



**GRANDVIEW HEARING EXAMINER
PUBLIC HEARING PACKET
AUGUST 30, 2022
3:00 P.M.**

Applicant(s) & Property Owner(s): Emelda Miranda and Andrea Miranda dba Monarch Investment Property, LLC

Proposed Project: Annexation & Rezone

Current Zoning/Future Land Use: Residential

Proposed Zoning: R-3 High Density Residential

Location of Project: 1331 South Euclid Road, Grandview, Yakima County, WA

Parcel No(s): 230926-22012 and 230926-23002

- Public Hearing Procedure (Pages 1-2)
- Letter of Intent & Petition for Annexation (Pages 3-12)
- Resolution Accepting a Request for Annexation (Pages 13-15)
- Determination of Sufficiency of Annexation Petition (Page 16)
- SEPA Environmental Checklist (Pages 17-30)
- Determination of Non-Significance (Pages 31)
- Notice of Development Application, Environmental Determination & Notice of Public Hearing (Pages 32-35)
- Affidavit of Publication – Public Hearing Notice (Page 36)
- Affidavit of Mailing & Posting (Pages 37-45)
- Certificate of Posting Property (Pages 46-50)
- Legal Description Certification (Pages 51-53)
- Public Comments (Pages 54-60)
- Staff Report (Pages 61-68)

This meeting will be held in person in the Council Chambers at City Hall, 207 West Second Street, Grandview, Washington.

CITY OF GRANDVIEW PUBLIC HEARING PROCEDURE

The following procedure is used by the City of Grandview to meet appearance of fairness requirements and to create or supplement the hearing record:

Hearing Examiner:

Today's Public Hearing will include the following land use proposal:

Applicant(s) & Property Owner(s): Emelda Miranda and Andrea Miranda dba Monarch Investment Property, LLC

Proposed Project: Annexation & Rezone

Current Zoning/Future Land Use: Residential

Proposed Zoning: R-3 High Density Residential

Location of Project: 1331 South Euclid Road, Grandview, Yakima County, WA

Parcel No(s): 230926-22012 and 230926-23002

1. This hearing must be fair in form and substance as well as appearance, therefore is there anyone in the audience who objects to my participation as the Hearing Examiner in these proceedings? (If objections, the objector must state his/her name, address, and the reason for the objection.)
2. The purpose of this hearing is to hear and consider the pertinent facts relating to this land use proposal.
3. Everyone present will be given an opportunity to be heard.

THE PUBLIC HEARING IS NOW OPEN.

1. Before hearing from the public, the staff report will be presented.
2. Now the applicant will present the proposal.
3. Comments received by mail will now be entered in the record. The Clerk reads any received.
4. As this public hearing must proceed in an orderly fashion, I am asking your cooperation in the following procedure:
 - a. When you address the Hearing Examiner, begin by stating your name and address for the record.
 - b. Speak slowly and clearly.
 - c. You will be allowed five minutes to comment.

- d. If additional time is needed, it will be provided after everyone has had an opportunity to comment.
5. Public comments will now be received.
6. Does the applicant have any additional comments?
7. City Staff, do you have additional comments?
8. Are there additional comments from the public?
9. The public testimony portion of this hearing is now closed. No further comments will be received.

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 R3 zone.

OWNER'S SIGNATURE: *[Signature]* DATE: 6/1/22
OWNER'S SIGNATURE: *[Signature]* DATE: 6/1/22
PRINTED NAME: Emelda Miranda, Andrea Miranda (Monarch Investment Properties LLC)
MAILING ADDRESS: 700 Bagley Rd. Granger WA 98932
TELEPHONE NO.: 509 985-8938
PARCEL NO.: 23092622012 + 23092623002

PROPERTY LEGAL DESCRIPTION:
23092622012:
Narrative Description: TH PT W1/2 W1/2 NW1/4 LY S OF MATHIESON LAT & N & E OF POL DESC LN BEG 817 FT N OF W1/4 COR TH S 89 D 40' E 325.1 FT TH S 0 D 08' W 186.7 FT TH S 89 D 12' E 345 FT M OR TO E LN W1/2 W1/2 NW1/4 EX CO RD ON W & EX BEG 1129.29 FT N OF W1/4 COR TH E 256 FT TH N 208.71 FT TH W 41 FT TH N TO A PT 1194.4 FT S & 215 FT E OF NW COR SD SEC TH W 215 FT TO W LN SD SEC TH S ALSD W LN TO POB

23092623002:
Narrative Description: TH PT OF W1/2 SW1/4 NW1/4 BEG AT A PT 333.6 FT N OF W1/4 COR, TH N 483.4 FT, TH E 325.1 FT, TH S 186.7 FT, TH E 345 FT, M OR L TO E LJ SD SUBD. TH S 292 FT, TH W 665.3 FT TO PT OF BEG.

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 R3, 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: [Signature] DATE: 6/1/22
OWNER'S SIGNATURE: [Signature] DATE: 6/1/22
PRINTED NAME: Emelda Miranda, Andrea Miranda, (Monarch Investment Properties LLC)
MAILING ADDRESS: 700 Bagley Rd Granger WA 98932
TELEPHONE NO.: 509 985-8938
PARCEL NO.: 23092622012 + 23092623002
PROPERTY LEGAL DESCRIPTION:

23092622012:

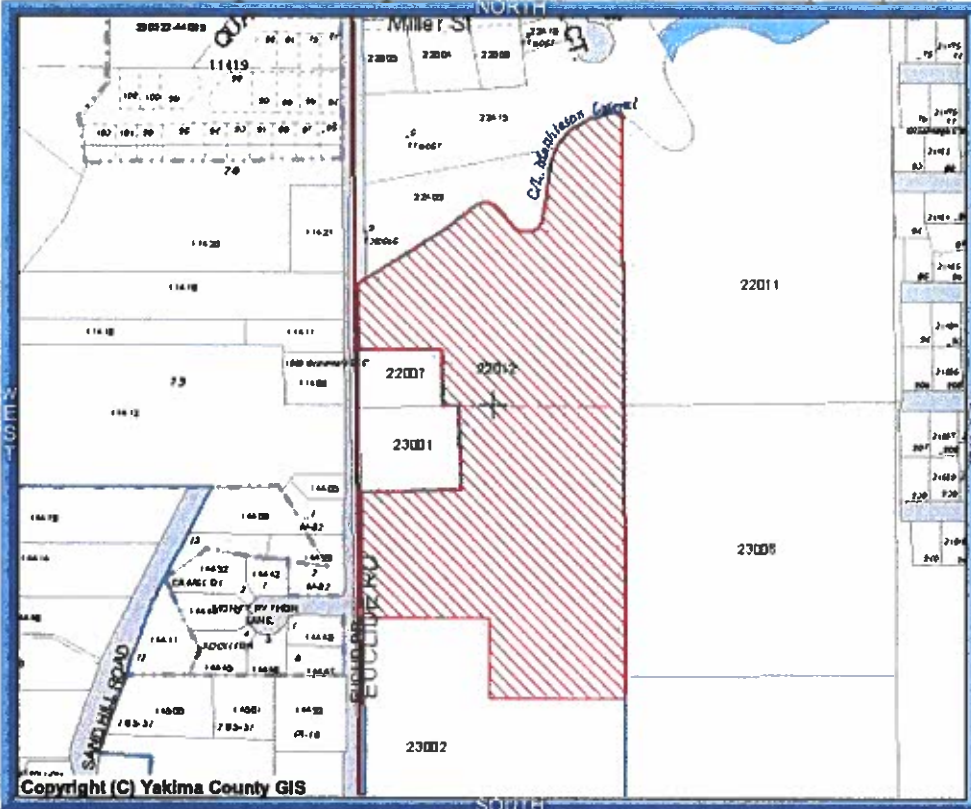
Narrative Description: TH PT W1/2 W1/2 NW1/4 LY 6 OF RATHIESON LAT & N & E OF FOL DESC LN BEG 817 FT N OF W1/4 COR TH S 89 D 40'E 325.1 FT TH S 0 D 68'W 186.7 FT TH S 89 D 12'E 345 FT N OR TO E LN W1/2 W1/2 NW1/4 EX CO RD ON W & EX BEG 1129.29 FT N OF W1/4 COR TH E 256 FT TH N 208.71 FT TH W 41 FT TH N TO A PT 1194.4 FT S & 215 FT E OF NW COR SD SEC TH W 215 FT TO W LN SD SEC TH S ALSO W LN TO POB

23092623002:

Narrative Description: TH PT OF W1/2 SW1/4 NW1/4 BEG AT A PT 331.6 FT N OF W1/4 COR, TH N 483.4 FT, TH E 325.1 FT, TH S 186.7 FT, TH E 345 FT, N OR L TO E LN SD SUBD. TH S 282 FT, TH W 665.3 FT TO PT OF BEG.



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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:
Valley Title Guarantee
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 www.vigco.com
 (509) 248-4442

Map Report

Easting(E) : Northing(N)

Longitude(W) : Latitude(N)

Click Map to: **Get Information**

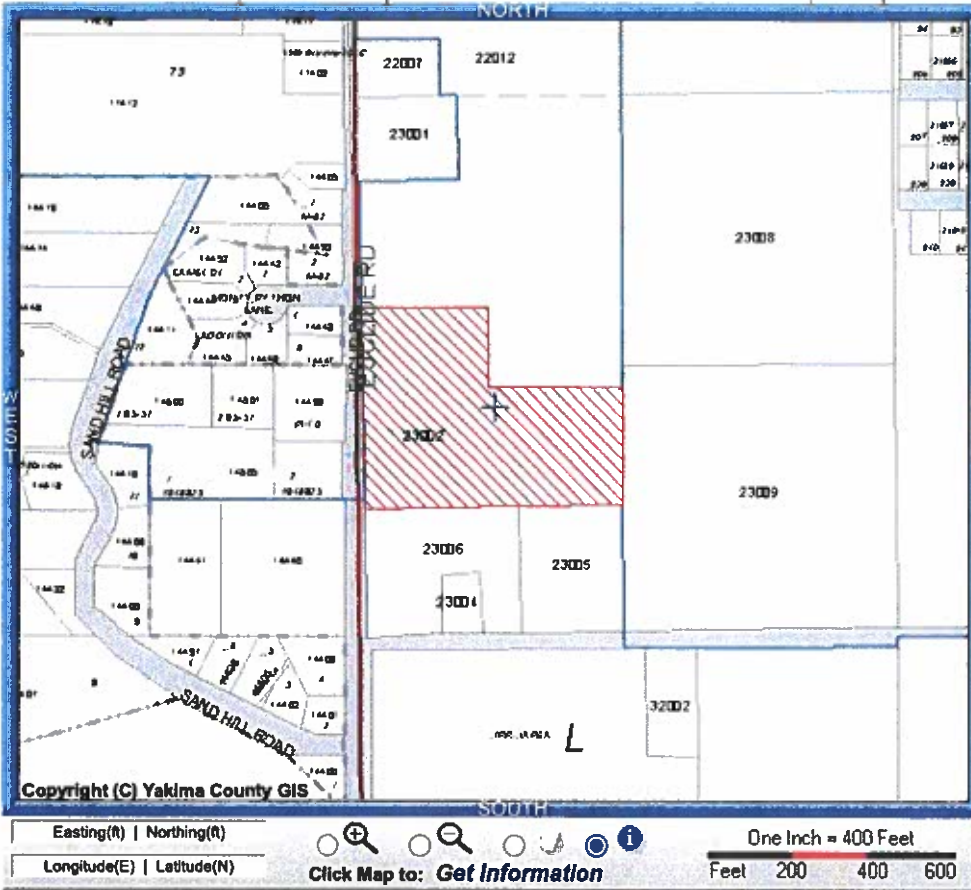
One Inch = 400 Feet
 Feet 200 400 600

| PROPERTY PHOTOS: 1 | | PROPERTY INFORMATION AS OF 6/13/2022 11:09:34 PM | | | | PRINTING | | | | | |
|---|-------------------|--|------------------------------------|----------------------|-----------|-----------------------|---------------------------|-------------------------|---------|-----------------------|--|
|  | Parcel Address: | 1331 S EUCLID RD, Grandview, WA 98930 | | | | Printer Friendly Page | | | | | |
| | Parcel Owner(s): | MONARCH INVESTMENT PROPERTIES LLC | | | | | | | | | |
| | Parcel Number: | 23092622012 | Parcel Size: | 15.04 Acre(s) | | Detailed Report | | | | | |
| | Property Use: | 83 Current Use Agricultural | | | | | | | | | |
| TAX AND ASSESSMENT INFORMATION | | | | | | | | | | | |
| Tax Code Area (TCA): | 441 | Tax Year: | 2022 | | | | | | | | |
| Improvement Value: | \$46800 | Land Value: | \$78600 | | | | | | | | |
| Current Use Value: | \$41690 | Current Use Improvement: | \$46800 | | | | | | | | |
| New Construction: | \$0 | Total Assessed Value: | \$88490 | | | | | | | | |
| RESIDENTIAL INFORMATION | | | | | | | | | | | |
| Quality | Year Built | Stories | Main SqFt | Upper SqFt | Bsmt SqFt | Bedrooms | Bathrooms (full/3/4, 1/2) | Garage (bsmt/att/bltin) | Carport | SECTION MAPS | |
| No Residence Information Found. | | | | | | | | | | Section Map 1in=100ft | |
| SALE INFORMATION | | | | | | | | Qtr SECTION MAPS | | | |
| Excise | Sale Date | Sale Price | Grantor | Portion | | | | NW-Qt 1"=200ft | | NE-Qt 1"=200ft | |
| E034512 | 12/17/2021 | \$725000 | ZEPEDA RAFAEL & ARECELI | N | | | | SW-Qt 1"=200ft | | SE-Qt 1"=200ft | |
| 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: | (Yakima County Plan 2015) |
| FEMA 100 Year: | FEMA Map | FIRM Panel Number: | 53077C2281D |
| LOCATION INFORMATION | | | |
| + Latitude: 46° 14' 24.880" | | + Longitude: -119° 54' 51.087" | |
| | | Range: 23 Township: 09 Section: 26 | |
| Narrative Description: TH PT W1/2 W1/2 NW1/4 LY S OF MATHIESON LAT & N & E OF FOL DESC LN BEG 817 FT N OF W1/4 COR TH S 89 D40°E 325.1 FT TH S 0 D 08°W 186.7 FT TH S 89 D 12°E 345 FT M OR TO E LN W1/2 W1/2 NW1/4 EX CO RD ON W & EX BEG 1129.29 FT N OF W1/4 COR TH E 256 FT TH N 208.71 FT TH W 41 FT TH N TO A PT 1194.4 FT S & 215 FT E OF NW COR 3D SEC TH W 215 FT TO W LN SD SEC TH S ALSO W LN TO POB | | | |
| DISCLAIMER | | | |



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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:

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| PROPERTY PHOTOS: 1 | | PROPERTY INFORMATION AS OF 6/13/2022 11:09:34 PM | | | | PRINTING | | | | | |
|---|------------------|--|-----------------------------|-------------|-----------|---------------------|---------------------------|-------------------------|---------|------------------------|--|
| | Parcel Address: | EUCLID RD N-CHERRY, WA | | | | Print Friendly Page | | | | | |
| | Parcel Owner(s): | MONARCH INVESTMENT PROPERTIES LLC | | | | Detailed Report | | | | | |
| | Parcel Number: | 23092623092 | Parcel Size: | 5.8 Acre(s) | | Print Detailed Map | | | | | |
| | Property Use: | 83 Current Use Agricultural | | | | | | | | | |
| TAX AND ASSESSMENT INFORMATION | | | | | | | | | | | |
| Tax Code Area (TCA): | 441 | Tax Year: | 2022 | | | | | | | | |
| Improvement Value: | \$48800 | Land Value: | \$34100 | | | | | | | | |
| Current Use Value: | \$13410 | Current Use Improvement: | \$48800 | | | | | | | | |
| New Construction: | \$0 | Total Assessed Value: | \$62210 | | | | | | | | |
| RESIDENTIAL INFORMATION | | | | | | | | | | | |
| Quality | Year Built | Stories | Main SqFt | Upper SqFt | Bsmt SqFt | Bedrooms | Bathrooms (full/3/4, 1/2) | Garage (bsmt/att/bltin) | Carport | SECTION MAPS | |
| No Residence Information Found. | | | | | | | | | | Section Map Full-Chart | |
| SALE INFORMATION | | | | | | | | | | Qtr SECTION MAPS | |
| Excise | Sale Date | Sale Price | Grantor | Portion | | | | NW 1/4 11-298N 112-055 | | | |
| 461604 | 2/14/2022 | \$301600 | PEDROZA, MARTIN M & AZAEL M | N | | | | SW 1/4 11-298N 112-055 | | | |
| 427643 | 9/25/2012 | \$530000 | CAGLE, DAVID C & KATHLEEN | 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 . | | | | | | | | | | | |

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|---|-----------|--------------------------------|--|
| Zoning: | R-1 | Jurisdiction: | County |
| Urban Growth Area: | Grandview | Future Landuse Designation: | (Yakima County Plan 2015) |
| FEMA 100 Year: | FEMA Map | FIRM Panel Number: | 53077C2281D Download Map |
| LOCATION INFORMATION | | | |
| + Latitude: 46° 14' 17.239" | | + Longitude: -119° 54' 51.064" | |
| Range: 23 Township: 09 Section: 26 | | | |
| Narrative Description: TH PT OF W1/2 SW1/4 NW1/4 BEG AT A PT 333.8 FT N OF W1/4 COR, TH N 483.4 FT, TH E 325.1 FT, TH S 186.7 FT, TH E 345 FT, M OR L TO E LI SD SUBD. TH S 292 FT, TH W 665.3 FT TO PT OF BEG. | | | |
| DISCLAIMER | | | |

Anita Palacios

From: Emelda Miranda <Emelda@NWestHomeLoans.com>
Sent: Monday, June 27, 2022 8:21 AM
To: Anita Palacios; Rogelio Almazan
Subject: Fwd: Covenants
Attachments: Covenants.pdf

CAUTION: External Email

Good morning Anita! Hope you had a nice weekend. Attached are the Covenants drafted by Rickey Kimbrough, that will be recorded with the land ensuring only up to 4 units would be built per lot in accordance with the city's square footage requirements for the number of units. Didn't know if you wanted to get these to the council members beforehand. Thank you!!

Emelda Miranda, NMLS# 112360
NorthWest Home Loans
509-985-8938
102 S 5th Ave
Yakima, WA 98902

From: Emelda Miranda <Emelda@NWestHomeLoans.com>
Sent: Friday, June 24, 2022 2:09:30 PM
To: Emelda Miranda <Emelda@NWestHomeLoans.com>
Subject: Covenants



EMELDA MIRANDA | LOAN OFFICER-BRANCH MANAGER
EMELDA@NWESTHOMELOANS.COM
NMLS# 112360

CELL: 509-985-8938

OFFICE: 509-571-1004

EFAX: 509-571-1055

102 S. 5TH AVE, YAKIMA, WA 98902 NLS#1780686

CLICK HERE TO [READ OUR REVIEWS](#)

1. Document Title: Protective Covenants

Reference Numbers of Documents Assigned or Released: AFN 813733 and AFN 813735 Records of Yakima County, Washington

2. Grantor: Monarch Investment Properties, LLC, a Washington Limited Liability Company

3. Grantee: All successors in interests in the following described real property.

4. Legal Descriptions:

Parcel A: Ptn SW ¼ NW ¼ , Sec 26, Twn 9 N, Rng 23, EWM

Parcel B: Ptn NW ¼ NW 1/4 , Sec 26, Twn 9 N, Rng 23, EWM

5. Parcel No.: 230926-23002 (Parcel A) and 230926-22012 (Parcel B)

Know all persons by these presents:

That this Declaration, made on this date by [name of declarant] ("Declarant"),

WITNESSETH:

Declarant is the owner of certain property ("Properties") in Yakima County, Washington, which is more particularly described as:

PARCEL A:

That part of the West half of the Southwest Quarter of the Northwest Quarter of Section 26, Township 9 North, Range 23 E.W.M., records of Yakima County, Washington, described as follows:

Beginning 333.6 feet North of the West Quarter Corner of Section 26;

Thence North 483.4 feet;

Thence 89°40' East 325.1 feet;

Thence 00°08' West 186.7 feet;

Thence South 89°12' East 345 feet, more or less, to the East line of said subdivision;

Thence South 292 feet, more or less, along the East line of said subdivision to the North line of the South Half of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter of said section;

Thence 665.3 feet along the North line of the South Half of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter of said section to the Point of Beginning,

Situated in Yakima County, State of Washington

Assessor's Parcel Number 230926-23002

PARCEL B:

That portion of the West ½ of the West ½ of the Northwest ¼ of Section 26, Township 9 North, Range 23, E.W.M., lying south of the Mathieson Lateral and North and East of the following described line:

Beginning at a point on the West line of said subdivision at a point 817 feet North of the West Quarter corner;
Thence South 89°40' East 325.1 feet;
Thence South 00°08' East 325.1 feet;
Thence South 00°08' West 186.7 feet;
Thence South 89°12' East 345 feet, more or less, to the East line of said subdivision;

EXCEPT therefrom right-of-way for country road along the West line thereof,

AND EXCEPT therefrom beginning at a point on the West line of section 26, 1129.29 feet North of the West Quarter corner;
Thence East 256 feet;
Thence North parallel with the West line of said Section 26, 208.71 feet;
Thence West 41 feet;
Thence North to a point which is 1194.4 feet South 215 feet East of the Northwest corner of said Section 26;
Thence East 215 feet to the West line;
Thence south along said West line to the point of beginning

Assessor's Parcel Number: 230926-22012

WHEREAS, all of the property described above now lies outside of, but adjacent to, the boundaries of the City of Grandview, Washington, and is zoned R-1 as defined in Section 19.12.010(1) of Yakima County Code as "Suburban Residential (SR) and Single-Family Residential (R-1) districts. Such zoning districts are intended provide for low-density, single-family residential development in areas designated by the Comprehensive Plan, depending on availability of infrastructure." Declarant has petitioned the City of Grandview, Washington to annex the described real property and rezone the described real property to an R-3 Zoning classification as defined under Section 17.35.010 of the Grandview Municipal Code. Pursuant to Section 17.35.020 of the Grandview Municipal code, the uses permitted under an R-3 zoning classification are:

A. Single-family dwellings consisting of a residential home built to current building codes or a new manufactured home or new modular home conforming to the development standards specified in GMC 17.35.050; and

B. Two-family dwelling (duplex) consisting of two attached residential homes built to current building codes or two new attached manufactured or modular homes conforming to the general aesthetics of the neighborhood in which they are sited and the development standards in GMC 17.35.050; and

C. Multifamily dwellings; and

D. Churches and similar places of worship; and

E. Nothing contained in this section shall be deemed to prohibit the uses of vacant property for gardening or fruit raising.

"Multi-Family Dwellings are defined in Grandview Municipal Code 17.12.170 Dwelling, as "Multiple dwelling" means a building used or designed as a residence for three or more families living independently of each other doing their own cooking therein. This includes apartment houses and flats.

All of the Properties will be held, sold, and conveyed subject to the following restrictions, which are for the purpose of further restricting permitted uses under an R-3 Zoning Classification, will run with the real property and be binding on all parties having any right, title, or interest in the Properties, their heirs, successors, and assigns, and will inure to the benefit of each owner.

ARTICLE I. USE RESTRICTIONS AND EASEMENTS

The described real property may be subdivided in compliance with an R-3 Zoning Classification, and each individual lot within the subdivision may be used for the construction and maintenance thereon of single family dwellings, duplexes, and multi-family dwelling units of up to, but not more than four (4) dwelling units per lot. No multi-family dwelling units may be constructed or maintained on any one lot consisting of more than four (4) dwelling units as that term is defined by Section 17.12.185 of the Grandview Municipal Code.

ARTICLE VII. GENERAL PROVISIONS

Section 1. Enforcement. The Owner or subsequent owners of the described real property, or any portion thereof, or the City of Grandview, Washington, will have the right to enforce, by any proceeding at law or in equity, all restrictions imposed by the provisions of this Declaration. Failure by any Owner or the City of Grandview, Washington to enforce a covenant or restriction will not be deemed a waiver of the right to do so.

Section 2. Amendment. The covenants and restrictions of this Declaration will run with and bind the land, for a term of Twenty-Five (25) years from the date this Declaration is recorded, after which time they will be automatically extended for successive periods of ten (10) years. This Declaration may be amended by an instrument signed by not less than 50% of the Lot Owners and approved by the City of Grandview, Washington. Any amendment must be recorded in the Office of the Yakima County Auditor.

(b) Without Consent. Additional land within the area described in [description of records] may be annexed by the Declarant without the consent of members within [number of years] years of the date of this instrument.

Executed this 24 day of June, 2022.

MONARCH INVESTMENT PROPERTIES, LLC, a
Washington Limited Liability Company

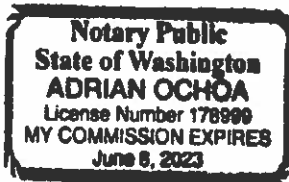
By: *[Signature]*
EMELDA MARINDA, authorized member

STATE OF WASHINGTON)
) ss:
County of Yakima)

On this 24 day of June, 2022, before me personally appeared EMELDA MARINDA, to me known to be the Managing Member, Authorized Member, or authorized agent of MONARCH INVESTMENT PROPERTIES, LLC, a Washington Limited Liability Company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

GIVEN under my hand and official seal on the date above stated.



[Signature]
NOTARY PUBLIC in and for the State of
Washington, residing at 06/08/23, Yakima County
My appointment expires: 06/08/23

RESOLUTION NO. 2022-30

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
ACCEPTING A REQUEST FROM MONARCH INVESTMENT PROPERTIES LLC FOR
ANNEXATION OF PARCEL NOS. 230926-22012 AND 230926-23002 LOCATED AT
1331 SOUTH EUCLID ROAD, GRANDVIEW, YAKIMA COUNTY, WASHINGTON**

WHEREAS, Emelda Miranda and Andrea Miranda dba Monarch Investment Property LLC, the owners of Parcel Nos. 230926-22012 and 230926-23002 located at 1331 South Euclid 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 June 28, 2022, 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: R-3 High Density Residential 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 July 12, 2022.

MAYOR



ATTEST:



CITY CLERK

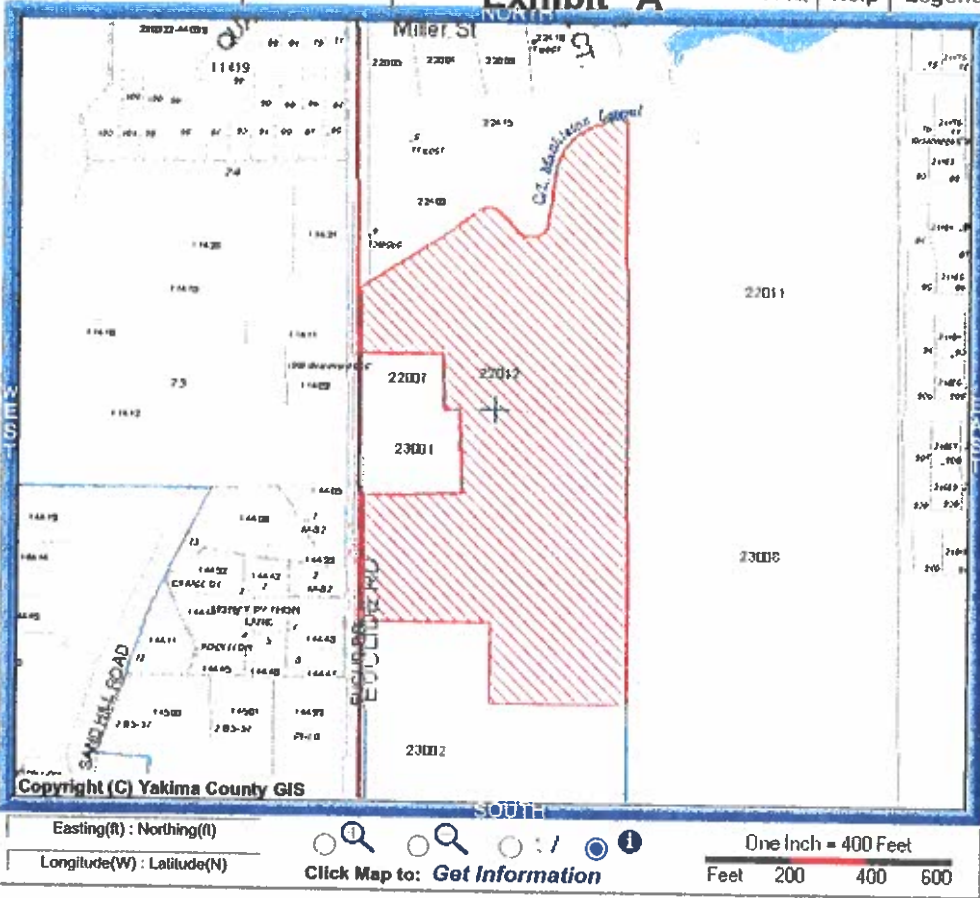
APPROVED AS TO FORM:



CITY ATTORNEY



Assessor Planning | Real Estate | **Exhibit "A"** | FAQ | Help | Legend | Search | Tools | Overview



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:

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(509) 248-4442

| PROPERTY PHOTO | | PROPERTY INFORMATION | | DETAILS | |
|----------------|--|--------------------------------|---------------------------------------|--------------------------|---------------|
| | | Parcel Address: | 1331 S EUCLID RD, Grandview ,WA 98930 | | |
| | | Parcel Owner(s): | MONARCH INVESTMENT PROPERTIES LLC | | |
| | | Parcel Number: | 23092622012 | Parcel Size: | 15.04 Acre(s) |
| | | Property Use: | 83 Current Use Agricultural | | |
| | | TAX AND ASSESSMENT INFORMATION | | | |
| | | Tax Code Area (TCA): | 441 | Tax Year: | 2022 |
| | | Improvement Value: | \$46800 | Land Value: | \$78600 |
| | | Current Use Value: | \$41690 | Current Use Improvement: | \$46800 |
| | | New Construction: | \$0 | Total Assessed Value: | \$88490 |

| Quality | Year Built | Stories | Main SqFt | Upper SqFt | Bsmt SqFt | Bedrooms | Bathrooms (full/3/4, 1/2) | Garage (bsmt/att/btln) | Carport |
|---------------------------------|------------|---------|-----------|------------|-----------|----------|---------------------------|------------------------|---------|
| No Residence Information Found. | | | | | | | | | |

| Excise | Sale Date | Sale Price | Grantor | Portion |
|---------|------------|------------|-------------------------|---------|
| E034512 | 12/17/2021 | \$725000 | ZEPEDA RAFAEL & ARECELI | N |

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](mailto:us).

| Zoning: | R-1 <th>Jurisdiction:</th> <td>County </td> | Jurisdiction: | County |
|--------------------|---|-----------------------------|---------------------------|
| Urban Growth Area: | Grandview | Future Landuse Designation: | (Yakima County Plan 2015) |
| FEMA 100 Year: | | FIRM Panel Number: | 53077C2281D |

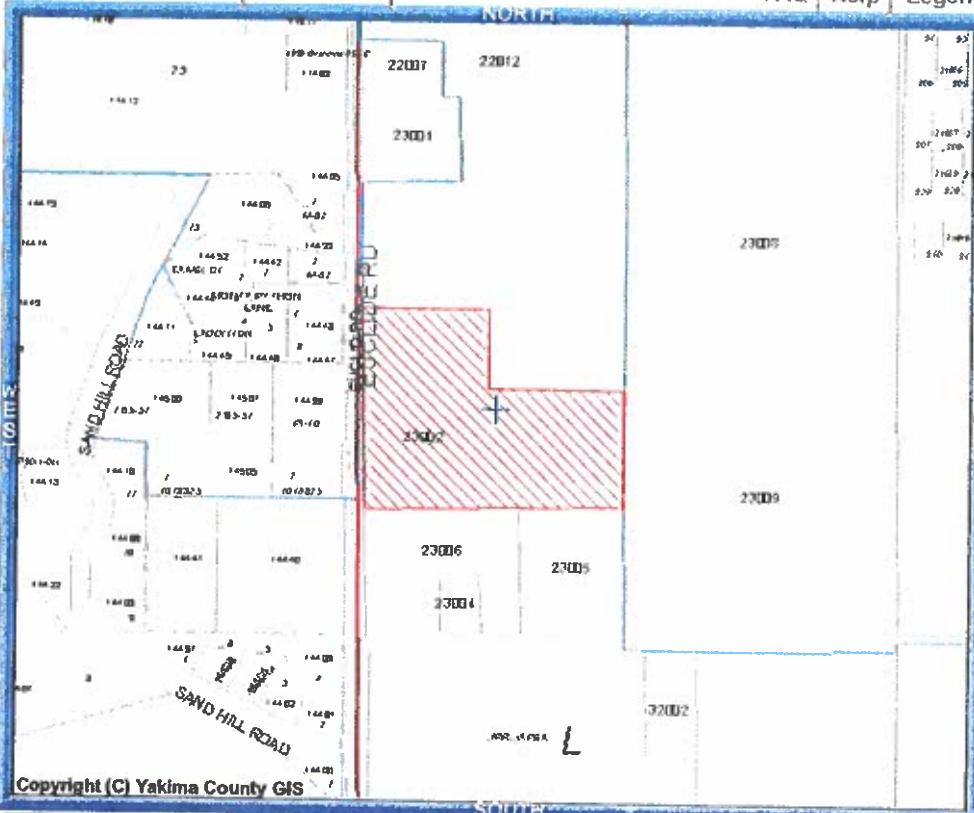
+ Latitude: 46° 14' 24.880" + Longitude: -119° 54' 51.087" Range: 23 Township: 09 Section: 26

Narrative Description: TH PT W1/2 W1/2 NW1/4 LY S OF MATHIESON LAT & N & E OF FOL DESC LN BEG 817 FT N OF W1/4 COR TH S 89 D40°E 325.1 FT TH S 0 D 08°W 186.7 FT TH S 89 D 12°E 345 FT M OR TO E LN W1/2 W1/2 NW1/4 EX CO RD ON W & EX BEG 1129.29 FT N OF W1/4 COR TH E 256 FT TH N 208.71 FT TH W 41 FT TH N TO A PT 1194.4 FT S & 215 FT E OF NW COR SD SEC TH W 215 FT TO W LN SD SEC TH S ALSO W LN TO POB



Assessor | Planning | Real Estate

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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.

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- FEMA
- Critical Areas
- Contours
- Utilities

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One Inch = 400 Feet
Feet 200 400 600

| | | | | | | | | | | | |
|---|---|------------|---|---------|--------------------------------------|--|---------------------------------|--|--|--|--|
| | Parcel Address: EUCLID RD N-CHERRY, WA | | Parcel Owner(s): MONARCH INVESTMENT PROPERTIES LLC | | Parcel Number: 23092623002 | | Parcel Size: 5.8 Acre(s) | | Property Use: 83 Current Use Agricultural | | |
| | Tax Code Area (TCA): 441 | | Tax Year: 2022 | | Improvement Value: \$48800 | | Land Value: \$34100 | | Current Use Improvement: \$48800 | | |
| | Current Use Value: \$13410 | | New Construction: \$0 | | Total Assessed Value: \$62210 | | | | | | |
| | No Residence Information Found. | | | | | | | | | | |
| Excise | Sale Date | Sale Price | Grantor | Portion | | | | | | | |
| 461604 | 2/14/2022 | \$301600 | PEDROZA, MARTIN M & AZAEL M | N | | | | | | | |
| 427643 | 9/25/2012 | \$530000 | CAGLE, DAVID C & KATHLEEN | N | | | | | | | |
| 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 small.us . | | | | | | | | | | | |

| | | | | | |
|---|-------------------------------------|--------------------------------|-----------------------------|--|---------------------------------------|
| Zoning: R-1 | Urban Growth Area: Grandview | FEMA 100 Year: None | Jurisdiction: County | Future Landuse Designation: (Yakima County Plan 2015) | FIRM Panel Number: 53077C2281D |
| * Latitude: 46° 14' 17.239" | | * Longitude: -119° 54' 51.064" | | Range: 23 Township: 09 Section: 26 | |
| Narrative Description: TH PT OF W1/2 SW1/4 NW1/4 BEG AT A PT 333.6 FT N OF W1/4 COR, TH N 483.4 FT, TH E 325.1 FT, TH S 186.7 FT, TH E 345 FT, M OR L TO E LI SD SUBD, TH S 292 FT, TH W 665.3 FT TO PT OF BEG. | | | | | |



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 - Monarch Investment Properties
(RCW 35A.01.050(4))**

To: Anita Palacios, City Clerk
City of Grandview

On June 14th, 2022, a petition for annexation was received by this office to determine 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 June 17th, 2022, 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 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 17th day of June 2022

Dave Cook, Yakima County Assessor

Determination of Sufficiency of Annexation Petition

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)
Property Annexation to City of Grandview
2. Name of applicant: [\[help\]](#)
Monarch Investments, LLC
3. Address and phone number of applicant and contact person: [\[help\]](#)
102 S 5th Ave, Yakima, WA 98902 / Emelda Miranda / 509-985-8938 / almazan@windermere.com
4. Date checklist prepared: [\[help\]](#)
6/1/2022

5. Agency requesting checklist: [\[help\]](#)
City of Grandview
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)
Annexation, 4 - 6 months; preliminary plat, 4 - 6 months; engineering & construction, 1 year
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)
Yes, once the property is annexed, we will apply for a preliminary plat.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)
None
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)
No
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Approval by City and County for the annexation

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

20.8-acre annexation of undeveloped land into the City of Grandview for residential development.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

1331 S Euclid Rd, Grandview, WA; Parcel 20392622012 and 23092623002

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth [\[help\]](#)

- a. General description of the site: [\[help\]](#)

(circle one) Flat, rolling, hilly, steep slopes, mountainous, other _____

- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

5%

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

Warden silt loam

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)
No
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)
None
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)
No
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)
None
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)
None

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)
None
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)
No
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)
None

3. Water [\[help\]](#)

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)
No.
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)
No
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)
None
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

None

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

No runoff

2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

None

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

deciduous tree: alder, maple, aspen, other
 evergreen tree: fir, cedar, pine, other
 shrubs
 grass
 pasture
 crop or grain
 Orchards, vineyards or other permanent crops.
 wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
 water plants: water lily, eelgrass, milfoil, other
 other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

None

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

None

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

None

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

None

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Yes, it is part of the Pacific Flyway

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

None

e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None

6. Energy and Natural Resources [\[help\]](#)

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

None

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

No

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

None

7. Environmental Health [\[help\]](#)

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

No

1) Describe any known or possible contamination at the site from present or past uses.

[\[help\]](#)

None

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

None

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

None

4) Describe special emergency services that might be required. [\[help\]](#)

None

5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

None

b. Noise [\[help\]](#)

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

None

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

None

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

None

8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

Agricultural

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

Yes, it is an orchard

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

No

c. Describe any structures on the site. [\[help\]](#)

None

d. Will any structures be demolished? If so, what? [\[help\]](#)

No

e. What is the current zoning classification of the site? [\[help\]](#)

R-1

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Urban Residential

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

No

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

550

j. Approximately how many people would the completed project displace? [\[help\]](#)

None

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

None

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

None

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

None

9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

None

10. Aesthetics [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

None

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None

b. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

None

11. Light and Glare [\[help\]](#)

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

None

b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

None

c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None

d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

None

12. Recreation [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

None

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

None

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

None

13. Historic and cultural preservation [\[help\]](#)

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. [\[help\]](#)

No

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

No

c. Describe the methods used to assess the potential impacts to ^{None} cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

None

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

None

14. Transportation [\[help\]](#)

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

Euclid runs along the west side of the property

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

No

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

None

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

No

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

No

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

None

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

No

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

None

15. Public Services [\[help\]](#)

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

No

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

None

16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site: [\[help\]](#)

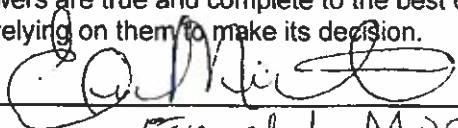
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

None

C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signee Emelda Miranda

Position and Agency/Organization Member Monarch Investment Properties LLC

Date Submitted: 6/16/2022

D. supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?
Annexation to the City of Grandview will not increase discharges, emissions, etc.

Proposed measures to avoid or reduce such increases are:
None

2. How would the proposal be likely to affect plants, animals, fish, or marine life?
Annexation to the City of Grandview will not affect plants, animals, fish, or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:
None

3. How would the proposal be likely to deplete energy or natural resources?
Whether we are in the County or the City will not deplete energy or natural resources. The development itself will use resources for construction and for continued power needs of the residences.

Proposed measures to protect or conserve energy and natural resources are:
Development will follow Energy Code.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Annexation to Grandview will not affect environmentally sensitive areas or areas designated for protection.

Proposed measures to protect such resources or to avoid or reduce impacts are:

None

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

No shoreline.

Annexation area is within the City's Urban Growth Area and is compatible with the Comprehensive Plans for the County and City.

Proposed measures to avoid or reduce shoreline and land use impacts are:

None

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Annexation won't increase the demand on transportation or public services.

Proposed measures to reduce or respond to such demand(s) are:

None

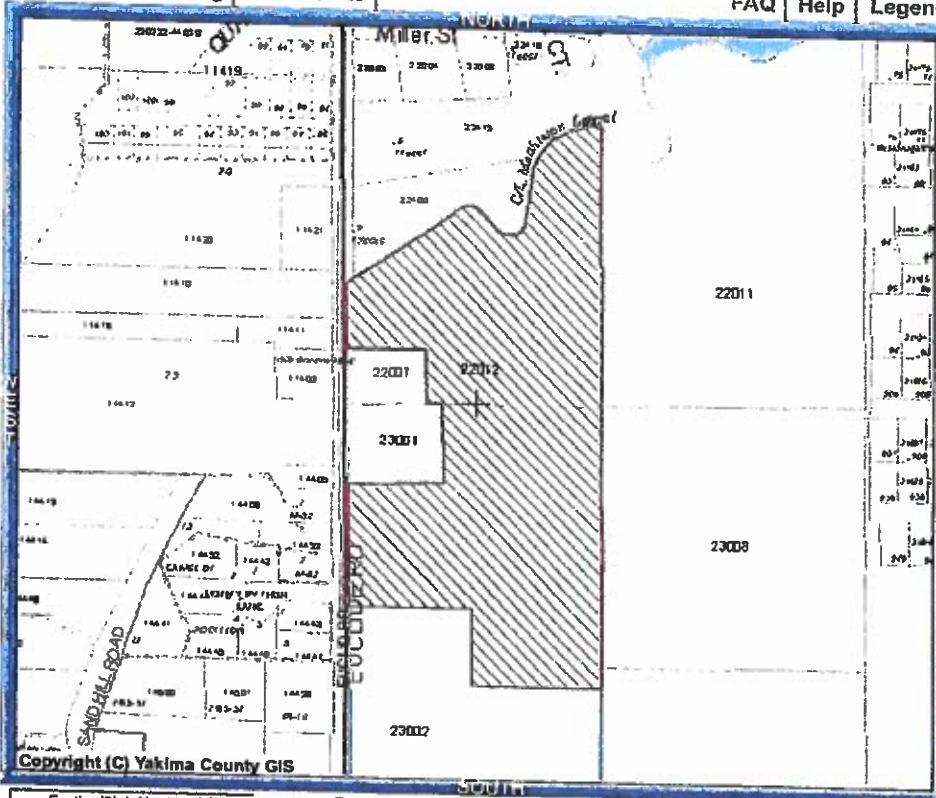
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No conflicts with requirements for protection of the environment.



