South Euclid Road consist of two adjacent parcels located on the east side of the road about one-fourth of a mile north of the intersection of South Euclid Road and Apricot Road. The County Assessor's Parcel Numbers of the parcels are 230926-22012 and 230926-23002.

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

(1) The northern largest parcel at 1331 South Euclid Road is 15.04 acres and the adjacent parcel to the south which has no assigned address is 5.8 acres. They are currently used for agricultural purposes and are generally flat. They are bounded by South Euclid Road and residential development on the west, by residential development to the north, and by agricultural lands to the south and east. They are within Grandview's Urban Growth Area with a Grandview Comprehensive Plan Future Land Use Map designation of Residential and are currently within the Yakima County Single-Family Residential (R-1) zone (*Page 61 of the record*).

(2) 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 signed by Emelda Miranda and Andrea Miranda d/b/a Monarch Investment Properties, LLC which is the owner of 100% of the property proposed for annexation (*Pages 3-7 of the record*).

(3) The petition requests annexation of the two parcels with assumption of existing City indebtedness and with R-3 High Density Residential District zoning. That zoning would be consistent with the City's "Residential" Comprehensive Plan designation for the two parcels.

(4) The annexation with R-3 zoning consistent with the current Comprehensive Plan designation of "Residential" for the two parcels would allow the owners to submit a subdivision application in the future to allow for construction of single-family, two-family and/or multi-family residential units as permitted uses in the R-3 High Density Residential District pursuant to GMC §17.35.020.

(5) At the City Council's regular meeting of July 12, 2022, the City Council by means of Resolution No. 2022-30 accepted the request for annexation subject to the following conditions: (i) that the annexation is accepted for the legal description attached to the Resolution; (ii) that the City requires simultaneous adoption of the City's zoning regulations consistent with the Urban Growth Area Future Land Use Designation: R-3 High Density Residential for the proposed annexation; and (iii) that the City requires the assumption of an appropriate share of all existing City indebtedness by the area to be annexed. The City Council by that Resolution also referred the petition for annexation to the Hearing Examiner to receive and examine available information, conduct a public hearing, prepare a record thereof, and enter findings of fact and conclusions based upon those facts, together with a recommendation to the City Council (*Pages 13-15 of the record*).

(6) The sufficiency of the petition signed by at least 60% of the property owners was confirmed by a letter from Yakima County Assessor Dave Cook dated June 17, 2022 (*Page 16 of the record*). The accuracy of the legal description for the proposed annexation which was prepared by HLA Engineering and Land Surveying, Inc. on July 21, 2022, was confirmed by a letter from Yakima County Engineer Matt Pietrusiewicz, P.E. dated August 15, 2022 (*Pages 51-53 of the record*).

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

IV. State Environmental Policy Act. The City of Grandview distributed a Notice of Application and utilized the optional SEPA process authorized by WAC 197-11-355 with a comment period ending on August 17, 2022. A final threshold determination was issued on August 18, 2022, which retained the initial Determination of Non-significance (DNS). The DNS determined that the proposed annexation with appropriate zoning will not have a probable significant adverse environmental impact (*Page 31 of the record*). The DNS became final without any appeals.

V. Zoning and Land Uses. Both parcels are currently zoned by Yakima County as Single-Family Residential (R-1). The parcels have a Comprehensive Plan Future Land Use Map designation of Residential. The parcels subject to this petition are currently used for agricultural purposes. Both parcels are within the City's Urban Growth Area. The properties in the vicinity of these two parcels have the following characteristics:

<i>Location</i>	<i>Zoning</i>	<i>Existing Uses</i>	<i>Jurisdiction</i>
North:	R-3 High Density Residential	Residential	Grandview
South:	R-1 Single-Family Residential	Residential/Agriculture	Yakima County
East:	R-1 Low Density Residential	Agriculture	Grandview
West:	R-1 Low Density Residential and Agriculture	Residential/Agriculture	Grandview

(Page 64 of the record).

VI. Comprehensive Plan. The 2016 Grandview Comprehensive Plan Future Land Use Map designation for the subject two parcels is "Residential." *(Page 61 of the record).*

VII. Floodways or Shorelines. There are no FEMA floodways, floodplains or other flood hazard areas within or near these parcels. Likewise, there are no designated Shoreline Environments regulated by the Yakima County Regional Shoreline Master Program within or near these parcels. *(Page 65 of the record).*

VIII. Critical Areas. There are no known critical areas as defined by GMC Chapter 18.06 within or near these parcels. *(Page 65 of the record).*

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 *(Page 66 of the record)*.

X. Development Standards. This petition is likewise not subject to any of the development standards that are contained in the Grandview Municipal Code since no development of the parcels is proposed at this time *(Page 66 of the record)*.

