



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: January 26, 2023

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, and 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 City of Grandview's Ordinance 2023-01, which annexes the subject area. The Ordinance was recorded under Auditors File #8166005 on January 13, 2023, and states that the annexation shall be effective January 16, 2023.

If you have any questions or need any further information, please contact me at tua.vang@co.yakima.wa.us or 509-574-2300.

Enclosure: City of Grandview Ordinance No. 2023-01

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.



* 8 1 6 6 0 0 5 6 *

FILE# 8166005
YAKIMA COUNTY, WA
01/13/2023 10:43:16AM
ORDINANCE
PAGES: 6
CITY OF GRANDVIEW

Return Address:
City of Grandview
Attn: City Clerk
207 West Second Street
Grandview, WA 98930

Recording Fee: 208.50

Document 1 Title: Monarch Investment Properties Annexation Ordinance

Reference #'s: _____

Additional reference #'s on page _____

Grantors:
City of Grandview

Grantees:
Public

Additional grantors on page _____

Additional grantees on page _____

Document 2 Title: _____

Reference #'s: _____

Additional reference #'s on page _____

Grantors:

Grantees:

Additional grantors on page _____

Additional grantees on page _____

Legal Description (abbreviated form: i.e. lot, block, plat or S,T,R quarter/quarter):

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

Additional legal is on page 4

Assessor's Property Tax Parcel/Account Number:

230926-23002

230926-22012

Emergency nonstandard document recording: I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature: _____

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

ORDINANCE NO. 2023-01

**AN ORDINANCE OF THE CITY OF GRANDVIEW, WASHINGTON,
PROVIDING FOR THE ANNEXATION OF PROPERTY KNOWN AS THE MONARCH
INVESTMENT PROPERTIES, LLC ANNEXATION TO THE CITY OF GRANDVIEW
PURSUANT TO THE PETITION METHOD, AND INCORPORATING THE SAME
WITHIN THE CORPORATE LIMITS THEREOF, PROVIDING FOR THE ASSUMPTION
OF EXISTING INDEBTEDNESS, REQUIRING SAID PROPERTY TO BE ASSESSED
AND TAXED AT THE SAME RATE AND BASIS AS OTHER PROPERTY WITHIN
SAID CITY, ADOPTING A COMPREHENSIVE LAND USE PLAN, AND CHANGING
THE OFFICIAL ZONING MAP OF THE CITY**

WHEREAS, the City of Grandview, Washington received a petition for annexation, known as the Monarch Investment Properties, LLC Annexation, of certain real property pursuant to RCW 35A.14.120, a legal description of which is attached hereto on Exhibit "A"; and

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; and

WHEREAS, prior to filing of said petition, the City Council had indicated a tentative approval of said annexation; and

WHEREAS, petitioners further understood the proposed zoning of said area proposed for annexation would be R-3 High Density Residential for Parcel Nos. 230926-23002 and 230926-22012; and

WHEREAS, notices of hearing before the Hearing Examiner and the City Council were published in the manner as provided by law; and

WHEREAS, all property within the territory so annexed shall be subject to and is a part of the Comprehensive Plan of the City of Grandview as presently adopted or as is hereafter amended; and

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, the City Clerk submitted a "Notice of Intention" to the Yakima County Boundary Review Board pursuant to RCW 36.93.090; and

WHEREAS, on December 20, 2022, the Yakima Boundary Review Board notified the City that the 45-day review period lapsed on the "Notice of Intention" and the annexation was deemed approved by the Boundary Review Board,

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF GRANDVIEW DO
ORDAIN, as follows:**

SECTION 1. There has been filed with the City Council of the City of Grandview, a petition in writing signed by property owners owning a majority of the assessed value of the property proposed for annexation hereinafter described on Exhibit "A"; 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; that prior to filing of said petition, the City Council had on July 12, 2022 agreed to consider the annexation as proposed in the Letter of Intent; and that petitioners further understood the proposed zoning of said area proposed for annexation would be R-3 High Density Residential for Parcel Nos. 230926-23002 and 230926-22012.

SECTION 2. August 30, 2022 was set as the date for the open record public hearing before the Hearing Examiner and October 25, 2022 was set as the date for the closed record public hearing on said petition before the Grandview City Council; notice of such hearings were published in the Grandview Herald, a newspaper of general circulation in the City of Grandview; notice of such hearings was also posted in three public places within the territory proposed for annexation; notice of such hearings was also mailed to owners of property within three hundred feet of the territory proposed for annexation; and said notice specified the time and place of such hearings and invited interested persons to appear and voice approval or disapproval of the annexation.