Assessor Planning | Real Estate

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Parcel #:
Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.
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Map Scale: 1 Inch = 400 ft.
Overlays: Aerial Photography
 FEMA Critical Areas
 Contours Utilities
Map Size: Small (800x600)

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Easting(N) | Northing(N)
Longitude(E) | Latitude(N)
Click Map to: [Get Information](#)
One Inch = 400 Feet
Feet 200 400 600

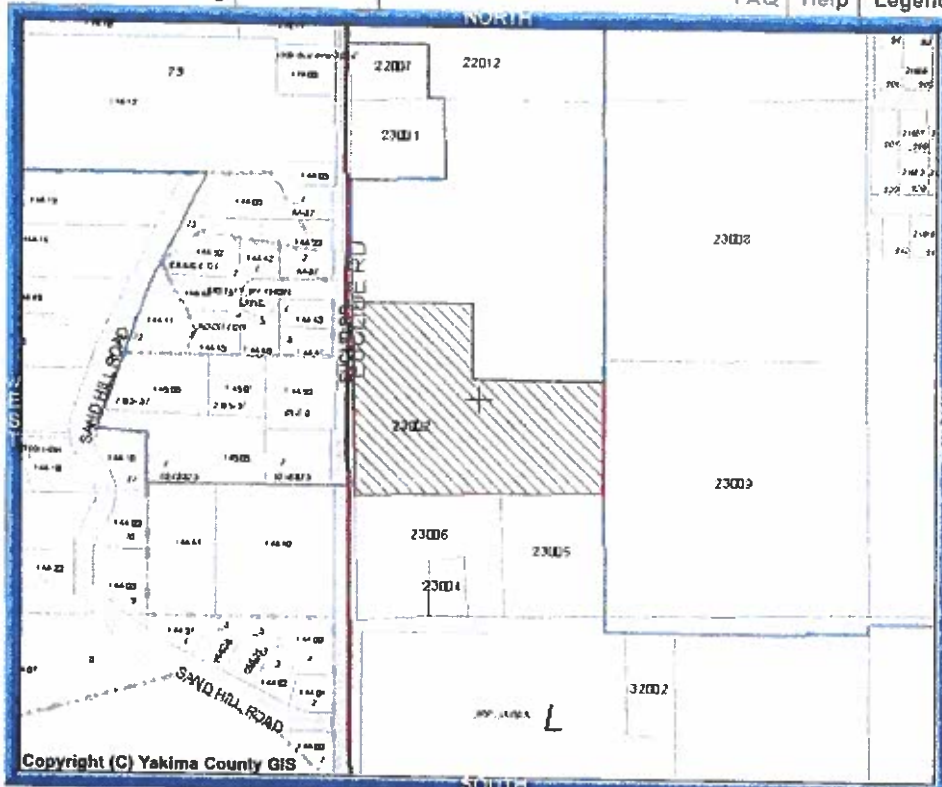
| | | | | | | | | | |
|--|------------------|---------------------------------------|----------------------------|------------|-----------|----------|---------------------------|-------------------------|---------|
| | Parcel Address: | 1331 S EUCLID RD, Grandview ,WA 98930 | | | | | | | |
| | Parcel Owner(s): | MONARCH INVESTMENT PROPERTIES LLC | | | | | | | |
| | Parcel Number: | 23092522012 | Parcel Size: 15.04 Acre(s) | | | | | | |
| | Property Use: | 83 Current Use Agricultural | | | | | | | |
| Tax Code Area (TCA): | 441 | Tax Year: | 2022 | | | | | | |
| Improvement Value: | \$46800 | Land Value: | \$78600 | | | | | | |
| Current Use Value: | \$41690 | Current Use Improvement: | \$46800 | | | | | | |
| New Construction: | \$0 | Total Assessed Value: | \$88490 | | | | | | |
| Quality | Year Built | Stories | Main SqFt | Upper SqFt | Bsmt SqFt | Bedrooms | Bathrooms (full/3/4, 1/2) | Garage (bsmt/att/bitin) | Carport |
| No Residence Information Found. | | | | | | | | | |
| Excise | Sale Date | Sale Price | Grantor | Portion | | | | | |
| E034512 | 12/17/2021 | \$725000 | ZEPEDA RAFAEL & ARECELI | N | | | | | |
| 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. | | | | | | | | | |

| | | | |
|--|-----------|--------------------------------|---------------------------|
| Zoning: | R-1 | Jurisdiction: | County |
| Urban Growth Area: | Grandview | Future Landuse Designation: | (Yakima County Plan 2015) |
| FEMA 100 Year: | | FIRM Panel Number: | 53077C2281D |
| + Latitude: 46° 14' 24.880" | | + Longitude: -119° 54' 51.087" | |
| Range: 23 Township: 09 Section: 26 | | | |
| Narrative Description: TH PT W1/2 W1/2 NW1/4 LY S OF MATHIESON LAT & N & E OF FOL DESC LN BEG 817 FT N OF W1/4 COR TH S 89 D40° E 325.1 FT TH S 0 D 08° W 186.7 FT TH S 89 D 12° E 345 FT M OR TO E LN W1/2 W1/2 NW1/4 EX CO RD ON W & EX BEG 1129.29 FT N OF W1/4 COR TH E 256 FT TH N 208.71 FT TH W 41 FT TH N TO A PT 1194.4 FT S & 215 FT E OF NW COR SD SEC TH W 215 FT TO W LN SD SEC TH S ALSO W LN TO POB | | | |



Assessor Planning Real Estate

FAQ Help Legend Search Tools Overview



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

Eastings(E) : Northing(N)
Longitude(W) : Latitude(N)
Click Map to: **Get Information**
One Inch = 400 Feet
Feet 200 400 600

| | | | | | | | | | |
|--|------------------|-----------------------------------|-----------------------------|------------|-----------|----------|---------------------------|-----------------------|---------|
| | Parcel Address: | EUCLID RD N-CHERRY, WA | | | | | | | |
| | Parcel Owner(s): | MONARCH INVESTMENT PROPERTIES LLC | | | | | | | |
| | Parcel Number: | 23092623002 | Parcel Size: 5.8 Acre(s) | | | | | | |
| | Property Use: | 83 Current Use Agricultural | | | | | | | |
| Tax Code Area (TCA): | 441 | Tax Year: | 2022 | | | | | | |
| Improvement Value: | \$48800 | Land Value: | \$34100 | | | | | | |
| Current Use Value: | \$13410 | Current Use Improvement: | \$48800 | | | | | | |
| New Construction: | \$0 | Total Assessed Value: | \$62210 | | | | | | |
| Quality | Year Built | Stories | Main SqFt | Upper SqFt | Bsmt SqFt | Bedrooms | Bathrooms (full/3/4, 1/2) | Garage (bsm/atl/blin) | Carport |
| No Residence Information Found. | | | | | | | | | |
| Excise | Sale Date | Sale Price | Grantor | | Portion | | | | |
| 427643 | 9/25/2012 | \$530000 | CAGLE, DAVID C & KATHLEEN | | N | | | | |
| 461804 | 2/14/2022 | \$301800 | PEDROZA, MARTIN M & AZAEL M | | N | | | | |
| 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. | | | | | | | | | |

| | | | |
|---|-----------|--------------------------------|---------------------------|
| Zoning: | R-1 | Jurisdiction: | County |
| Urban Growth Area: | Grandview | Future Landuse Designation: | (Yakima County Plan 2015) |
| FEMA 100 Year: | | FIRM Panel Number: | 53077C2281D |
| + Latitude: 46° 14' 17.239" | | + Longitude: -119° 54' 51.064" | |
| Range: 23 Township: 09 Section: 26 | | | |
| Narrative Description: TH PT OF W1/2 SW1/4 NW1/4 BEG AT A PT 333.6 FT N OF W1/4 COR, TH N 483.4 FT, TH E 325.1 FT, TH S 186.7 FT, TH E 345FT, M OR L TO E LI SD SUBD. TH S 292FT, TH W 665.3 FT TO PT OF BEG. | | | |



**CITY OF GRANDVIEW
DETERMINATION OF NON-SIGNIFICANCE
WASHINGTON STATE ENVIRONMENTAL POLICY ACT**

The City of Grandview, as the lead agency, issued a:

- Determination of Non-significance (DNS)
- Mitigated Determination of Non-significance (MDNS)
- Modified DNS/MDNS

under the State Environmental Policy Act (SEPA) and WAC 197-11-355 on the following:

Applicant(s) & Property Owner(s): Emelda Miranda and Andrea Miranda dba Monarch Investment Property, LLC

Proposed Project: Annexation & Rezone

Current Zoning/Future Land Use: Residential

Proposed Zoning: R-3 High Density Residential

Location of Project: 1331 South Euclid Road, Grandview, Yakima County, WA

Parcel No(s): 230926-22012 and 230926-23002

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- There is no comment period for this DNS.
- This DNS is issued after using the optional DNS process in WAC 197-11-355.
- This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below.

Responsible official: Cus Arteaga

Position/title: City Administrator/Public Works Director

Phone: (509) 882-9200

Address: 207 West Second Street, Grandview, WA 98930

Email: carteaga@grandview.wa.us

Date: August 18, 2022

Signature: _____



**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) & Property Owner(s): Emelda Miranda and Andrea Miranda dba Monarch Investment Property, LLC

Proposed Project: Annexation & Rezone

Current Zoning/Future Land Use: Residential

Proposed Zoning: R-3 High Density Residential

Location of Project: 1331 South Euclid Road, Grandview, Yakima County, WA

Parcel No(s): 230926-22012 and 230926-23002

Application Date: June 1, 2022

Application Acceptance: July 12, 2022

Decision-Making Authority: City of Grandview

Project Description: Applicants request annexation and rezone to R-3 High Density Residential

Requested Approvals & Actions: Annexation and rezone

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 time, the City does not intend to hold a public hearing to consider the environmental aspects of this application. A copy of the threshold determination ultimately issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by **WEDNESDAY, AUGUST 17, 2022**.

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 or on the City's website at www.grandview.wa.us. 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) 882-9200, email: anitap@grandview.wa.us. Comments concerning the application should be submitted no later than **WEDNESDAY, AUGUST 17, 2022**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **WEDNESDAY, AUGUST 17, 2022** 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 **TUESDAY, AUGUST 30, 2022 at 3:00 p.m.** The public hearing will be held in person in the Council Chambers at City Hall, 207 West Second Street, Grandview, WA.

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) 882-9200. Interpreters will be available upon request. American Disabilities Act (ADA) accommodations provided upon request 24-hours in advance.

CITY OF GRANDVIEW

Anita G. Palacios, MMC, City Clerk

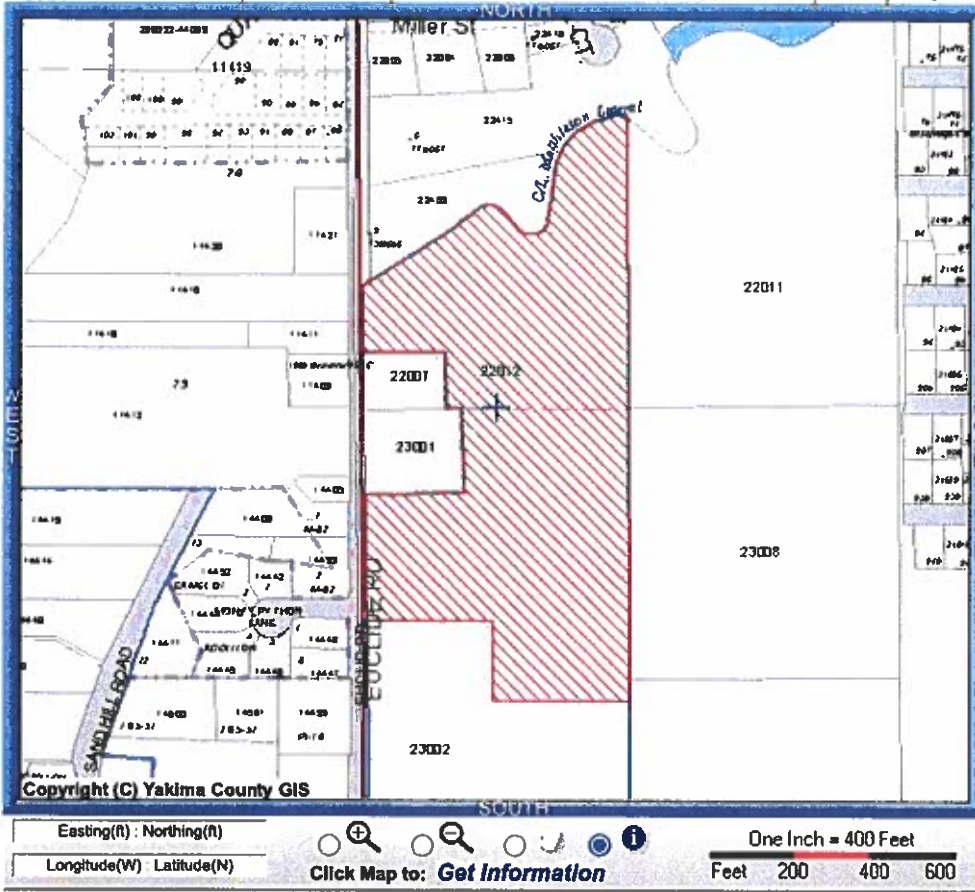
Publication: Grandview Herald – July 27, 2022

Property Posted: July 27, 2022

Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s): July 27, 2022



Assessor Planning | Real Estate | FAQ | Help | Legend | Search | Tools Overview



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:

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

Map Report

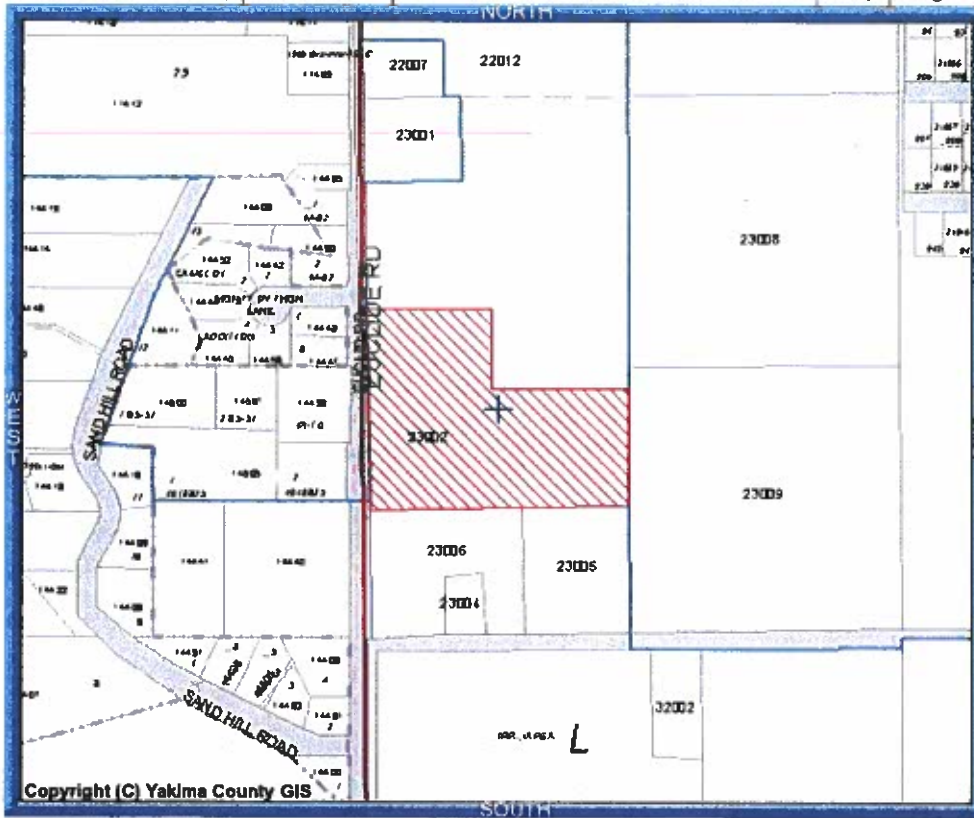
| PROPERTY PHOTOS: 1 | | PROPERTY INFORMATION AS OF 7/20/2022 11:08:09 PM | | | | PRINTING | | | | |
|---|------------------|--|-------------------------|---------------|-----------|-----------------------|---------------------------|----------------------|-----------------|-----------------------|
| | Parcel Address: | 1331 S EUCLID RD, Grandview, WA 98930 | | | | Printer-Friendly Page | | | | |
| | Parcel Owner(s): | MONARCH INVESTMENT PROPERTIES LLC | | | | | | | | |
| | Parcel Number: | 23092622012 | Parcel Size: | 15.04 Acre(s) | | | | | | |
| | Property Use: | 83 Current Use Agricultural | | | | | | | | |
| TAX AND ASSESSMENT INFORMATION | | | | | | | | | | |
| Tax Code Area (TCA): | 441 | Tax Year: | 2022 | | | | | | | |
| Improvement Value: | \$46800 | Land Value: | \$78600 | | | | | | | |
| Current Use Value: | \$41690 | Current Use Improvement: | \$46800 | | | | | | | |
| New Construction: | \$0 | Total Assessed Value: | \$88490 | | | | | | | |
| RESIDENTIAL INFORMATION | | | | | | | | | | |
| Quality | Year Built | Stories | Main SqFt | Upper SqFt | Bsmt SqFt | Bedrooms | Bathrooms (full/3/4, 1/2) | Garage (bsm/at/bltn) | Carport | Section Map 1in=400ft |
| No Residence Information Found. | | | | | | | | | | |
| SECTION MAPS | | | | | | | | | | |
| SALE INFORMATION | | | | | | | | | | |
| Excise | Sale Date | Sale Price | Grantor | Portion | | | Qtr SECTION MAPS | | | |
| E034512 | 12/17/2021 | \$725000 | ZEPEDA RAFAEL & ARECELI | N | | | NW Qtr 1"=200ft | NE-Qtr 1"=200ft | SW Qtr 1"=200ft | SE-Qtr 1"=200ft |
| 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 small us . | | | | | | | | | | |