XI. Infrastructure. There is a 12-inch water line located in South Euclid Road. Future development of the parcels will require that new water lines be installed in a manner that creates a looping system to provide minimum fire flow. There are existing 8-inch sewer lines that are nearby but do not currently serve the parcels proposed for annexation. HLA's conclusions to the effect that the City water and sewer systems will have adequate capacity to serve the annexation area are based on future development of an estimated 83 additional dwelling units within the annexation area *(Pages 54-55 of the record)*. A future proposal for more than 83 dwelling units within the annexation area may require further review of the City's ability to provide water and sewer services to the annexation area, as well as additional SEPA environmental review. The two parcels in this petition are served by South Euclid Road which is a paved road within the City. Future development of the annexation area may require additional right-of-way and road improvements for South Euclid Road *(Page 66 of the record)*.

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

XIII. Notices of Hearing. Notices of the Hearing Examiner's open record public hearing of August 30, 2022, were provided as follows:

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

(2) Notice of the public hearing before the Hearing Examiner was posted in three places on the property proposed for annexation on July 27, 2022 (*Pages 46-50 of the record*).

(3) Notice of the public hearing was published in the City's official newspaper, the Grandview Herald, on July 27, 2022, at least 10 working days prior to the hearing in accordance with RCW 35A.14.130 and GMC §2.50.120(B) (*Page 36 of the record*).

(4) Additional notice for the requested rezone of the parcel proposed for annexation was provided on July 27, 2022, 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 parcels proposed for annexation and for

re zoning, and by posting the notice of the public hearing at City Hall, the Library, the Police Department and the City's website (*Pages 37-43 of the record*).

XIV. Comments. Written comments received by the City with Planning Staff and Hearing Examiner responses in italics are as follows:

(1) The Washington State Department of Ecology (DOE) provided a letter dated August 15, 2022, regarding the future use of the property. DOE concerns are as follows:

(a) There is evidence of historical use of the site as an orchard during a period of time when lead arsenate was applied as a pesticide. This has the potential to have contaminated the soils with lead and/or arsenic.

(b) DOE requires soil sampling to determine levels of contamination when lands are converted to residential use to prevent exposure to lead and/or arsenic. If elevated levels are identified, steps must be taken to protect the public (*Pages 59-60 of the record*).

The applicant intends to submit a subdivision application prior to development of the property. Sampling and remediation would be addressed at that time as a condition of that review and decision. The DOE letter is attached to the annexation information packet.

(2) The Sunnyside Valley Irrigation District (SVID) provided a letter dated July 25, 2022, which stated that SVID has multiple facilities within the Annexation/Rezone area. All SVID facilities are situated within SVID right of way or easement. Please contact SVID before any development takes place within the proposed project area for location of SVID facilities and easement information (*Page 56 of the record*).

No development is proposed at this time. The applicant has indicated the intent to submit a future plat application to allow for future residential development. The subdivision review and decision will address SVID's concerns at that time.

(3) Several Adjoining Property Owners submitted a letter with questions dated August 10, 2022 (*Pages 57-58 of the record*). Their questions with Planning Staff and Hearing Examiner responses in italics (*Pages 63-64 of the record*) are as follows:

(a) What will the City do to provide more drinking water for the area?

The City Engineers reviewed the proposal and determined that there is adequate water supply to serve the proposed development with the assumption of an average of 4 dwelling units per acre. If more than 83 dwelling units are proposed for the annexation area, the City Engineers may be required to conduct an additional review of the adequacy of the City's water supply. Mr. Arteaga testified that the City has been proactive with measures to increase the City's water supply to serve future development.

(b) What will the City do to provide more irrigation water for the area?

Irrigation water is provided by the City which purchases irrigation water from SVID. Mr. Arteaga testified that the amount of irrigation water for development is allocated on a per-acre basis from a pool of the City's water rights. Any water rights allocated to the annexation property will upon development be included within the City's pool of water rights.

(c) What will the City do to provide more reliable electricity for the area?

Electricity is not provided by the City. While utility easements are required as part of a future subdivision, Pacific Power is the utility provider.

(d) What will the City do to provide irrigation water connection for Darcy Judd and VanKirk, since irrigation is currently delivered through the Monarch property?

Future development will be coordinated with SVID, including the location of easements and facilities required to serve other properties in the area.

(e) What will the City do to provide a buffer between Judd and Van Kirk Properties and the Monarch property?

There is no buffer that would be required at this time. The need for a buffer, if applicable, would be dependent upon the type and location of proposed development in the future.

(f) Will a concrete brick wall be required? How high a wall?

