

**ORDINANCE NO. 2019-14**

**AN ORDINANCE**, providing for the annexation of an island of territory known as Western Foothills-Maple Street to Springwater Street Island Annexation.

**WHEREAS**, the City Council of the City of Wenatchee passed Resolution No. 2019-10 on February 28, 2019, declaring the Council's intention to annex to the City a certain island of territory contiguous to the city limits of the City; and

**WHEREAS**, the City of Wenatchee has determined the appropriate zoning to be applied to the lands within the area to be annexed as set forth in Title 10 WCC; and

**WHEREAS**, the City Council held a public hearing as called for by Resolution No. 2019-10 on March 14, 2019; and

**WHEREAS**, the City Council determined that the annexed property would benefit from existing city services and facilities such that the annexed property should assume and share in paying the existing City indebtedness; and

**WHEREAS**, the property annexed by this Ordinance consists of approximately 300 acres with at least 80% of the boundaries of said property being contiguous to the City of Wenatchee, the property is within the same county (Chelan) as the City of Wenatchee, and the property is within the City of Wenatchee urban growth area designated under RCW 36.70A.110; and

**WHEREAS**, the City planned under Chapter 36.70A RCW at all times relevant hereto;

**WHEREAS**, the property annexed pursuant to this Ordinance has not heretofore been incorporated as a city or town; and

**WHEREAS**, the City has also received and accepted a petition filed pursuant to RCW 35A.14.120, i.e. the 60% petition annexation method, for annexation of a substantial portion of the proposed area. Under the 60% petition method of annexation the petition method would not result in annexation of the entire island area; and

**WHEREAS**, annexation of the entire island area avoids the creation of islands that the 60% petition method would create for this area and facilitates the orderly expansion of the City boundaries.

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

#### **SECTION I**

That the following described real property located in Chelan County, Washington, contiguous to the City of Wenatchee, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference as if fully set forth;

and each and every part thereof be and the same is hereby annexed to the City of Wenatchee, State of Washington; and that the corporate limits of the City of Wenatchee be and they are hereby extended so as to include the property and territory hereinbefore fully described. That said property be assessed and taxed at the same rate and on the same basis as the property of the City of Wenatchee is assessed and taxed to pay for the now outstanding indebtedness of the City of Wenatchee contracted prior to or existing at the time of this annexation.

## **SECTION II**

That the property described in Section I hereof be and the same is hereby classified and zoned as provided in Title 10 WCC.

## **SECTION III**

The Comprehensive Plan be and it is hereby amended to incorporate the provisions of this Ordinance.

## **SECTION IV**

This Ordinance shall take effect on April 30, 2019, contingent upon satisfactory completion of the requirements set forth in Chapter 36.93 RCW. Notice of the proposed effective date of the annexation, together with a description of the property annexed shall be published once a week for two weeks in one or more newspapers of general circulation within the area to be annexed, and further stating that the annexed property shall be assessed and taxed at the same rate and on the same basis as the property of the City of Wenatchee is assessed and taxed to pay for the now outstanding indebtedness of the City of Wenatchee contracted prior to at the time of the annexation and that the property annexed shall be zoned as provided by Title 10 WCC.


## **SECTION V**

This Ordinance shall be subject to referendum for 45 days after the passage hereof. Upon the filing of a timely and sufficient referendum petition as provided in RCW 35A.14.299, a referendum election shall be held as provided in RCW 35A.14.299, and the annexation shall be deemed approved by the voters unless a majority of the votes cast on the proposition are in opposition thereto. After the expiration of the 45<sup>th</sup> day from the passage of this ordinance, but excluding the date of passage, if no timely and sufficient referendum petition

has been filed, as provided by RCW 35A.14.299, the area annexed shall become a part of the City upon the date set forth in Section IV above.

**PASSED BY THE CITY COUNCIL OF THE CITY OF WENATCHEE**, at a regular meeting thereof, this 14<sup>th</sup> day of March, 2019.

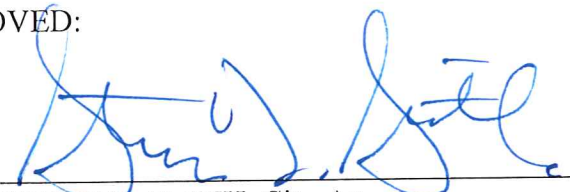
CITY OF WENATCHEE, a Municipal Corporation

By:  \_\_\_\_\_  
FRANK KUNTZ, Mayor

ATTEST:

By:  \_\_\_\_\_  
TAMMY STANGER, City Clerk

APPROVED:

By:  \_\_\_\_\_  
STEVE D. SMITH, City Attorney

## EXHIBIT A

City of Wenatchee, Chelan County, Washington

Boundary Description of the  
**WESTERN FOOTHILLS – MAPLE STREET TO SPRINGWATER STREET ISLAND**  
**ANNEXATION**

March 11, 2019

That portion of the West half of the East half and the West half of Section 32, Township 23 North, Range 20 East of the Willamette Meridian, Chelan County, Washington, being more particularly described as follows:

