



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: April 3, 2019

TO: John Puccinelli, Jim Sewell, Juan Aguilar, Joseph Buchanan, Corporate Counsel, City of Grandview, BOCC, Assessor, Treasurer, Elections Division, Sheriff's Office, GIS, Public Services (Director, Planning, Accounting, Transportation, Building & Fire Safety, Code Enforcement, Environmental Services, Water Resources Manager, Water Resources Supervisor), Fire District #5, Yakima Valley Libraries, YVCOG, SVID

FROM: Phil Hoge *PH*
Chief Clerk - Boundary Review Board

SUBJ: File No.: BRB2019-001, City of Grandview – Brett & Teresa Smith
dba Quail Run Manufactured Home Park Annexation

Enclosed is the Notice of Intention packet that proposes the annexation into the City of Grandview of approximately 9.86 acres and adjacent road right-of-way having an assessed valuation of \$145,600. The annexation is known as the "Brett & Teresa Smith dba Quail Run Manufactured Home Park Annexation".

The 45-day time period for this proposed annexation expires May 18, 2019.

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 # BRB 2019-00001

Public Services *g)*

APR 02 2019

1. Name of City, Town or special purpose district: City of Grandview Lisa___Matt___David___Lynn___
Harold___Carmen___
2. Action Sought: Annexation
3. This proposal shall be known as: Brett & Teresa Smith dba Quail Run Manufactured Home Park Annexation
4. Driving directions to location of proposed action: I-82 East; at Exit 73, take ramp right toward Grandview/Stover Road; turn left onto West Wine Country Road; bear right onto North Euclid Road; turn right onto West Fifth Street; turn left onto Hillcrest Road; turn left onto Hickory Road, Grandview, WA.
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	1	Unknown until developed	2821	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: 9.86 acres Acres within existing entity: Approximately 2320 acres
4. Assessed valuation of proposed area \$145,600.00 of existing entity: \$436,107,256.00
5. Existing land use of the proposed area: Residence and undeveloped land
6. Existing land use of the area surrounding the proposal: North—Vacant/Manufactured Home Park;
South—Agricultural; East—Agricultural/Residential; West—Agricultural

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? Yes
If yes, describe any projects being considered or proposed: Proposed expansion of Quail Run Manufactured Home Park
9. If the proposal is approved, will there be land use changes within the next 18 months?
- Land Use – No
 - Zoning – Yes: City Zoning of Manufactured Home Park and R1 Low Density Residential
 - Comprehensive Plan – Yes: City Comp Plan Future Land Uses of Residential and Low Density 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: Urban Residential
- b. For surrounding areas: Urban Residential
- c. Yakima County Zoning for the proposed area: R-1
- d. For surrounding areas: R-1
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 Residential and has therefore been pre-planned as eventually being annexed into the City of Grandview.
- a. Proposed city zoning upon annexation: 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: The properties are well drained with good soil conditions and are not encumbered by floodplains, wetlands, steep slopes or habitat areas.
 - b. Natural Boundaries: None
 - 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	Private well	City of Grandview	Upon development	Developer
Sewer	Private septic	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: **The close proximity of the governmental body will allow for enhanced legislative input by the property owners and immediate response of police and fire protection. 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? **Utility services are available to the area.**

5. Describe the probable effects of the proposal on the cost and 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.**

a. In the proposed area? **Encourage development within the proposed annexation.**

b. In the adjacent area? **Encourage development within the Urban Growth Area.**

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

a. Proponent Expenditures to be incurred:	\$ -0-
b. Proponent Revenues to be gained:	\$220.82
c. County Revenue Lost:	\$471.21
d. County Expenditure Reduction:	\$471.21
e. Fire District Revenue Lost:	\$182.01
f. Fire District Expenditure Reduction:	\$182.01
g. Financial Impact to Special Districts (library, parks, hospital):	\$63.26 – Yakima Regional Library

7. What is the future impact of your proposal on the school district? **The proposed expansion of the Quail Run Manufactured**

Home Park would have limited impact on the Grandview School District as the park is senior housing only.

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: NA
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 residential 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: There are 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: The property is currently zoned 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 25th day of March, 2019.



Signature

Anita Palacios

Name of person completing this form

City Clerk

Title

(509) 882-9208

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:

**Brett & Tereas Smith
dba Quail Run Manufactured Home Park
P.O. Box 1050
North Bend, WA 98045**

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.



Public Services

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

January 16, 2019

Anita Palacios
City of Grandview
207 W. 2nd Street
Grandview, WA 98930

RECEIVED
JAN 22 2019
CITY OF GRANDVIEW

RE: Proposed Quail Run Manufactured Home Park Annexation

Dear Anita:

The legal description for the proposed annexation was prepared by a licensed surveyor and the legal description appear to be correct and accurate.

If you have any questions or need additional information, please don't hesitate to contact me.

Sincerely,

Kent L. McHenry, P.E.
Transportation Engineering Manager

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City of Grandview
Annexation – 301 & 311 Hickory Road
HLA Project No. 18007G
November 27, 2018

Proposed Annexation Legal Description

That part of Tracts 64 and 65, GRANDVIEW ORCHARD TRACT, as recorded in Volume "B" of Plats, page 14, Yakima County, Washington and adjacent right of way for Hickory Road being a portion of the Northeast quarter of Section 27, Township 9 North, Range 23 East, W.M., described as follows:

Commencing at the Northeast corner of said Section 27;

Thence South 0°06' West along the East line thereof 500 feet to the Easterly extension of the South line of Tract 64, GRANDVIEW ORCHARD TRACTS according to the official plat thereof recorded in Volume 'B' of Plats, Page 14, records of Yakima County, Washington;

Thence North 89°56' West along said South line of said Tract 64 and its Easterly extension 1034.37 feet;

Thence South 0°05'06" West 6.14 feet to the Point of Beginning;

Thence North 0°05'06" East 110.39 feet to the Westerly line of said Tract 64;

Thence Northwesterly at a right angle to the centerline of Hickory Road to the Westerly right of way line of said Hickory Road;

Thence Southwesterly along said right of way line to the Westerly extension of the South line of Tract 65 of said Plat;

Thence Easterly along said South line and its Westerly extension to a point that is 525 feet East of the Northeast corner of Tract 66 of said Plat;

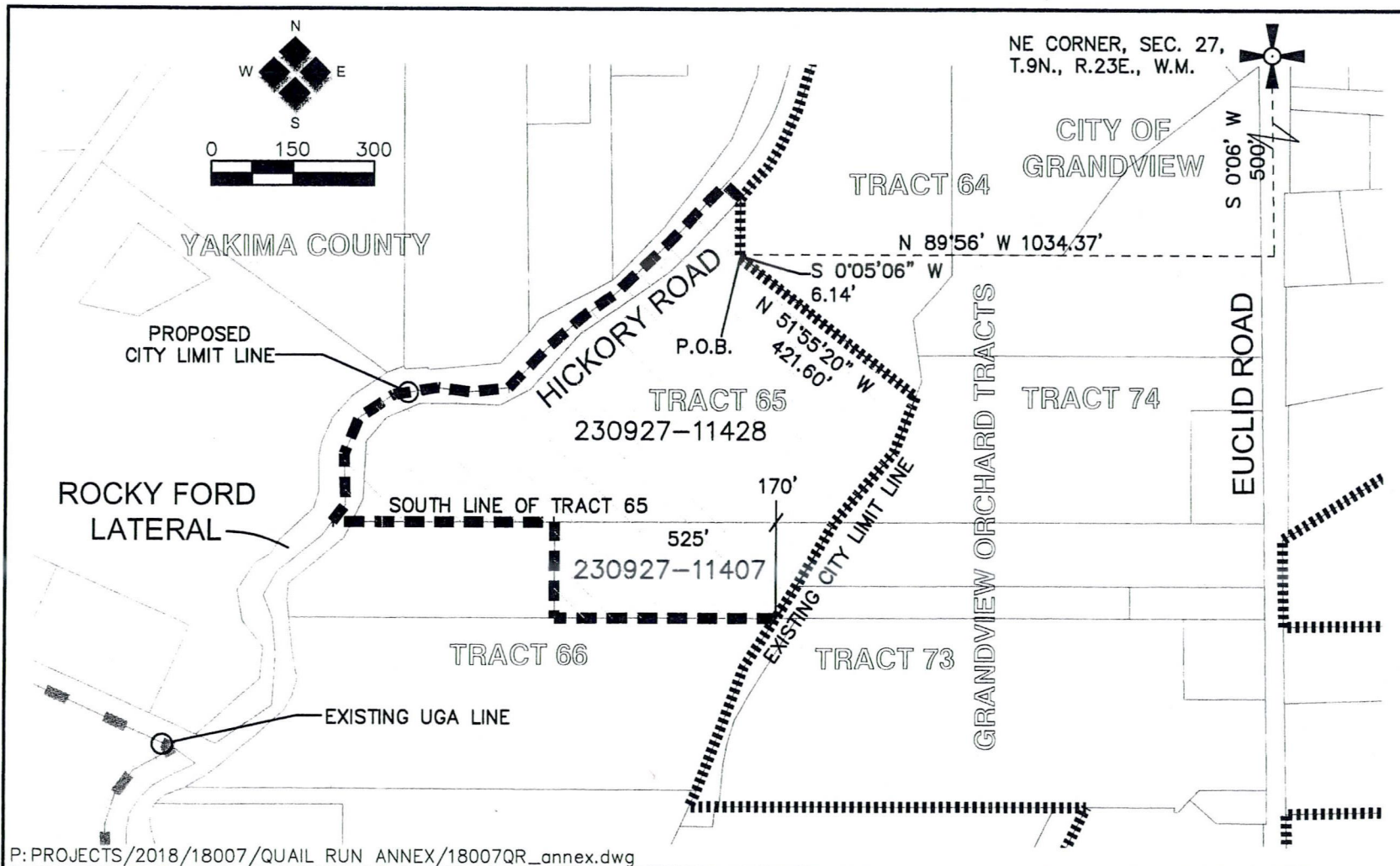
Thence South at a right angle to a point that is 170 feet South of the North line of said Tract 66, as measured perpendicular thereto;

Thence East parallel with said North line to the Easterly line of said Tract 66;

Thence Northeasterly along said East lines of said Tracts 66 and 65 to a point bearing South 51°55'20" East 421.60 feet from the Point of Beginning;

Thence North 51°55'20" West 421.60 feet to the Point of Beginning;

Situate in Yakima County, State of Washington.



P:PROJECTS/2018/18007/QUAIL RUN ANNEX/18007QR_annex.dwg



HLA
Engineering and Land Surveying, Inc.

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

HLA PROJECT NO.: 18007
DATE: 11-27-2018

CITY OF GRANDVIEW
301 & 311 HICKORY ROAD
ANNEXATION
CITY OF GRANDVIEW,
YAKIMA COUNTY, 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.

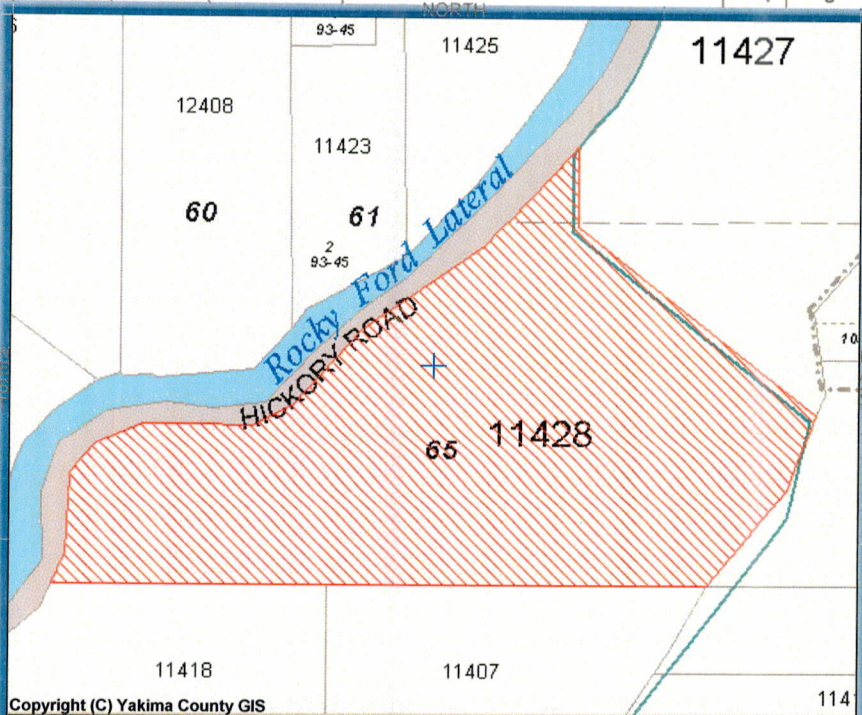
<u>Parcel No.</u>	<u>Parcel Size</u>
230927-11428	7.87 acres
230927-11407	<u>1.99 acres</u>
	9.86 acres

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Land Information Portal

Yakima County Assessor
 Yakima County GIS
 Yakima County


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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

MapScale: 1 inch = 200 ft.

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

MapSize: Small (800x600)

Maps brought to you by:

Valley Title Guarantee
 Title Insurance & Escrow Service
 www.vtgco.com
 (509) 248-4442

[Map](#) [Report](#)


Easting(ft) : Northing(ft)

Longitude(W) : Latitude(N)

Click Map to: [Get Information](#)

One Inch = 200 Feet


Feet 100 200 300

PROPERTY PHOTOS: 1 2 3		PROPERTY INFORMATION AS OF 3/20/2019 11:01:59 PM					PRINTING				
		Parcel Address:		301 HICKORY RD, GRANDVIEW ,WA 98930			Printer-Friendly Page				
		Parcel Owner(s):		QUAIL RUN MHP LLC							
		Parcel Number:		23092711428		Parcel Size:		7.87 Acre(s)			
		Property Use:		11 Single Unit			Detailed Report				
		TAX AND ASSESSMENT INFORMATION									
Tax Code Area (TCA):		441		Tax Year:		2019		Print Detailed MAP			
Improvement Value:		\$73800		Land Value:		\$51400					
CurrentUse Value:		\$0		CurrentUse Improvement:		\$0					
New Construction:		\$0		Total Assessed Value:		\$125200					
RESIDENTIAL INFORMATION									SECTION MAPS		
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltin)	Carport	Section Map 1in=400ft	
LOW/FAIR	1950	1.00	1237		0/0	2	1/0/0	0/0/0	520		
SALE INFORMATION									Qtr SECTION MAPS		
Excise	Sale Date	Sale Price	Grantor			Portion					
E003686	11/1/2013	\$130000	SMITH RAYMOND E & DORA M			N					
DISCLAIMER									NW-Qtr 1"=200ft		
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 .									NE-Qtr 1"=200ft		
									SW-Qtr 1"=200ft		
									SE-Qtr 1"=200ft		

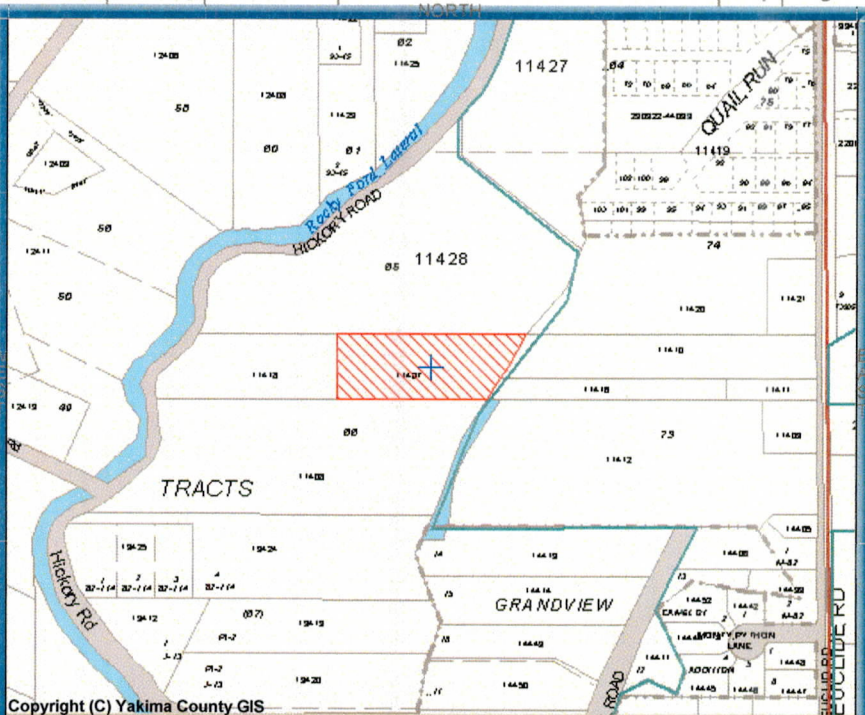
OVERLAY INFORMATION			
Zoning:	R-1	Jurisdiction: County	
Urban Growth Area:	Grandview	Future Landuse Designation: Urban Residential (Yakima County Plan 2015)	
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C2281D
Download Map			
LOCATION INFORMATION			
+ Latitude: 46° 14' 31.242"	+ Longitude: -119° 55' 13.002"	Range: 23	Township: 09 Section: 27
Narrative Description: Section 27 Township 09 Range 23 Quarter NE: GRANDVIEW ORCHARD TRACTS: TR 65, EX BEG 500 FT S0°06'W & 635.58 FT N 89°56'W OF NE COR NE1/4, TH N 89°56'W 398.79 FT, TH S 0°05'06"W51°55'20"E 421.6 FT, TH N 21°07'40"E 31.43 FT, TH N 07°56'W 117 FT, TH N 41°10'E 108.79 FT, TH N 0°12'E 38.59 FT TO POB, ALSO BEG SW COR TR 64 OF SD PLAT, TH S 89°56'E 97.89 FT, T TO W LN SD TR 64, TH SW'LY AL SD W LN TO POB,			
DISCLAIMER			
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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 Yakima County GIS
 Yakima County


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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

MapScale: 1 inch = 400 ft.