| OVERLAY INFORMATION | | | |
|---|-----------|--------------------------------|---------------------------|
| Zoning: | R-1 | Jurisdiction: | County |
| Urban Growth Area: | Grandview | Future Landuse Designation: | (Yakima County Plan 2015) |
| FEMA 100 Year: | FEMA Map | FIRM Panel Number: | 53077C2281D |
| Download Map | | | |
| LOCATION INFORMATION | | | |
| + Latitude: 46° 14' 24.880" | | + Longitude: -119° 54' 51.087" | |
| Range 23 Township 09 Section 26 | | | |
| Narrative Description: TH PT W1/2 W1/2 NW1/4 LY S OF MATHIESON LAT & N & E OF FOL DESC LN BEG 817 FT N OF W1/4 COR TH S 89 D40°E 325.1 FT TH S 0 D 08°W 186.7 FT TH S 89 D 12°E 345 FT M OR TO E LN W1/2 W1/2 NW1/4 EX CO RD ON W & EX BEG 1129.29 FT N OF W1/4 COR TH E 256 FT TH N 208.71 FT TH W 41 FT TH N TO A PT 1194.4 FT S & 215 FT E OF NW COR SD SEC TH W 215 FT TO W LN SD SEC TH S ALSO W LN TO POB | | | |
| DISCLAIMER | | | |



Assessor Planning Real Estate

FAQ Help Legend Search Tools Overview



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:

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

Map Report

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

Click Map to: **Get Information**

One Inch = 400 Feet
Feet 200 400 600

| PROPERTY PHOTOS. 1 | | PROPERTY INFORMATION AS OF 7/20/2022 11:08:09 PM | | | | PRINTING | | | | | | | | | |
|---|---------------------|--|-----------------------------|-------------|--------------------|--------------------|---------------------------|---|---------|---------------------------------------|--|---------------------|---------------------|---------------------|---------------------|
| | Parcel Address: | EUCLID RD N-CHERRY, WA | | | | Print Friendly Map | | | | | | | | | |
| | Parcel Owner(s): | MONARCH INVESTMENT PROPERTIES LLC | | | | | | | | | | | | | |
| | Parcel Number: | 23092623002 | Parcel Size: | 5.8 Acre(s) | | Detailed Report | | | | | | | | | |
| | Property Use: | 83 Current Use Agricultural | | | | | | | | | | | | | |
| TAX AND ASSESSMENT INFORMATION | | | | | | | | | | | | | | | |
| Tax Code Area (TCA): | 441 | Tax Year: | 2022 | | Print Detailed MAP | | | | | | | | | | |
| Improvement Value: | \$48800 | Land Value: | \$34100 | | | | | | | | | | | | |
| Current Use Value: | \$13410 | Current Use Improvement: | \$48800 | | | | | | | | | | | | |
| New Construction: | \$0 | Total Assessed Value: | \$62210 | | | | | | | | | | | | |
| RESIDENTIAL INFORMATION | | | | | | | | | | | | | | | |
| Quality | Year Built | Stories | Main SqFt | Upper SqFt | Bsmt SqFt | Bedrooms | Bathrooms (full/3/4, 1/2) | Garage (bsmt/att/bltn) | Carport | SECTION MAPS Section Map 1in=400ft | | | | | |
| No Residence Information Found. | | | | | | | | | | | | | | | |
| SALE INFORMATION | | | | | | | | Qtr SECTION MAPS | | | | | | | |
| Excise | Sale Date | Sale Price | Grantor | | | Portion | | | | | | | | | |
| 427643 | 9/25/2012 | \$530000 | CAGLE, DAVID C & KATHLEEN | | | N | | | | | | | | | |
| 461604 | 2/14/2022 | \$301600 | PEDROZA, MARTIN M & AZAEL M | | | N | | | | | | | | | |
| DISCLAIMER | | | | | | | | <table border="1"> <tr> <td>NW Qtr 17°29'00"</td> <td>NE Qtr 17°29'00"</td> </tr> <tr> <td>SW Qtr 17°29'00"</td> <td>SE Qtr 17°29'00"</td> </tr> </table> | | | | NW Qtr 17°29'00" | NE Qtr 17°29'00" | SW Qtr 17°29'00" | SE Qtr 17°29'00" |
| NW Qtr 17°29'00" | NE Qtr 17°29'00" | | | | | | | | | | | | | | |
| SW Qtr 17°29'00" | SE Qtr 17°29'00" | | | | | | | | | | | | | | |
| 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: | (Yakima County Plan 2015) |
| FEMA 100 Year: | FEMA Map | FIRM Panel Number: | 53077C2281D |
| LOCATION INFORMATION | | | |
| + Latitude: 46° 14' 17.239" | | + Longitude: -119° 54' 51.064" | |
| Range: 23 | | Township: 09 Section: 26 | |
| Narrative Description: TH PT OF W1/2 SW1/4 NW1/4 BEG AT A PT 333.6 FT N OF W1/4 COR, TH N 483.4 FT, TH E 325.1 FT, TH S 186.7 FT, TH E 345 FT, M OR L TO E LI SD SUBD. TH S 292 FT, TH W 665.3 FT TO PT OF BEG. | | | |
| DISCLAIMER | | | |

AFFIDAVIT OF PUBLICATION

Notice

State of Washington }
County of Yakima } ss.

CITY OF GRANDVIEW
NOTICE OF DEVELOPMENT APPLICATION
ENVIRONMENTAL DETERMINATION & NOTICE OF
PUBLIC HEARING

The undersigned on oath states that

Madelyne Creasy
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 continu-
ally as a weekly newspaper in Grandview, Yakima County, Wash-
ington, 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 reg-
ularly distributed to its subscribers during the below stated period.

The annexed notice, a Notice of
Development Application -
Monarch Investment

was published on July 27, 2022

The amount of the fee charged for the foregoing publication is the
sum of \$ 129.81 which amount has been paid in full.

Madelyne Creasy

Subscribed and sworn to before me on

July 27, 2022
Annette C. Jones

Notary Public for the State of Washington

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) & Property Owner(s): Emekka Miranda and
Andrea Miranda dba Monarch Investment Property, LLC
Proposed Project: Annexation & Rezone
Current Zoning/Future Land Use: Residential
Proposed Zoning: R-3 High Density Residential
Location of Project: 1331 South Euclid Road, Grandview,
Yakima County, WA
Parcel No(s): 230926-22012 and 230926-23002
Application Date: June 1, 2022
Application Acceptance: July 12, 2022
Decision-Making Authority: City of Grandview
Project Description: Applicants request annexation and rezone
to R-3 High Density Residential
Requested Approvals & Actions: Annexation and rezone
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 time, the City does not intend to hold a public
hearing to consider the environmental aspects of this application.
A copy of the threshold determination ultimately issued with
respect to this application may be obtained upon request.
Comments on the environmental impacts of this proposal must be
received by WEDNESDAY, AUGUST 17, 2022.

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 or on the City's website at www.grandview.
wa.us. 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-
9200, email: anitap@grandview.wa.us. Comments concerning
the application should be submitted no later than WEDNESDAY,
AUGUST 17, 2022. While comments will be accepted through
closing of the public hearing on this proposal, comments received
after WEDNESDAY, AUGUST 17, 2022 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 TUESDAY, AUGUST 30,
2022 at 3:00 p.m. The public hearing will be held in person
in the Council Chambers at City Hall, 207 West Second Street,
Grandview, WA.

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)
882-9200. Interpreters will be available upon request. 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: July 27, 2022



**CITY OF GRANDVIEW
AFFIDAVIT OF MAILING & POSTING**

I, Anita Palacios, City Clerk for the City of Grandview, hereby certify that on the 27th day of July, 2022, I posted at City Hall, Library, Police Department, City's website www.grandview.wa.us, and mailed the attached NOTICE OF DEVELOPMENT APPLICATION ENVIRONMENTAL DETERMINATION & NOTICE OF PUBLIC HEARING with maps regarding the following land use proposal:

Applicant(s) & Property Owner(s): Emelda Miranda and Andrea Miranda dba Monarch Investment Property, LLC

Proposed Project: Annexation & Rezone

Current Zoning/Future Land Use: Residential

Proposed Zoning: R-3 High Density Residential

Location of Project: 1331 South Euclid Road, Grandview, Yakima County, WA

Parcel No(s): 230926-22012 and 230926-23002

by first class mail, postage prepaid, by delivering the same to the U.S. Post Office for deposit in the United States Mail, properly addressed to the following adjacent property owners within 300 feet of the subject parcel(s), interested parties and governmental agencies, lists attached hereto.

Governmental agencies also received the SEPA Checklist.

CITY OF GRANDVIEW

By: 

Anita Palacios, City Clerk



**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) & Property Owner(s): Emelda Miranda and Andrea Miranda dba Monarch Investment Property, LLC

Proposed Project: Annexation & Rezone

Current Zoning/Future Land Use: Residential

Proposed Zoning: R-3 High Density Residential

Location of Project: 1331 South Euclid Road, Grandview, Yakima County, WA

Parcel No(s): 230926-22012 and 230926-23002

Application Date: June 1, 2022

Application Acceptance: July 12, 2022

Decision-Making Authority: City of Grandview

Project Description: Applicants request annexation and rezone to R-3 High Density Residential

Requested Approvals & Actions: Annexation and rezone

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 schedule or held. At this time, the City does not intend to hold a public hearing to consider the environmental aspects of this application. A copy of the threshold determination ultimately issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by **WEDNESDAY, AUGUST 17, 2022.**

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 or on the City's website at www.grandview.wa.us. 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) 882-9200, email: anitap@grandview.wa.us. Comments concerning the application should be submitted no later than **WEDNESDAY, AUGUST 17, 2022**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **WEDNESDAY, AUGUST 17, 2022** 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 **TUESDAY, AUGUST 30, 2022 at 3:00 p.m.** The public hearing will be held in person in the Council Chambers at City Hall, 207 West Second Street, Grandview, WA.

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) 882-9200. Interpreters will be available upon request. American Disabilities Act (ADA) accommodations provided upon request 24-hours in advance.

CITY OF GRANDVIEW

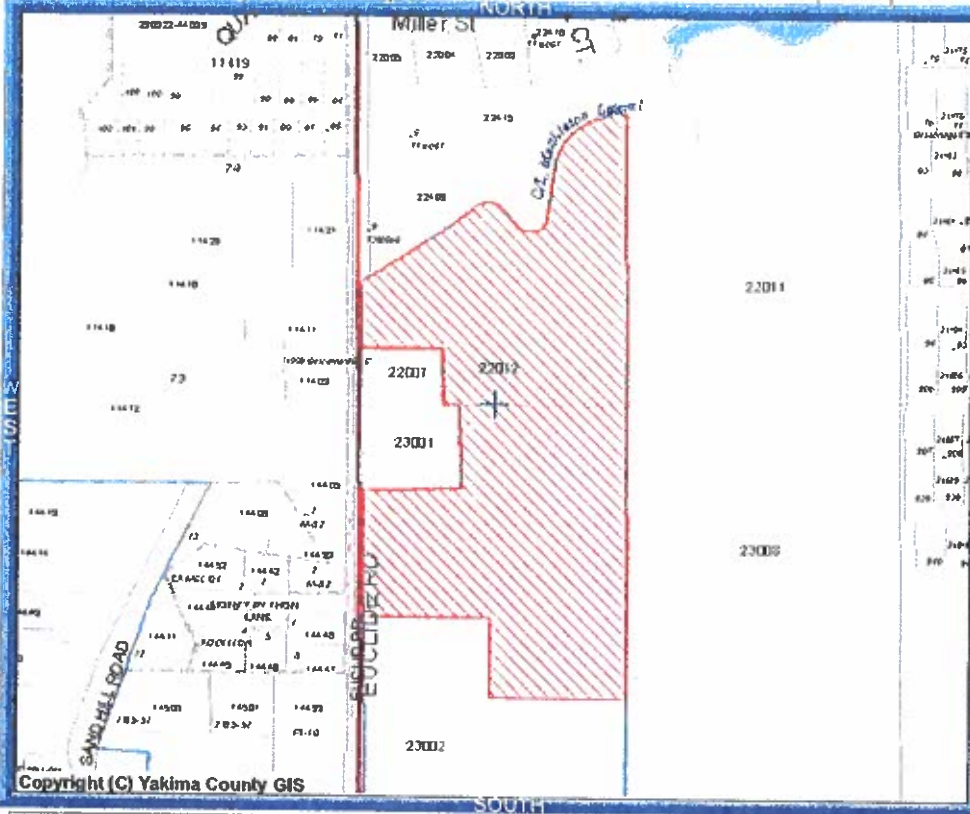
Anita G. Palacios, MMC, City Clerk

Publication: Grandview Herald – July 27, 2022

Property Posted: July 27, 2022

Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s): July 27, 2022

Assessor Planning | Real Estate | **FAQ** | Help | Legend | Search | Tools | Overview



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.