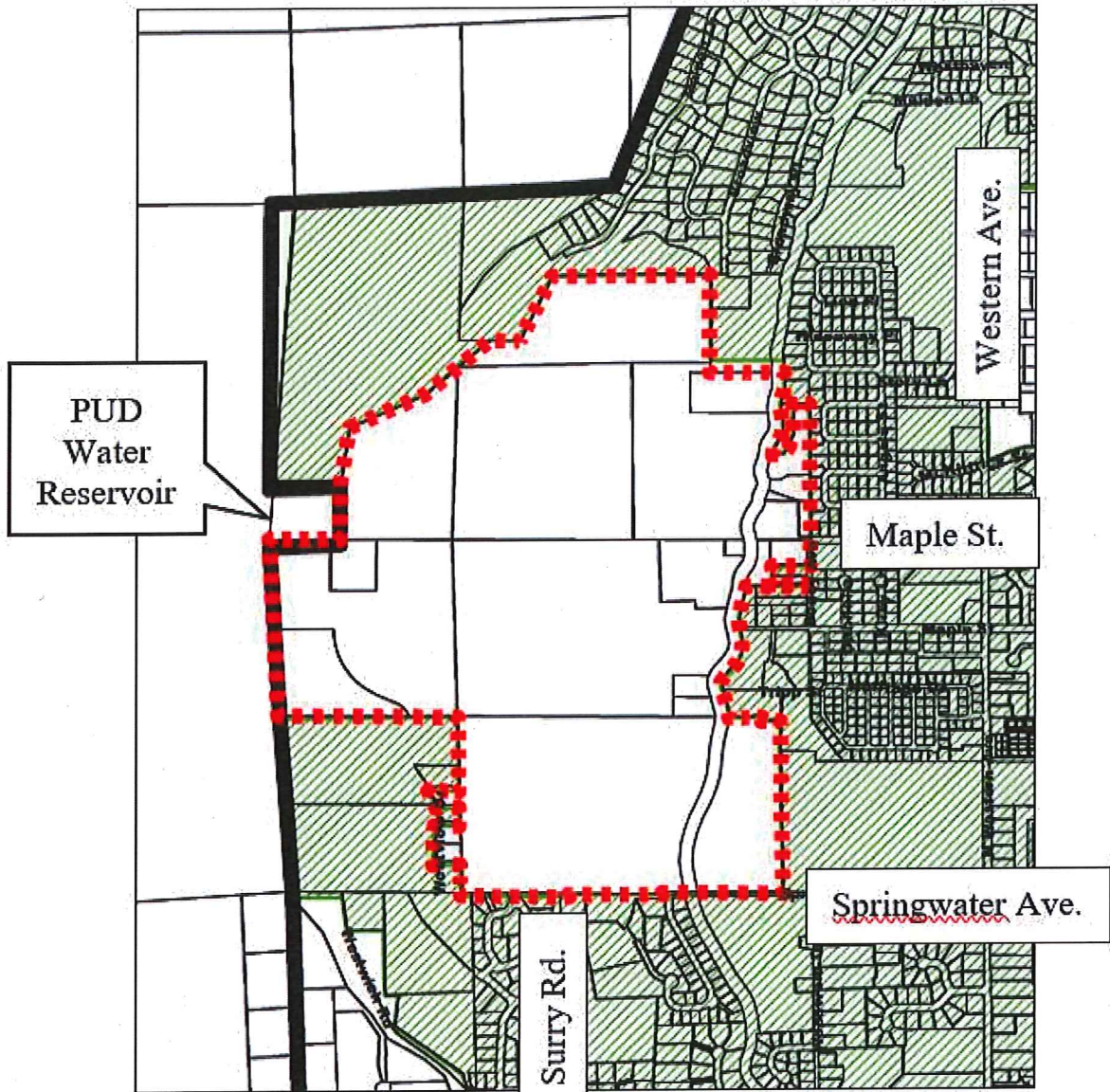
Commencing at the southwest corner of said Section 32, being also the southwest corner of Chelan County Short Plat Number 1828, recorded February 23, 1989, in Book 6 of Short Plats, at page 16, records of said County; thence easterly along the South line of said Section 32 to the southeast corner of said Short Plat Number 1828 and the TRUE POINT OF BEGINNING; thence continuing easterly along the South line of said Section 32 to a point of intersection with the southerly extension of the East line of Parcel A, Boundary Line Adjustment Number 2003-046, recorded August 6, 2003, under Auditor's File Number 2151252, records of said County; thence northerly along said East line and the southerly extension thereof to the northeast corner of said Parcel A, being also a corner common to, and on the southerly line of, Tract C, Heritage Haven Condominium, recorded July 16, 1996, in Volume 25 of Plats, at pages 78-80, records of said County; thence westerly along the northerly line of said Parcel A and the southerly boundary of said Tract C to the southwest corner of said Tract C, being a point on the easterly right of way line of the Wenatchee Reclamation District Canal; thence northerly along said easterly right of way line to the southwest corner of Lot 1, Chelan County Short Subdivision Number 1929, recorded January 10, 1990, in Book 6 of Short Plats, at page 92, records of said County; thence easterly along the South lone of said Lot 1 to the southeast corner thereof, being also a point on the West right of way line of Benoy Avenue; thence northerly along the East line of said Lot 1 and said West right of way line to the southeast corner of Lot 3, said short subdivision; thence westerly along the South line of said Lot 3 to the southwest corner thereof; thence northerly along the West line of said Lot 3 to the northwest corner thereof, said corner being on the South line of Lot 2, said short subdivision; thence easterly along the common line between said Lots 2 and 3 to the southeast corner of said Lot 2, being a point on the West right of way line of said Benoy Avenue; thence northerly along the East line of said Lot 2 and the West right of way line for said Benoy Avenue to the northeast corner of said Lot 2; thence continue northerly to a point of intersection with the westerly extension of the North right of way line of Mulberry Lane; thence easterly along said North right of way line to a point of intersection with the East line of the southwest quarter of the northeast quarter of said Section 32 as defined by Western Heights Phase V, according to the plat thereof recorded April 25, 1996, in Volume 25 of Plats, at pages 60-62, records of said County; thence northerly 989.50 feet, more or less, along said East line being also a portion of the West line of said Western Heights Phase V to the southeast corner of Lot 1, City of Wenatchee Short