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

MapSize: Small (800x600)

Maps brought to you by:


 Title Insurance & Escrow Service
 www.vtgco.com
 (509) 248-4442

[Map](#) [Report](#)

Easting(ft) | Northing(ft) | Longitude(E) | Latitude(N)

Click Map to: [Get Information](#)

One Inch = 400 Feet
 Feet 200 400 600

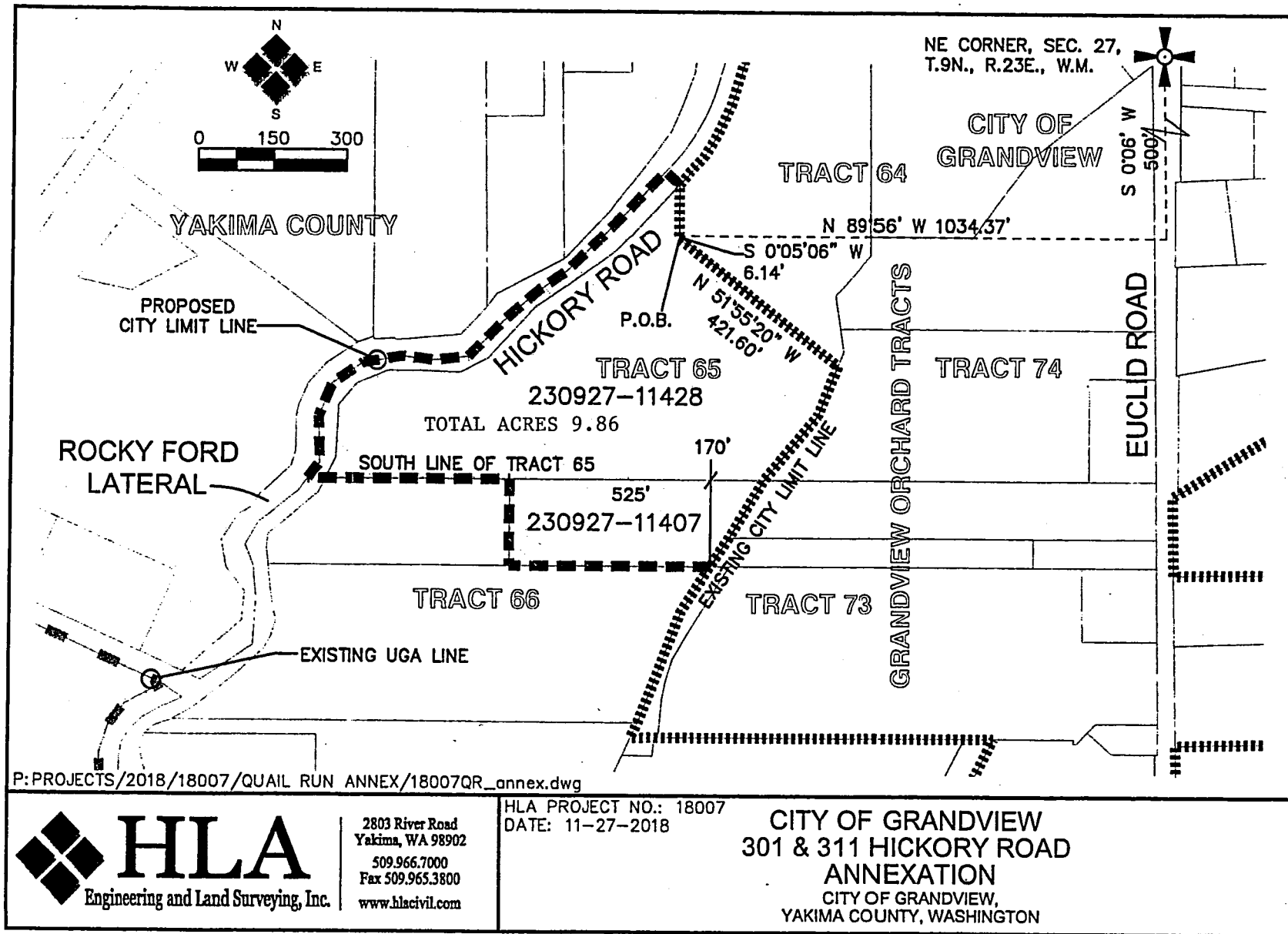
PROPERTY PHOTOS: 1		PROPERTY INFORMATION AS OF 3/20/2019 11:01:59 PM						PRINTING		
		Parcel Address:		311 HICKORY RD, GRANDVIEW, WA 98930				Printer-Friendly Page		
		Parcel Owner(s):		QUAIL RUN MHP LLC						
		Parcel Number:		23092711407	Parcel Size:		1.99 Acre(s)		Detailed Report	
		Property Use:		91 Undeveloped Land						
		TAX AND ASSESSMENT INFORMATION						Print Detailed MAP		
Tax Code Area (TCA):		441	Tax Year:		2019					
Improvement Value:		\$0	Land Value:		\$20400					
CurrentUse Value:		\$0	CurrentUse Improvement:		\$0					
New Construction:		\$0	Total Assessed Value:		\$20400					
RESIDENTIAL INFORMATION								SECTION MAPS		
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltin)	Carport	Section Map 1in=400ft
No Residence Information Found.										
SALE INFORMATION								Qtr SECTION MAPS		
Excise	Sale Date	Sale Price	Grantor		Portion				NW-Qtr 1"=200ft	NE-Qtr 1"=200ft
E003686	11/1/2013	\$130000	SMITH RAYMOND E & DORA M		N				SW-Qtr 1"=200ft	SE-Qtr 1"=200ft
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OVERLAY INFORMATION			
Zoning:	R-1	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Residential (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C2281D
Download Map			
LOCATION INFORMATION			
+ Latitude: 46° 14' 27.354"	+ Longitude: -119° 55' 11.400"	Range: 23	Township: 09 Section: 27
Narrative Description: GRANDVIEW ORCHARD TRS. E 525 FT OFN 170 FT-MEASURED AL N LI			
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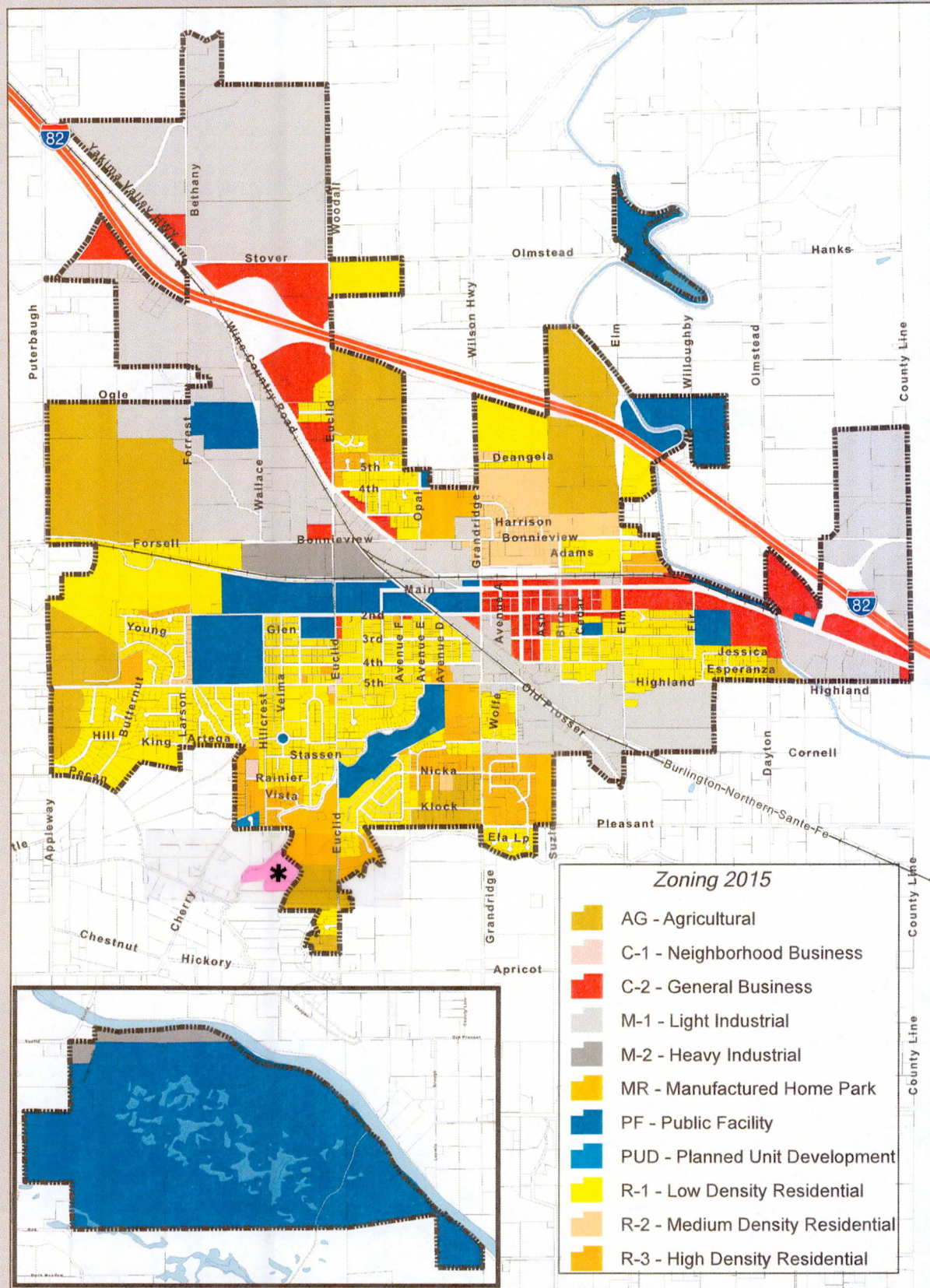
EXHIBIT C

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)**



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

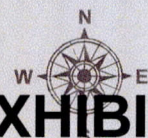
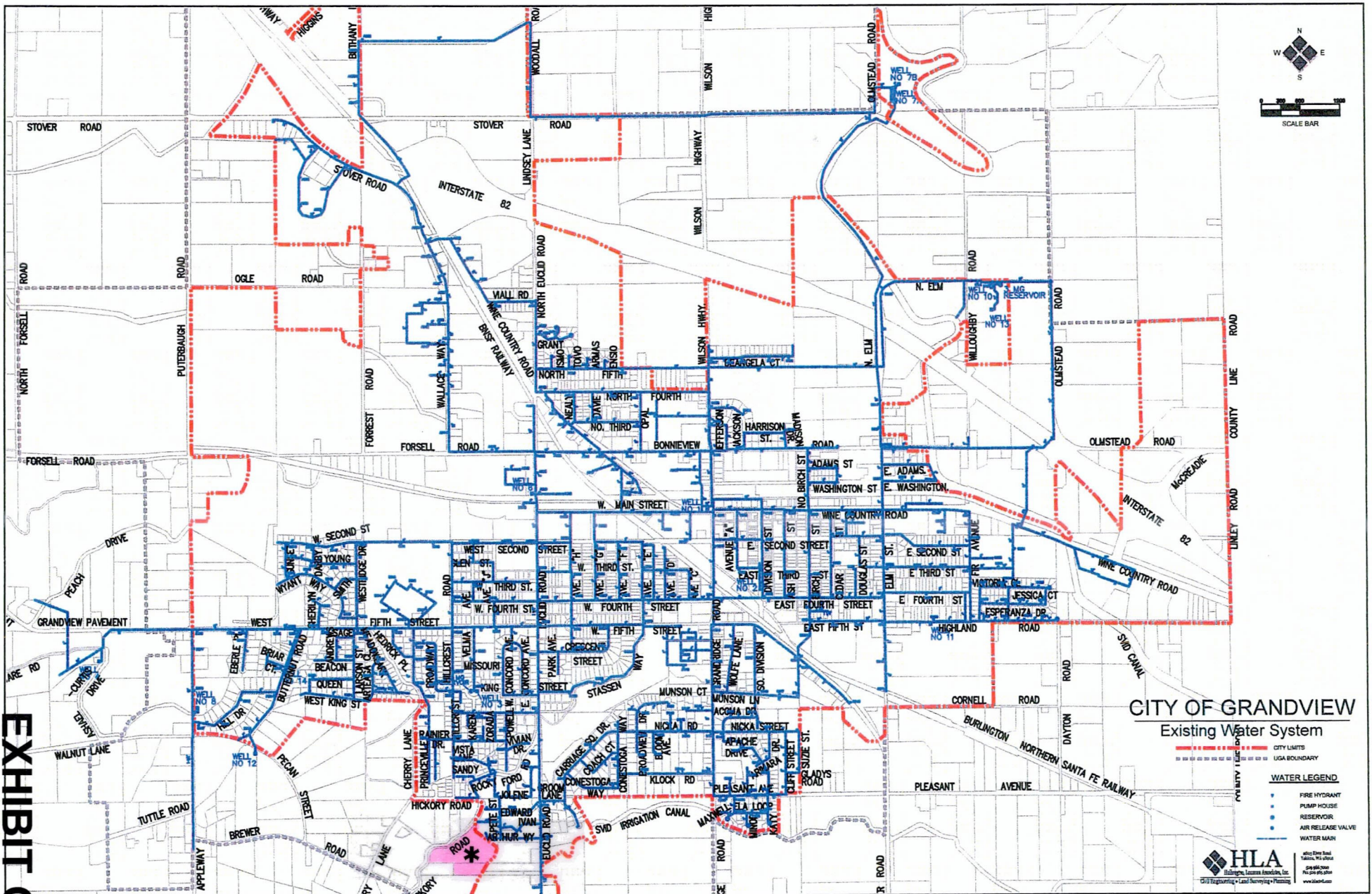


EXHIBIT C-2



Yakima County GIS - Washington
Land Information Portal[\[Print Map\]](#)
[\[Close Map\]](#)Yakimap.com

Map Center: Range:23 Township:9 Section:27

2017 Ortho Photography


City Limits
SectionsWWW.YAKIMAP.COMYakima County GIS
128 N 2nd Street
Yakima, WA 98901
(509)574-2992

