

**ORDINANCE NO. 2015-14**

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

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

**WHEREAS**, that said petition set forth the fact that the City Council of the City of Grandview required the assumption of City indebtedness by the area requesting to be annexed; and

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

**WHEREAS**, petitioners further understood the proposed zoning of said area proposed for annexation would be M-1 Light Industrial zoning for Port of Grandview Parcel No. 230910-31004, the Lois Higgins Family, LLC Parcel No. 230910-31003 and the Rantcos International, Inc. Parcel No. 230910-34002 and with C-2 General Business zoning for the Kenneth J. Castle Parcel Nos. 230910-34001 and 230910-34004; and

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

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

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

**WHEREAS**, prior to the City Council taking final action, the City Clerk submitted a "Notice of Intention" to the Yakima County Boundary Review Board pursuant to RCW 36.93.090; and

**WHEREAS**, on September 1, 2015, the Yakima Boundary Review Board notified the City that the 45-day review period lapsed on the "Notice of Intention" and the County did not invoke jurisdiction,

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

**SECTION 1.** There has been filed with the City Council of the City of Grandview, a petition in writing signed by property owners owning a majority of the assessed value of the property proposed for annexation hereinafter described on Exhibit "A"; that said petition set forth the fact that the City Council of the City of Grandview required the assumption of City indebtedness by the area requesting to be annexed; that prior to filing of said petition, the City Council had on April 14, 2015 agreed to consider the annexation as proposed in the Letter of Intent; and that petitioners further understood the proposed zoning of said area proposed for annexation would be M-1 Light Industrial zoning for Port of Grandview Parcel No. 230910-31004, the Lois Higgins Family, LLC Parcel No. 230910-31003 and the Rantcos International, Inc. Parcel No. 230910-34002 and with C-2 General Business zoning for the Kenneth J. Castle Parcel Nos. 230910-34001 and 230910-34004.

**SECTION 2.** May 19, 2015 was set as the date for the open record public hearing before the Hearing Examiner and June 23, 2015 was set as the date for the closed record public hearing on said petition before the Grandview City Council; notice of such hearings were published in the Grandview Herald, a newspaper of general circulation in the City of Grandview; notice of such hearings was also posted in three public places within the territory proposed for annexation; notice of such hearings was also mailed to owners of property within three hundred feet of the territory proposed for annexation; and said notice specified the time and place of such hearings and invited interested persons to appear and voice approval or disapproval of the annexation.

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

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

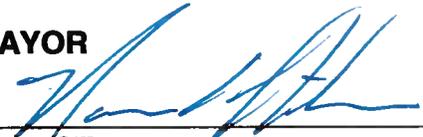
**SECTION 5.** Pursuant to the terms of the annexation petition, all property within this territory annexed hereby shall be assessed and taxed at the same rate and on the same basis as property within the City, including assessment or taxes in payment of any bonds issued or debts contracted prior to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

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

**SECTION 7.** All property within the territory so annexed shall be and hereby is zoned M-1 Light Industrial zoning for Port of Grandview Parcel No. 230910-31004, the Lois Higgins Family, LLC Parcel No. 230910-31003 and the Rantcos International, Inc. Parcel No. 230910-34002 and with C-2 General Business zoning for the Kenneth J. Castle Parcel Nos. 230910-34001 and 230910-34004.