SECTION 3. The territory proposed by said petition to be annexed to the City of Grandview is situated in the County of Yakima in the State of Washington, is contiguous, approximate and adjacent to the present corporate limits of said City, and is more particularly described in Exhibit "A," which is attached hereto and incorporated in full by this reference.

SECTION 4. The territory set forth in this ordinance and for which said petition for annexation as filed should be and is hereby made a part of the City of Grandview.

SECTION 5. Pursuant to the terms of the annexation petition, all property within this territory annexed hereby shall be assessed and taxed at the same rate and on the same basis as property within the City, including assessment or taxes in payment of any bonds issued or debts contracted prior to or existing at the date of annexation.

SECTION 6. All property within the territory so annexed shall be subject to and a part of the Comprehensive Plan of the City of Grandview as presently adopted or as is hereafter amended.

SECTION 7. All property within the territory so annexed shall be and hereby is zoned R-3 High Density Residential for Parcel Nos. 230926-23002 and 230926-22012.

SECTION 8. This ordinance shall take effect and be in full force five (5) days after its passage and publication as provided by law.

PASSED by the CITY COUNCIL and APPROVED by the MAYOR at its regular meeting on January 10, 2023.



MAYOR

ATTEST:

CITY CLERK

Anna Mendoza
Deanna Llana

APPROVED AS TO FORM:

In Re
CITY ATTORNEY

PUBLICATION: 01/11/23
EFFECTIVE: 01/16/23

Exhibit "A"

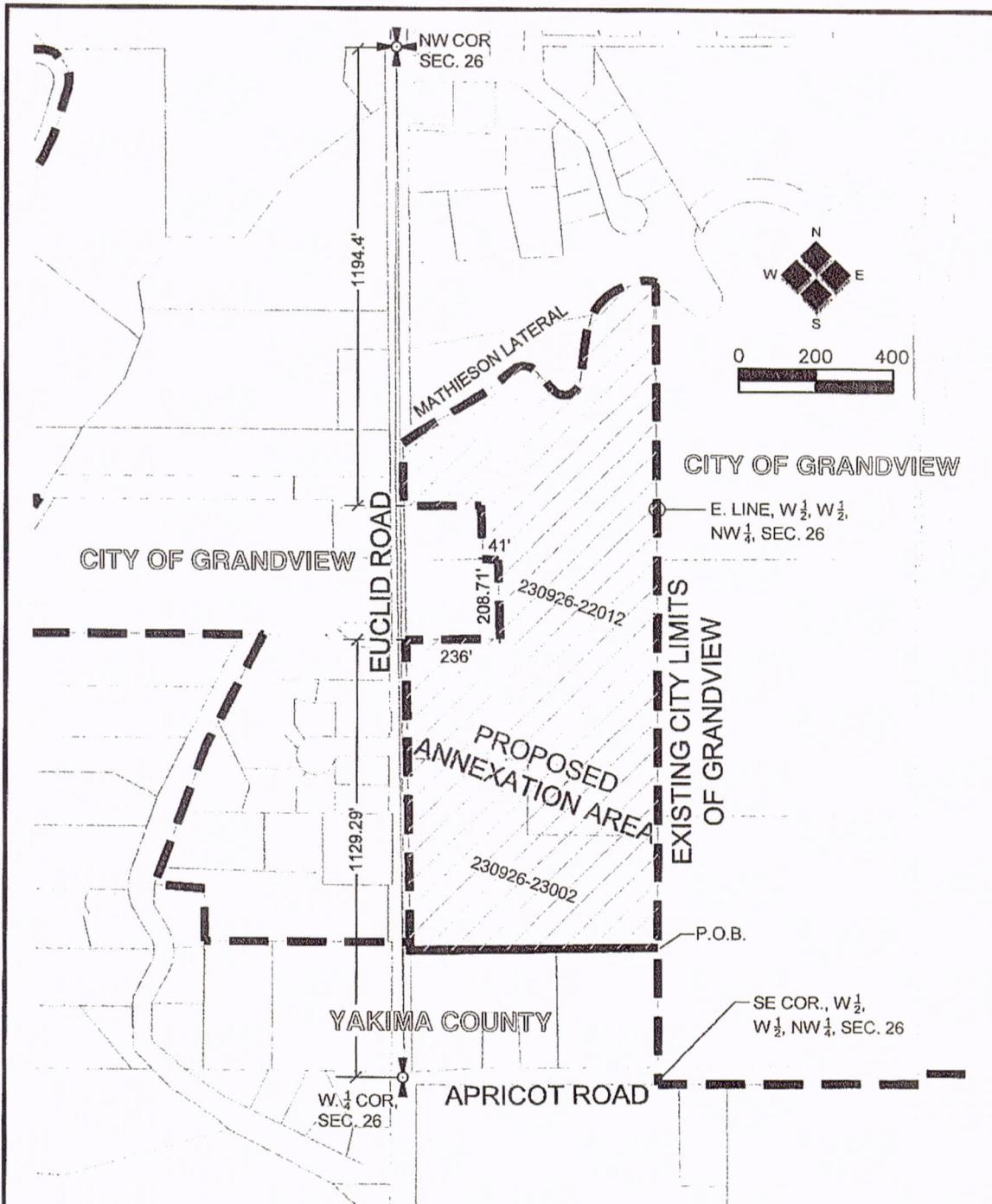
City of Grandview
Monarch Investment Properties Annexation
HLA Project No. 22007G
July 21, 2022

