



## 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](mailto: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.*



**Return Address:**

City of Grandview

Attn: City Clerk

207 West Second Street

Grandview, WA 98930

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

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**

*Alena Mendoza*

**ATTEST:**

*Debra Klauis*

**CITY CLERK**

**APPROVED AS TO FORM:**

*InRes*

**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**

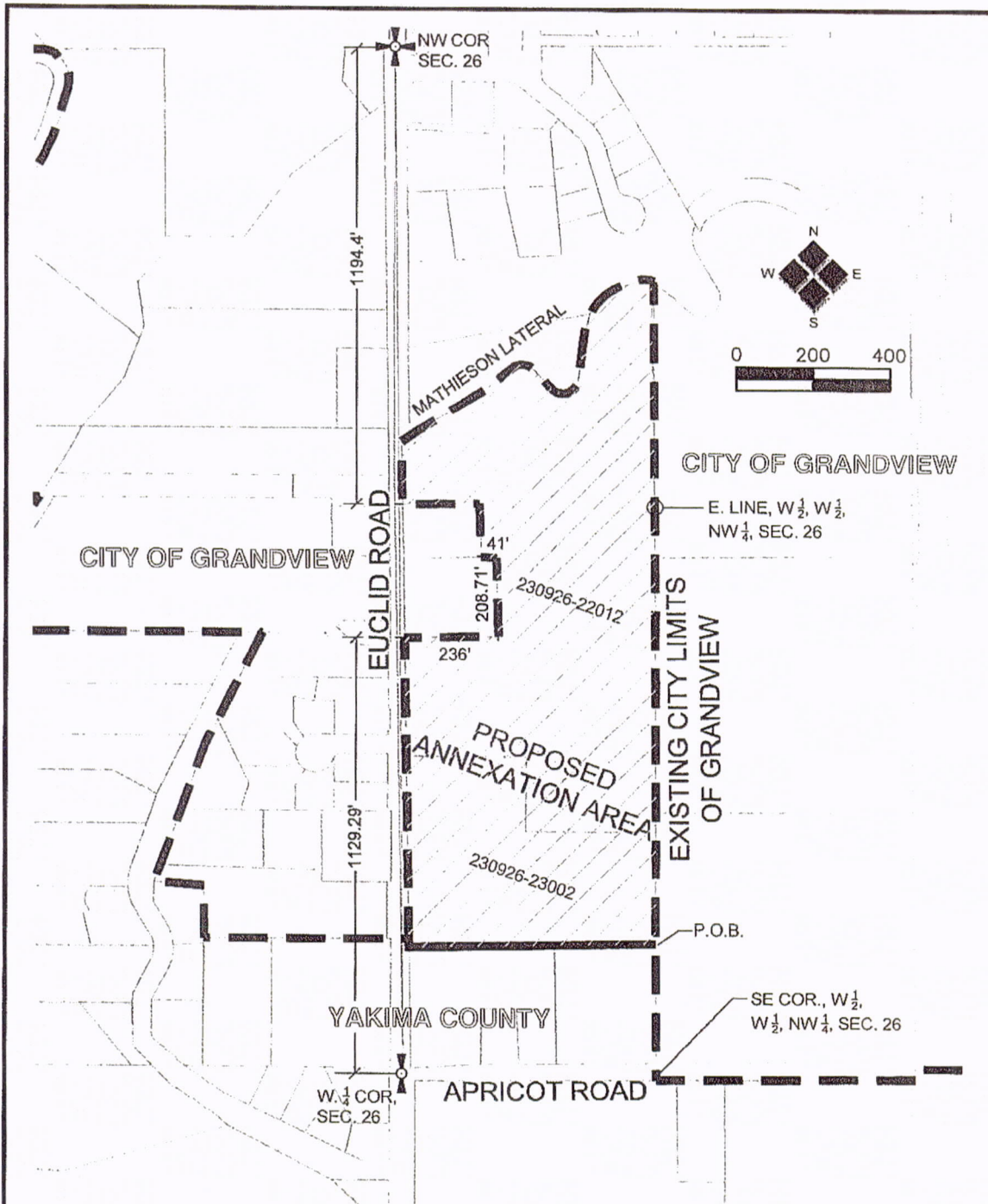
**Annexation Legal Description**

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.





**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

## Casey Dunbar

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**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 2<sup>nd</sup> St, 4<sup>th</sup> 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  
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Yakima County  
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Treasurer's Office  
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Yakima County  
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Yakima Valley Libraries  
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Yakima Valley  
Conference of Governments  
[info@yvcog.org](mailto:info@yvcog.org)  
[Byron.gumz@yvcog.org](mailto:Byron.gumz@yvcog.org)

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

South Yakima  
Conservation District  
[rh@syacd.us](mailto:rh@syacd.us)  
[lc@syacd.us](mailto:lc@syacd.us)

Grandview School District  
#116/200  
Attn: Henry Strom  
913 W 2<sup>nd</sup> 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  
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[corrine\\_camuso@yakama.com](mailto:corrine_camuso@yakama.com)  
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Anita Palacios  
City of Grandview  
207 W Second St  
Grandview, WA 98930



FILE NO.: BRB2022-00004

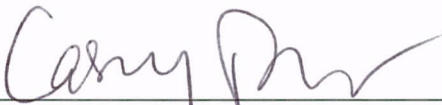
City of Grandview-Monarch Investment Properties, LLC Annexation

**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