One Inch = 200 Feet

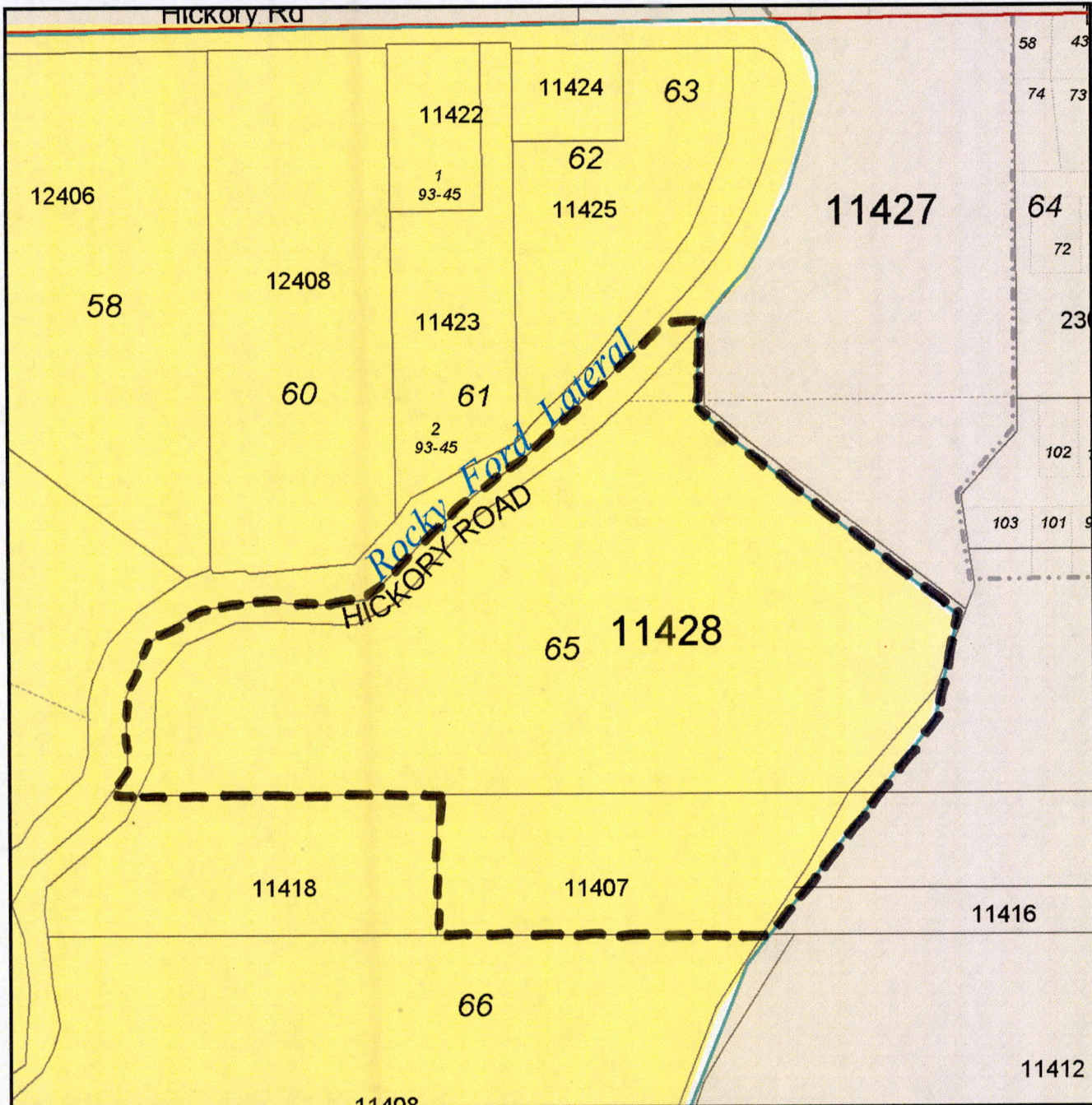
Feet 100 200 300

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Printed On: 3/27/2017 3:50:35 PM

EXHIBIT C-4

Yakima County GIS - Washington
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[\[Close Map\]](#)Yakimap.com

Map Center: Range:23 Township:9 Section:27

City Limits
SectionsWWW.YAKIMAP.COMYakima County GIS
128 N 2nd Street
Yakima, WA 98901
(509)574-2992

One Inch = 200 Feet

Feet 100 200 300

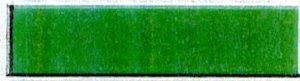



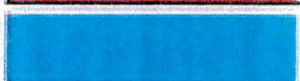
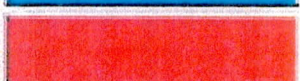



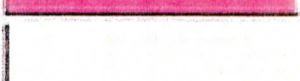
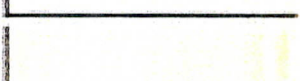
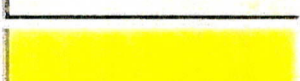
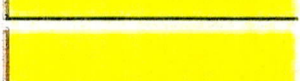
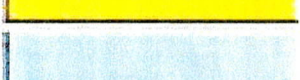





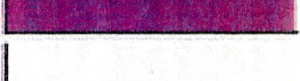
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION

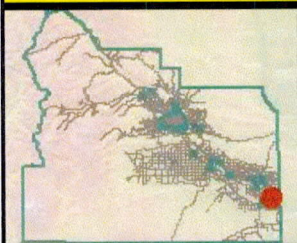
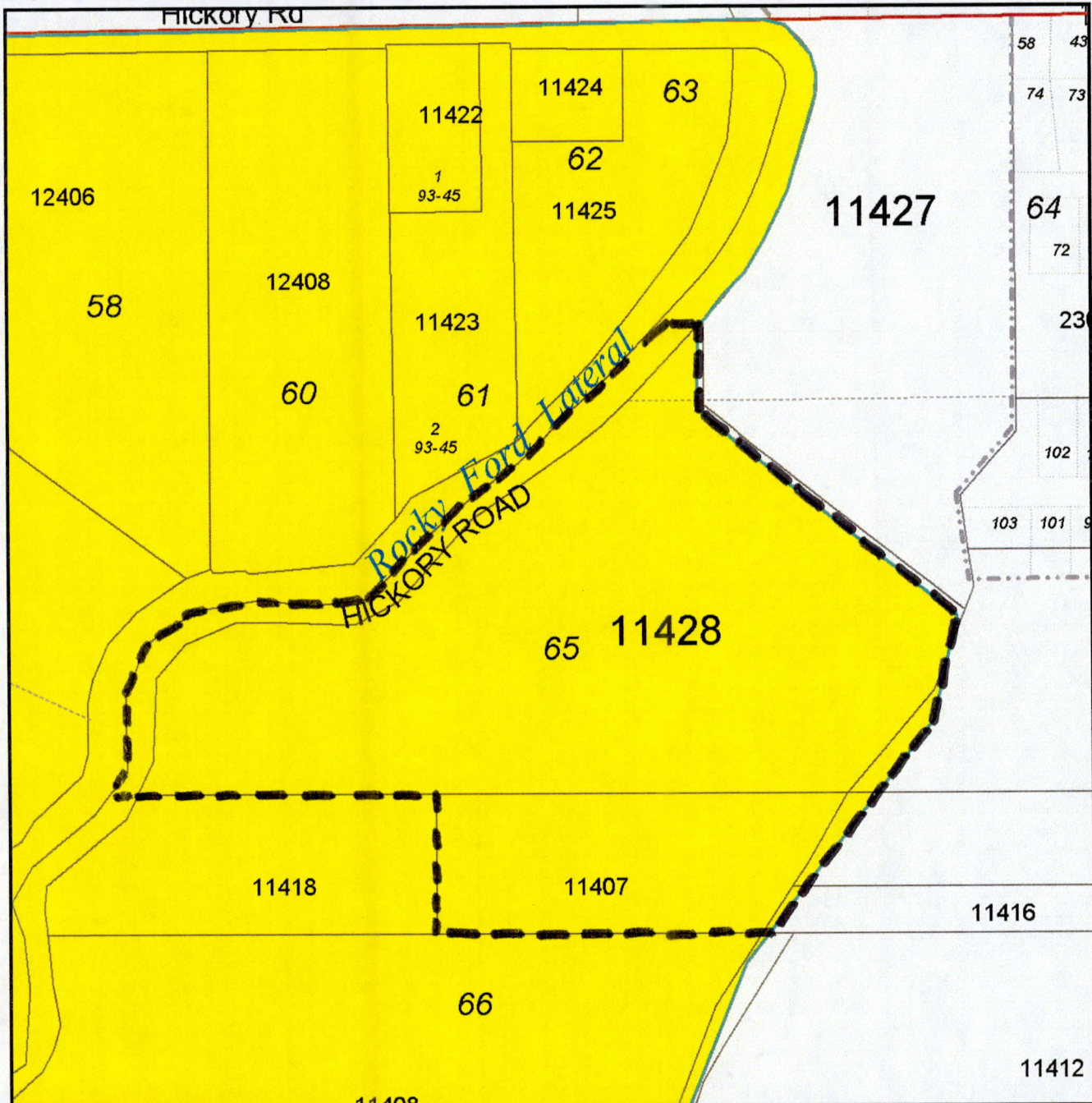
Copyright (C) Yakima County GIS
Printed On: 3/27/2017 3:51:18 PM**EXHIBIT C-7**

----- Urban Growth Boundary

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)
	Yakama Nation Closed Area

Yakima County GIS - Washington
Land Information Portal[\[Print Map\]](#)
[\[Close Map\]](#)Yakimap.com

Map Center: Range:23 Township:9 Section:27

City Limits
SectionsWWW.YAKIMAP.COMYakima County GIS
128 N 2nd Street
Yakima, WA 98901
(509)574-2992

One Inch = 200 Feet

Feet 100 200 300

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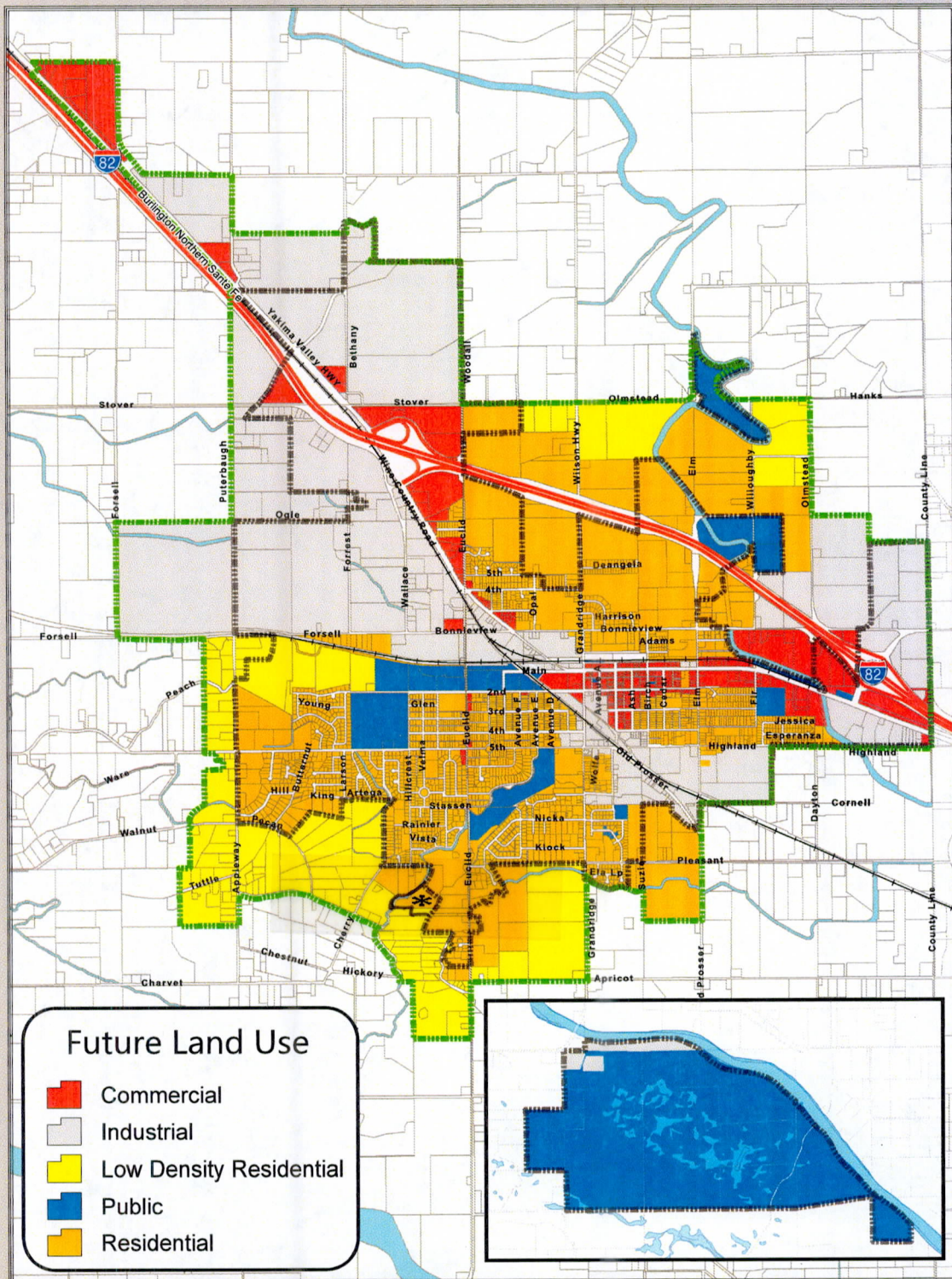
Copyright (C) Yakima County GIS
Printed On: 3/27/2017 3:49:28 PM**EXHIBIT C-7**

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 Grandview, WA Future Land Use 2016





Yakima Valley Conference of Governments
311 North 4th Street, Suite 204
Yakima, WA 98901
October 2016



EXHIBIT C-7

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 Brett and Teresa Smith dba Quail Run Manufactured Home Park for Parcel Nos. 230927-11428 and 230927-11407 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: March 25, 2019

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 MR-MHP zone.

OWNER'S SIGNATURE: *Brett D. Smith* DATE: 11.15.18

OWNER'S SIGNATURE: *Teresa Smith* DATE: 11.15.18

PRINTED NAME: Brett D. & Teresa A. Smith

MAILING ADDRESS: P.O. Box 1050, North Bend, WA

TELEPHONE NO.: (425) 864-9841 98045

PARCEL NO.: 23092711428 & 23092711407

PROPERTY LEGAL DESCRIPTION:

see Attached Map

**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 MR-^{MHP}, 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: Brett D. Smith DATE: 11.15.18

OWNER'S SIGNATURE: Teresa Smith DATE: 11.15.18

PRINTED NAME: Brett D. & Teresa A. Smith

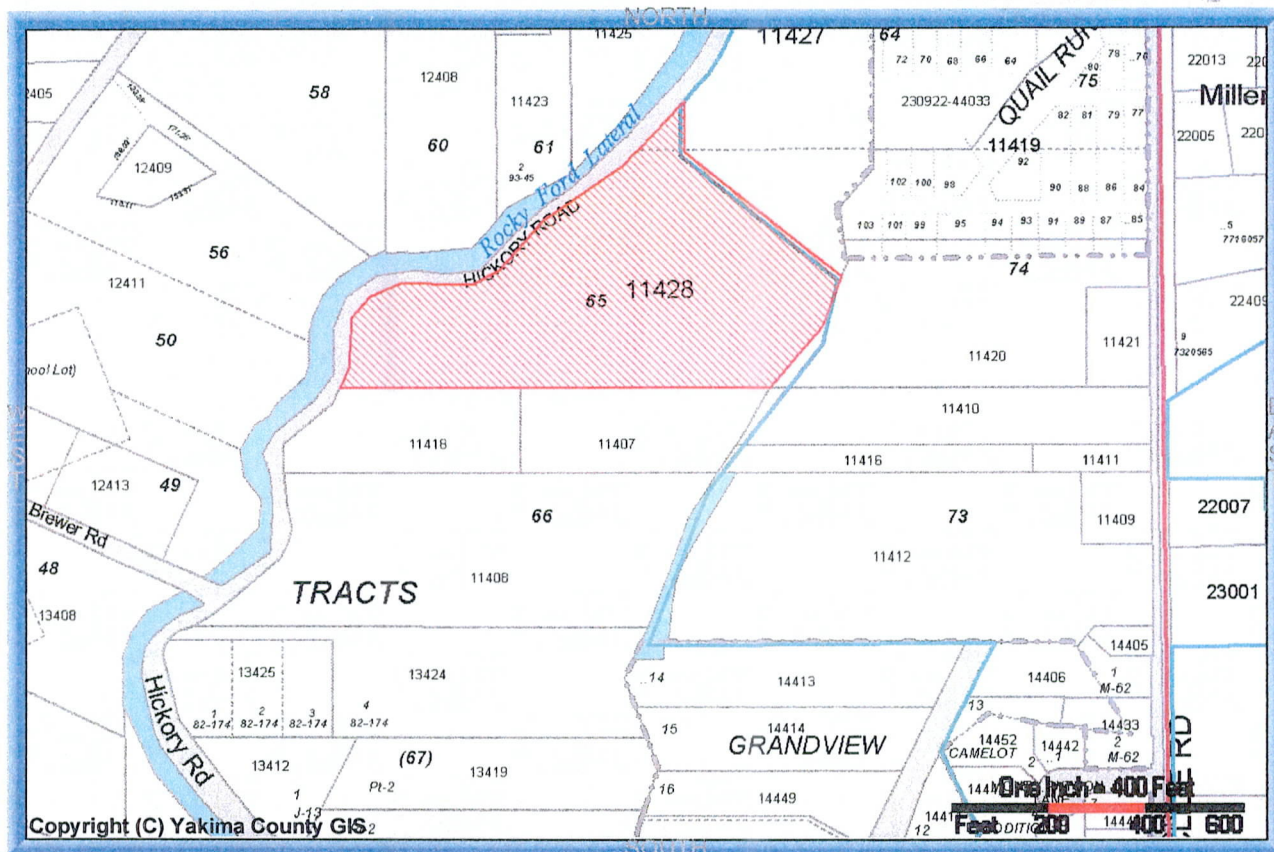
MAILING ADDRESS: P.O. Box 1050, North Bend, WA 98045