Subdivision Number 2980, recorded July 13, 1994, under Auditor's File Number 9407140004, records of said County, being also the southeast corner of that parcel of land designated as Tract B, Western Heights Phase IV, according to the plat thereof recorded August 30, 1995, in Volume 25 of Plats, at pages 30-31, records of said County; thence westerly along the South line of said Lot 1 and said Tract B 124.25 feet, more or less, to the northeast corner of the Prater Annexation, City of Wenatchee Ordinance No. 97-3, on file with the City of Wenatchee; thence southerly and westerly along the easterly and southerly boundary of said annexation to a point of intersection with the easterly right of way line of the Wenatchee Reclamation District Canal; thence northerly along said easterly right of way line to a point of intersection with the easterly extension of the South line of Tract B, Boundary Line Adjustment Number 2006-116, recorded August 27, 2006, under Auditor's File Number 2238470, records of said County; thence westerly along said South line and the easterly extension thereof to the southwest corner of said Tract B; thence northerly along the West line of said Tract B, a portion of which being common with the East line of Tract A said Boundary Line Adjustment Number 2006-116, to the northeast corner of said Tract A, being also a point on the southerly boundary of Tract B, Broadview Phase VIII, according to the plat thereof recorded August 23, 2000, under Auditor's File Number 2079686; thence westerly along the northerly boundary of said Tract A, being also the southerly boundary of said Tract B, Broadview Phase VIII, to a point of intersection with the southeasterly line of the Chelan-Douglas Land Trust Annexation, City of Wenatchee Ordinance No. 2018-40, recorded November 14, 2018, under Auditor's File Number 2487945, records of said County; thence southwesterly along said southeasterly line to the northeast corner of that certain parcel of land set forth and described within Warranty Deed recorded August 25, 2004, under Auditor's File Number 2181711, records of said County; thence southerly along the East line of said parcel to the southeast corner thereof; thence westerly along the South line of said parcel to the southwest corner thereof, being also the West quarter corner of said Section 32; thence southerly along the West line of the southwest quarter of said Section 32 to the northwest corner of Chelan County Short Plat Number 915, recorded November 5, 1984, in Book 2 of Short Plats, at page 58, records of said County; thence easterly along the North line of said short plat to the northeast corner thereof; thence southerly along the East line of said short plat to a point of intersection with a line parallel to and 20.00 feet North of the North line of Lot C, said short plat; thence westerly along said parallel line to a point of intersection with the southwesterly line of Lot B, said short plat; thence southeasterly along the southwesterly line of said Lots B and C to the southwest corner of said Lot C; thence easterly along the south line of said Lot C, being also the South line of said Short Plat Number 915, to the southeast corner thereof, said corner being common with the northeast corner of Chelan County Short plat Number 1828, recorded February 23, 1989, in Book 6 of Short Plats, at page 16, records of said County; thence southerly along the East line of said Short Plat Number 1828 to the northeast corner of Lot C, said short plat; thence westerly along the North line of said Lot C to the northwest corner thereof; thence southerly along the West lines of Lots C and B, said short plat, to the southwest corner of said Lot B; thence easterly along the South line of said Lot B to the southeast corner thereof, being also a point on the east line of said Short Plat Number 1828; thence southerly along the East line of said short plat to the southeast corner thereof and the TRUE POINT OF BEGINNING.

((Western Foothills – Maple Street to Springwater Street Island Annexation - continued))

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Date: March 11, 2019



PUD  
Water  
Reservoir

Western Ave.

Maple St.

Springwater Ave.

Surry Rd.

**Legend**

- Urban Growth Area
- Parcels
- City Limits
- Proposed Annexation Area