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MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography

FEMA Critical Areas
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MapSize: Small (800x600)

Maps brought to you by:

Valley Title Guarantee
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(509) 248-4442

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

Click Map to: **Get Information**

One Inch = 400 Feet
Feet 200 400 600

| | | | | | | | | | |
|---------------------------------|------------------|---------------------------------------|----------------------------|------------|-----------|----------|---------------------------|-----------------------|---------|
| | Parcel Address: | 1331 S EUCLID RD, Grandview, WA 98930 | | | | | | | |
| | Parcel Owner(s): | MONARCH INVESTMENT PROPERTIES LLC | | | | | | | |
| | Parcel Number: | 23092622012 | Parcel Size: 15.04 Acre(s) | | | | | | |
| | Property Use: | 83 Current Use Agricultural | | | | | | | |
| Tax Code Area (TCA): | 441 | Tax Year: | 2022 | | | | | | |
| Improvement Value: | \$46800 | Land Value: | \$78600 | | | | | | |
| Current Use Value: | \$41690 | Current Use Improvement: | \$46800 | | | | | | |
| New Construction: | \$0 | Total Assessed Value: | \$88490 | | | | | | |
| Quality | Year Built | Stories | Main SqFt | Upper SqFt | Bsmt SqFt | Bedrooms | Bathrooms (full/3/4, 1/2) | Garage (bsmt/at/blin) | Carport |
| No Residence Information Found. | | | | | | | | | |
| Excise | Sale Date | Sale Price | Grantor | | Portion | | | | |
| E034512 | 12/17/2021 | \$725000 | ZEPEDA RAFAEL & ARECELI | | N | | | | |

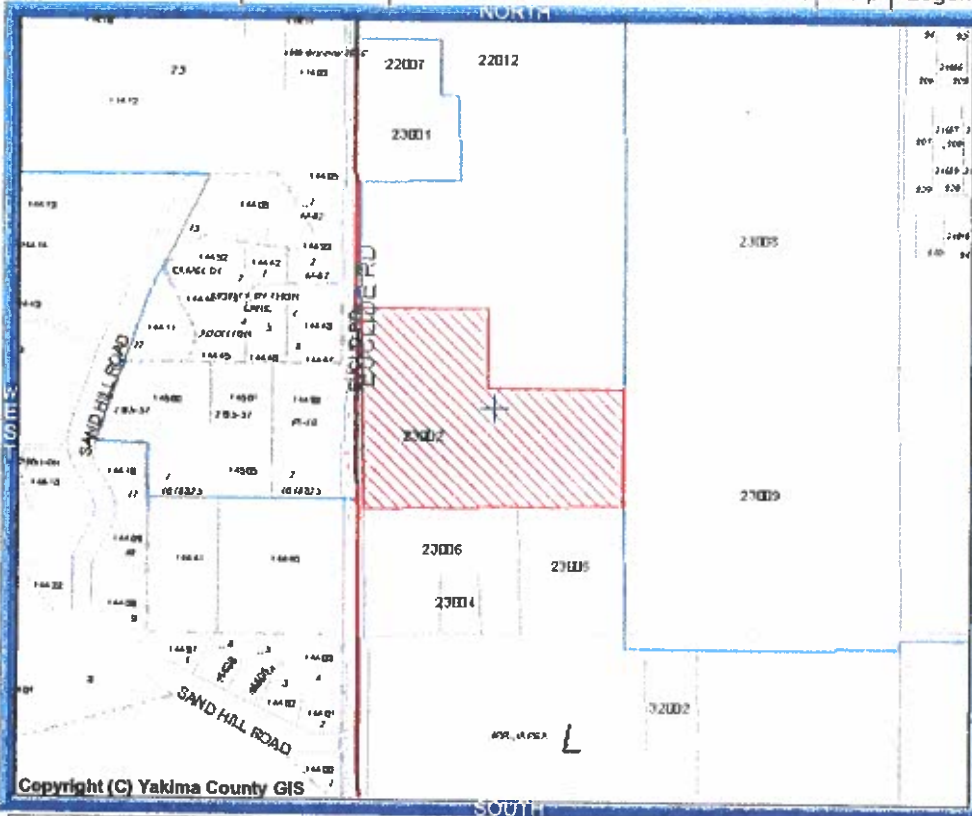
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| Zoning: | R-1 | Jurisdiction: | County |
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| FEMA 100 Year: | FEMA 500 | FIRM Panel Number: | 53077C2281D |
| + Latitude: 46° 14' 24.880" | | + Longitude: -119° 54' 51.087" | |
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| Section: 26 | | | |
| Narrative Description: TH PT W1/2 W1/2 NW1/4 LY S OF MATHIESON LAT & N & E OF FOL DESC LNBEG 817 FT N OF W1/4 COR TH S 89 D40'E 325.1 FT TH S 0 D 08'W 186.7 FT TH S 89 D 12'E 345 FT M OR TO E LN W1/2 W1/2 NW1/4 EX CO RD ON W & EX BEG 1129.29 FT N OF W1/4 COR TH E 256 FT TH N 208.71 FT TH W 41 FT TH N TO A PT 1194.4 FT S & 215 FT E OF NW COR SDSEC TH W 215 FT TO W LN SD SEC TH S ALSD W LN TO POB | | | |



Assessor Planning | Real Estate

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One Inch = 400 Feet
Feet 200 400 600

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| | Parcel Owner(s): | MONARCH INVESTMENT PROPERTIES LLC | | | | | | | |
| | Parcel Number: | 23092623002 | Parcel Size: | 5.8 Acre(s) | | | | | |
| | Property Use: | 83 Current Use Agricultural | | | | | | | |
| Tax Code Area (TCA): | 441 | Tax Year: | 2022 | | | | | | |
| Improvement Value: | \$48800 | Land Value: | \$34100 | | | | | | |
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| No Residence Information Found. | | | | | | | | | |
| Excise | Sale Date | Sale Price | Grantor | | | Portion | | | |
| 427643 | 9/25/2012 | \$530000 | CAGLE, DAVID C & KATHLEEN | | | N | | | |
| 461604 | 2/14/2022 | \$301600 | PEDROZA, MARTIN M & AZAEL M | | | N | | | |

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230926-22010/22011/23008/23009
Charvet Brothers Farms
501 Appleway
Grandview, WA 98930

230926-22012/23002
Monarch Investments Properties
700 Bagely Road
Granger, WA 98932

230926-22413
Maria Gonzalez
1113 Carriage Sq.
Grandview, WA 98930

230926-22414
Jessica Barajas
1115 Carriage Sq.
Grandview, WA 98930

230926-22417
Jorge Lua
1112 Carriage Sq.
Grandview, WA 98930

230926-22416
Martha Morales
P.O. Box 517
Grandview, WA 98930

230926-22004
Erin Olsen
914 Miller Ln
Grandview, WA 98930

230926-22003
Al Mehrer
3 Clarita Court
Norato, CA 94947

230926-22415
Carriage Court Family Housing LLC
1200 Carriage Ct Unit A
Grandview, WA 98930

230926-22409
Fernando Garcia
1307 S. Euclid
Grandview, WA 98930

230926-22007
Darcy Wyant
1401 S. Euclid
Grandview, WA 98930

230926-23001
Richard Vankirk
1405 S. Euclid
Grandview, WA 98930

230926-23005
Roberto Granados
111 Apricot Rd.
Grandview, WA 98930

230926-23006/23004
Araceli Granados
61 Apricot Rd.
Grandview, WA 98930

230927-11421
Domingo Gonzalez
1308 S. Euclid
Grandview, WA 98930

230927-11420
Eduardo & Elvia Cardenas
1306 S. Euclid
Grandview, WA 98930

230927-11410
Rodney Roberts
1400 S. Euclid
Grandview, WA 98930

230927-11416/114111/11409
Jose Verduzco
1402 S. Euclid
Grandview, WA 98930

230927-11412
Raul & Brenda Sanchez
1408 S. Euclid
Grandview, WA 98930

230927-14405/ 14406
Keith Oliver
1500 S Euclid
Grandview, WA 98930

230927-14452
Shonan Inc.
P.O. Box 128
Grandview, WA 98930

230927-14442
Timothy Palacios
1009 Monty Python
Grandview, WA 98930

230927-14444
John & Jaque LaFever
1005 Monty Python
Grandview, WA 98930

230927-14433
Ethel Snyder
1502 S. Euclid
Grandview, WA 98930

230927-14445
Jeffrey Joshua
1003 Monty Python
Grandview, WA 98930

230927-14446
Rene & Blanca Garcia
1001 Monty Python
Grandview, WA 98930

230927-14447
Mario Mendoza
1508 S. Euclid
Grandview, WA 98930

230927-14448
Celina Valdez
1000 Monty Python
Grandview, WA 98930

230927-14501
Ketha Kimbrough
262 Sandhill
Grandview, WA 98930

230927-14439
Mathew Ahlbeck
1610 S. Euclid
Grandview, WA 98930

230927-14505
Kent Beaulaurier
1662 S. Euclid
Grandview, WA 98930

230927-14440
Melinda Clark
1660 S. Euclid
Grandview, WA 98930

Anita Palacios

From: Anita Palacios
Sent: Thursday, July 21, 2022 4:18 PM
To: 'GRANDVIEW SCHOOL DISTRICT'; 'ODW.Mail@doh.wa.gov'; 'PORT OF GRANDVIEW'; 'ROZA IRRIGATION DISTRICT'; 'sepa@dahp.wa.gov'; 'SUNNYSIDE VALLEY IRRIGATION DISTRICT'; 'WA STATE DEPT OF COMMERCE (reviewteam@commerce.wa.gov)'; 'WA STATE DEPT OF FISH & WILDLIFE'; 'WA STATE DEPT OF NATURAL RESOURCES'; 'WA STATE DEPT OF SOCIAL & HEALTH SERVICES'; 'WA STATE DEPT OF TRANSPORTATION'; 'WA STATE DEPT OF TRANSPORTATION'; 'YAKAMA NATION'; 'YAKIMA CO ENVIRONMENTAL HEALTH'; 'YAKIMA CO FIRE DISTRICT NO. 5'; 'YAKIMA CO PLANNING DEPT'; 'YAKIMA CO REG TRANSPORTATION ORG'; 'YAKIMA CO TRANSPORTATION SERVICES'; 'YAKIMA CO ZONING & SUBDIVISION'; 'Yakima Health District'; 'YAKIMA REGIONAL CLEAN AIR AUTHORITY'
Subject: City of Grandview - Notice of Development Application, Environmental Determination & Notice of Public Hearing - Monarch Investment Properties Annexation & Rezone
Attachments: Monarch Investment Properties Annexation & Rezone - Public Hearing Notice & SEPA Checklist.pdf

Attached is the Notice of Development Application and SEPA Checklist for the Monarch Investment Properties Annexation and Rezone located at 1331 South Euclid Road, Grandview, Yakima County, WA.

Anita G. Palacios, MMC
City Clerk/Human Resources
City of Grandview
207 West Second Street
Grandview, WA 98930
PH: (509) 882-9208 or 882-9200
Fax: (509) 882-3099
anitap@grandview.wa.us
www.grandview.wa.us

Anita Palacios

From: NoReply@ecy.wa.gov
Sent: Thursday, July 21, 2022 4:35 PM
To: Anita Palacios
Subject: SEPA record published

CAUTION: External Email

The SEPA admin reviewed and published [SEPA record number 202203696, "Monarch Investment Properties Annexation & Rezone"](#).

It will now be available to the public.

From: Amber Johnson
Email: separegister@ecy.wa.gov
Phone number: (509) 723-5677



**CITY OF GRANDVIEW
CERTIFICATE OF POSTING PROPERTY**

I, Scott Smotherman of the City of Grandview Public Works Department, hereby certify under penalty of the laws of the State of Washington that the following is true and correct:

That on the 27th day of July, 2022, I posted the attached NOTICE OF DEVELOPMENT APPLICATION ENVIRONMENTAL DETERMINATION AND NOTICE OF PUBLIC HEARING with maps regarding the following land use proposal as designated on the attached map:

Applicant(s) & Property Owner(s): Emelda Miranda and Andrea Miranda dba Monarch Investment Property, LLC
Proposed Project: Annexation & Rezone
Current Zoning/Future Land Use: Residential
Proposed Zoning: R-3 High Density Residential
Location of Project: 1331 South Euclid Road, Grandview, Yakima County, WA
Parcel No(s): 230926-22012 and 230926-23002

Dated this 27th day of July, 2022.

GRANDVIEW PUBLIC WORKS DEPARTMENT

BY: Scott Smotherman
Signature

Scott Smotherman
Printed Name



**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) & Property Owner(s): Emelda Miranda and Andrea Miranda dba Monarch Investment Property, LLC

Proposed Project: Annexation & Rezone

Current Zoning/Future Land Use: Residential

Proposed Zoning: R-3 High Density Residential

Location of Project: 1331 South Euclid Road, Grandview, Yakima County, WA

Parcel No(s): 230926-22012 and 230926-23002

Application Date: June 1, 2022

Application Acceptance: July 12, 2022

Decision-Making Authority: City of Grandview

Project Description: Applicants request annexation and rezone to R-3 High Density Residential

Requested Approvals & Actions: Annexation and rezone

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 time, the City does not intend to hold a public hearing to consider the environmental aspects of this application. A copy of the threshold determination ultimately issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by **WEDNESDAY, AUGUST 17, 2022**.

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 or on the City's website at www.grandview.wa.us. 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) 882-9200, email: anitap@grandview.wa.us. Comments concerning the application should be submitted no later than **WEDNESDAY, AUGUST 17, 2022**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **WEDNESDAY, AUGUST 17, 2022** may not be considered in the staff report.

Public Hearing

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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) 882-9200. Interpreters will be available upon request. American Disabilities Act (ADA) accommodations provided upon request 24-hours in advance.

