

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.

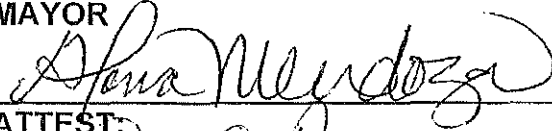
SECTION 6. All property within the territory so annexed shall be subject to and a part of the Comprehensive Plan of the City of Grandview as presently adopted or as is hereafter amended.

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

APPROVED AS TO FORM:



CITY ATTORNEY

PUBLICATION: 01/11/23

EFFECTIVE: 01/16/23

Exhibit "A"

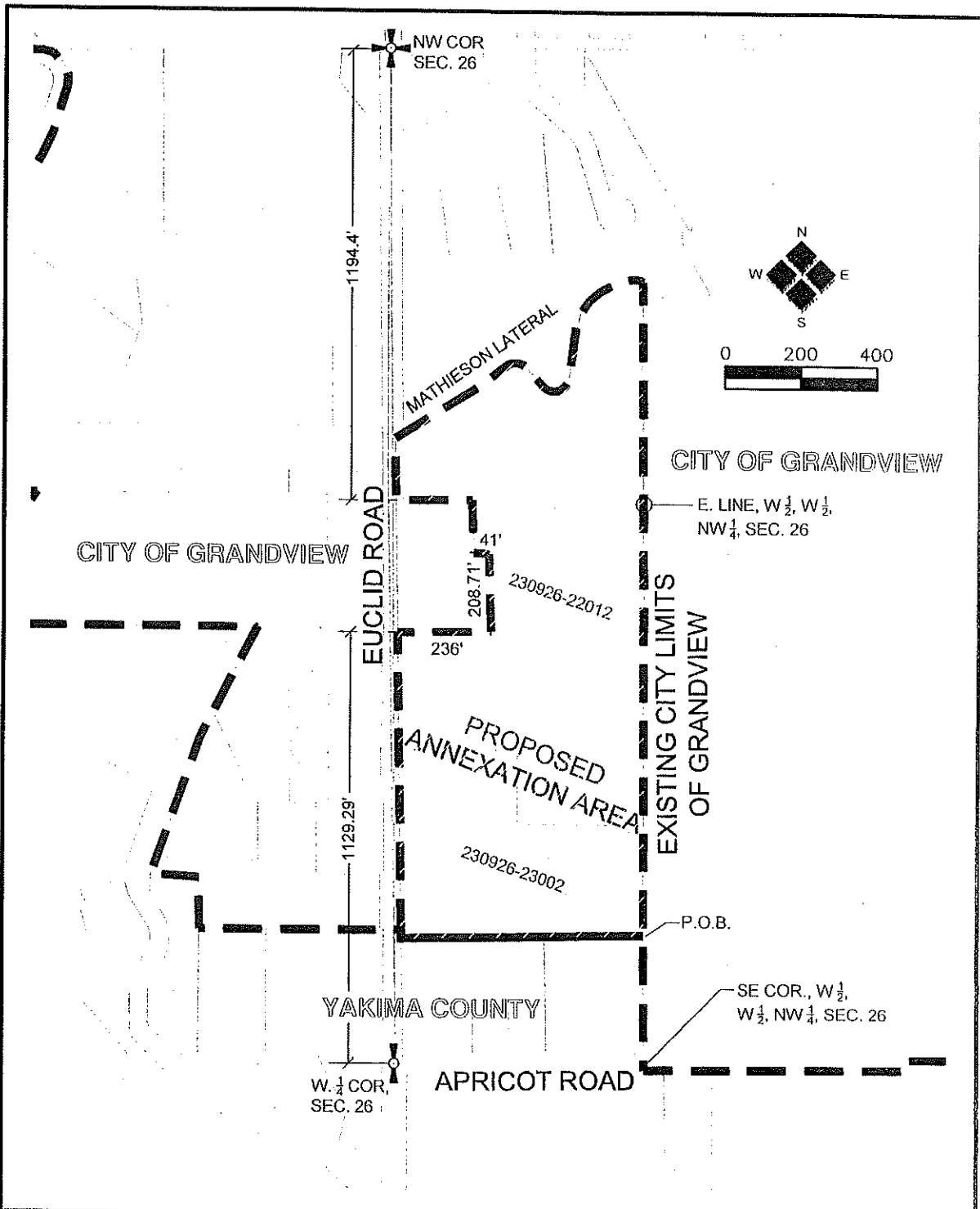
City of Grandview
Monarch Investment Properties Annexation
HLA Project No. 22007G
July 21, 2022

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.

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 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