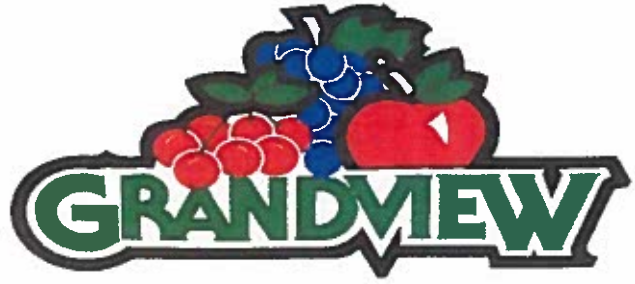


**GRANDVIEW CITY COUNCIL
REGULAR MEETING AGENDA
TUESDAY, MARCH 12, 2019**



REGULAR MEETING – 7:00 PM

PAGE

1. **CALL TO ORDER & ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **PRESENTATIONS**
 - A. Proclamation – March 2019 People For People 17th Annual March for Meals Month 1
4. **PUBLIC COMMENT** – At this time, the public may address the Council on any topic whether on the agenda or not, except those scheduled for public hearing.
5. **CONSENT AGENDA** – Items on the Consent Agenda will be voted on together by the Council, unless a Councilmember requests that items be removed from the Consent Agenda and discussed and voted upon separately. An item removed from the Consent Agenda will be placed under Unfinished and New Business.
 - A. Minutes of the February 26, 2019 Committee-of-the-Whole meeting 2-3
 - B. Minutes of the February 26, 2019 Council meeting 4-5
 - C. Payroll Check Nos. 10836-10865 in the amount of \$29,874.39
 - D. Payroll Electronic Fund Transfers (EFT) Nos. 60067-60072 in the amount of \$90,785.26
 - E. Payroll Direct Deposit 2/16/19-2/28/19 in the amount of \$110,075.31
 - F. Claim Check Nos. 117118-117238 in the amount of \$132,158.40
6. **ACTIVE AGENDA** – Notice: Items discussed at the 6:00 pm Committee-of-the-Whole meeting of an urgent or time sensitive nature may be added to the active agenda pursuant to City Council Procedures Manual Section 3.18(c).
 - 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 6-29
 - 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 30-33
7. **UNFINISHED AND NEW BUSINESS**
8. **CITY ADMINISTRATOR AND/OR STAFF REPORTS**
9. **MAYOR & COUNCILMEMBER REPORTS**
10. **ADJOURNMENT**



PEOPLE FOR PEOPLE



A CITY OF GRANDVIEW PROCLAMATION PROCLAIMING MARCH 2019 AS THE 17TH ANNUAL MARCH FOR MEALS MONTH

WHEREAS, on March 22, 1972, President Richard Nixon signed into law a measure that amended the Older Americans Act of 1965 and established a national nutrition program for seniors 60 years and older; and

WHEREAS, Meals on Wheels America established the March for Meals campaign in March 2002 to recognize the historic month, the importance of the Older Americans Act Nutrition Programs, both congregate and home-delivered, and raise awareness about the escalating problem of senior hunger in America; and

WHEREAS, the 2019 observance of March for Meals celebrates 17 years of providing an opportunity to support Meals on Wheels programs that deliver vital and critical services by donating, volunteering and raising awareness about senior hunger and isolation; and

WHEREAS, Meals on Wheels programs – both congregate and home-delivered, in Yakima County have served our communities admirably for more than 50 years; and

WHEREAS, volunteers for People For People Meals on Wheels programs in Yakima County are the backbone of the program and they not only deliver nutritious meals to seniors and individuals with disabilities who are at significant risk of hunger and isolation, but also caring concern and attention to their welfare; and

WHEREAS, People For People Meals on Wheels programs in Yakima County provide nutritious meals to seniors throughout the Grandview community that help them maintain their health and independence, thereby preventing unnecessary falls, hospitalizations and/or premature institutionalization; and

WHEREAS, People For People Meals on Wheels programs in Yakima County provide a powerful socialization opportunity for millions of seniors to help combat loneliness and isolation; and

WHEREAS, People for People Meals on Wheels programs in Yakima County deserve recognition for the contributions they have made and will continue to make to local communities, our State and our Nation.