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.



Casey Dunbar

From: Casey Dunbar
Sent: Thursday, January 26, 2023 8:24 AM
To: Treasurer Accounting; Lisa Freund; John Walkenhauer; GIS; Jason Alvord; Jack Wells; Troy Havens; Marivel Garcia; Sheriff; Don Anderson; Thomas Carroll; linda.ohara@co.yakima.wa.us; Kathy Fisher; David Haws; Matt Pietrusiewicz
Subject: BRB2022-00004, City of Grandview-Monarch Investment Properties, LLC Annexation
Attachments: BRB2022-00004 City of Grandview-Monarch Investment Properties LLC Annexation.pdf

Casey Dunbar

Planning Office Specialist
128 N 2nd St, 4th Floor
Yakima, WA 98901
(509)574-2300
Casey.dunbar@co.yakima.wa.us

Casey Dunbar

From: Casey Dunbar
Sent: Thursday, January 26, 2023 8:27 AM
To: jim@portofgrandview.org; Anita Palacios; Paul Gonseth; Yakama SEPA; Byron Gumz; jrbinev@gmail.com; referenceyvl@yvl.org; Laurie Crowe; Rodney Heit; Julie Lawrence
Subject: BRB2022-00004, City of Grandview- Monarch Investment Properties, LLC Annexation
Attachments: BRB2022-00004 City of Grandview-Monarch Investment Properties LLC Annexation.pdf

Casey Dunbar

Planning Office Specialist
128 N 2nd St, 4th Floor
Yakima, WA 98901
(509)574-2300
Casey.dunbar@co.yakima.wa.us

John Puccinelli
4102 Donald Dr
Yakima, WA 9898

Jim Sewell
jim@portofgrandview.org

Juan Aguilar
303 N 27th Ave
Yakima, WA 98902

Joseph Buchanan
jrbinev@gmail.com

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

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

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

Yakima County
Assessor's Office

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

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

Yakima County Sheriff's Office
sheriff@co.yakima.wa.us

Yakima County
Public Services Director
Lisa Freund
Lisa.freund@co.yakima.wa.us

Yakima County
Planning Services
Thomas.carroll@co.yakima.wa.us

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

Yakima County
Code Enforcement Services
John Walkenhauer
John.walkenhauer@co.yakima.wa.us

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

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

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

Yakima Valley Libraries
referenceyvl@yvl.org

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

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

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

Grandview School District
#116/200
AttnL Henry Strom
913 W 2nd St
Grandview, WA 98930

Sunnyside Valley
Irrigation District
PO Box 239
Sunnyside, WA 98944

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

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

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

Anita Palacios
City of Grandview
207 W Second St
Grandview, WA 98930

FILE NO.: BRB2022-00004

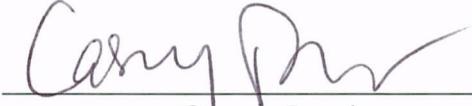
City of Grandview-Monarch Investment Properties, LLC Annexation

AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF YAKIMA)

I, Casey Dunbar, 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 agencies 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 26th day of January, 2023.

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 26th day of January, 2023.



Casey Dunbar
Office Specialist