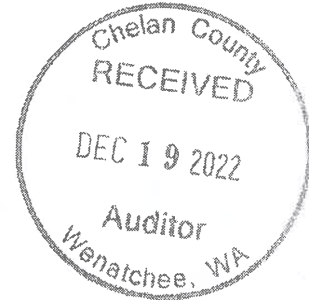


WASHINGTON STATE BOUNDARY REVIEW BOARD FOR CHELAN COUNTY

NOTICE OF INTENTION

for office use only:

BRB FILE # 2022-005



1. Name of City, Town or special purpose district:
City of Wenatchee
2. Action Sought:
☒ Annexation
☐ Formation of a Special Purpose District
☐ Incorporation
☐ Other Boundary Change
☐ Merger/Consolidation of Special Purpose District
☐ Dissolution of Special Purpose District
☐ Water or Sewer Extension _____ Size of Water Line _____ Sewer Line
3. Briefly describe proposal: Annexation of a single parcel and a portion of adjacent right-of-way into the city of Wenatchee. Proposal is also known as The River Academy Annexation.
4. Method used to initiate the proposed action: ☒ Petition ☐ Election ☐ Resolution
5. State statute under which action is sought: RCW35A.14.120-150

FACTORS THE BOARD MUST CONSIDER

POPULATION AND LAND USE:

1. Provide the following information:

POPULATION OF PROPOSED AREA			POPULATION OF EXISTING ENTITY	
	EXISTING	10-YEAR PROJECTION	EXISTING	10-YEAR PROJECTION
People	0	55	35,650	38,317
Residences	0	22	14,688	16,270
Businesses	0	0	4,204	4,519

2. What source is the basis for this projection information?
 - People of proposed area:

- Existing: The number of housing units multiplied by the Persons Per Household Intercensal Base for the City of Wenatchee for 2020 from Washington State Office of Financial Management, Forecasting and Research Division's Intercensal Estimates of April 1 Population and Housing, 2010-2020.
- 10-Year Projection: The 10-year projection for residences multiplied by the Persons Per Household Intercensal Base for the City of Wenatchee for 2020 from Washington State Office of Financial Management, Forecasting and Research Division's Intercensal Estimates of April 1 Population and Housing, 2010-2020.
 - Please note that no residences are currently proposed and therefore no people would be living in this area under the current proposal.
- People of Existing Entity
 - Existing: April 1, 2022 (Revised) Population Estimate for the City of Wenatchee from the Washington State Office of Financial Management.
 - 10-Year Projection: Population projections were adopted under Chelan County Resolution 2015-112 and then later as a part of the Wenatchee Urban Area Comprehensive Plan (City of Wenatchee Resolution 2017-35). Using the same methodology, projections were calculated for 2032 which had not previously been established. The current April 1, 2022 population estimate released by WA OFM is 86.51% of the projected population of the UGA. The 10-year projection for the city is calculated as 86.51% of the projected population of the UGA in 2032.
- Residences of Proposed Area
 - Existing: Staff estimated the number of existing housing units using aerial imagery and address point data.
 - Staff utilized the methodology used for the land capacity analysis conducted for the Wenatchee Urban Area Comprehensive Plan's 2017 periodic update which is described in Exhibit A of the plan (pages 186-209). This methodology assumes a low to moderate utilization of permitted density.
 - Please note that residences are not currently proposed for this property.
- Residences of Existing Entity
 - Existing: 2022 Postcensal Estimate of Total Housing Units for the City of Wenatchee from the Washington State Office of Financial Management, Forecasting and Research Division's Postcensal Estimates of Housing Units, April 1, 2020 to April 1, 2022
 - 10-Year Projection: The number of housing units in the City of Wenatchee grew by 10.77% between 2010 and 2020 according to estimates from the Washington State Office of Financial Management's Forecasting and Research Division. The same growth rate was applied to the 10-year projection for 2022.
- Businesses of Proposed Area
 - Existing: There are no businesses registered with the Washington State Department of Revenue located within the proposed area.
 - 10-Year Projection: The growth rate (10.77%) for businesses in the existing entity applied to the number of businesses in the proposed area.
 - Please note that the property owner, a non-profit organization, intends to build a school on the property and therefore may constitute one business.
- Businesses of Existing Entity:
 - Existing: An export of active City of Wenatchee business license records from the Washington State Department of Revenue dated December 28, 2021 produced the listed number of records. This number includes businesses that do not have a physical location in city limits.
 - 10-Year Projection: The number of businesses is calculated as the same proportional share of the population for the projection as the existing.