NOW, THEREFORE, I, Gloria Mendoza, as Mayor of Grandview, Washington do hereby proclaim March 2019 as the 17th Annual March for Meals Month and urge every citizen to take this month to honor our Meals on Wheels programs, the seniors they serve and the volunteers who care for them. Our recognition of, and involvement in, the national 2019 March for Meals can enrich our entire community and help combat senior hunger and isolation in America.

Dated this 13th day of March, 2019

Mayor Gloria Mendoza

**GRANDVIEW CITY COUNCIL
COMMITTEE-OF-THE-WHOLE MEETING MINUTES
FEBRUARY 26, 2019**

1. CALL TO ORDER

Mayor Gloria Mendoza called the Committee-of-the-Whole meeting to order at 6:00 p.m., in the Council Chambers at City Hall.

2. ROLL CALL

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

Councilmember Joan Souders arrived at 6:25 p.m.

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

3. PUBLIC COMMENT – None

4. NEW BUSINESS

- A. Ordinance prohibiting the distribution of plastic straws and polystyrene-based food containers and requiring retail establishments to collect a pass-through charge from customers for the distribution of plastic bags, and adding a new chapter to the Grandview Municipal Code entitled 8.44–Carryout Bag and Food Container Regulation**

At the January 22, 2019 C.O.W. meeting, the C.O.W. tabled an ordinance prohibiting the distribution of plastic straws and polystyrene-based food containers and requiring retail establishments to collect a pass-through charge from customers for the distribution of plastic bags, and adding a new chapter to the Grandview Municipal Code entitled 8.44–Carryout Bag and Food Container Regulation to the February 26, 2019 C.O.W. meeting for further consideration.

On motion by Councilmember Everett, second by Councilmember Rodriguez, the C.O.W. tabled an ordinance prohibiting the distribution of plastic straws and polystyrene-based food containers and requiring retail establishments to collect a pass-through charge from customers for the distribution of plastic bags, and adding a new chapter to the Grandview Municipal Code entitled 8.44–Carryout Bag and Food Container Regulation to the April 23, 2019 C.O.W. meeting for further consideration.

Councilmembers Brewer and Jennings voted in opposition.

5. OTHER BUSINESS

Councilmember McDonald Resignation – Councilmember McDonald distributed a letter of resignation from his Council position effective March 25, 2019.

On motion by Councilmember Everett, second by Councilmember Moore, the C.O.W. accepted Councilmember McDonald's resignation and directed staff to advertise for the vacant Council position with Declarations of Interest placed on the March 26th regular Council meeting for consideration.

Snow Removal Update – City Administrator Arteaga provided an update on the snow removal budget. Between February 1st through 22nd, the approximate expenditure for snow removal was \$168,000. This amount included salaries and benefits for City employees and work performed by private contractors.

Grandview Dog Park – Councilmember Souders read posts from the Grandview Dog Park Facebook page regarding the dog park.

City Administrator Arteaga advised that the Public Works Department would be working on adding amenities to the dog park this spring.

Coffee with the Mayor – Mayor Mendoza held “Coffee with the Mayor” on February 21st.

Business Roundtable – Mayor Mendoza held a business roundtable on February 21st.

6. ADJOURNMENT

The C.O.W. meeting adjourned at 6:50 p.m.

Mayor Gloria Mendoza

Anita Palacios, City Clerk

**GRANDVIEW CITY COUNCIL
REGULAR MEETING MINUTES
FEBRUARY 26, 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, Javier Rodriguez and Joan Souders.

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

2. PLEDGE OF ALLEGIANCE

Councilmember Moore led the pledge of allegiance.

3. PRESENTATIONS

A. Grandview Mobilization Group Project – WA State Main Street Program

Carmen Anders on behalf of the Grandview Mobilization Group provided an update on the Washington State Main Street Program Affiliate Application. She advised that the City's application was approved for fiscal year 2019. The Main Street Affiliate status would allow the City to begin working towards becoming a designated community to apply for B&O tax credits. During the first year as an affiliate there would be several benchmarks that were required to be met which included: forming a leadership team; pursuing 501(c)3 status; sponsoring and organizing two to three family friendly events; and attending state and national leadership training.