The Grandview Municipal Code does not require a wall between properties. Depending on the proposed development, a landscaping strip may be required. If the applicant proposes a wall, there is a maximum height limit of six (6) feet.

(g) Where will cars and trucks enter or leave Euclid and Apricot and the Monarch property?

The property fronts on South Euclid Road and would likely have access to that road. The exact location of ingress and egress would be determined at the time of development of the site.

(h) Will a traffic signal be required on Euclid and/or Apricot Roads?

The need for a traffic signal would be determined at time of development of the site.

(i) What will the City do to control speed and volume of traffic on Euclid?

The speed limit of Euclid is set by City ordinance in GMC Chapter 10.24. The City of Grandview Police Department is responsible for enforcing the speed limit within the City of Grandview.

(j) What dimensions will the buffer be between Judd-VanKirk and the Monarch property?

The Grandview Municipal Code does not specify a required width of a landscaping buffer between residential zoning districts.

(k) How close can R3 development build to existing RI property?

A principal building has a 10-foot rear property line setback, with accessory structures having a 5-foot setback. Side setbacks are 5 feet.

(l) What will the City do to provide adequate Police and Fire service for the added population?

No adverse comments were received from the Police Department or the Fire Department. Those City departments have capital facility plans that address needed facilities to accommodate the growth of Grandview.

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 the only owner of 100% of the two

parcels of property in the proposed annexation. Monarch Investment Properties, LLC, has 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 (GMC §17.96.040). The requested R-3 High Density Residential District zoning is in keeping with the Comprehensive Plan's "Residential" designation for the 20.84-acre area proposed for annexation. It is also consistent with 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 and Policy 4.2 to provide residential areas that offer a variety of housing densities, types, sizes, costs, and locations to meet future demand. R-3 zoning would be an extension of the R-3 zoning district that is adjacent to the north side of the subject property. The intent of the R-3 High Density Residential District described in GMC §17.35.010 is to provide a high-density residential environment. Lands within this district generally contain multiple-unit residential structures of a scale compatible with the structures in low density districts and with useful yard spaces. The R-3 district is intended to allow for a gradual increase in density from lower density residential districts and, where compatible, can provide a transition between different use areas.

(4) Zoning District Classification in Keeping with the Best Arrangement of Land Uses (GMC §17.96.030). GMC §17.96.030 also requires a recommendation regarding the zoning district classification for an area to be annexed to be in keeping with the best arrangement of land uses to promote public health, safety, morals, and general welfare. The parcels proposed for annexation are within the City's Urban Growth Area. Since the property adjacent to the north, east and west sides of the parcels is within the City limits, approval of the proposed annexation would result in a natural and expected expansion of the City's boundaries. Since R-3 zoning is adjacent to the property on the north, R-3 zoning would be a natural and expected expansion of existing R-3 zoning. 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 no specific residential uses 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-3 High Density Residential District 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 §17.88.060(B) provide that a recommendation is to be made to the City Council regarding rezones in accordance with GMC Title 14 and GMC Chapter 2.50. GMC §14.09.030(A)(3) and GMC §14.09.030(A)(4) prescribe the applicable procedures. GMC §14.01.040(H) defines a development as any land use permit or action regulated by GMC Titles 14 through 18 including but not limited to 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 20.84-acre annexation area is recommended by the

petitioner, the City's Planner and the Hearing Examiner to be the R-3 High Density Residential District in order to be consistent with the intent of the Residential 2016 Comprehensive Plan designation and to be consistent with the goals and 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. Future development of the parcels will require adequate provisions for drainage and irrigation water. The development would utilize City domestic water and sewer services. Future development on the parcels would be accessed by South Euclid Road which is a paved City road. The residential use envisioned by the petitioner would be a permitted use in the R-3 High Density Residential District.

(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 issued as the final threshold determination per GMC Title 18 on August 18, 2022.

(4) The development (proposed rezone) is beneficial to the public health, safety, morals and welfare and is in the public interest. The requested rezone is beneficial to the public health, safety, morals and welfare and is in the public interest because the parcels could serve as a future site for additional residential uses within the City that would be compatible with nearby zoning and 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 of any particular use or uses is proposed at this time and any future

development will be subject to the Transportation Concurrency Management requirements of GMC Chapter 14.10. At this point there is no indication in the record that uses in the R-3 High Density Residential District on the parcels 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 at this time. Future development may require a dedication of additional street right-of-way.

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

(1) Whether the proposal is in accord with the goals and policies of the Comprehensive Plan. The rezone of the 20.84-acre annexation area to the R-3 High Density Residential District zoning would be in accord with the goal and the policy 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-3 High Density Residential District zoning for the 20.84-acre annexation area will not be materially detrimental to the immediate vicinity because the parcels can be utilized in the future for residential uses in an area where there is R-3 zoning to the north and where there are existing residential uses to the north, west and south.