3. Existing land use of the proposed area
Agriculture
4. Existing land use of the area surrounding the proposal within 1000 feet: Residential properties of varying types and densities, assisted living facility, agricultural land, and equestrian facility, and a church.
5. Are all surrounding & interior roads included in the annexation? ☐ Yes ☒ No If no, why not? A portion of the adjacent S Miller St right-of-way is included but another portion is not included to avoid creating an island of unincorporated territory around the adjacent property located at 1539 S Miller St. There are no interior roads in the proposed area.
6. Is there new residential, commercial, or industrial development that is associated with this proposal?
Yes
If yes, describe any projects being considered or proposed:
The property owner intends to build a school on the property proposed for annexation and the adjacent property to the north which is already in the city.
7. If the proposal is approved, will there be land use changes within the next 18 months?
- o Land Use
No changes that staff are aware of at this time.
 - o Zoning
No changes that staff are aware of at this time.
 - o Comprehensive Plan
No changes that staff are aware of at this time.
8. Has the proposed area been the subject of land use action by Chelan County in the last 6 years?
No
If so, please explain

9. a. Chelan County Comprehensive Plan designation for the proposed area:
Residential Moderate (RM).
- b. For surrounding areas within 1000 feet:
Residential Moderate (RM), Residential Single Family (RS), and Mixed Residential Corridor (MRC)
- c. Chelan County Zoning for the proposed area:
Residential Moderate (RM).
- d. For surrounding areas within 1000 feet:
Residential Moderate (RM), Residential Single Family (RS), and Mixed Residential Corridor (MRC)

10. Does your jurisdiction have an adopted comprehensive plan? Yes Date Adopted: Last annual amendment was 12/8/2022. Another annual amendment is expected in December 2023.

11. Describe how this proposal is consistent with the adopted comprehensive plan:
The zoning designation aligns with the land use designation in the comprehensive plan. The proposed annexation area is located within an unincorporated portion of the Urban Growth Area (UGA). This UGA was adopted in compliance with RCW36.70A.110. RCW36.70A.110(4) states "(4) In general, cities are the units of local government most appropriate to provide urban governmental services. ..." The intent of the Growth Management Act (RCW36.70A) is for urban level development patterns to occur within the UGA and that cities are the intended service providers for these areas.

a. Proposed city zoning upon annexation:

No change to zoning. Residential Moderate (RM) is the same as the current county zoning adopted by the County Commissioners.

12. Has any portion of this area been previously reviewed by the Boundary Review Board? No

Explain: This area has not been reviewed by the current iteration of the Chelan County Boundary Review Board. Staff is unaware of what areas were reviewed by the BRB in its previous iteration which ended decades ago.

13. Describe the following as required by RCW 36.93.170 and the effects on land use, accessibility and potential development:

a. Topography:

The property is nearly flat.

b. Natural Boundaries:

The City of Wenatchee is surrounded by steep hills to the north, west, and south, and the Columbia River to the east. These features act as the natural boundaries for urban development and corresponding extension of municipal services. The proposed annexation area is located well within the natural boundaries.

c. Drainage Basins:

The proposed annexation area is located within a drainage basin that is already partially within city limits.

14. Is the proposed area within the Urban Growth Area for your municipality?
Yes

MUNICIPAL SERVICES

1. What services will be provided in the proposed area?

	EXISTING PROVIDER	PROPOSED PROVIDER	TIME FRAME for SERVICES	HOW FINANCED
Water	Chelan County PUD	Chelan County PUD	n/a	n/a
Sewer	City of Wenatchee	City of Wenatchee	n/a	n/a
Fire	Wenatchee Valley Fire Department	Wenatchee Valley Fire Department	n/a	n/a
Stormwater	Chelan County	City of Wenatchee	Immediate	n/a
Roads	Chelan County	City of Wenatchee and Chelan County	Immediate	n/a
Parks	City of Wenatchee	City of Wenatchee	n/a	n/a
Police	Chelan County Sheriff	City of Wenatchee Police	Immediate	n/a
School	Wenatchee School District	Wenatchee School District	n/a	n/a
Library	NCW Libraries	NCW Libraries	n/a	n/a

2. Does your jurisdiction have a current Capital Facilities Plan?

Yes

Does it consider the proposed area?