4. PUBLIC COMMENT – None

5. CONSENT AGENDA

On motion by Councilmember Everett, second by Councilmember Souders, Council approved the Consent Agenda consisting of the following:

- A. Minutes of the February 12, 2019 Committee-of-the-Whole meeting
- B. Minutes of the February 12, 2019 Council meeting
- C. Payroll Check Nos. 10819-10835 in the amount of \$92,762.87
- D. Payroll Electronic Fund Transfers (EFT) Nos. 60061-60065 in the amount of \$85,913.47
- E. Payroll Direct Deposit 2/1/19-2/15/19 in the amount of \$108,238.45
- F. Claim Check Nos. 117031-117117 in the amount of \$620,491.47

6. ACTIVE AGENDA

- A. Resolution No. 2019-7 authorizing the Mayor to sign a Recreational Use Permit by and between the City of Grandview and the Lower Valley Cal Ripken League

This item was previously discussed at the February 12, 2019 C.O.W. meeting.

On motion by Councilmember Jennings, second by Councilmember McDonald, Council approved Resolution No. 2019-7 authorizing the Mayor to sign a Recreational Use Permit by and between the City of Grandview and the Lower Valley Cal Ripken League.

B. Resolution No. 2019-8 declaring a Police Department handgun as surplus and authorizing transfer to the retired police officer

This item was previously discussed at the February 12, 2019 C.O.W. meeting.

On motion by Councilmember Moore, second by Councilmember Everett, Council approved Resolution No. 2019-8 declaring a Police Department handgun as surplus and authorizing transfer to the retired police officer.

C. Ordinance No. 2019-1 amending the 2019 Annual Budget

This item was previously discussed at the February 12, 2019 C.O.W. meeting.

On motion by Councilmember Everett, second by Councilmember Rodriguez, Council approved Ordinance No. 2019-1 amending the 2019 Annual Budget.

D. Resolution No. 2019-9 declaring Council Chamber chairs as surplus and authorizing the donation to a charitable organization

This item was previously discussed at the February 12, 2019 C.O.W. meeting.

On motion by Councilmember Souders, second by Councilmember Rodriguez, Council approved Resolution No. 2019-9 declaring Council Chamber chairs as surplus and authorizing the donation to a charitable organization.

7. UNFINISHED AND NEW BUSINESS – None

8. CITY ADMINISTRATOR AND/OR STAFF REPORTS – None

9. MAYOR & COUNCILMEMBER REPORTS – None

10. ADJOURNMENT

On motion by Councilmember Moore, second by Councilmember Rodriguez, Council adjourned the regular meeting at 7:15 p.m.

Mayor Gloria Mendoza

Anita Palacios, City Clerk



**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 Manufactured 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 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

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

Publish: Grandview Herald – February 13, 20 & 27, 2019

**CITY OF GRANDVIEW
CITY COUNCIL**

CLOSED RECORD PUBLIC HEARING PROCEDURE

THE FOLLOWING PROCEDURE IS USED BY THE GRANDVIEW CITY COUNCIL TO MEET APPEARANCE OF FAIRNESS REQUIREMENTS AND TO CREATE OR SUPPLEMENT THE HEARING RECORD:

MAYOR

Tonight's closed record public hearing will include the following land use proposal:

- **Petition for Annexation and Rezone signed by Brett and Teresa Smith dba Quail Run Manufactured Home Park for Parcel No. 230927-11428 consisting of 7.87 acres located at 301 Hickory Road and Parcel No. 230927-11407 consisting of 1.99 acres located at 311 Hickory Road, Grandview, WA. The applicants request annexation and rezone of their property into the City limits of Grandview with an M2 Manufactured Home Park zoning designation.**

The closed record public hearing will now begin:

1. This hearing must be fair in form and substance as well as appearance, therefore:

- a. Is there anyone in the audience who objects to my participation as Mayor or any Councilmember's participation in these proceedings? (If objections, the objector must state his/her name, address, and the reason for the objection.)
- b. Do any of the Councilmembers have an interest in this property or issue? Do any of you stand to gain or lose any financial benefit as a result of the outcome of this hearing? Can you hear and consider this in a fair and objective manner?
- c. Has any member of the Council engaged in communication outside this hearing with opponents or proponents on these issues to be heard? If so, that member must place on the record the substance of any such communication so that other interested parties may have the right at this hearing to rebut the substance of the communication.
- d. Thank you, the hearing will continue.
(or)
At this point, Councilmember ***** will be excusing him/herself from the meeting. [Ask Councilmember to state his/her reasons for being excused.]