(3) Whether there is merit and value in the proposal for the community as a whole. There is merit and value in the recommended zoning of these parcels for the community as a whole because it is consistent with the Comprehensive Plan Residential designation for the property and because it will allow for development of residential housing on the parcels which is needed to accommodate the population growth of the City and which will be similar to residential uses that exist nearby.

(4) Whether conditions should be imposed in order to mitigate any significant adverse impacts from the proposal. There is no need for conditions to be imposed in order to mitigate probable significant adverse environmental impacts of the proposed annexation and recommended zoning. The City's SEPA Determination of Non-significance determined that no impacts of that nature are likely.

(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 with any specific use or uses at this time. Future development will be reviewed at the time of application to ensure consistency with applicable development standards.

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) and (C)(2) to make a recommendation to the Grandview City Council regarding this petition for annexation with appropriate zoning.

(2) A Final SEPA Determination of Non-significance (DNS) was issued on August 18, 2022, and became final without any appeals.

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

(4) Sufficiency of water, sewer and street capacity for development of the proposed annexation area will be based on the size, scope and nature of the future development.

(5) The annexation petition has met the signature requirements for the 60% petition method authorized by RCW 35A.14.120 by being signed by the sole owner of 100% of the property which is Monarch Investment Properties, LLC.

(6) The 20.84-acre area proposed for annexation should upon annexation have R-3 High Density Residential District zoning.

(7) The requested annexation with the recommended R-3 High Density Residential District zoning satisfies the applicable requirements and criteria set forth in the Grandview Municipal Code that are needed to be satisfied in order to recommend its approval by the Grandview City Council.

RECOMMENDATION

The Hearing Examiner recommends to the Grandview City Council that this petition for annexation of Yakima County Assessor's Parcel Numbers 230926-22012 and 230926-23002 as described in the documentation submitted for this request be **APPROVED** with R-3 High Density Residential District zoning subject to the assumption of an appropriate share of all existing City indebtedness by the annexed area. The legal description of the annexation area prepared by HLA Land Surveying and Engineering, Inc. and confirmed as accurate by the Yakima County Engineer is as follows:

That portion of Northwest quarter of Section 26, Township 9 North, Range 23 East, W.M., described as follows:

Commencing at the Southeast corner of the West half of the West half of said Northwest quarter;

Thence North along the East line of the West half of the West half of said Northwest quarter to the North line of the South half of the Southwest quarter of the Southwest quarter of said Northwest quarter to the Point of Beginning;

Thence Westerly along said North line to the Easterly right of way line of Euclid Road;

Thence North along said Easterly right of way line to a line that is 1129.29 feet North of the West quarter corner of said Section 26, as measured along the West line of said Section 26 said line bearing at a right angle to said West line of Section 26;

Thence East along said line 236 feet;

Thence North 208.71 feet;

Thence West 41 feet;

Thence North to a line that is 1194.4 feet South of the Northwest corner of said Section 26, as measured along the West line of said Section 26, said line bearing at a right angle to said West line of Section 26;

Thence West along said line to the Easterly right of way line of Euclid Road;

Thence North along said Easterly right of way line to the Mathieson Lateral;

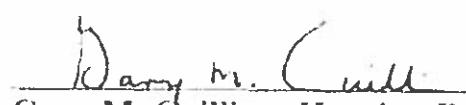
Thence Northeasterly along said Lateral to the East line of the West half of the West half of said Northwest quarter;

Thence South along said East line to the Point of Beginning;