There are already a city owned sanitary sewer and stormwater conveyance mains in the S Miller Street right-of-way and therefore are addressed in the city's Capital Facilities Plan.

3. Describe the effect your jurisdiction's ordinances, governmental codes, regulations and resolutions will have on existing uses in the proposed area:

Development regulations will remain nearly the same upon annexation. Chelan County adopts the city's development regulation for use in the unincorporated portions of the urban growth area in compliance with the 1997 Memorandum of Understanding between Chelan County and the cities within its boundaries. As of the date of this application they have adopted the city's development regulations through the end of 2020 and future adoption of subsequent amendments is expected. Other types of regulations will change however, including making it possible for the property to connect to city sewer which is located in the adjacent street.

4. Describe the probable future needs for services and additional regulatory controls in the area?

This area has been within the Urban Growth Area of the City of Wenatchee for decades and the city has been planning for services here ever since. The city's sewer and stormwater mains are already available in South Miller St and the area is served by Chelan County PUD water and electricity. The infrastructure is in place to serve this area and no additional regulatory controls will be necessary.

5. Describe the probable effects of the proposal on the cost and adequacy of services and regulatory controls:

a. In the proposed area?

The project the applicant hopes to pursue after annexation is permitted as a conditional use under both the currently adopted county zoning and city zoning. Service providers need to be prepared for any possible impacts with or without annexation. The Wenatchee Urban Area Comprehensive Plan, which has been adopted by both the city and the county, anticipates a range of urban scale residential uses, and certain non-residential uses including schools, in the Residential Moderate land use designation.

b. In the adjacent area?

The project the applicant hopes to pursue after annexation is permitted as a conditional use under both the currently adopted county zoning and city zoning. Service providers need to be prepared for any possible impacts with or without annexation. The Wenatchee Urban Area Comprehensive Plan, which has been adopted by both the city and the county, anticipates a range of urban scale residential uses, and certain non-residential uses including schools, in the Residential Moderate land use designation.

6. Estimate the following to be incurred under the proposal:

a. Proponent Expenditures to be incurred:

\$911 estimated annual increased cost of public safety and road services under current conditions.

\$12,196 estimated annual increased cost of public safety and road services under the 10-year projection for number of residences in the proposed area in section 1 of the "Factors the Board Must Consider" portion of this application.

Please note that this estimate does not address the proposed use of the land by the property owner.

b. Proponent Revenues to be gained:

\$191.63 annual City General Fund Revenue from property tax (full 2022 tax year)

c. County Revenue Lost:

\$166.98 annual County Road Fund Revenue from property tax (full 2022 tax year)

d. County Expenditure Reduction:

\$559 estimated annual decreased cost of public safety and road services under current conditions.

\$13,450 estimated annual decreased cost of public safety and road services under the 10-year projection for number of residences in the proposed area in section 1 of the "Factors the Board Must Consider" portion of this application.

Please note that this estimate does not address the proposed use of the land by the property owner.

e. Fire District Revenue Lost:

\$ n/a

f. Fire District Expenditure Reduction:

\$ n/a

g. Financial Impact to Special Districts (library, parks, hospital):

\$ n/a

7. What is the future impact of your proposal on the school district?
No impact is expected.

ENVIRONMENTAL INFORMATION

1. Is there an existing environmental review pertinent or related to this proposal? ☐ Yes ☒ No If No, answer questions 2 through 5.
2. Expected impact of any proposed development to adjacent roads and highways: The potential impact of future development on adjacent roads and highways is the same whether the annexation is approved or not as the development regulations are the same at this location whether it is in the county or the city.
3. Expected impact of any proposed development on air quality:
The potential impact of future development on air quality is the same whether the annexation is approved or not as the development regulations are the same at this location whether it is in the county or the city. The Washington State Department of Ecology regulates air quality.
4. Does the area under consideration contain "critical areas"? (floodplain, wetland, steep slope wildlife habitat area etc.): No