CITY OF GRANDVIEW

Anita G. Palacios, MMC, City Clerk

Publication: Grandview Herald – July 27, 2022

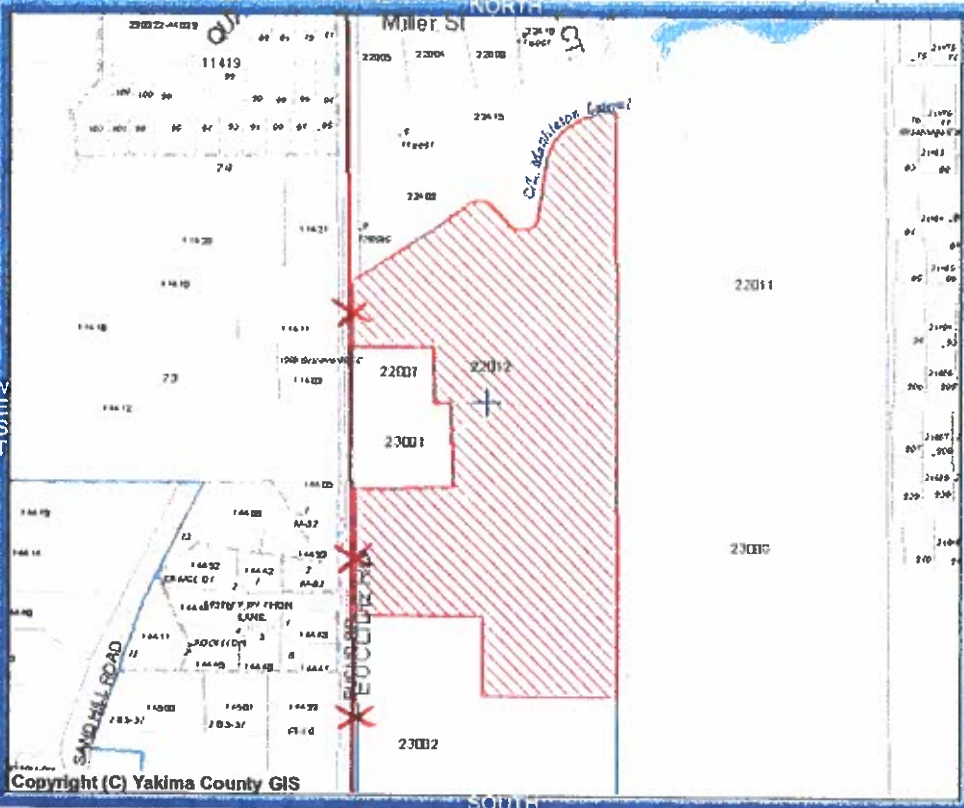
Property Posted: July 27, 2022

Public Hearing Notice Mailed to adjacent property owners within 300 feet of the subject parcel(s): July 27, 2022



Assessor Planning | Real Estate

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Copyright (C) Yakima County GIS

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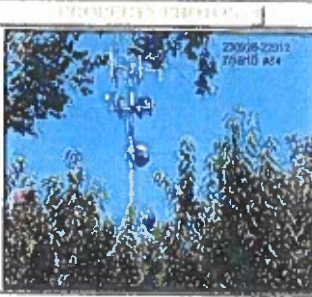
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FEMA Critical Areas
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MapSize: Small (800x600)

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| | | | |
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|---------------------------------|------------|---------|-----------|------------|-----------|----------|---------------------------|------------------------|---------|
| No Residence Information Found. | | | | | | | | | |

| Excise | Sale Date | Sale Price | Grantor | Portion |
|---------|------------|------------|-------------------------|---------|
| E034512 | 12/17/2021 | \$725000 | ZEPEDA RAFAEL & ARECELI | N |

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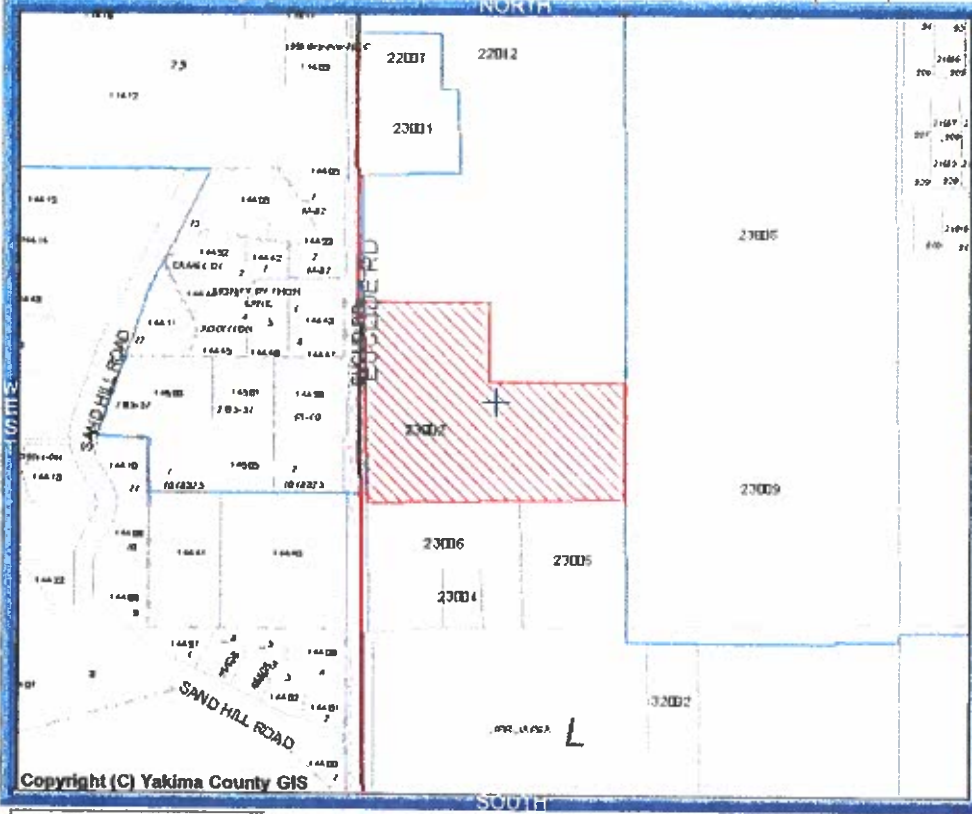
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Yakima County Roads

Matt Pietrusiewicz P.E. - County Engineer

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

August 15, 2022

City of Grandview
Attn: Anita Palacios, MMC
207 West Second Street
Grandview, WA 98930

RE: Legal Description Certification – Tax Parcel(s) 230926-23002 & 230926-22012

Ms. Palacios,

As requested, the legal description given for parcels 230926-23002 & 230926-22012 have been reviewed and is certified to be true and accurate for the purposes of the annexation known as the “City of Grandview – Monarch Investment Properties Annexation”. The exhibits are re-attached herein for ease and clarity.

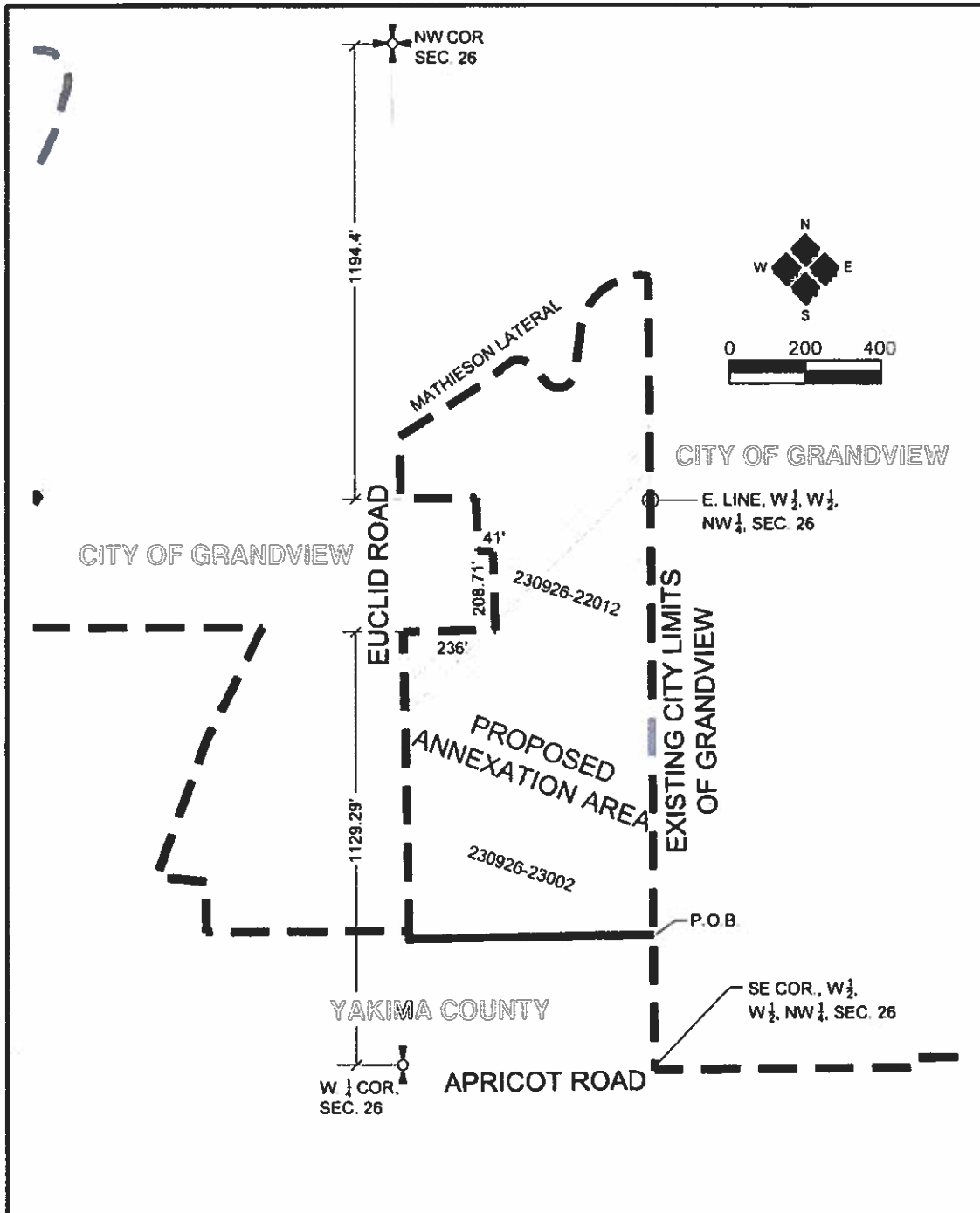
If any further assistance is needed, please feel free contact us at 509-574-2300.

Sincerely,
FOR MATT

Matt Pietrusiewicz, P.E.
Yakima County Engineer
Yakima County Roads

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.



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

ANNEXATION EXHIBIT
for, CITY OF GRANDVIEW
YAKIMA COUNTY, WASHINGTON
MONARCH INVESTMENT PROPERTIES
ANNEXATION

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

Annexation Legal Description

That portion of Northwest quarter of Section 26, Township 9 North, Range 23 East, W.M., described as follows:

Commencing at the Southeast corner of the West half of the West half of said Northwest quarter;
Thence North along the East line of the West half of the West half of said Northwest quarter to the North line of the South half of the Southwest quarter of the Southwest quarter of said Northwest quarter to the Point of Beginning;
Thence Westerly along said North line to the Easterly right of way line of Euclid Road;
Thence North along said Easterly right of way line to a line that is 1129.29 feet North of the West quarter corner of said Section 26, as measured along the West line of said Section 26 said line bearing at a right angle to said West line of Section 26;
Thence East along said line 236 feet;
Thence North 208.71 feet;
Thence West 41 feet;
Thence North to a line that is 1194.4 feet South of the Northwest corner of said Section 26, as measured along the West line of said Section 26, said line bearing at a right angle to said West line of Section 26;
Thence West along said line to the Easterly right of way line of Euclid Road;
Thence North along said Easterly right of way line to the Mathieson Lateral;
Thence Northeasterly along said Lateral to the East line of the West half of the West half of said Northwest quarter;
Thence South along said East line to the Point of Beginning;

Situate in Yakima County, State of Washington.

MEMORANDUM

June 21, 2022

To: City of Grandview
Cus Arteaga, City Administrator

From: HLA Engineering and Land Surveying, Inc. (HLA)
Ted Pooler, PE

Re: Monarch Investment Properties
Proposed Annexation
HLA Project No. 22007G

HLA reviewed the ability of the City of Grandview to provide water and sewer service to the Monarch Properties Proposed Annexation. Our review examined demands placed on the City's utility systems in comparison with the planning included in the Draft Water System Plan (2022) and Draft General Sewer Plan (2022). Both documents considered increased growth rates due to planned housing developments. A total of 1,347 new lots are assumed to be developed in the next 10 years as shown in the following Table 2-15 taken from the 2022 Draft Water System Plan:

| TABLE 2-15 PLANNED HOUSING DEVELOPMENTS | | |
|---|--------------------|-----------|
| Housing Development | Status | # of Lots |
| Grandridge Estates Subdivision | Approved | 437 |
| Appleway Estates Subdivision | Approved | 18 |
| Butternut Short Plat | Approved | 9 |
| Euclid Meadows | Pre-plat submitted | 123 |
| Forsell Subdivision | Pre-plat submitted | 110 |
| N. Elm Subdivision | Proposed | 300 |
| Wilson Highway East | Proposed | 200 |
| Wilson Highway West | Proposed | 150 |
| TOTAL | | 1,347 |

Of the 1,347 proposed lots listed in the table, HLA previously reviewed possible developments totaling 900 lots, leaving 447 lots for further development in the next 10 years. Therefore, potential lots within the annexation area have been considered in the preparation of the updated Water System Plan and General Sewer Plan. However, our previous review did include Grapevine Estates and the Emick Addition, which are not listed in Table 2-15, so developers of the other areas listed in the table might still be proceeding, which could accelerate the rate of residential growth above that considered in the planning documents.

Our comments below are consistent with the draft plans and assume future system deficiencies will be addressed as identified in the Water System Plan and General Sewer Plan. The Draft Water System Plan calculated 212 additional ERUs are available in 2022 based on maximum day demand, and the ability to serve additional customers is limited by available storage volume. As a result, storage and source improvements are proposed to meet growth demands, including the demands placed on the system by the above planned housing developments.

Monarch Investment Properties Proposed Annexation

The Easement Petition and SEPA Checklist did not indicate how many residential lots are proposed within the 20.8-acre annexation area. Assuming a net of four lots per acre, approximately 83 homes would be constructed. At the Grandview average of 3.7 people per household, the added population would be 307 people, which is less than the 550 people stated in the SEPA Checklist. Therefore, we do not know if higher density housing is proposed. However, for purposes of this review, we assumed 83 houses would be served.

Number of proposed residential lots = 83

Sewer: No sanitary sewer pipelines currently serve the parcels proposed for annexation. Sewer is located in Monty Python Lane and another sewer crosses Euclid near the middle of the annexation area. The depth of these sewers is unknown. Therefore, given the flatter topography in the area, more detail will be needed at the preliminary plat phase to determine the direction to route the sewer lines. Existing 8-inch sewers in the area should have adequate capacity to accept wastewater from the annexation area. Flow from the project is consistent with the 2022 General Sewer Plan as it relates to the direction of flow and expected volume. Existing pipeline, lift station, and wastewater treatment plant capacity are available to serve the proposed subdivision.

Water: A 12-inch water main is in Euclid Road fronting the annexation area. However, the water main is un-looped and fire flows shown in the 2022 Water System Plan at Monty Python Lane are less than 1,000 gpm. Based on available contours, the area is above elevation 820 and nears the maximum service elevation of 840. Therefore, system looping will be needed to provide minimum fire flow. During the preliminary plat phase, the ability to loop through the Grandridge subdivision or along Apricot Road should be investigated to improve fire flow and provide redundancy. The completed subdivision will increase average day demand by 18,400 gallons per day, and maximum day demand by 44,700 gallons per day. The City will have water system capacity to serve the development, provided storage and source improvements are made as recommended in the Draft Water System Plan.

Should you have any questions or need more information, please call or email.