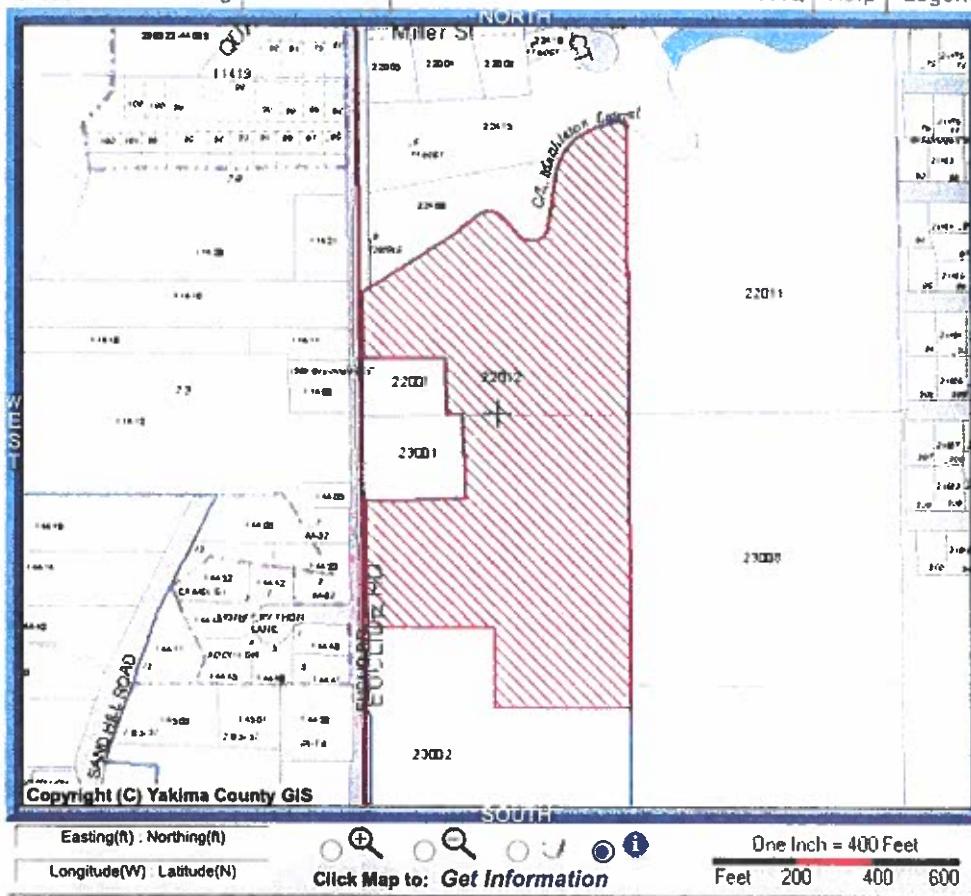
Situate in Yakima County, State of Washington.

(Yakima County Assessor's Parcel Numbers 230926-22012 and 230926-23002)

DATED this 13th day of September, 2022.



Gary M. Cuillier, Hearing Examiner



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

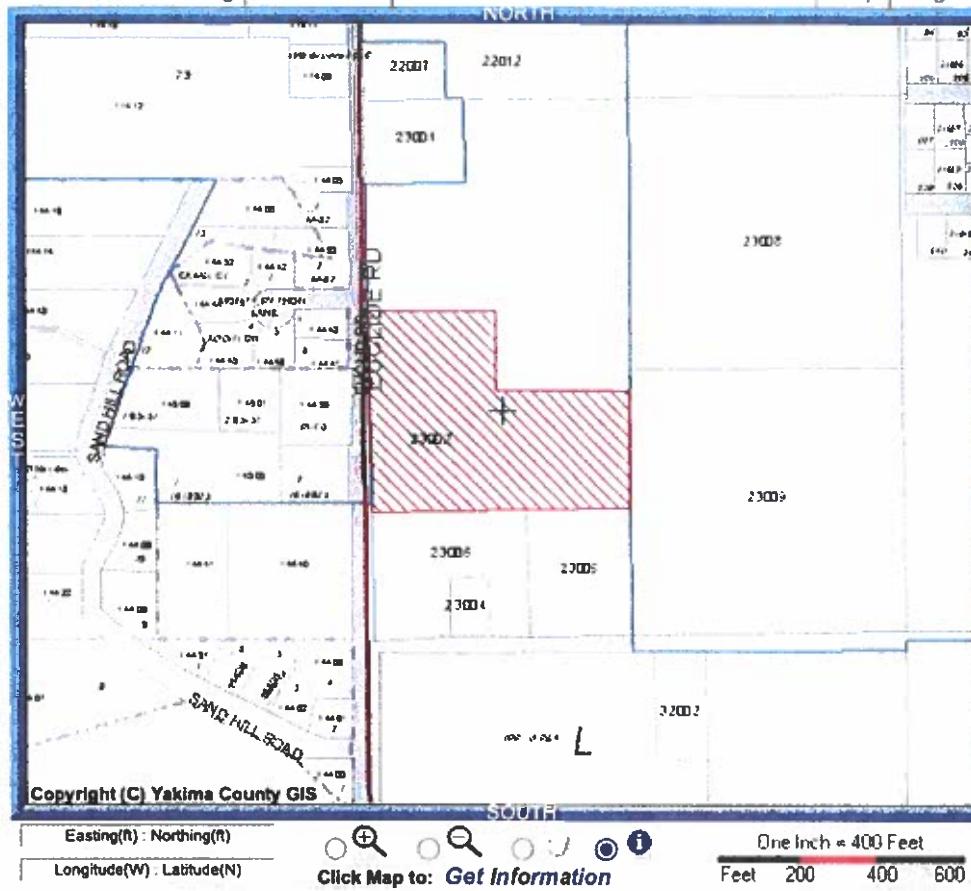
Map Scale: 1 Inch \approx 400 ft.