TELEPHONE NO.: (425) 864-9841

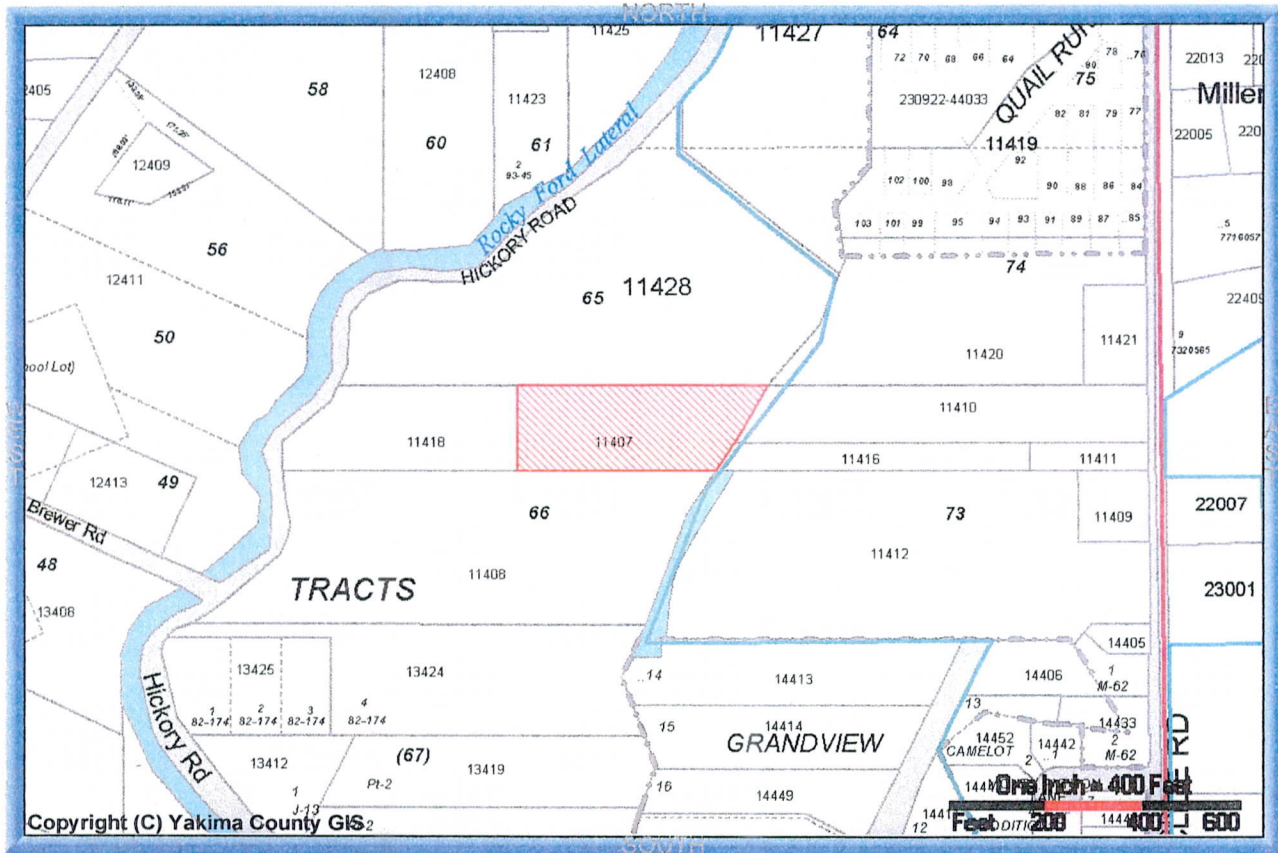
PARCEL NO.: 23092711428 & 23092711407

PROPERTY LEGAL DESCRIPTION:

See Attached Map

[\[Print Map\]](#) [\[Close Map\]](#)
[Yakimap.com](#)


PROPERTY PHOTO		PROPERTY INFORMATION	
		Parcel Address: 301 HICKORY RD, GRANDVIEW ,WA 98930	
		Parcel Owner(s): QUAIL RUN MHP LLC	
		Parcel Number: 23092711428	Parcel Size: 7.87 Acre(s)
		Property Use: 11 Single Unit	
TAX AND ASSESSMENT INFORMATION			
Tax Code Area (TCA): 441		Tax Year: 2019	
Improvement Value: \$73800		Land Value: \$51400	
CurrentUse Value: \$0		CurrentUse Improvement: \$0	
New Construction:\$0		Total Assessed Value:\$125200	
OVERLAY INFORMATION			
Zoning: R-1		Jurisdiction: County	
Urban Growth Area: Grandview		Future Landuse Designation: (Yakima County Plan 2015)	
FEMA: FEMA Map		FIRM Panel Number: 53077C2281D	
LOCATION INFORMATION			
+ Latitude:46° 14' 30.175"		+ Longitude:-119° 55' 12.347"	
Range:23 Township:09 Section:27			
Narrative Description: Section 27 Township 09 Range 23 Quarter NE: GRANDVIEW ORCHARD TRACTS: TR 65, EX BEG 500 FT S0°06'W & 635.58 FT N 89°56'W OF NE COR NE1/4, TH N 89°56'W 398.79 FT, TH S 0°05'06"W51°55'20"E 421.6 FT, TH N 21°07'40"E 31.43 FT, TH N 07°56'W 117 FT, TH N 41°10'E 108.79 FT, TH N 0°12'E 38.59 FT TO POB, ALSO BEG SW COR TR 64 OF SD PLAT, TH S 89°56'E 97.89 FT, TTO W LN SD TR 64, TH SWLY AL SD W LN TO POB,			
DISCLAIMER			
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			

[\[Print Map\]](#) [\[Close Map\]](#)
[Yakimap.com](#)


PROPERTY PHOTO		PROPERTY INFORMATION	
		Parcel Address: 311 HICKORY RD, GRANDVIEW ,WA 98930	
		Parcel Owner(s): QUAIL RUN MHP LLC	
		Parcel Number: 23092711407	Parcel Size: 1.99 Acre(s)
		Property Use: 91 Undeveloped Land	
TAX AND ASSESSMENT INFORMATION			
Tax Code Area (TCA): 441		Tax Year: 2019	
Improvement Value: \$0		Land Value: \$20400	
CurrentUse Value: \$0		CurrentUse Improvement: \$0	
New Construction:\$0		Total Assessed Value:\$20400	
OVERLAY INFORMATION			
Zoning: R-1		Jurisdiction: County	
Urban Growth Area: Grandview		Future Landuse Designation: (Yakima County Plan 2015)	
FEMA:		FIRM Panel Number: 53077C2281D	
FEMA Map			
LOCATION INFORMATION			
+ Latitude:46° 14' 27.394"		+ Longitude:-119° 55' 11.764"	
		Range:23 Township:09 Section:27	
Narrative Description: GRANDVIEW ORCHARD TRS. E 525 FT OFN 170 FT-MEASURED AL N LI			
DISCLAIMER			
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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- Brett & Teresa Smith
(RCW 35A.01.050(4))**

RECEIVED

NOV 28 2018

CITY OF GRANDVIEW

To: Anita Palacios, City Clerk
City of Grandview

On November 21st, 2018 a petition for annexation was received by this office for determinations of 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 November 26th, 2018 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 and 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.

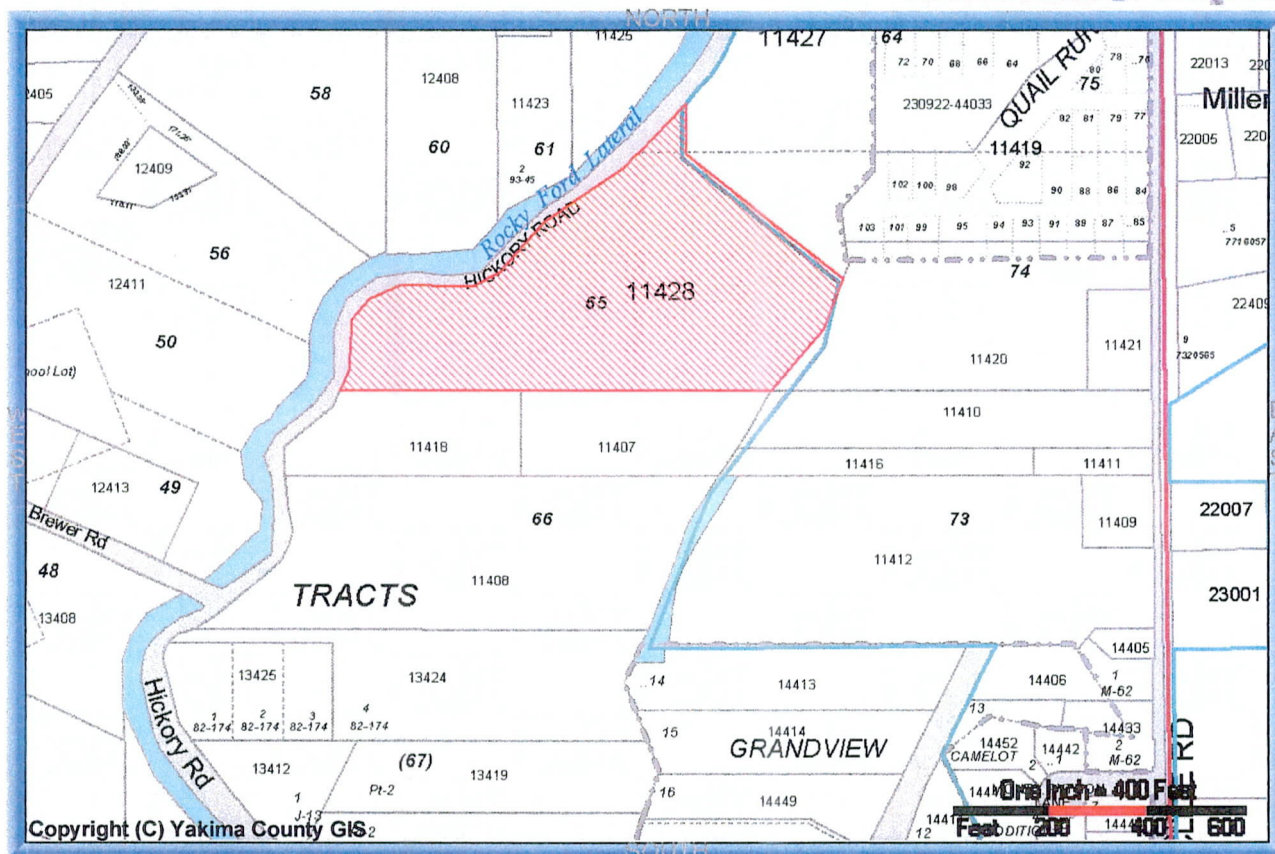
Done this 26th day of November 2018

A handwritten signature in blue ink, appearing to read "Dave Cook", written over a horizontal line.

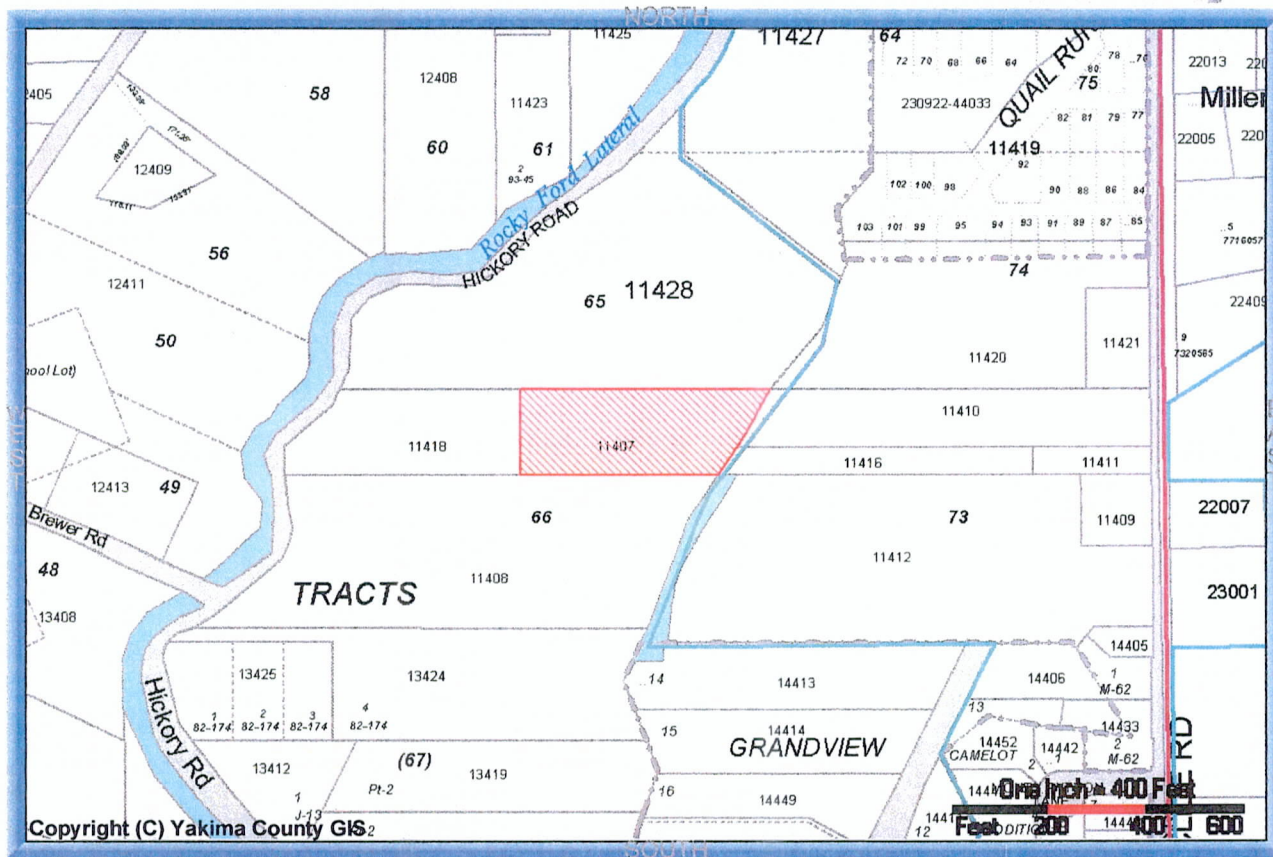
Dave Cook, Yakima County Assessor

Determination of Sufficiency of Annexation Petition

EXHIBIT D-2

[\[Print Map\]](#) [\[Close Map\]](#)
Yakimap.com


PROPERTY PHOTO		PROPERTY INFORMATION	
		Parcel Address: 301 HICKORY RD, GRANDVIEW ,WA 98930	
		Parcel Owner(s): QUAIL RUN MHP LLC	
		Parcel Number: 23092711428	Parcel Size: 7.87 Acre(s)
		Property Use: 11 Single Unit	
TAX AND ASSESSMENT INFORMATION			
Tax Code Area (TCA): 441		Tax Year: 2019	
Improvement Value: \$73800		Land Value: \$51400	
Current Use Value: \$0		Current Use Improvement: \$0	
New Construction: \$0		Total Assessed Value: \$125200	
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Urban Growth Area: Grandview		Future Landuse Designation: (Yakima County Plan 2015)	
FEMA: FEMA Map		FIRM Panel Number: 53077C2281D	
LOCATION INFORMATION			
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Range: 23 Township: 09 Section: 27			
Narrative Description: Section 27 Township 09 Range 23 Quarter NE: GRANDVIEW ORCHARD TRACTS: TR 65, EX BEG 500 FT S0°06'W & 635.58 FT N 89°56'W OF NE COR NE1/4, TH N 89°56'W 398.79 FT, TH S 0°05'06"W51°55'20"E 421.6 FT, TH N 21°07'40"E 31.43 FT, TH N 07°56'W 117 FT, TH N 41°10'E 108.79 FT, TH N 0°12'E 38.59 FT TO POB, ALSO BEG SW COR TR 64 OF SD PLAT, TH S 89°56'E 97.89 FT, TTO W LN SD TR 64, TH SWLY AL SD W LN TO POB,			
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[\[Print Map\]](#) [\[Close Map\]](#)
[Yakimap.com](#)


PROPERTY PHOTO		PROPERTY INFORMATION	
		Parcel Address: 311 HICKORY RD, GRANDVIEW ,WA 98930	
		Parcel Owner(s): QUAIL RUN MHP LLC	
		Parcel Number: 23092711407	Parcel Size: 1.99 Acre(s)
		Property Use: 91 Undeveloped Land	
		TAX AND ASSESSMENT INFORMATION	
Tax Code Area (TCA): 441		Tax Year: 2019	
Improvement Value: \$0		Land Value: \$20400	
CurrentUse Value: \$0		CurrentUse Improvement: \$0	
New Construction:\$0		Total Assessed Value:\$20400	
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Narrative Description: GRANDVIEW ORCHARD TRS. E 525 FT OFN 170 FT-MEASURED AL N LI			
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AFFIDAVIT OF PUBLICATION

State of Washington } ss.
County of Yakima }

The undersigned on oath states that

Suzie Zuniga
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

City of Grandview
Smith Annexation & Rezone

was published on January 9, 2019

The amount of the fee charged for the foregoing publication is the sum of \$ 100.56 which amount has been paid in full.

