

**ORDINANCE NO. 2022-04**

**AN ORDINANCE OF THE CITY OF GRANDVIEW, WASHINGTON,  
PROVIDING FOR THE ANNEXATION OF PROPERTY KNOWN AS THE PRO-MADE  
CONSTRUCTION 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 Pro-Made Construction 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-1 Low Density Residential for Parcel Nos. 230914-24006, 230914-24010, 230914-31003, 230914-31004, 230914-34006, 230914-34009, 230914-34401, 230914-34402, 230914-34403, 230914-34404, 230914-34405, 230914-34406, 230914-34407, 230914-34421, 230914-34422, 230914-34423, 230914-34424; 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 March 23, 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 September 14, 2021 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-1 Low Density Residential for Parcel Nos. 230914-24006, 230914-24010, 230914-31003, 230914-31004, 230914-34006, 230914-34009, 230914-34401, 230914-34402, 230914-34403, 230914-34404, 230914-34405, 230914-34406, 230914-34407, 230914-34421, 230914-34422, 230914-34423, 230914-34424.

**SECTION 2.** October 28, 2021 was set as the date for the open record public hearing before the Hearing Examiner and December 14, 2021 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.

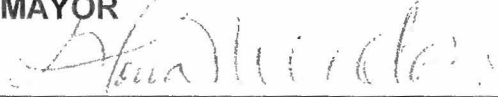

**SECTION 5.** Pursuant to the terms of the annexation petition, all property within this territory annexed hereby shall be assessed and taxed at the same rate and on the same basis as property within the City, including assessment or taxes in payment of any bonds issued or debts contracted prior to 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-1 Low Density Residential for Parcel Nos. 230914-24006, 230914-24010, 230914-31003, 230914-31004, 230914-34006, 230914-34009, 230914-34401, 230914-34402, 230914-34403, 230914-34404, 230914-34405, 230914-34406, 230914-34407, 230914-34421, 230914-34422, 230914-34423, 230914-34424.

**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 April 12, 2022.

**MAYOR**  
  
\_\_\_\_\_  
**ATTEST:**  
  
\_\_\_\_\_  
**CITY CLERK**

**APPROVED AS TO FORM:**  
  
\_\_\_\_\_  
**CITY ATTORNEY**

PUBLICATION: 04/13/22  
EFFECTIVE: 04/18/22

City of Grandview  
Wilson Estates Annexation  
HLA Project 21007G  
August 30, 2021

LEGAL DESCRIPTION

That portion of the West half of Section 14, Township 9 North, Range 23 East, W.M., described as follows:

Commencing at the Center of said Section 14;

Thence Westerly along the North line of the Southwest quarter of said Section 14, to the Westerly right of way line of Wilson Highway and the Point of Beginning;

Thence Southerly along said right of way line to the Northerly right of way line of North 4<sup>th</sup> Street;

Thence Westerly along said right of way line to the Southwest corner of Lot 7 of WEBB ADDITION according to the official plat thereof recorded in Volume 'Y', Page 8, records of Yakima County, Washington;

Thence North along the West line thereof and its Northerly extension to the South line of the Northeast quarter of the Southwest quarter of said Section 14;

Thence Westerly along said South line to the Southwest corner of said Northeast quarter of the Southwest quarter;

Thence North along the West line of said Northeast quarter of the Southwest quarter to the Northwest corner thereof;

Thence North along the West line of the Southeast quarter of the Northwest quarter of said Section 14 to the Southerly right of way line of Interstate 82;

Thence Southeasterly along said right of way line to the Westerly right of way line of Wilson Highway;