2. The purpose of this hearing is for the Council to review the record and consider the pertinent facts relating to this issue.
3. No new testimony will be allowed. Any clarification of the record being requested by the Councilmembers will first be authorized by the Mayor after consulting with the City Attorney.
4. The record generated will be provided by staff. Staff will now provide a review of the record.
5. Councilmembers will now consider the record and discuss among themselves the facts and testimony from the open record hearing. (Discussion and any requests for clarification of the record are made).

(Requests for clarification are directed to the Mayor and must be specific to the record. The Mayor after consulting with the City Attorney will authorize the clarification or deny it based on the opinion of the City Attorney.

6. If clarification of the record is authorized:
 - a. When you address the Council, begin by stating your name and address for the record.
 - b. Speak slowly and clearly.
 - c. You will be allowed to only provide the clarification of the record as authorized. No new testimony will be allowed.
7. Now that we have reviewed the record concerning this issue, this subject is open for decision. Council may:
 - a. Approve as recommended.
 - b. Approve with conditions.
 - c. Modify, with or without the applicant's concurrence, provided that the modifications do not:
 - i. Enlarge the area or scope of the project.
 - ii. Increase the density or proposed building size.
 - iii. Significantly increase adverse environmental impacts as determined by the responsible official.
 - iv. Deny (re-application or re-submittal is permitted).
 - v. Deny with prejudice (re-application or re-submittal is not allowed for one year).
 - vi. Remand for further proceedings and/or evidentiary hearing in accordance with Section 14.09.070.

**CITY OF GRANDVIEW
AGENDA ITEM HISTORY/COMMENTARY
CITY COUNCIL MEETING**

ITEM TITLE:

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

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

AGENDA NO. Active 6 (A) & (B)

AGENDA DATE: March 12, 2019

DEPARTMENT

Planning/Hearing Examiner

FUNDING CERTIFICATION (City Treasurer)
(If applicable)

DEPARTMENT DIRECTOR REVIEW

Anita Palacios, City Clerk (Planning)

CITY ADMINISTRATOR



MAYOR



ITEM HISTORY (Previous council reviews, action related to this item, and other pertinent history)

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.

ITEM COMMENTARY (Background, discussion, key points, recommendations, etc.) Please identify any or all impacts this proposed action would have on the City budget, personnel resources, and/or residents.

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 is attached.

ACTION PROPOSED

Recommend Council accept 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.

Further recommend that Council adopt 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 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:)
) Annexation Resolution No. 2018-48
Brett and Teresa Smith d/b/a)
Quail Run Manufactured Home Park)
)
Relative to 9.86 Acres Located)
At 301 and 311 Hickory Road)

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-

dation, 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.