Overlays: **Aerial Photography** ▾

MapSize: Small (800x600) 

PROPERTY PHOTOS		PROPERTY INFORMATION AS OF 9/13/2022 11:08:32 PM							
 230926-22012 771610 844		Parcel Address 1331 S EUCLID RD, Grandview, WA 98930 Parcel Owner(s) MONARCH INVESTMENT PROPERTIES LLC Parcel Number 23092622012 Parcel Size 15.04 Acre(s) Property Use 83 Current Use Agricultural							
TAX AND ASSESSMENT INFORMATION									
Tax Code Area (TCA) 441				Tax Year 2022					
Improvement Value \$46800				Land Value \$78600					
CurrentUse Value \$41690				CurrentUse Improvement \$46800					
New Construction \$0				Total Assessed Value \$88490					
RESIDENTIAL INFORMATION									
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4,1/2)	Garage (bsm/att/bltin)	Carport
No Residence Information Found.									
SALE INFORMATION									
Excise	Sale Date	Sale Price	Grantor				Portion		
E034S12	12/17/2021	\$725000	ZEPEDA RAFAEL & ARECELI				N		
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: (Yakima County Plan 2015)	
FEMA 100 Year:	FEMA Map	FIRM Panel Number: 53077C2281D	
LOCATION INFORMATION			
* Latitude 46° 14' 24.880"	* Longitude -119° 54' 51.087"	Range: 23 Township: 09 Section: 26	
Narrative Description: TH PT W1/2 W1/2 NW1/4 LY 8 OF MATHIESON LAT & N & E OF FOL DESC LNBEG 817 FT N OF W1/4 COR TH S 89 D40'E 325.1 FT TH S 0 D 08'W 186.7 FT TH S 89 D 12'E 345 FT M OR TO E LN W1/2 W1/2 NW1/4 EX CO RD ON W & EX BEG1129.29 FT N OF W1/4 COR TH E 256 FT TH 208.71 FT TH W 41 FT TH N TO A PT1184.4 FT S & 215 FT E OF NW COR SDSEC TH W 215 FT TO W LN SD SEC TH S ALSD W LN TO POB			
DISCLAIMER			



Search By:

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:

MapSize:

Maps brought to you by:



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Title Insurance & Escrow Service

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(509) 248-4442

PROPERTY PHOTOS		PROPERTY INFORMATION AS OF 9/13/2022 11:03:32 PM						PROPERTY	
		Parcel Address:	EUCLID RD N-CHERRY, WA						
Parcel Owner(s):		MONARCH INVESTMENT PROPERTIES LLC							
Parcel Number:		23092623002			Parcel Size: 5.8 Acre(s)				
Property Use:		63 Current Use Agricultural							
TAX AND ASSESSMENT INFORMATION									
Tax Code Area (TCA):		441						Tax Year: 2022	
Improvement Value:		\$48800						Land Value: \$34100	
Current Use Value:		\$13410						Current Use Improvement: \$48800	
New Construction:		\$0						Total Assessed Value: \$62210	
RESIDENTIAL INFORMATION									
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms	Garage (full/3/4,1/2) (bsmt/alt/bltin)	Carport
No Residence Information Found.									
SALE INFORMATION									
Excise	Sale Date	Sale Price	Grantor					Portion	
427643	9/25/2012	\$530000	CAGLE, DAVID C & KATHLEEN					N	
461604	2/14/2022	\$301600	PEDROZA, MARTIN M & AZAEL M					N	
DISCLAIMER									
<p>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.</p>									

OVERLAY INFORMATION				
Zoning:	R-1	Jurisdiction:	County	
Urban Growth Area:	Grandview	Future Landuse Designation:	(Yakima County Plan 2015)	
FEMA 100 Year:	FEMA 500	FIRM Panel Number:	53077C2281D	
LOCATION INFORMATION				
+ Latitude: 46° 14' 17.239"	+ Longitude: -119° 54' 51.064"	Range 23	Township: 09	Section 26
Narrative Description: TH PT OF W1/2 SW1/4 NW1/4 BEG AT A PT333.6 FT N OF W1/4 COR, TH N 483.4 FT, TH E 325.1 FT, TH S 188.7 FT, TH E 345 FT, M OF L TO E LI SD SUBD. TH S 292 FT, TH W 665.3 FT TO PT OF BEG.				
DISCLAIMER				

RESOLUTION NO. 2022-54

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
AUTHORIZING THE PETITION TO ANNEX PROPERTIES KNOWN AS THE
MONARCH INVESTMENT PROPERTIES 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 Monarch Investment Properties Annexation submitted by Emelda Miranda and Andrea Miranda dba Monarch Investment Properties, LLC, 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-3 High Density Residential for Parcel Nos. 230926-22012 and 230926-23002;

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 October 25, 2022.