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

**PASSED** by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on September 8, 2015

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

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

PUBLICATION: 9/9/15  
EFFECTIVE: 9/14/15

## Exhibit "A"

April 21, 2015  
HLA Project No. 15007

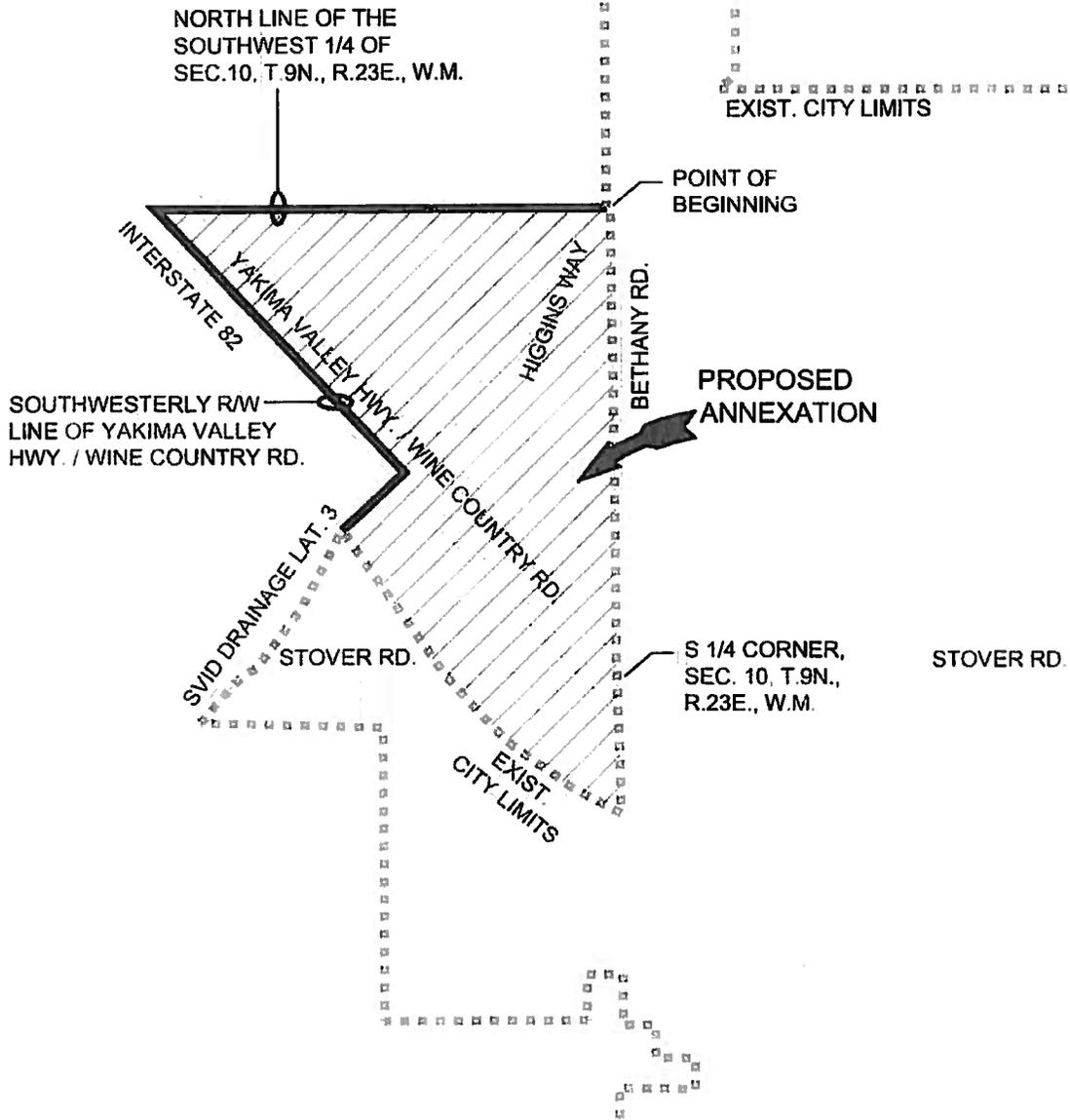
### Legal Description for Port of Grandview / Higgins Annexation

That portion of the Southwest Quarter of Section 10 and the Northwest Quarter of Section 15, all in Township 9 North, Range 23 East W.M. described as follows:  
Beginning at the intersect of the North line of said Southwest Quarter and the Westerly right of way line of Bethany Road;  
Thence Westerly along said North line to the Southwesterly right of way line of Yakima Valley Highway, also known as Wine Country Road;  
Thence Southeasterly along said right of way line to the Southeasterly right of way line of Sunnyside Valley Irrigation District Drainage Lateral No. 3;  
Thence Southwesterly along said Southeasterly right of way line to the Southwesterly right of way line of Interstate 82;  
Thence Southeasterly along said Southwesterly right of way line to the East line of said Northwest Quarter;  
Thence Northerly along said east line to the Northeast corner of said Northwest Quarter;  
Thence Northerly to the intersection of the Northeasterly right of way line of said Yakima Valley Highway and the Westerly right of way line of said Bethany Road;  
Thence Northerly to the Point of Beginning.

Situate in Yakima County, Washington.



APRIL 21, 2015



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**HLA**

Huibregtse, Louman Associates, Inc.

Civil Engineering ♦ Land Surveying ♦ Planning

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**CITY OF GRANDVIEW**  
YAKIMA COUNTY, WASHINGTON  
**PORT OF GRANDVIEW / HIGGINS**  
**ANNEXATION**