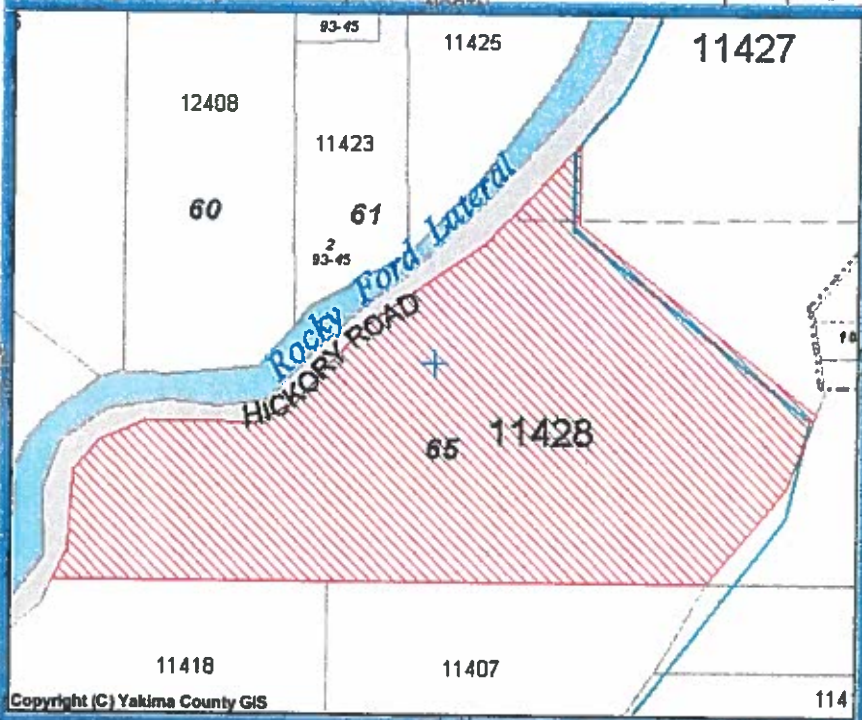
Gary M. Cuillier, Hearing Examiner

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 Longitude(W) : Latitude(N)

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MapScale: 1 inch = 200 ft.

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PROPERTY PHOTOS: 1 2 3		PROPERTY INFORMATION AS OF 1/6/2019 11:02:11 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)			Detailed Report	
		Property Use:		11 Single Unit									
TAX AND ASSESSMENT INFORMATION		Print Detailed MAP											
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										SECTION MAPS			
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/b/tin)	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			NW-Qtr 1"=200ft NE-Qtr 1"=200ft			
DISCLAIMER										SW-Qtr 1"=200ft SE-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.													

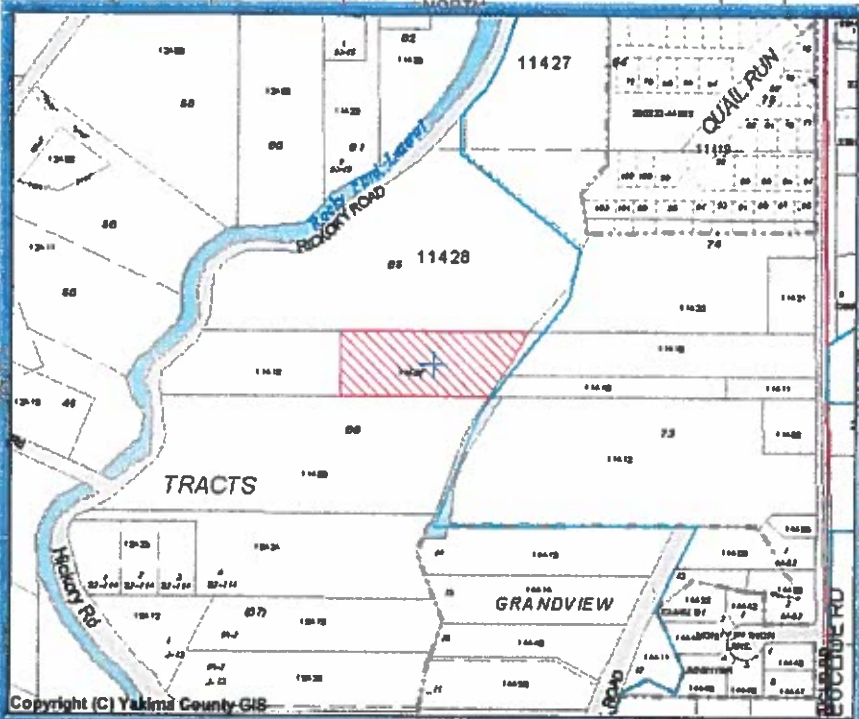
OVERLAY INFORMATION			
Zoning:	R-1	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Residential (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C2281D
		Download Map	
LOCATION INFORMATION			
+ Latitude: 48° 14' 31.242"		+ Longitude: -119° 55' 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°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 97.69 FT, T10 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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MapScale: 1 inch = 400 ft.


Overlays: ☒ Aerial Photography

☐ FEMA ☐ Critical Areas

☐ Contours ☐ Utilities

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Map

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

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One Inch = 400 Feet
Feet 200 400 600

PROPERTY PHOTOS: 1		PROPERTY INFORMATION AS OF 1/6/2019 11:02:11 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)				
		Property Use:		\$1 Undeveloped Land					Detailed Report			
TAX AND ASSESSMENT INFORMATION												
Tax Code Area (TCA):		441		Tax Year:		2019						
Improvement Value:		\$0		Land Value:		\$20400		Print Detailed MAP				
Current Use Value:		\$0		Current Use 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/bldn)	Carport	Section Map 1in=400ft		
No Residence Information Found.												
SALE INFORMATION									Qtr SECTION MAPS			
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 .									NW-Qtr 1"=200ft		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' 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					