MAYOR

Bill Moore, Mayor

ATTEST:

Debra L. Hansen

CITY CLERK

APPROVED AS TO FORM:

DRS
CITY ATTORNEY

EXHIBIT "A"

City of Grandview
Monarch Investment Properties Annexation
HLA Project No. 22007G
July 21, 2022

Annexation Legal Description

That portion of Northwest quarter of Section 26, Township 9 North, Range 23 East, W.M., described as follows:

Commencing at the Southeast corner of the West half of the West half of said Northwest quarter; Thence North along the East line of the West half of the West half of said Northwest quarter to the North line of the South half of the Southwest quarter of the Southwest quarter of said Northwest quarter to the Point of Beginning;

Thence Westerly along said North line to the Easterly right of way line of Euclid Road; Thence North along said Easterly right of way line to a line that is 1129.29 feet North of the West quarter corner of said Section 26, as measured along the West line of said Section 26 said line bearing at a right angle to said West line of Section 26;

Thence East along said line 236 feet;

Thence North 208.71 feet;

Thence West 41 feet;

Thence North to a line that is 1194.4 feet South of the Northwest corner of said Section 26, as measured along the West line of said Section 26, said line bearing at a right angle to said West line of Section 26;

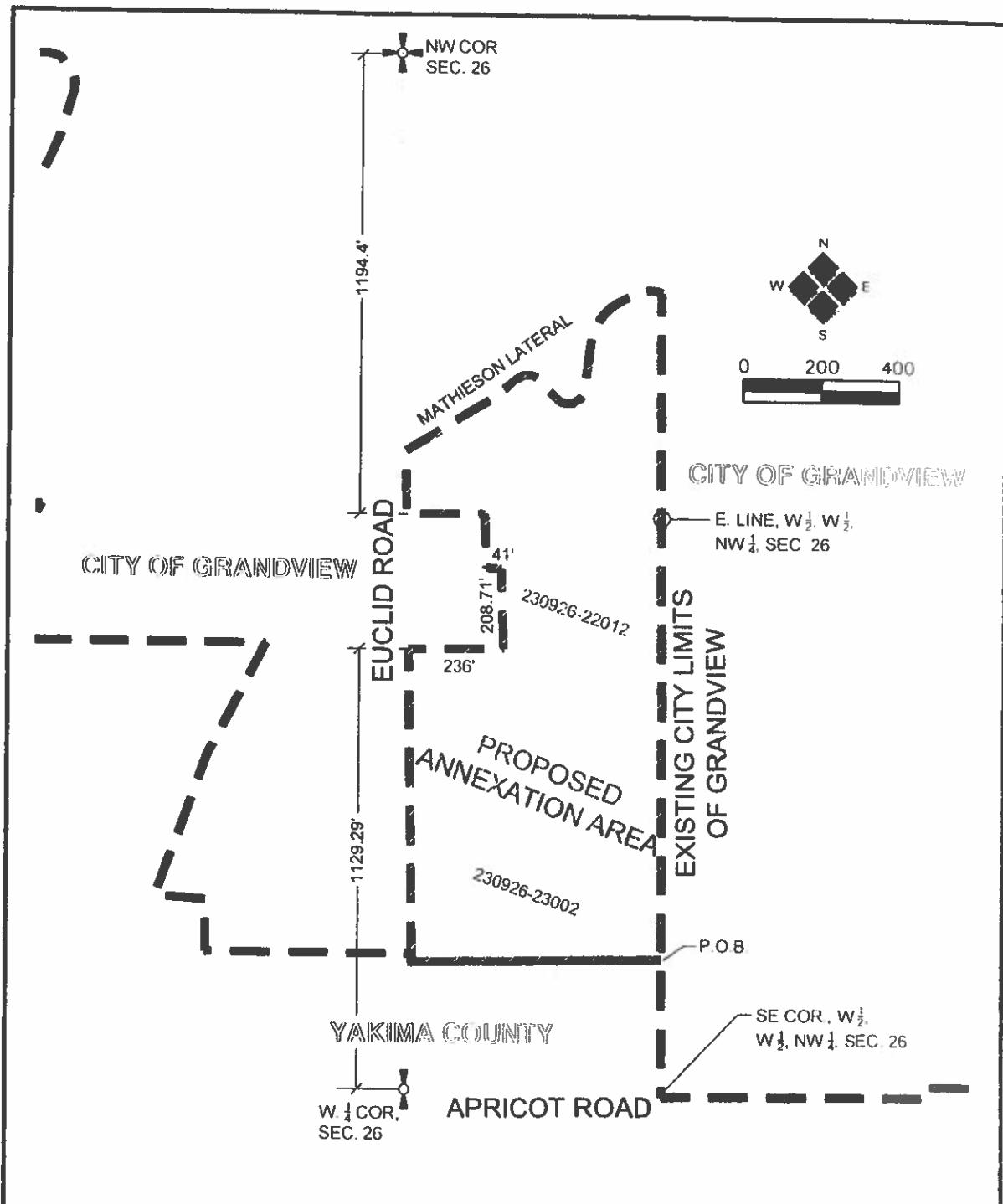
Thence West along said line to the Easterly right of way line of Euclid Road;