July 25, 2022

City of Grandview
207 West Second St
Grandview, WA 98930

RECEIVED

JUL 31 2022

CITY OF GRANDVIEW

Subject: Annexation and Rezone
Applicant: Emelda Miranda and Andrea Miranda dba Monarch Investment Property, LLC
Parcels: 230926-22012, 230926-23002
Location: 1331 South Euclid Rd, Grandview, Yakima County, WA

To whom it may concern:

This office has reviewed the proposed. Sunnyside Valley Irrigation District (SVID) has the following comments:

SVID has multiple facilities within the Annexation/Rezone area. All SVID facilities are situated within SVID right of way or easement. Please contact SVID before any development takes place within the proposed project area for location of SVID facilities and easement information.

Thank you for the opportunity to comment. If you have any questions, please contact Diane Weber at (509) 837-6980 or weberd@svid.org.

Sincerely,



Ron Cowin
Assistant Manager - Engineering

August 10,2022

RECEIVED

AUG 15 2022

CITY OF GRANDVIEW

TO

City of Grandview WA
Attention Anita Palacios

FROM

Mary Lynne and Richard VanKirk and Darcy Judd (1401 S Euclid)
and Domingo Gonzalez (1308 S Euclid)
1405 S Euclid Grandview WA 98930
Email dvk989@gmail.com
Cell 5098400442

SUBJECT

Monarch Investment project on South Euclid

The following is a list of concerns we have about proposed project:

1 What will City do to provide more Drinking water for area?

2 What will City do to provide more Irrigation water for area?

3 What will City do to provide more reliable Electricity for area?

4 What will City do to provide Irrigation water connection for Darcy Judd and VanKirk because our Irrigation water currently comes via a underground pipe across Monarch property?

5 What will City do to provide a buffer between Judd property and VanKirk property and Monarch property?

6 Will the City require a concrete brick wall between Monarch , Judd, and VanKirk property lines? How high a wall?

7 Where will cars and trucks enter or leave Euclid and Apricot and the Monarch property?

8 Will the city require the placement of traffic signal on Euclid and/or Apricot?

8 What will the City do to control speed and volume of traffic on Euclid – we have a significant problem with cars speeding South on Euclid below crest of Hill?

9 What dimensions will the buffer be between Judd-VanKirk and the Monarch property?

10 How close can R3 development build to existing R1 (single residential) property?

11 What will City do to provide adequate Police and Fire service for added population?

2 thanks

M L Van Kirk

ACW Van Kirk

Darcy Judd (Wyant)

Ferrigno B.



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Central Region Office
1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

August 15, 2022

Anita Palacios
City of Grandview
207 West Second Street
Grandview, WA 98930

Re: 202203696

Dear Anita Palacios,

Thank you for the opportunity to comment during the Optional Determination of Non Significance process for the Monarch Investment Properties Annexation & Rezone. We have reviewed the documents and have the following comments.

TOXIC CLEAN-UP

Thank you for the opportunity to comment on your proposed project.

Historical aerial photos indicate a portion of the properties within the footprint of your proposed changes were occupied by orchard during the time period when lead arsenate was applied as a pesticide, often resulting in shallow soil contamination from lead and/or arsenic. Ecology requires soil sampling if vacant, commercial, industrial or agricultural properties are converted to residential use as there may be an increased risk of exposure to soil with elevated concentrations of arsenic and lead.

Ecology can provide sampling services at no cost. If sampling indicates elevated levels of lead and arsenic, there are simple steps that can be taken to reduce exposure to the public and Ecology can provide free technical assistance.

Additionally, Ecology uses Model Remedies to guide cleanup for lead and arsenic pesticide contamination in historical orchards of Central Washington. The Model Remedy document is an excellent source of technical guidance, and is available at <https://apps.ecology.wa.gov/publications/documents/2109006.pdf>

Compliance with a Model Remedy ensures your project meets the minimum standards of the Model Toxics Control Act, and if implemented as described, your property will be successfully cleaned up to Washington State standards.

Additional information, including precautions you can take to reduce exposure, is available at <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Dirt-Alert-program>

Please contact Hector Casique, Project Manager, at (509) 208-1288 or email hector.casique@ecy.wa.gov, for further information or to schedule your initial sampling.

Sincerely,

Lucila Cornejo
SEPA Coordinator
Central Regional Office
(509) 208-4590
crosepacoordinator@ecy.wa.gov

STAFF REPORT

TO: City of Grandview - Hearing Examiner

FROM: Byron Gumz, Land Use Planning Manager
Yakima Valley Conference of Governments

DATE: August 24, 2022

SUBJECT: Public hearing to receive comments on the proposed application from Monarch Investment Property LLC to annex tax parcels 230926-22012 and 230926-23002, located in a portion of Northwest quarter of Section 26, Township 9 North, Range 23 East, W.M. The Comprehensive Plan Designation is Residential, and the proposed zoning is R-3 High Density Residential District.

ACTION

REQUESTED: Approval of the Resolution of Intent to Annex for the proposed annexation and zoning the site as R-3 High Density Residential District.

SITE

Parcel 230923-22012 is addressed 1331 S Euclid Road and Parcel 230923-23002 is not addressed. The two parcels total approximately 20.84 acres in size. The site is located approximately ¼ mile north of the intersection of Apricot Road and S. Euclid Road. The land is generally flat and bounded by S. Euclid Road and residential development on the west, residential development to the north, and agricultural lands to the south and east. The parcels are 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. The properties and road right of ways are located within the City of Grandview's Urban Growth Area (UGA).

PROPOSAL

The applicants, Emelda and Andrea Miranda, dba Monarch Investment Property LLC, have petitioned to annex the subject properties into the City of Grandview and requested that the zoning district of the property be R-3 High Density Residential District for the purpose of developing the site with residences, a permitted use in the R-3 Zoning District. 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 June 17, 2022, from the Yakima County Assessor determining that owners of not less than 60% of the assessed property value had signed the annexation petition.

On July 12, 2022, 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: R-3 High Density Residential 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:

- SEPA Notice of Application, Public Hearing, and DNS distributed by mail within 300’ of subject property: July 27, 2022.
- Notice posted on property: July 27, 2022.
- Notice of public hearing posted in official newspaper of the city (Grandview Herald): July 27, 2022.

STATE ENVIRONMENTAL POLICY ACT (SEPA)

The City of Grandview distributed a Notice of Application and utilization of the optional DNS process authorized by WAC 197-11-355. The comment period ended on Wednesday August 17, 2022. The DNS was issued August 18, 2022.

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

COMMENTS

The Washington State Department of Ecology (DOE) provided a letter on August 15, 2022, regarding the future use of the property. Their concerns are as follows:

- There is evidence of historical use of the site as an orchard during a period of time when lead arsenate was applied as a pesticide. This has the potential to have contaminated the soils with lead and/or arsenic.
- DOE requires soil sampling to determine levels of contamination when lands are converted to residential use to prevent exposure to lead and/or arsenic. If elevated levels are identified, steps must be taken to protect the public.

Staff Response: The applicant intends to submit a subdivision application prior to development of the property. Sampling and remediation would be addressed at that time as a condition of that review and decision. The DOE letter is attached to the annexation information packet.

The Sunnyside Valley Irrigation District (SVID) provided a letter dated July 25, 2022. Their comments are:

- SVID has multiple facilities within the Annexation/Rezone area. All SVID facilities are situated within SVID right of way or easement. Please contact SVID before any development takes place within the proposed project area for location of SVID facilities and easement information.

Staff Response: No development is proposed at this time. The applicant has indicated they will be platting the property for future residential development. The subdivision review and decision will address SVID's concerns at that time.

Several Adjoining Property Owners (APOs) provided a letter on August 10, 2022. Their comments are:

- What will the City do to provide more drinking water for the area?

Staff Response: The City engineers reviewed the proposal and determined that there is adequate water supply to serve the proposed development with the assumption of an average of 4 dwelling units per acre.

- What will the City do to provide more irrigation water for the area?

Staff Response: Irrigation water is provided through SVID. Water rights and water shares questions should be addressed to the Washington State Department of Ecology and SVID, respectively.

- What will the City do to provide more reliable electricity for the area?

Staff Response: Electricity is not provided by the City. While utility easements are required as part of a future subdivision, Pacific Power is the utility provider.

- What will the City do to provide irrigation water connection for Darcy Judd and VanKirk, since irrigation is currently delivered through the Monarch property?

Staff Response: Future development will be coordinated with SVID, including the location of easements and facilities required to serve other properties in the area.

- What will the City do to provide a buffer between Judd and Van Kirk Properties and the Monarch property?

Staff Response: There is no buffer that would be required at this time. The need for a buffer, if applicable would be dependent upon the type and location of proposed development in the future.

- Will a concrete brick wall be required? How high a wall?

Staff Response: The Grandview Municipal Code does not require a wall between properties. Depending on the proposed development, a landscaping strip may be required. If the applicant proposes a wall, there is a maximum height limit of six (6) feet.

- Where will cars and trucks enter or leave Euclid and Apricot and the Monarch property?

Staff Response: The location of ingress and egress would be determined at the time of development of the site.

- Will a traffic signal be required on Euclid and/or Apricot Roads?

Staff Response: The need for a traffic signal would be determined at time of development of the site.

- What will the City do to control speed and volume of traffic on Euclid?

Staff Response: The speed limit of Euclid is set by city ordinance in GMC 10.24. The City of Grandview Police Department is responsible for enforcing the speed limit within the City of Grandview.

- What dimensions will the buffer be between Judd-VanKirk and the Monarch property?

Staff Response: The Grandview Municipal Code does not specify a required width of a landscaping buffer between residential zoning districts.

- How close can R3 development build to existing R1 property?

Staff Response: A principal building has a 10-foot rear property line setback, with accessory structures having a 5-foot setback. Side setbacks are 5 feet.

- What will the City do to provide adequate Police and Fire service for the added population?

Staff Response: No adverse comments were received from the Police Department or the Fire Department. Those City departments have capital facility plans that address needed facilities to accommodate the growth of Grandview.

CURRENT ZONING AND LAND USES

The subject parcels are currently zoned by Yakima County as Highway/Tourist Commercial. The current land use is residential and an undeveloped lot. Characteristics of properties adjacent to the subject properties are:

| <i>Location</i> | <i>Zoning</i> | <i>Land Use</i> | <i>Jurisdiction</i> |
|-----------------|---|-------------------------|---------------------|
| North | R-3 High Density Residential | Residential | Grandview |
| South | R-1 Single Family Residential | Residential/Agriculture | Yakima County |
| East | R-1 Low Density Residential | Agriculture | Grandview |
| West | R-1 Low Density Residential/Agriculture | Residential/Agriculture | Grandview |

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.” Areas designated Residential are intended for rural, single-family, and multifamily residential living. Table 2-9 within the Land Use Element of the Comprehensive Plan estimates future Residential land use needs at 211.6 acres.

The 2016 Grandview Comprehensive Plan Future Land Use Map (FLUM) designation of the site as Residential is consistent with the proposed R-3 High Density Residential zoning of City of Grandview. The establishment of the R-3 High Density Residential Zoning District on the subject parcels is consistent with the following Goals and Policies of the 2016 Grandview Comprehensive Plan:

LAND USE ELEMENT

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 4.2 Provide residential areas that offer a variety of housing densities, types, sizes, costs, and locations to meet future demand.

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 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, and general welfare.”

The Grandview Comprehensive Plan Future Land Use Map shows the annexation areas future land use as Residential. The R-3 district is established to provide a high-density residential environment. Lands within this district generally contain multiple-unit residential structures of a scale compatible with the structures in low density districts and with useful yard spaces. The R-3 district is intended to allow for a gradual increase in density from lower density residential districts and, where compatible, can provide a transition between different use areas.

CRITICAL AREAS

FEMA Floodplain and 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.

TRANSPORTATION CONCURRENCY MANAGEMENT

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 a 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: Sewer lines **do not** currently serve the parcels proposed for annexation. When development of the property is proposed, sewer lines will be required to be installed. Water service is located in Euclid Road by means of a 12-inch water line. There is sufficient capacity in the water system to serve future develop, on the assumption of 83 units created. New water lines serving future development will be required to be installed in a manner that creates a looping system.

Streets: The parcels are served by South Euclid Road, which is currently paved. The roadway is within the City of Grandview. Future development in the area may require improvements to those roads, including additional right of way.

HEARING EXAMINER – FINDINGS AND RECOMMENDATIONS

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

Staff Response: The proposed classification of the property as R-3 High Density Residential is consistent with the Future Land Use Map Designation of Residential and furthers the goals and policies of the Grandview Comprehensive Plan.

2. The effect of the proposal on the immediate vicinity will be materially detrimental.

Staff Response: Establishing High Density Residential Zoning on this property will not have a detrimental effect on neighboring properties and land uses. The intended use for the area is residential, which is an existing use on the adjacent properties, with multifamily residential located to the north.

3. There is merit and value in the proposal for the community as a whole.

Staff Response: There is an increased need for a mixture of residential densities and development within Grandview. This proposal is seeking to meet that need within the community, meeting the goals and policies of the Comprehensive Plan.

4. Conditions should be imposed in order to mitigate any significant adverse impacts from the proposal.

Staff Response: No significant adverse impacts have been identified.

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.

Staff Response: While the applicants have indicated that future development on the site will be residential, no specific site plan or application for that development has been included in this review. No development agreement is required. Future development will be reviewed at the time of application to ensure consistency with applicable development standards.

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. Sufficient water, sewer and street capacity for the proposed annexation will be based on the size and scope of future development.
4. The proposed annexation and establishment of R-3 High Density Residential Zoning will meet the applicable criteria in GMC §§ 17.88.060, 17.96.030, and is compliant with the City of Grandview Comprehensive Plan.
5. The public use and interest will be served.

RECOMMENDATION

Based on the information presented in this report, it is recommended that the proposed annexation of the property describe below be **APPROVED** and that the property be zoned R-3 High Density Residential.

Annexation Area:

That portion of Northwest quarter of Section 26, Township 9 North, Range 23 East, W.M., described as follows:

Commencing at the Southeast corner of the West half of the West half of said Northwest quarter; Thence North along the East line of the West half of the West half of said Northwest quarter to the North line of the South half of the Southwest quarter of the Southwest quarter of said Northwest quarter to the Point of Beginning;

Thence Westerly along said North line to the Easterly right of way line of Euclid Road;

Thence North along said Easterly right of way line to a line that is 1129.29 feet North of the West quarter corner of said Section 26, as measured along the West line of said Section 26 said line bearing at a right angle to said West line of Section 26;

Thence East along said line 236 feet;

Thence North 208.71 feet;

Thence West 41 feet;

Thence North to a line that is 1194.4 feet South of the Northwest corner of said Section 26, as measured along the West line of said Section 26, said line bearing at a right angle to said West line of Section 26;

Thence West along said line to the Easterly right of way line of Euclid Road;
Thence North along said Easterly right of way line to the Mathieson Lateral;
Thence Northeasterly along said Lateral to the East line of the West half of the West half of said Northwest quarter;
Thence South along said East line to the Point of Beginning;

Situate in Yakima County, State of Washington.