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

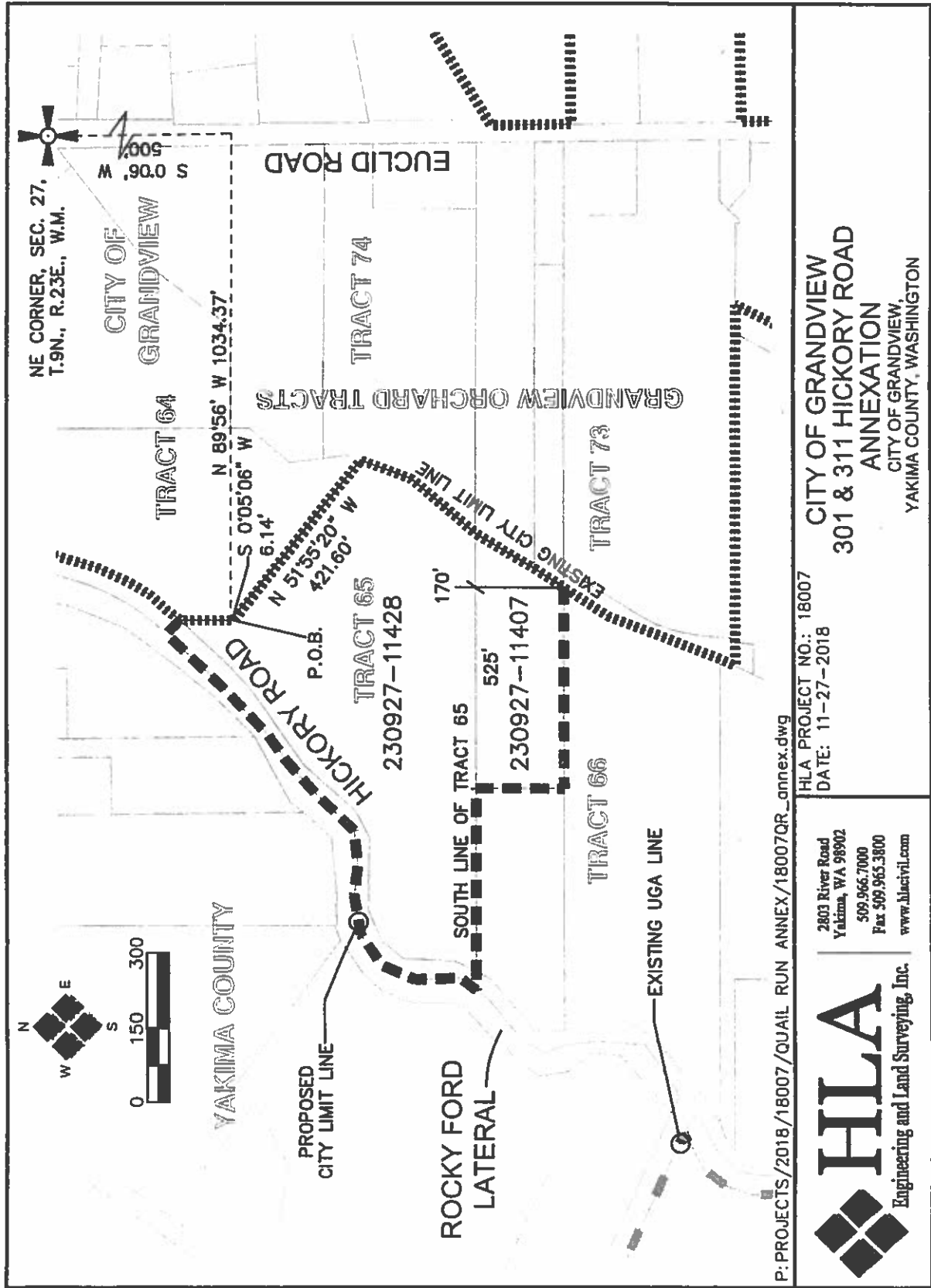
**City of Grandview
Annexation – 301 & 311 Hickory Road
HLA Project No. 18007G
November 27, 2018**

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

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

HLA
Engineering and Land Surveying, Inc.

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