Thence North along said Easterly right of way line to the Mathieson Lateral;

Thence Northeasterly along said Lateral to the East line of the West half of the West half of said Northwest quarter;

Thence South along said East line to the Point of Beginning;

Situate in Yakima County, State of Washington.



HLA

Engineering and Land Surveying, Inc.

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

ANNEXATION EXHIBIT
for, CITY OF GRANDVIEW
 YAKIMA COUNTY, WASHINGTON
 MONARCH INVESTMENT PROPERTIES
 ANNEXATION

EXHIBIT E

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

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

EXHIBIT F

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

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

John Puccinelli
4102 Donald Dr.
Yakima, WA 98908

Jim Sewell
jim@portofgrandview.org

Juan Aguilar
303 N. 27th Ave.
Yakima, WA 98902

Joseph Buchanan
jrbiney@gmail.com

BRB Attorney
Corporate Counsel
Don Anderson
Don.anderson@co.yakima.wa.us

City of Grandview
Anita Palacios
anitap@grandview.wa.us

BOCC

Julie.lawrence@co.yakima.wa.us
Linda.ohara@co.yakima.wa.us

Yakima Assessor's Office

Yakima County
Treasurer's Office
treasacc@co.yakima.wa.us

Yakima County
Auditor's Office Elections
Kathy Fisher
Kathy.fisher@co.yakima.wa.us

Yakima County Sheriff Office
Sheriff@co.yakima.wa.us

Yakima County Planning
Tommy Carroll
Thomas.carroll@co.yakima.wa.us

Yakima County Building & Fire
Marivel Garcia
Marivel.garcia@co.yakima.wa.us

Yakima County
Environmental Services
David Haws
David.haws@co.yakima.wa.us

Yakima County Water Resources
Troy Havens
Troy.havens@co.yakima.wa.us

Yakima County Roads
Matt Pietrusiewicz
Matt.pietrusiewicz@co.yakima.wa.us

Jack Wells
Water Resources
Jack.wells@co.yakima.wa.us

Yakima County GIS
GIS@co.yakima.wa.us

Yakima Valley Libraries
referenceyvl@yvl.org

Yakima Valley Conference of
Governments
info@yvcoag.org
Byron.gumz@yvcoag.org

Yakima County Parks and Trails
Jason Alvord
Jason.alvord@co.yakima.wa.us

South Yakima
Conservation District
rh@sycd.us
lc@sycd.us

Grandview School District #116/200
Attn: Henry Strom
913 W. 2nd Street
Grandview, WA 98930

Superintendent
Bureau of Indian Affairs
PO Box 632
Toppenish, WA 98948

Fire Chief
Fire District #5
PO Box 447
Zillah, WA 98902

Yakima Nation
jessica@yakama.com
corrine.camuso@yakama.com
enviroreview@yakama.com

Sunnyside Valley Irrigation
PO Box 239
Sunnyside, WA 98944

WSDOT South Central Region
Paul Gonseth
gonsetp@wsdot.wa.gov

FILE NO.: BRB2022-00004

CITY OF GRANDVIEW – MONARCH INVESTMENT PROPERTIES, LLC ANNEXATION

AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF YAKIMA)

I, Karri Espinoza, being first duly sworn, and as an employee of the Yakima County Public Services, Planning Division, dispatched through the United States Mails, or otherwise by electronic mail, a CITY OF GRANDVIEW – MONARCH INVESTMENT PROPERTIES, LLC ANNEXATION a true and correct copy of which is enclosed here-with; that a CITY OF GRANDVIEW – MONARCH INVESTMENT PROPERTIES, LLC ANNEXATION was addressed to the applicant and agent and parties of record pursuant to Yakima County Code Title 16B.05, that said parties are individually listed on the Mailing List retained by the Planning Division and that said notice was mailed by me on the 3rd day of November, 2022.

That I mailed said notice in the manner herein set forth and that all of the statements are made herein are just and true. Dated this 3rd day of November, 2022.



Karri A. Espinoza
Office Coordinator