Suzie Zuniga

Subscribed and sworn to before me on

January 9, 2019
Annette 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): Brett & Teresa Smith dba Quail Run Manufactured Home Park

Proposed Project: Annexation & Rezone

Application Date: November 15, 2018

Application Acceptance: December 11, 2018

Decision-Making Authority: City of Grandview

Location of Project: 301 Hickory Road, Grandview, WA 98930, Parcel No. 230927-11428 consisting of 7.87 acres and 311 Hickory Road, Grandview, WA 98930, Parcel No. 230927-11407 consisting of 1.99 acres

Project Description: Applicants request annexation and rezone to M2 Manufactured Home Park

Requested Approvals & Actions: Annexation and Rezone to M2 Manufactured Home Park

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 require 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 any are scheduled or held.

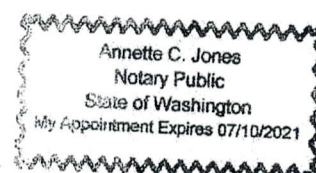
At this City of Grandview Hearing Examiner will hold a public hearing pursuant to GMC 14.03 on **WEDNESDAY, FEBRUARY 6, 2019 at 3:00 p.m.**, in the Council Chamber at City Hall, 207 West Second Street, Grandview, Washington. The public hearing will consider the application of the project described above. To request accommodation for special needs, contact Anita Palacios, City Clerk, 24-hours in advance at (509) 882-9208. Interpreters will be available upon request. The Council Chamber is handicapped accessible. American Disabilities Act (ADA) accommodations provided upon request 24-hours in advance.

CITY OF GRANDVIEW

Anita G. Palacios, MMC, City Clerk

Published: The Grandview Herald

Published: January 9, 2019



Notice

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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. 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) 882-9208. Comments concerning the application should be submitted no later than **THURSDAY, JANUARY 24, 2019**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **THURSDAY, JANUARY 24, 2019** may not be considered in the staff report.

Public Hearing

The City of Grandview Hearing Examiner will hold a public hearing pursuant to GMC 14.03 on **WEDNESDAY, FEBRUARY 6, 2019 at 3:00 p.m.**, in the Council Chamber at City Hall, 207 West Second Street, Grandview, Washington. 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) 882-9208. Interpreters will be available upon request. The Council Chamber is handicapped accessible. American Disabilities Act (ADA) accommodations provided upon request 24-hours in advance.

CITY OF GRANDVIEW

Anita G. Palacios, MMC, City Clerk

Published: The Grandview Herald

Published: January 9, 2019

AFFIDAVIT OF PUBLICATION

State of Washington }
 County of Yakima } ss.

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Suzie Zuniga
 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
City of Grandview
Notice of Closed Record Public
Hearing
Annexation + Rezone Application
 was published on February 13, 20
and 27, 2019

The amount of the fee charged for the foregoing publication is the sum of \$ 108.43 which amount has been paid in full.

Suzie Zuniga

Subscribed and sworn to before me on

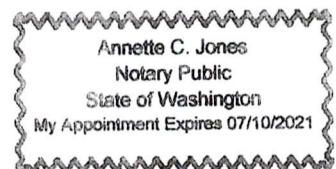
February 27, 2019

Annette C. Jones

Notary Public for the State of Washington

Notice

CITY OF GRANDVIEW
NOTICE OF CLOSED RECORD PUBLIC HEARING
ANNEXATION & REZONE APPLICATION
NOTICE IS HEREBY GIVEN that the City Council of the City of Grandview will hold a closed record public hearing on **Tuesday, March 12, 2019 at 7:00 p.m.**, in the Council Chamber at City Hall, 207 West Second Street, Grandview, Washington. The purpose of the closed record public hearing is for Council to consider the Hearing Examiner's recommendation that the City Council approve the requested annexation and rezone for the following:
Applicant(s): Brett & Teresa Smith dba Quail Run Manufacture Home Park
Proposed Project: Annexation & Rezone
Location of Project: 301 Hickory Road, Grandview, WA 98930 Parcel No. 230927-11428 consisting of 7.87 acres and 31 Hickory Road, Grandview, WA 98930, Parcel No. 230927-1140 consisting of 1.99 acres
Project Description: Applicants request annexation and rezone to M2 Manufactured Home Park
 A copy of the Hearing Examiner's recommendation is available at no charge from the City Clerk's Office, 207 West Second Street Grandview, WA 98930, PH: (509) 882-9208.
CITY OF GRANDVIEW
 Anita G. Palacios, MMC, City Clerk
 Published: The Grandview Herald
 Published: February 13, 20 and 27, 2019



STAFF REPORT

TO: City of Grandview - Hearing Examiner

FROM: Mike Shuttleworth, Planning Manager
Yakima Valley Conference of Governments

DATE: January 30, 2019

SUBJECT: Public hearing to receive comments on proposed Brett and Teresa Smith petition to annex tax parcels 23092711428 (301 Hickory Road) and 23092711407 (311 Hickory Road) into the City of Grandview. This annexation request includes that portion of Hickory Road that is adjacent to parcel 23092711428.

Site:

The subject parcel 1, tax parcel 23092711428, is approximately 7.87 acres in size. This parcel is currently zoned by Yakima County as Single Family Residential (R-1) and has a Grandview Comprehensive Plan Future Land Use Map (FLUM) designation of Residential. This parcel is located east of Hickory Road and west of the existing city limit boundary of the City of Grandview. The property and road right of ways are located within the City of Grandview's Urban Growth Area (UGA).

The subject parcel 2, tax parcel 23092711407, is approximately 1.99 acres in size. This parcel is currently zoned by Yakima County as Single Family Residential (R-1) and has a Grandview Comprehensive Plan Future Land Use Map (FLUM) designation of Low Density Residential. This parcel is located approximately 400 feet east of Hickory Road and west of the existing city limit boundary of the City of Grandview. The property is located within the City of Grandview's Urban Growth Area (UGA).

Proposal:

The petitioners, Brett and Teresa Smith, has petitioned to annex the subject properties into the City of Grandview and requested that the zoning district of the properties be Manufactured Home Park District (MR).

Background:

The City Council accepted the letter of intent to annex and a petition was circulated to receive signatures from property owners representing 60% of the assessed property value. The petition was forwarded on to the Office of the Yakima County Assessor for a certification of sufficiency. The City of Grandview received a letter dated November 26,

2018 from the Yakima County Assessor determining that owners of not less than 100% of the assessed property value had signed the annexation petition.

On December 11, 2018, the City Council accepted the request for annexation subject to the following conditions:

1. The annexation be accepted as proposed on the Exhibit A attachment to the petition for annexation.
2. That the City requires the simultaneous adoption of the City's zoning regulations consistent with the Urban Growth Area Future Land Use Designation: MR Manufactured Home Park for the proposed annexation.
3. That the City requires the assumption of an appropriate share of all existing City indebtedness by the area to be annexed.

The City Council directed staff to present 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 facts and conclusions based upon those facts, together with a recommendation to the City Council.

Public Notice:

Public notice was provided in the following manner:

- Notice posted on property: January 8, 2019
- Notice of development application, environmental determination and notice of public hearing: Published January 9, 2019

State Environmental Policy Act:

The City of Grandview issued a Determination of Non-Significance (DNS) on January 9, 2018.

The City of Grandview has determined that the proposed parcel annexation, proposed zoning and integration into the City of Grandview will not have a probable adverse environmental impact.

Current Zoning and Land Uses:

The subject parcel is currently zoned by Yakima County as Single Family Residential (R-1). Characteristics of properties adjacent to the subject properties are:

<i>Location</i>	<i>Zoning</i>	<i>Land Use</i>	<i>Jurisdiction</i>
North	Manufactured Home Park (MR)	Vacant land/Manufactured Home Park	City of Grandview/Yakima County
South	Residential (R-1)	Agricultural	Yakima County
East	Agricultural (AG)	Agricultural	City of Grandview

West	Residential (R-1)	Agricultural	Yakima County
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The surrounding land uses should not be affected by the annexation of the proposed properties. As indicated above, the properties are adjacent to the city on one side. The agricultural properties surrounding the area to be annexed are zoned residential in the County.

Comments:

The Washington State Department of Ecology (DOE) submitted comments dated January 17, 2019. DOE comments were:

Based upon the historical agricultural use of this land, there is a possibility the soil contains residual concentrations of pesticides. Ecology recommends that the soils be sampled and analyzed for lead and arsenic, and for organochlorine pesticides. If these contaminants are found at concentrations above the Model Toxics Control Act cleanup levels Ecology recommends that potential buyers be notified of their occurrence.

Comprehensive Plan Future Land Use Designation:

Per GMC § 17.96.040 (Annexation Procedure), "The establishment of zoning for annexation areas shall be guided by the land use designations and policies of the Comprehensive Plan."

The 2016 Grandview Comprehensive Plan Future Land Use Map (FLUM) designation of the 23092711428 - 301 HICKORY RD site as Residential and 23092711407 - 311 HICKORY RD as Low Density Residential. The establishment of the MR zoning district on the subject parcel is consistent with the following Goals and Policies of the 2016 Grandview Comprehensive Plan:

GOAL 1: ***Create a balanced community by controlling and directing growth in a manner that enhances, rather than detracts from, community quality and values.***

Policy 1.1 In its land use management decisions, the City should strive to influence both rates and patterns of growth in order to achieve goals of the Comprehensive Plan.

Policy 1.2 The City should resist growth pressures that could adversely affect community values, amenities, and infrastructure. The City should support development that furthers community goals.

Policy 1.3 Encourage urban infill where possible to avoid sprawl and the inefficient leapfrog pattern of development.

Policy 1.7 Revise development regulations as needed to be consistent with the adopted Comprehensive Plan.

GOAL 2: ***Coordinate land uses to minimize the loss of natural resources due to urbanization and reduce uncertainty and unpredictable development which sacrifices conservation and sound land management.***

Policy 2.1 Support the preservation and enhancement of natural resource lands and support occupations associated with agriculture, such as farming, and marketing of agricultural products within agricultural areas adjacent to the City and its urban growth area.

Policy 2.2 Support the protection of agricultural and other resource lands within the Grandview area from incompatible development, keeping them available for recreational use, wildlife habitat, and economic purposes.

Policy 2.3 Encourage new developments to locate in areas that are relatively free of environmental problems relating to soil, slope, bedrock, and the water table. Proposed developments should be reviewed by the appropriate City staff or consultants to identify site-specific environmental problems.

GOAL 4: **To pursue well-managed, orderly expansion of the urban area in a manner that is within the sustainable limits of the land.**

Policy 4.1 The future distribution, extent, and location of generalized land uses will be established by the Future Land Use Map contained within this plan.

Policy 4.4 Discourage incompatible uses from locating adjacent to each other. Encourage protection of other land uses from the negative impacts of industrial uses through appropriate siting, setbacks, landscaping and buffering.

Policy 4.5 Provide ample opportunities for light industrial development at locations with suitable access and adequate municipal services. At these locations, encourage industrial park-like development.

The 2016 Comprehensive Plan further states:

"MR Manufactured Home Park District. It is the purpose of this chapter to establish a procedure to accommodate the placement of manufactured homes in designated park developments where individual spaces are leased or rented and not sold to the occupants. Up to 12 manufactured homes are permitted per park;

up to 18 may be allowed with the addition of site amenities such as sidewalks and walking paths."

"R-1 Low Density Residential. The R-1 low-density residential district is established to provide a low-density residential environment. Lands within this district generally should contain single-family conventional dwellings with smaller lots and useful yard spaces. Minimum lot area is 7,500 square feet with one dwelling unit per lot permitted."

Zoning:

Per GMC § 17.96.030 (Annexation Procedure, Zoning), "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...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, morale, and general welfare."

The Grandview Comprehensive Plan Future Land Use Map shows the annexation areas future land use as "Residential" (7.87 acres) and "Low Density Residential" (1.99 acres).

GMC 17.88.060 provides findings and recommendations for the Hearing Examiner to consider when approving the proposed zoning for the annex property.

"17.88.060 Hearing Examiner-Findings and recommendations. After completion of an open record hearing on a petition for reclassification of property, the hearing examiner shall make and enter findings from the records and conclusions thereof which support its recommendation and find whether or not:

1. The proposal is in accord with the goals and policies of the comprehensive plan.
2. The effect of the proposal on the immediate vicinity will be materially detrimental.
3. There is merit and value in the proposal for the community as a whole.
4. Conditions should be imposed in order to mitigate any significant adverse impacts from the proposal.
5. A development agreement should be entered into between the city and the petitioner, and if so, the terms and conditions of such an agreement."

Floodway:

There are no FEMA floodplains or other flood hazard areas within or near the subject parcels.

Shoreline:

There are no designated Shoreline Environments regulated by the Yakima County Regional Shoreline Master Program within or near the subject parcels.

Critical Areas:

There are no known critical areas, as defined by GMC Chapter 18.06 (Critical Areas), in or near the subject parcel. The critical area map in the comprehensive plan provides that there is a creek along the east side of the parcel in this annexation. The map labels them as "other streams". The Yakima County mapping of critical areas shows the stream in this area as man-made.

Concurrency:

Because no development is proposed at this time, this proposal is not governed by GMC Chapter 14.10 (Transportation Concurrency Management). Future development(s) may require an updated Certificate of Concurrency.

Development Standards

Because no development is proposed at this time, this proposal is not governed by development standards contained in the Grandview Municipal Code.

Infrastructure:

Sewer & Water: The City of Grandview has water and sewer capacity for future development. The parcels are not currently connected to City water and sewer services.

Streets: The parcels are currently accessed from Hickory Road. Hickory Road is a graveled county road.

Comprehensive Plan:

The lots within the proposed annexation have different comprehensive plan designations. The larger parcel, parcel 1, has a designation of residential. The comprehensive plan provides the following for residential designation: "Residential: Areas appropriate for rural, single-family, and multifamily residential living." The zoning district of manufactured home park would be consistent with the comprehensive plan designation of residential.