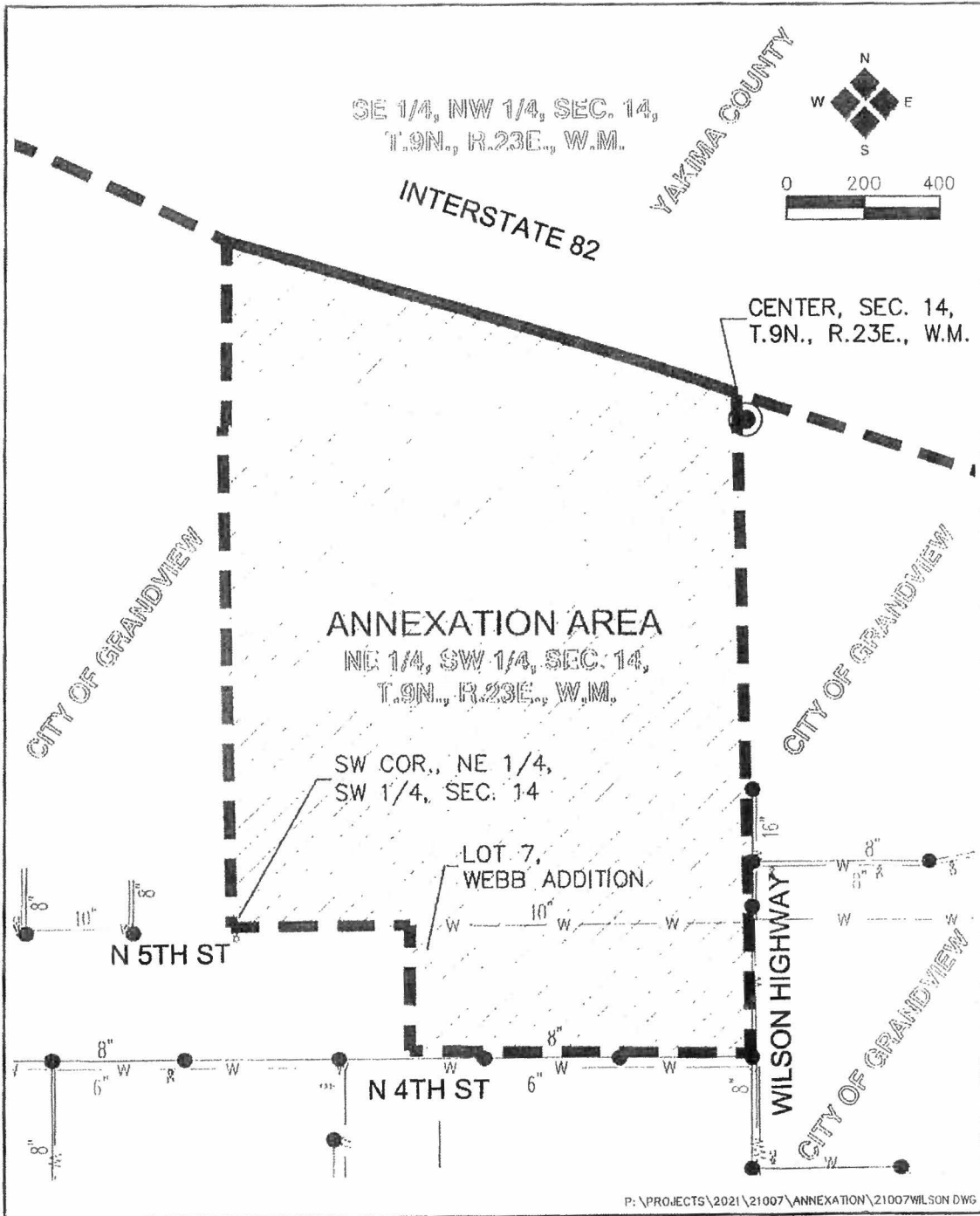
Thence Southerly along said Westerly right of way line to the Point of Beginning;

Situate in Yakima County, State of Washington.

Yakima County Parcel Numbers

230914-24006  
230914-24010  
230914-31003  
230914-31004  
230914-34407  
230914-34406  
230914-34405  
230914-34404  
230914-34403  
230914-34402  
230914-34401  
230914-34006  
230914-34009  
230914-34421  
230914-34422  
230914-34423  
230914-34424





**HLA**

Engineering and Land Surveying, Inc.

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Yakima, WA 98902  
509.966.7000  
Fax 509.965.3800  
www.hiacivil.com

**ANNEXATION EXHIBIT**  
for, CITY OF GRANDVIEW  
YAKIMA COUNTY, WASHINGTON  
WILSON ESTATES ANNEXATION