



Return Address:
City of Grandview
Attn: City Clerk
207 West Second Street
Grandview, WA 98930

FILE# 8017895
YAKIMA COUNTY, WA
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ORDINANCE
PAGES: 6
CITY OF GRANDVIEW
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CITY OF GRANDVIEW

Document 1 Title: Smith Annexation

Reference #'s: _____

Additional reference #'s on page _____

Grantors:
City of Grandview

Grantees:
The Public

Additional grantors on page _____

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Document 2 Title: _____

Reference #'s: _____

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Grantors:

Grantees:

Additional grantors on page _____

Additional grantees on page _____

Legal Description (abbreviated form: i.e. lot, block, plat or S,T,R quarter/quarter):

That part of Tract 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 Northwest quarter of Section 27, Township 9 North, Range 23, W.M.

Additional legal is on page 5

Assessor's Property Tax Parcel/Account Number:

230927-11407 & 230927-11428

* Emergency nonstandard document recording: I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature: Anita Palacios, City Clerk

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

ORDINANCE NO. 2019-10

AN ORDINANCE OF THE CITY OF GRANDVIEW, WASHINGTON, PROVIDING FOR THE ANNEXATION OF PROPERTY KNOWN AS THE BRETT & TERESA SMITH DBA QUAIL RUN MANUFACTURED HOME PARK 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 Brett & 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 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 MR Manufactured Home Park District for Parcel No. 230927-11428 and R-1 Single Family Residential District for Parcel No. 230927-11407; 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 May 21, 2019, the Yakima Boundary Review Board notified the City that the 45-day review period lapsed on the "Notice of Intention" and the annexation was deemed approved by the Boundary Review Board,

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

SECTION 1. There has been filed with the City Council of the City of Grandview, a petition in writing signed by property owners owning a majority of the assessed value of the property proposed for annexation hereinafter described on Exhibit "A"; that said petition set forth the fact that the City Council of the City of Grandview required the assumption of City indebtedness by the area requesting to be annexed; that prior to filing of said petition, the City Council had on December 11, 2018 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 MR Manufactured Home Park District for Parcel No. 230927-11428 and R-1 Single Family Residential District for Parcel No. 230927-11407.

SECTION 2. February 6, 2019 was set as the date for the open record public hearing before the Hearing Examiner and March 12, 2019 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 MR Manufactured Home Park District for Parcel No. 230927-11428 and R-1 Single Family Residential District for Parcel No. 230927-11407.

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 June 11, 2019.

MAYOR



ATTEST:



CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY

PUBLICATION: 6/12/19

EFFECTIVE: 6/17/19

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.