The smaller lot parcel 2, has a designation of low density residential. comprehensive plan provides the following for low density residential designation: "Lands within this district generally should contain single-family conventional dwellings with smaller lots and useful yard spaces. Minimum lot area is 7,500 square feet with one dwelling unit per lot permitted." The zoning district of manufactured home park would not be consistent with the comprehensive plan designation of residential.

Findings & Conclusions:

1. The public notice requirements of the Grandview Municipal Code have been satisfied.

2. SEPA Environmental review, as required by RCW 43.21C, has been completed, resulting in the issuance of a Determination of Non-significance.
3. The City of Grandview has sufficient water, sewer and street capacity for the proposed annexation.
4. The proposed annexation and establishment of MH zoning meets the applicable criteria in GMC §§ 17.88.060 and 17.96.030 and is compliant with the City of Grandview Comprehensive Plan for tax parcel 23092711428. Tax parcel 23092711407 would not be consistent with the land use designation of low density residential in the Grandview Comprehensive Plan.
5. The public use and interest will be served.

Recommendation:

The Yakima Valley Conference of Governments, acting as staff for the City of Grandview, recommends **approval** of the proposed annexation of the property describe below and establishment of the Manufactured Home Park District (MR) zoning district.

Annexation Area: Parcel 1 (Tax Parcel: 23092711428)

Abbreviated Legal Description:

That portion of Tract 65, Grandview Orchard Tracts as recorded in Volume "B" of Plats, Page 14. Records of Yakima County, Washington, described as follows:

Except that portion of Tract 65, Beginning at the Northeast corner of Section 27, T 9N., R23 E. W.M. thence S0°06'00"W along the east line of said Section 500.00 feet to the south line of Tract 64 extended easterly; thence N89°56'00"W, parallel with the south line of the northeast quarter of said Section 27 and along the south line of said Tract 64 extended easterly, 635.58 feet to the true point of beginning; thence continuing N89°56'00"W 398.79 feet; thence S0°05'06"W 6.14 feet; thence S51°55'20"E 421.60 feet to the East line of said Tract 65, thence along the courses and distances of said east line N21°07'40"E, 31.43 feet; N7°56'00"W, 117.00 feet; N41°10'00"E, 108.79 feet; N0°12'00"E, 38.59 feet to the true point of beginning.

Together with that portion of Tract 64 as recorded in Volume "B" of Plats, Page 14, records of Yakima County, Washington, described as follows: Beginning at the northeast corner of Section 27, T.9N.,R.23E., W.M. ; thence S0°06'00"W along the east line of said Section 500.00 feet to the south line of Tract 64 extended easterly; thence N89°56'00"W, parallel with the south line of the northeast quarter of said Section 27 and along the south line of said Tract 64 extended easterly. 1034.37 feet to the true point of beginning; thence N0°05'06"E 104.25 feet to the west line of said Tract 64; thence southwesterly along the west line of said Tract 64 to a line bearing N89°56'00"W from the point of beginning; thence S89°56'00"E 97.89 feet, more or less to the true point of beginning.

Together with that portion of Hickory Road Right of Way located adjacent to the West side of the above described parcel.

The Yakima Valley Conference of Governments, acting as staff for the City of Grandview, recommends **approval** of the proposed annexation of the property describe below and establishment of the Low Density Residential (R-1) zoning district.

Annexation Area: Parcel 2 (Tax Parcel: 23092711407)

Abbreviated Legal Description:

Grandview Orchard Tracts. East 525 feet of the North 170 feet of Tract 66 in Section 27, T.9N., R.23E., W. M

City of Grandview, Washington Hearing Examiner's Recommendation

February 21, 2019

In the Matter of a Petition for)
Annexation of Property with)
MR Manufactured Home Park)
District Zoning Submitted by:)
Brett and Teresa Smith d/b/a)
Quail Run Manufactured Home Park)
Relative to 9.86 Acres Located)
At 301 and 311 Hickory Road)
Annexation Resolution No. 2018-48

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 February 6, 2019, regarding this petition to annex 9.86 acres into the City of Grandview (City) with MR Manufactured Home Park District zoning.

(2) A thorough staff report was prepared and was presented by Mike Shuttleworth, Planning Manager of the Yakima Valley Conference of Governments acting as the City's Planner. He recommended approval of the proposed annexation with MR Manufactured Home Park District zoning for the 7.87-acre parcel at 301 Hickory Road and approval of the proposed annexation with R-1 Low Density Residential District zoning for the 1.99-acre parcel at 311 Hickory Road.

(3) The petitioner Brett Smith asked questions of staff after his son Dallas Smith explained that these two parcels were purchased after the manufactured home park was purchased in 2001 and that the purpose of this request is to allow expansion of the adjacent manufactured home park or other uses allowed in the MR Manufactured Home Park District zone.

(4) City Clerk Anita Palacios testified that written SEPA comments were received from Sunnyside Valley Irrigation District and the Washington State Department of Ecology.

(5) City Administrator/Public Works Director Cus Arteaga answered questions about the SVID drainage ditch.

(6) No one else testified at the hearing.

(7) This recommendation has been issued within ten working days of the open record public hearing in accordance with Subsection 2.50.130(A) of the Grandview Municipal Code.

B. Summary of Recommendation. The Hearing Examiner recommends that the Grandview City Council (i) approve the proposed annexation of the 7.87-acre parcel located at 301 Hickory Road with the requested MR Manufactured Home Park District zoning and (ii) approve the proposed annexation of the adjacent 1.99-acre parcel on the south located at 311 Hickory Road with R-1 Low Density Residential District zoning as recommended by the City's planner in order to be consistent with the current Low Density Residential Comprehensive Plan designation for that parcel until such time as the Comprehensive Plan designation may be changed for that parcel.

C. Basis for Recommendation. Based upon a view of the site without anyone else present on February 6, 2019; the information contained in the staff report, the exhibits, the testimony, the SEPA Determination of Non-Significance and the

other evidence presented at the open record public hearing on February 6, 2019; and a consideration of the Grandview Comprehensive Plan and the Grandview Zoning Ordinance; the Hearing Examiner makes the following:

FINDINGS

I. Petitioners/Property Owners. The petitioners and property owners are Brett and Teresa Smith d/b/a Quail Run Manufactured Home Park and d/b/a Quail Run MHP, L.L.C., P.O. Box 1050, North Bend, WA 98045.

II. Location. The two parcels proposed for annexation with MR Manufactured Home Park District zoning are located on the east side of Hickory Road. The western boundary of the 7.87-acre parcel at 301 Hickory Road is adjacent to the road and its northeastern and southeastern boundaries are adjacent to the existing Grandview city limits. The 1.99-acre parcel is about 400 feet east of Hickory Road. Its northern boundary is adjacent to the southern boundary of the larger parcel and its eastern boundary is adjacent to the City limits. Both parcels are within the City of Grandview Urban Growth Area. The Yakima County Assessor's Parcel No. is 230927-11428 for the larger parcel and is 230927-11407 for the adjacent smaller parcel.

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

(1) 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 both signed on November 15, 2018, by Brett and Teresa Smith who are the owners of Quail Run MHP, L.L.C. which owns 100% of the two parcels that are proposed for annexation.

(2) The petition requests annexation of the two parcels with assumption of existing City indebtedness and with MR Manufactured Home Park District zoning. That zoning would be consistent with the City's "Residential" Comprehensive Plan designation for the 7.87-acre parcel, but would not be consistent with the City's current "Low Density Residential" Comprehensive Plan designation for the 1.99-acre parcel.

(3) The annexation with zoning consistent with the current Comprehensive Plan designations for the respective parcels would allow the petitioners to expand their manufactured home park or develop other residential uses permitted by the MR Manufactured Home Park District zone on the larger parcel and to develop residential uses allowed in the R-1 Low Density Residential District on the smaller parcel, but no specific development proposals have been proposed or are under review at this time.

(4) The sufficiency of the petition was confirmed by a letter from Yakima County Assessor Dave Cook dated November 26, 2018. At the City Council's regular meeting of December 11, 2018, the City Council by means of Resolution No. 2018-48 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. The accuracy of the legal description for the proposed annexation which was prepared by a Professional Land Surveyor was confirmed by a letter from Yakima County Transportation Engineering Manager Kent L. McHenry, P.E. dated January 16, 2019.

(5) 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, it will be returned for the City Council's adoption of an annexation ordinance.

IV. State Environmental Policy Act. The main aspects of the City's environmental review process for this petition may be summarized as follows:

(1) The City of Grandview issued a preliminary Determination of Non-Significance (DNS) on January 9, 2019, allowing for a 14-day comment period.

(2) A written comment was received on January 14, 2019, from the Sunnyside Valley Irrigation District which indicated that an SVID open drainage facility DR JT 2 runs along the east boundary of these two parcels; that a drain easement extends 20 feet out from the top edge of the bank on both sides of the drainage ditch; that use of the SVID easement or right-of-way will not be allowed without prior approval through SVID's permitting process; and that discharge of water runoff (including stormwater) into DR JT 2 will not be permitted.

(3) A second written comment dated January 16, 2019, was received from the Washington State Department of Ecology (DOE) which indicated that due to the historical agricultural use of this land, there is a possibility the soil contains residual concentrations of pesticides; that DOE recommends the soils be sampled and analyzed for lead, arsenic and organochlorine pesticides; and that DOE recommends that potential buyers be notified if these contaminants are found at concentrations above the Model Toxics Control Act cleanup levels.

(4) A final threshold determination was issued on January 25, 2019, which retained the initial Determination of Non-Significance (DNS) to the effect that the proposed annexation with appropriate zoning will not have a probable significant adverse environmental impact.

(5) WAC 197-11-390 provides that the final Determination of Non-Significance (DNS) issued on January 25, 2019, is a final SEPA threshold determination to be considered along with the other criteria relative to this annexation request.

V. Zoning and Land Uses. The subject parcels are currently zoned as Single-Family Residential (R-1) by Yakima County and are currently not developed with any land use. The properties near this parcel have the following characteristics:

<i>Location</i>	<i>Zoning</i>	<i>Existing Uses</i>	<i>Jurisdiction</i>
North:	MR Manufactured Home Park District	Vacant/Manufactured Home Park	City of Grandview & Yakima County
South:	R-1 Single-Family Residential	Agricultural	Yakima County
East:	AG Agricultural District	Agricultural/Residential	City of Grandview
West:	R-1 Single-Family Residential	Agricultural	Yakima County

VI. Comprehensive Plan. The 2016 Grandview Comprehensive Plan Future Land Use Map designation for the 7.87-acre parcel at 301 Hickory Road (#230927-11428) is “Residential.” The 2016 Grandview Comprehensive Plan Future Land Use Map designation for the 1.99-acre parcel at 311 Hickory Road (#230927-11407) is “Low Density Residential.”

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

VIII. Critical Areas. There are no known critical areas as defined by GMC Chapter 18.06 in or near these two parcels. The critical area map in the Comprehensive Plan provides that there is a creek along the east side of the parcels proposed for annexation which is labeled on the map as “other streams.” However, the Yakima County mapping of critical areas shows the stream in this area to be man-made.

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(s).

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.

XI. Infrastructure. The City of Grandview has water and sewer capacity for future development. The parcels are not currently connected to City water and sewer services. The larger parcel is adjacent to Hickory Road and is currently accessed directly from that graveled County road. The smaller parcel could be accessed by a private easement to Hickory Road. The portion of Hickory Road adjacent to the larger parcel is included within the legal description of the area to be annexed.

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 findings that are set forth in GMC §17.96.030 and GMC §17.96.040 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 February 6, 2019, 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 of February 6, 2019, was published in the City's official newspaper, the Grandview Herald, on January 9, 2019, at least 10

working days prior to the hearing in accordance with RCW 35A.14.130 and GMC §2.50.120(B).

(3) Notice of the public hearing before the hearing examiner was posted on January 8, 2019, in two places on the property proposed for annexation. Both the City and the petitioners indicated at the hearing that they wished to proceed with the hearing without providing new notice for the hearing by means of a notice posted in three places on the property. Notice of the closed record hearing before the City Council is being posted in three places on the property proposed for annexation which will likely confirm for the record that the one additional notice did not result in any additional public interest in this proposed annexation.

(4) Additional notice for the requested rezone for the parcels proposed for annexation was provided on January 7, 2019, 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 rezoning, and by posting the notice of the public hearing at City Hall, the Library, the Community Center and Police Department.

XIV. Comments. No written comments from members of the public were received relative to this petition. The only written comments that were submitted were the SEPA comments of the Sunnyside Valley Irrigation District and the Department of Ecology described above in the section relative to the environmental review process.

XV. Annexation Review Criteria. 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 100% of the owners of the two parcels of property in the proposed annexation have 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, morale [morals], and general welfare.”

(3) Zoning District Classification in Keeping with the Comprehensive Plan. The requested MR Manufactured Home Park District zoning is in keeping with the City of Grandview 2016 Comprehensive Plan Future Land Use Map’s “Residential” designation for the 7.87-acre parcel #230927-11428 because that designation covers areas appropriate for multifamily residential living as well as for rural and single-family residential living. GMC §17.20.010 states that the purpose of that zoning district is to establish a procedure for placement of a maximum specified number of manufactured homes in designated park developments where individual spaces are leased or rented and not sold to the occupants. However, that zoning is not in keeping with the Comprehensive Plan’s “Low Density Residential” designation for the 1.99-acre parcel #230927-11407. Low density residential development is defined for the R-1 Low Density Residential District in GMC §17.30.010 as consisting of single-family conventional dwellings with smaller lots and useful yard spaces. Since GMC §17.96.040 requires the establishment of zoning for annexed areas to be governed by the land use designations and the policies of the Comprehensive Plan, the zoning of the 7.87-acre parcel is recommended by the City’s planner and the hearing examiner to be MR Manufactured Home Park District while the zoning of the 1.99-acre parcel is recommended by the City’s planner and the hearing examiner to be the R-1 Low Density Residential District. That zoning would be consistent with the following goals and policies of the 2016 Comprehensive Plan:

GOAL 1: Create a balanced community by controlling and directing growth in a manner that enhances, rather than detracts from, community quality and values.

Policy 1.1: In its land use management decisions, the City should strive to influence both rates and patterns of growth in order to achieve goals of the Comprehensive Plan.

Policy 1.2: The City should resist growth pressures that could adversely affect community values, amenities, and infrastructure. The City should support development that furthers community goals.

Policy 1.3: Encourage urban infill where possible to avoid sprawl and the inefficient leapfrog pattern of development.

Policy 1.7: Revise development regulations as needed to be consistent with the adopted Comprehensive Plan.

GOAL 2: Coordinate land uses to minimize the loss of natural resources due to urbanization and reduce uncertainty and unpredictable development which sacrifices conservation and sound land management.

Policy 2.1: Support the preservation and enhancement of natural resource lands and support occupations associated with agriculture, such as farming, and marketing of agricultural products within agricultural areas adjacent to the City and its urban growth area.

Policy 2.2: Support the protection of agricultural and other resource lands within the Grandview area from incompatible development, keeping them available for recreational use, wildlife habitat, and economic purposes.

Policy 2.3: Encourage new developments to locate in areas that are relatively free of environmental problems relating to soil, slope, bedrock, and the water table. Proposed developments should be reviewed by the appropriate City staff or consultants to identify site-specific environmental problems.

Goal 4: To pursue well-managed, orderly expansion of the urban area in a manner that is within the sustainable limits of the land.

Policy 4.1: The future distribution, extent, and location of generalized land uses will be established by the Future Land Use Map contained within this plan.

Policy 4.4: Discourage incompatible uses from locating adjacent to each other. Encourage protection of other land uses from the negative impacts of industrial uses through appropriate siting, setbacks, landscaping and buffering.

(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, morale [morals], and general welfare. The proposed annexation area is within the City's Urban Growth Area and is contiguous to the current City limits. Approval

of the proposed annexation would result in a natural and expected expansion of the City's boundaries. The recommended zoning for the annexed area would allow for expansion of an existing manufactured home park and other residential uses that would be compatible with nearby zoning and land uses. This general criterion as to the best arrangement of land uses to promote the public health, safety, morale [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 existing Yakima County Single-Family Residential (R-1) zoning to the City MR Manufactured Home Park District zoning as part of this annexation process.