OBJECTIVES OF THE BOUNDARY REVIEW BOARD

Describe fully which objectives of RCW 36.93.180 this proposal meets and which objectives this proposal does not meet. Please give your reasons for each of the objectives chosen:

1. Preservation of natural neighborhoods and communities: This proposal meets this objective because the immediate area is part of a natural neighborhood that is split between city and county jurisdictions. The proposal would be a step toward bringing the unincorporated area that is within the Urban Growth Area into the city and therefore closer to being under a single jurisdiction. It is the goal of the city that the residents in a given natural neighborhood or community should be under the jurisdiction of the same local government.
2. Use of physical boundaries, including but not limited to bodies of water, highways, and land contours: This proposal meets this objective because a portion of the western boundary is a public street right-of-way. The area is well within the physical boundaries of the community including steep contours and the Columbia River.
3. Creation and preservation of logical service areas: This proposal meets this objective. South Miller Street from city limits to its southern extent along with the unincorporated portions of Circle Street constitute an illogical service area as county road services must travel through city limits to serve this area when no public roads extend outside the UGA in this area. Once these streets are annexed, it will simplify the delivery of county road services. Approval of this annexation would be a step toward eliminating an existing illogical service area and therefore moves both the city and the county closer to having logical service areas. The narrow segment of land at the southwest corner of the proposed boundary that fronts on S Miller Street will be expected to have little to no impact on the roadway as it is too narrow (just over 10ft at its narrowest point) to serve as a primary vehicle access. Currently, the applicant does not plan to use it to access the property.
4. Prevention of abnormally irregular boundaries: This proposal meets this objective. While the boundary is irregular due to the shape of the lot, specifically the narrow portion of land on the southwest corner that fronts on S Miller St, it is not abnormally irregular. It is an incremental step toward a logical boundary. The boundary is adjacent to city limits on three sides and follows property boundaries on the south and southwest. The proposed boundary is the best that could be proposed given the level of support by the adjacent property owners. The applicant needs both parcels they own to be in the city to proceed with their proposed development project.
5. Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities in excess of ten thousand (10,000) population in heavily populated urban areas: Not applicable. This proposal is not a municipal incorporation and therefore is not applicable to this proposal.
6. Dissolution of inactive special purpose districts: Not applicable. It does not apply to this proposal.
7. Adjustment of impractical boundaries: This proposal meets this objective. The current boundary in this vicinity is not impractical and the proposed boundary is not impractical.

8. Incorporation as cities or towns or annexation to cities and towns of unincorporated areas which are urban in character: This proposal meets this objective. While this parcel and the parcels to the north and south are currently under agricultural use, the properties to the west and east are urban in character. The area is zoned by both the city and county for urban scale development and the property owner intends to develop the property in a manner that is urban in character.
9. Protection of agricultural and rural lands which are designated for long term productive agricultural and resource use by a comprehensive plan adopted by the county legislative authority: This proposal meets this objective. The proposed annexation area is located outside any agricultural and rural lands designated for long term productive agricultural and resource use.

EXHIBITS

See attached **Notice of Intention Filing Instructions** for explanation of Exhibits A, B, C, D, E, and F. Applicable Exhibits must accompany the Notice of Intention document.

I certify that the above is true and accurate, and that I am an official or employee of the governmental jurisdiction seeking boundary change action or the proponent for the incorporation or formation.

Dated this 19th day of December, 2022.


Signature

Name of person completing this form: Matt Parsons

Title: Senior Planner

Phone Number: (509) 888-3253

Email Address: mparsons@wenatcheewa.gov

Mailing Address:

City of Wenatchee

Community Development Department

P.O. Box 519

Wenatchee, WA 98807

Names, Addresses and Email Addresses of other persons who should receive correspondence from the BRB in regard to this Notice:

Steve Smith, steve@dadkp.com

Glen DeVries, gdevries@wenatcheewa.gov

Exhibit A

The River Academy Annexation

Notice of Intention to the Washington State Boundary Review Board for Chelan County