XVI. Standards and Criteria for Rezones. Section 14.03.035 of the Grandview Municipal Code (GMC) provides that a Hearing Examiner may make land use decisions as determined by the City Council at the request of the Planning Commission or City Administrator. Subsection 14.07.030(B) of the GMC requires at least 10 days notice of public hearings by publication, mailing and posting. GMC Subsection 14.03.040(A)(4), Subsection 14.09.030(A)(4) and Subsection 17.88.020(A)(2) provide that a recommendation is to be made to the City Council regarding rezones in accordance with Title 14 of the GMC. Subsections 14.09.030(A)(3) and (A)(4) of the GMC provide procedures that are involved. Subsection 14.01.040(H) of the GMC 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. The Grandview Municipal Code provides in Subsection 14.09.030(A)(3)(c) that the Hearing Examiner is not to recommend approval of a proposed development such as a rezone without first 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 recommen-

dition, the zoning of the 7.87-acre parcel is recommended by the City's planner and the hearing examiner to be MR Manufactured Home Park District while the zoning of the 1.99-acre parcel is recommended by the City's planner and the hearing examiner to be the R-1 Low Density Residential District in order to be consistent with the intent of the Residential and the Low Density Residential 2016 Comprehensive Plan designations and to be consistent with the policies of the 2016 Comprehensive Plan. No changes to the City's Comprehensive Plan designations for the parcels would be required in order to approve the requested rezone of the 7.87-acre parcel to the MR Manufactured Home Park District and a rezone of the 1.99-acre parcel to the R-1 Single-Family Residential District. The rezones to those districts would also meet the requirements and intent of the City's zoning ordinance so long as those zones satisfy 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. The parcels are accessed by Hickory Road. Future uses on the property will be able to utilize the existing street and utilities which are available in the area and which are adequate for MR Manufactured Home Park District uses on the 7.87-acre parcel and for R-1 Single-Family Residential District uses on the 1.99-acre parcel.

(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 that was issued pursuant to Title 18 on January 25, 2019, as the final threshold determination which was not appealed.

(4) The development (proposed rezone) is beneficial to the public health, safety and welfare and is in the public interest. The requested rezone is beneficial to the public health, safety and welfare and is in the public interest because it will allow expansion of an adjacent manufactured home park or other residential uses that will be compatible with nearby 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 is proposed at this time and any future development will be subject to the Transportation Concurrency Management requirements of GMC Chapter 14.10. Here there is no indication in the record that uses in the MR Manufactured Home Park District on the larger parcel or in the R-1 Low Density Residential District on the smaller parcel 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 there is no land proposed for dedication.

In addition, Section 17.88.060 of the Grandview Municipal Code provides that the Hearing Examiner shall enter findings for a rezone indicating whether the following additional criteria are satisfied:

(1) Whether the proposal is in accord with the goals and policies of the Comprehensive Plan. The rezone of the 7.87-acre parcel to MR Manufactured Home Park District and the rezone of the 1.99-acre parcel to R-1 Single-Family Residential District would be in accord with the goals and policies 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 MR Manufactured Home Park District zoning for the 7.87-acre parcel and R-1 Single-Family Residential District zoning for the 1.99-acre parcel will not be materially detrimental to the immediate vicinity and will have merit and value for the community as a whole. It

will provide additional property to be used for possible expansion of an existing manufactured home park or other residential uses in an area zoned and utilized for residential uses.

(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 two parcels for the community as a whole because it will help the City meet its growth projections without impacting critical areas through the possible expansion of an adjacent manufactured home park through the conditional use process or through other uses that may be allowed in the recommended zoning districts.

(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 significant adverse impacts from the proposed annexation and recommended zoning. The City's SEPA Determination of Non-Significance determined that no likely significant adverse environmental impacts will result.

(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.

CONCLUSIONS

Based on the above 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) 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 January 25, 2019, which was not appealed.

(3) The parcels proposed for annexation are located within the City of Grandview Urban Growth Area and are contiguous to the corporate limits of the City of Grandview.

(4) The annexation petition has met the signature requirements for the 60% petition method authorized by RCW 35A.14.120.

(5) The City of Grandview has sufficient water, sewer and street capacity for the proposed annexation.

(6) The area proposed for annexation, other than the Hickory Road right-of-way, should upon annexation be zoned MR Manufactured Home Park District for the 7.87-acre parcel and R-1 Single-Family Residential for the 1.99-acre parcel.

(7) The requested annexation with the recommended zoning satisfies the applicable requirements and criteria in the Grandview Municipal Code needed 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 parcels described in the documentation submitted for this request be **APPROVED** with MR Manufactured Home Park District zoning for the 7.87-acre parcel #230927-11428 at 301 Hickory Road and with R-1 Single-Family Residential District zoning for the 1.99-acre parcel #230927-11407 at 311 Hickory Road. The legal description of the annexation area confirmed as accurate by the Yakima County Engineering Manager including the road right of way of Hickory Road that is adjacent to the subject parcel is as follows:

That part of Tracts 64 and 65, GRANDVIEW ORCHARD TRACTS, as recorded in Volume "B" of Plats, page 14, Yakima County, Washington and adjacent right of way for Hickory Road being a portion of the Northeast quarter of Section 27, Township 9 North, Range 23 East, W.M., described as follows:

Commencing at the Northeast corner of said Section 27;

Thence South 0°06' West along the East line thereof 500 feet to the Easterly extension of the South line of Tract 64, GRANDVIEW ORCHARD TRACTS according to the official plat thereof recorded in Volume 'B' of Plats, Page 14, records of Yakima County, Washington;

Thence North 89°56' West along said South line of said Tract 64 and its Easterly extension 1034.37 feet;

Thence South 0°05'06" West 6.14 feet to the Point of Beginning;

Thence North 0°05'06" East 110.39 feet to the Westerly line of said Tract 64;

Thence Northwesterly at a right angle to the centerline of Hickory Road to the Westerly right of way line of said Hickory Road;

Thence Southwesterly along said right of way line to the Westerly extension of the South line of Tract 65 of said Plat;

Thence Easterly along said South line and its Westerly extension to a point that is 525 feet East of the Northeast corner of Tract 66 of said Plat;

Thence South at a right angle to a point that is 170 feet South of the North line of said Tract 66, as measured perpendicular thereto;

Thence East parallel with said North line to the Easterly line of said Tract 66;

Thence Northeasterly along said East lines of said Tracts 66 and 65 to a point bearing South 51°55'20" East 421.60 feet from the Point of Beginning;

Thence North 51°55'20" West 421.60 feet to the Point of Beginning.

Situate in Yakima County, State of Washington.

(Yakima County Assessor's Parcel #230927-11428 and #230927-11407)

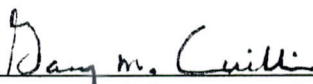
The annexation area, other than the Hickory Road right-of-way therein, shall have MR Manufactured Home Park District zoning except for the 1.99-acre parcel #230927-11407 thereof located at 311 Hickory Road. Said 1.99-acre parcel which shall have R-1 Single-Family Residential District zoning unless and until its Comprehensive Plan designation is changed may be legally described as follows:

The East 525 feet of the North 170 feet of Tract 66, GRANDVIEW ORCHARD TRACTS, as recorded in Volume "B" of Plats, page 14, Yakima County, Washington in Section 27, Township 9 North, Range 23 East, W.M.

Situate in Yakima County, State of Washington.

(Yakima County Assessor's Parcel #230927-11407)

DATED this 21st day of February, 2019.



Gary M. Cuillier, Hearing Examiner

**GRANDVIEW CITY COUNCIL
REGULAR MEETING MINUTES EXCERPT
MARCH 12, 2019**

1. CALL TO ORDER

Mayor Gloria Mendoza called the regular meeting to order at 7:00 p.m. in the Council Chambers at City Hall.

Present were: Mayor Mendoza and Councilmembers Gay Brewer, Mike Everett, Diana Jennings, Dennis McDonald, Bill Moore and Joan Souders.

Councilmember Javier Rodriguez was absent.

On motion by Councilmember Moore, second by Councilmember McDonald, Council excused Councilmember Rodriguez from the meeting.

Staff present were: City Administrator/Public Works Director Cus Arteaga, City Attorney Quinn Plant and City Clerk Anita Palacios.

6. ACTIVE AGENDA

A. Closed Record Public Hearing – Petition for Annexation & Rezone – Brett and Teresa Smith dba Quail Run Manufactured Home Park – 301 & 311 Hickory Road, Grandview, WA

Mayor Mendoza opened the closed record public hearing to consider an annexation and rezone submitted by Brett and Teresa Smith dba Quail Run Manufactured Home Park for 301 and 311 Hickory Road, Grandview, Washington, by reading the public hearing procedure.

There was no one in the audience who objected to his 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 the Brett and Teresa Smith dba Quail Run Manufactured Home Park requesting annexation of their properties to the City of Grandview. The petitioners elected to request annexation under the 60% petition method of annexation. The 60% petition method required signatures by owners of not less than 60% of the assessed value of the total property proposed for annexation. The petition contained sufficient signatures. The proposed annexation and rezone would include the following parcels: 301 Hickory Road, Parcel No. 230927-11428 consisting of 7.87 acres and 311 Hickory Road, Parcel No. 230927-11407 consisting of 1.99 acres.
- The petitioners requested the parcels be annexed with an M2 Manufactured Home Park zoning. The parcels were included in the City's Urban Growth Area and the

Comprehensive Future Land Use Map designation was residential for Parcel No. 230927-11428 and low density residential for Parcel No. 230927-11407.

- At the December 11, 2018 City Council meeting, Council approved Resolution No. 2018-48 accepting a request from Brett & Teresa Smith dba Quail Run Manufactured Home Park for annexation of Parcel Nos. 230927-11428 and 230927-11407 located at 301 & 311 Hickory Road, Grandview, Yakima County, Washington and directed staff to present the Petition for Annexation to the Hearing Examiner for a public hearing.
- On February 6, 2019, 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.

Council requested clarification of the record as follows (*transcribed verbatim*):

Councilmember Brewer – I have a question.

Mayor Mendoza – Councilmember Brewer.

Councilmember Brewer – Because I'm not an attorney or real estate salesman. Can you tell me is this the time or will we ever have an opportunity to gain a right-of-way within the property for future use?

City Administrator Arteaga – Right-of-way for . . .

Councilmember Brewer – Well for anything, sewer, water, fire hydrants.

City Administrator Arteaga – Well I think right now you're, you're annexing or annexing it in. Once they go to develop it, then you will be approving the development of that project and at that time that will show the street infrastructure, it will show the water and sewer infrastructure, the location of valves, hydrants and that would be at a time that you would approve that. This one here you're just approving the annexation.

Councilmember Brewer – So in other words, if we didn't come to an agreement at that time like you say, do we have the option of rezoning it again or making it mandatory. I'm not sure, we have two attorneys here.

Councilmember Everett – Okay, are you asking rezoning or annexation. Because we're annexing, we would approve annexation.

Councilmember Brewer – Would it make any difference?

City Clerk Palacios – You're approving the annexation and you're also approving the zoning that's coming in with that.

Councilmember Everett – The zoning in that, but you can, after it's annexed, you can change the zoning. So those are two different things. Do you agree?

City Clerk Palacios – But it would be.

City Attorney Plant – Yeah.

Councilmember Brewer – To just make it simple, is there anyway for us to make sure that we have a right-of-way in the future if we need it, after we . . .

Councilmember Everett – It would be by when we went, when they came in with a project.

City Administrator Arteaga – When the next step comes in that's when, cause right now you're just adopting this property and rezoning this property, but it's just land. Okay, so now when they come back on their next round and they say were going to build here, here and here. This road is going loop through here, that's when you're going to be dealing with that.

Councilmember Brewer – We will be free to do that, there's any restrictions.

City Administrator Arteaga – Correct.

City Attorney Plant – I think as a sort of a big proposition, the City has the power of eminent domain. The City if it determines and whenever it determines that it needs to acquire property for a specific use has the power to go in and you start the negotiation process, but you have this threat that we have the power to go to court and take your property if we need to. I think what Cus is saying is that we don't have a project and we don't even know what they're going to do with the property. Once we know what they're going to do with the property, we will be able to make an informed decision about that the City might reasonably need in the future and how they're development would affect what the City needs and that's when it's the time to kind of make those decisions.

Councilmember Brewer – So in other words, we can't make an addendum to this saying that we reserve the right for a right-of-way if necessary.

City Attorney Plant – You can't conditionally annex or attach a condition to the annexation. All we're doing is saying that this real property is now in the City of Grandview.

Councilmember Brewer – But we can though in the future. That's my question.

Councilmember McDonald – When we do the plans.

City Attorney Plant – I think, I guess the point is that this process is just has nothing to do with us acquiring right-of-way. There is no cross connection between them.

Councilmember Brewer – Well will we have an opportunity to do.

City Attorney Plant – We always do, even if it's not in the City, even if it's not in the City limits.

Mayor Mendoza – Councilmember McDonald.

Councilmember McDonald – I just have a question. They requested that all of it be classified as an M2, but the proposed action is for one of them to be single family residential.

City Clerk Palacios – That's, that's because in our future, so the properties are in County right now and every five years we determine what area we see coming into the City within the next five

years and we put a zoning classification on it, a very broad zoning classification. So the one was zoning residential and then the other one was zoning low density residential and so as it comes into the City, it's going to come the one parcel with the lower density residential can't come in as a manufactured home park. They will go through that process the next step to just designate that one little parcel. So, it's coming in as residential, but it's not coming in as manufactured home park.

Councilmember McDonald – But they should be able to make it, so if they want to make that all manufactured home park.

City Clerk Palacios – Correct, yeah, yeah.

Councilmember McDonald – Okay, alright.

Mayor Mendoza – Cus, did you want to say something?

City Administrator Arteaga – Yeah, I do. Just to follow-up on Councilmember Brewer's question. The property that they own which is a mobile home court that has been developed, that's where that transmission line main, that goes through that older section, so the easement for that pipe was put in place back in the 60's way before this was developed into a court. The section that they're bringing in, we don't have anything that we could honestly say we need to have an easement through here in order to justify to establish a right-of-way or an easement just to establish one so I think once the development plan comes in, that will address the width of roads, that will address the pipes, the sewer lines and all the infrastructure that we'll need to make sure is appropriate for the construction of that additional addition.

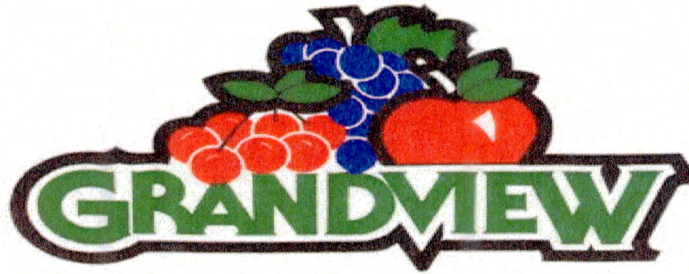
Councilmember Brewer – So you're saying this only option is just to up or down approve the plat.

Following review of the record concerning this issue, Mayor Mendoza advised that the subject was open for decision.

On motion by Councilmember Souders, second by Councilmember Moore, Council accepted the Hearing Examiner's conclusions and recommendation that the Petition for Annexation submitted by Brett and Teresa Smith dba Quail Run Manufactured Home Park be approved with MR Manufactured Home Park District zoning for the 7.87 acre Parcel No. 230927-11428 at 301 Hickory Road and with R-1 Single Family Residential District zoning for the 1.99 acre Parcel No. 230927-11407 at 311 Hickory Road.

- B. Resolution No. 2019-10 authorizing the petition to annex properties known as the Brett and Teresa Smith dba Quail Run Manufactured Home Park 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 Moore, Council approved Resolution No. 2019-10 authorizing the petition to annex properties known as the Brett and Teresa Smith dba Quail Run Manufactured Home Park 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.

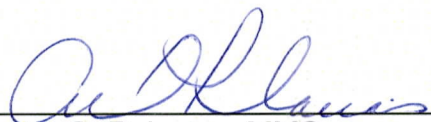


CITY OF GRANDVIEW, WASHINGTON

RESOLUTION 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 Resolution No. 2018-48 accepting a request from Brett and Teresa Smith dba Quail Run Manufactured Home Park for annexation of Parcel Nos. 230927-11428 and 230927-11407 located at 301 & 311 Hickory 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: March 25, 2019



Anita G. Palacios, MMC
City Clerk

RESOLUTION NO. 2018-48

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
ACCEPTING A REQUEST FROM BRETT & TERESA SMITH DBA QUAIL RUN
MANUFACTURED HOME PARK FOR ANNEXATION OF PARCEL NOS.
230927-11428 AND 230927-11407 LOCATED AT 301 & 311 HICKORY ROAD,
GRANDVIEW, YAKIMA COUNTY, WASHINGTON**

WHEREAS, Brett and Teresa Smith dba Quail Run Manufactured Home Park, the owners of Parcel No. 230927-11428 located at 301 Hickory Road and Parcel No. 230927-11407 located at 311 Hickory Road, Grandview, Yakima County, Washington, submitted a Letter of Intent to the City requesting annexation of said property to the City of Grandview; and

WHEREAS, on November 27, 2018, the City Council was presented with the Letter of Intent and Petition for Annexation and reviewed the proposed annexation,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, AS FOLLOWS:

Section 1. The City of Grandview hereby accepts the request for annexation subject to the following conditions:

- That the annexation be accepted as proposed on Exhibit "A" attached hereto.
- That the City requires the simultaneous adoption of the City's zoning regulations consistent with the Urban Growth Area Future Land Use Designation: MR Manufactured Home Park for the proposed annexation.
- That the City requires the assumption of an appropriate share of all existing City indebtedness by the area to be annexed.

Section 2. Staff is hereby directed to present the Petition for Annexation to the Hearing Examiner who shall 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.

PASSED by the CITY COUNCIL and APPROVED by the MAYOR at its regular meeting on December 11, 2018.

MAYOR

Bill Moore, Mayor Pro Tem

ATTEST:

A. H. Lewis

CITY CLERK


APPROVED AS TO FORM:

IMR
CITY ATTORNEY

Exhibit "A"

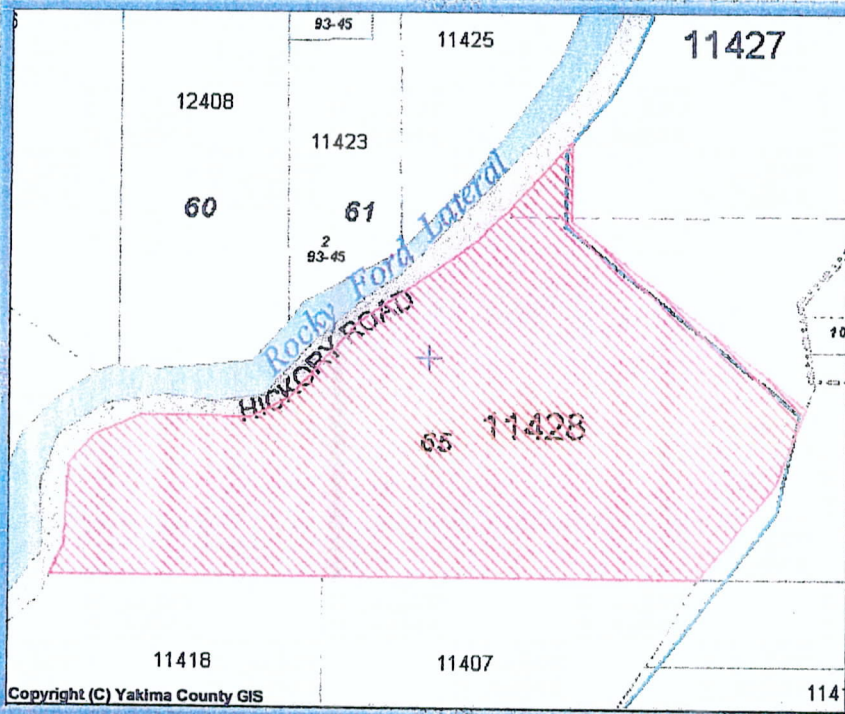
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 Feet 100 200 300

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PROPERTY PHOTOS: 		PROPERTY INFORMATION AS OF 12/3/2013 11:01:12 PM				PRINTING	
Parcel Address:		301 HICKORY RD, GRANDVIEW, WA 98930				<input type="button" value="Printer-Friendly Page"/>	
Parcel Owner(s):		QUAIL RUN MHP LLC					
Parcel Number:		23092711428		Parcel Size: 7.87 Acre(s)		<input type="button" value="Detailed Report"/>	
Property Use:		11 Single Unit					
TAX AND ASSESSMENT INFORMATION							
Tax Code Area (TCA):		441		Tax Year:		2019	
Improvement Value:		\$73800		Land Value:		\$51400	
Current Use Value:		\$0		Current Use Improvement:		\$0	
New Construction:		\$0		Total Assessed Value:		\$125200	
RESIDENTIAL INFORMATION							
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)
LOW/FAIR	1950	1.00	1237		0/0	2	1/0/0
						Garage (bsm/att/bltn)	Carport
						0/0/0	520
SECTION MAPS							
1in=400ft							
SALE INFORMATION							
Excise	Sale Date	Sale Price	Grantor		Portion		
E003686	11/1/2013	\$130000	SMITH RAYMOND E & DORA M		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: Urban Residential (Yakima County Plan 2015)	
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C2281D
		<input type="button" value="Download Map"/>	
LOCATION INFORMATION			
Latitude: 46° 14' 31.242"		Longitude: -119° 55' 13.002"	
		Range: 23	Township: 09 Section: 27
Narrative Description: Section 27 Township 09 Range 23 Quarter NE: GRANDVIEW ORCHARD TRACTS: TR 65, EX BEG 500 FT S0°06'W & 635.58 FT N 89°56'W OF NE COR NE 1/4, TH N 89°56'W 398.79 FT, TH S 0°05'06"W 51°55'20"E 421.6 FT, TH N 21°07'40"E 31.43 FT, TH N 07°56'W 117 FT, TH N 41°10'E 108.79 FT, TH N 0°12'E 38.59 FT TO POB, ALSO BEG SW COR TR 64 OF SD PLAT, TH S 89°56'E 97.89 FT, TTO W LN SD TR 64, TH SWLY AL SD W LN TO POB,			
DISCLAIMER			
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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☐ FEMA ☐ Critical Areas

☐ Contours ☐ Utilities

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Map

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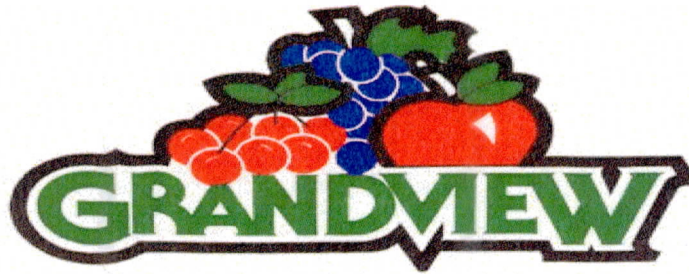
Easting(N) : Northing(R)
Longitude(W) : Latitude(N)

Click Map to: [Get information](#)

One Inch = 400 Feet
Feet 200 400 600

PROPERTY PHOTOS: 1		PROPERTY INFORMATION AS OF 12/2/2018 11:01:42 PM				PRINTING			
	Parcel Address:		311 HICKORY RD, GRANDVIEW, WA 98930		Printer-Friendly Page				
	Parcel Owner(s):		QUAIL RUN MHP LLC						
	Parcel Number:		23092711407		Detailed Report				
	Parcel Size:		1.99 Acre(s)						
Property Use:		91 Undeveloped Land		Print Detailed MAP					
TAX AND ASSESSMENT INFORMATION									
Tax Code Area (TCA):		441		Tax Year:		2019			
Improvement Value:		\$0		Land Value:		\$20400			
Current Use Value:		\$0		Current Use Improvement:		\$0			
New Construction:		\$0		Total Assessed Value:		\$20400			
RESIDENTIAL INFORMATION									
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms	Garage	Carport
No Residence Information Found.									
SALE INFORMATION							SECTION MAPS		
Excise	Sale Date	Sale Price	Grantor		Portion		Section Map 1in=400ft		
E003686	11/1/2013	\$130000	SMITH RAYMOND E & DORA M		N				
DISCLAIMER							QTY SECTION MAPS		
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 .									
NW-Qtr		NE-Qtr		SW-Qtr		SE-Qtr			
1"=200ft		1"=200ft		1"=200ft		1"=200ft			

OVERLAY INFORMATION			
Zoning:	R-1	Jurisdiction: County	
Urban Growth Area:	Grandview	Future Landuse Designation: Urban Residential (Yakima County Plan 2015)	
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C2281D
		Download Map	
LOCATION INFORMATION			
Latitude: 46° 14' 27.354"		Longitude: -119° 55' 11.400"	
		Range:	23 Township: 09 Section: 27
Narrative Description: GRANDVIEW ORCHARD TRS. E 525 FT OF N 170 FT-MEASURED AL N LI			
DISCLAIMER			
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			




CITY OF GRANDVIEW, WASHINGTON

RESOLUTION 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 Resolution No. 2019-10 authorizing the petition to annex properties known as the Brett and Teresa Smith dba Quail Run Manufactured Home Park 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, 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: March 25, 2019



Anita G. Palacios, MMC
City Clerk

RESOLUTION NO. 2019-10

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
AUTHORIZING THE PETITION TO ANNEX PROPERTIES KNOWN AS THE
BRETT AND TERESA SMITH DBA QUAIL RUN MANUFACTURED HOME PARK
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 Brett and Teresa Smith dba Quail Run Manufactured Home Park Annexation 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 MR Manufactured Home Park for Parcel No. 230927-11428 and R-1 Single Family Residential for Parcel No. 230927-11407;

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;

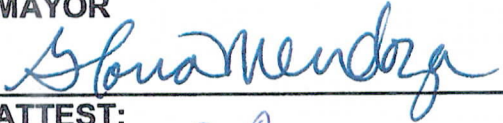
WHEREAS, the Council of the City of Grandview has determined that the best interests and general welfare of the City would be served by the annexation; and

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,

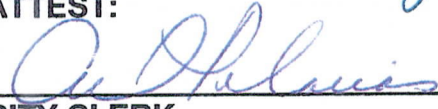
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, that the Notice of Intention to annex property described on Exhibit "A", be completed by the City Clerk of the City of Grandview and thereafter forwarded to the Yakima Boundary Review Board for a 45-day review period.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on March 12, 2019.

MAYOR



ATTEST:


CITY CLERK

APPROVED AS TO FORM:

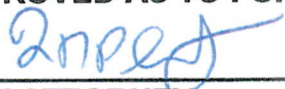

CITY ATTORNEY

Exhibit "A"

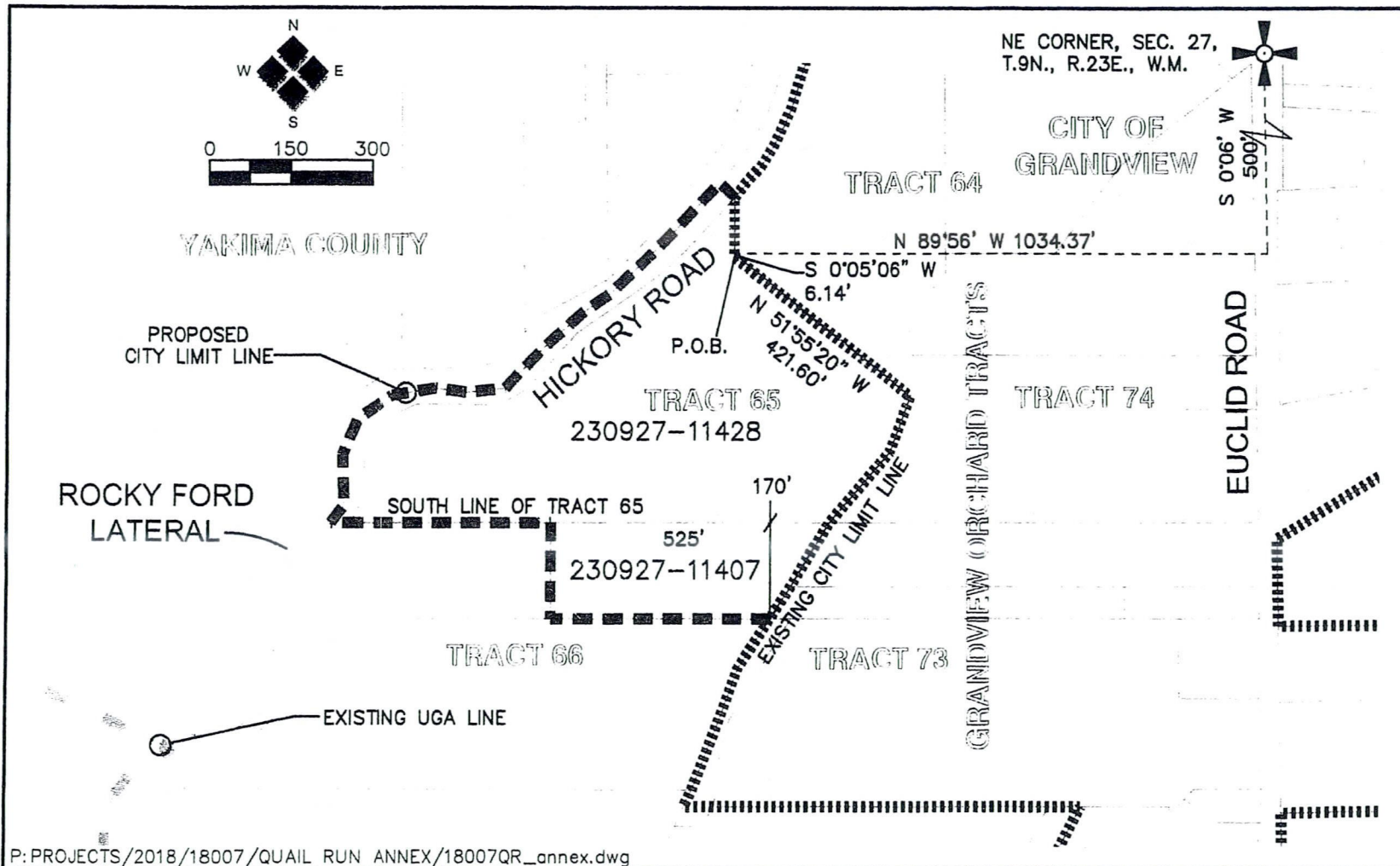
City of Grandview
Annexation – 301 & 311 Hickory Road
HLA Project No. 18007G
November 27, 2018

Proposed Annexation Legal Description

That part of Tracts 64 and 65, GRANDVIEW ORCHARD TRACT, as recorded in Volume "B" of Plats, page 14, Yakima County, Washington and adjacent right of way for Hickory Road being a portion of the Northeast quarter of Section 27, Township 9 North, Range 23 East, W.M., described as follows:

Commencing at the Northeast corner of said Section 27;
Thence South 0°06' West along the East line thereof 500 feet to the Easterly extension of the South line of Tract 64, GRANDVIEW ORCHARD TRACTS according to the official plat thereof recorded in Volume 'B' of Plats, Page 14, records of Yakima County, Washington;
Thence North 89°56' West along said South line of said Tract 64 and its Easterly extension 1034.37 feet;
Thence South 0°05'06" West 6.14 feet to the Point of Beginning;
Thence North 0°05'06" East 110.39 feet to the Westerly line of said Tract 64;
Thence Northwesterly at a right angle to the centerline of Hickory Road to the Westerly right of way line of said Hickory Road;
Thence Southwesterly along said right of way line to the Westerly extension of the South line of Tract 65 of said Plat;
Thence Easterly along said South line and its Westerly extension to a point that is 525 feet East of the Northeast corner of Tract 66 of said Plat;
Thence South at a right angle to a point that is 170 feet South of the North line of said Tract 66, as measured perpendicular thereto;
Thence East parallel with said North line to the Easterly line of said Tract 66;
Thence Northeasterly along said East lines of said Tracts 66 and 65 to a point bearing South 51°55'20" East 421.60 feet from the Point of Beginning;
Thence North 51°55'20" West 421.60 feet to the Point of Beginning;

Situate in Yakima County, State of Washington.



P:\PROJECTS\2018\18007\QUAIL RUN ANNEX\18007QR_annex.dwg



HLA
Engineering and Land Surveying, Inc.

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

HLA PROJECT NO.: 18007
DATE: 11-27-2018

CITY OF GRANDVIEW
301 & 311 HICKORY ROAD
ANNEXATION

CITY OF GRANDVIEW,
YAKIMA COUNTY, WASHINGTON

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.