Ordinance No. _____

EXHIBIT A

**Boundary Description of Real Property to be Annexed into
the City of Wenatchee, WA
AUGUST 24, 2022**

- RIVER ACADEMY ANNEXATION -

Parcel A, Boundary Line Adjustment Number 2020-107, recorded December 4, 2020, under Auditor's File Number 2531225, records of Chelan County, Washington, described as follows:

All of Lot 12 and that portion of Lot 9, First Addition to Millerdale, Chelan County, Washington, according to the plat thereof recorded in Volume 2 of plats, page 17, lying above and West of the Millerdale irrigation ditch, according to the recorded plat thereof;

EXCEPT from said Lot 12 the following described Tract: Commencing at the West quarter corner of said Section 15, an iron monument case; thence North 0°59'45" West along the West line of said Section 15 for 366.00 feet to a P.K. nail; thence South 89°32'30" East for 30.01 feet to a 2 inch iron pipe on the easterly right of way of Miller Street, the TRUE POINT OF BEGINNING for this description; thence continue South 89°32'30" East for 150.00 feet to a 2 inch iron pipe; thence North 00°59'45" West for 127.00 feet to a 2 inch iron pipe; thence North 89°32'30" West for 150.00 feet to a 2 inch iron pipe on the easterly right of way of said Miller Street; thence South 00°59'45" East along said right of way for 127.00 feet to a 2 inch iron pipe, the TRUE POINT OF BEGINNING;

TOGETHER WITH that part of Lot 9, First Addition to Millerdale, Chelan County, Washington, according to the plat thereof recorded in Volume 2 of plats, Page 17, lying southwesterly of the following described line: Beginning at the southwest corner of Lot 10, First Addition to Millerdale; thence North 89°31'33" West along the southerly line of said Lot 10, 316.09 feet; thence North 01°30'26" West 115.31 feet; thence North 42°59'38" West, 160.53 feet; thence North 29°49'37" West 107.57 feet to the southerly line of said Lot 9 and the TRUE POINT OF BEGINNING; thence North 26°36'06" West 132.69 feet; thence North 52°25'41" West, 125.61 feet to the easterly line of said Lot 9, and the end of this description;

EXCEPT that portion of Lot 12, First Addition to Millerdale, according to the plat thereof recorded in Volume 2 of plats, Page 17 records of said County more particularly described as follows:

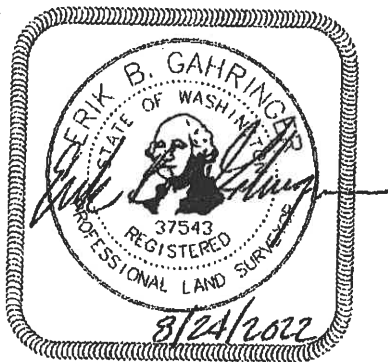
BEGINNING at the southwest corner of said Lot 12; thence East 83.00 feet; thence North 10.5 feet; thence West 62.45 feet; thence South 6.53 feet; thence West 20.55 feet; thence South 3.97 feet to the POINT OF BEGINNING;

TOGETHER WITH that portion of right of way for South Miller Street adjoining said Parcel A, bound on the West by the West right of way line for said Miller Street, bound on the East by the West Line of said Parcel A, bound on the North by the westerly extension of the North line of said Lot 12, and bound on the South by the westerly extension of the North line of a Tract of land being more particularly described as follows:

(River Academy Annexation description continued)

Commencing at the West quarter corner of said Section 15, an iron monument case; thence North $0^{\circ}59'45''$ West along the West line of said Section 15 for 366.00 feet to a P.K. nail; thence South $89^{\circ}32'30''$ East for 30.01 feet to a 2 inch iron pipe on the easterly right of way of Miller Street, the TRUE POINT OF BEGINNING for this description; thence continue South $89^{\circ}32'30''$ East for 150.00 feet to a 2 inch iron pipe; thence North $00^{\circ}59'45''$ West for 127.00 feet to a 2 inch iron pipe; thence North $89^{\circ}32'30''$ West for 150.00 feet to a 2 inch iron pipe on the easterly right of way of said Miller Street; thence South $00^{\circ}59'45''$ East along said right of way for 127.00 feet to a 2 inch iron pipe, the TRUE POINT OF BEGINNING.

Prepared By: Erik B. Gahringer, PLS
Date: August 24, 2022



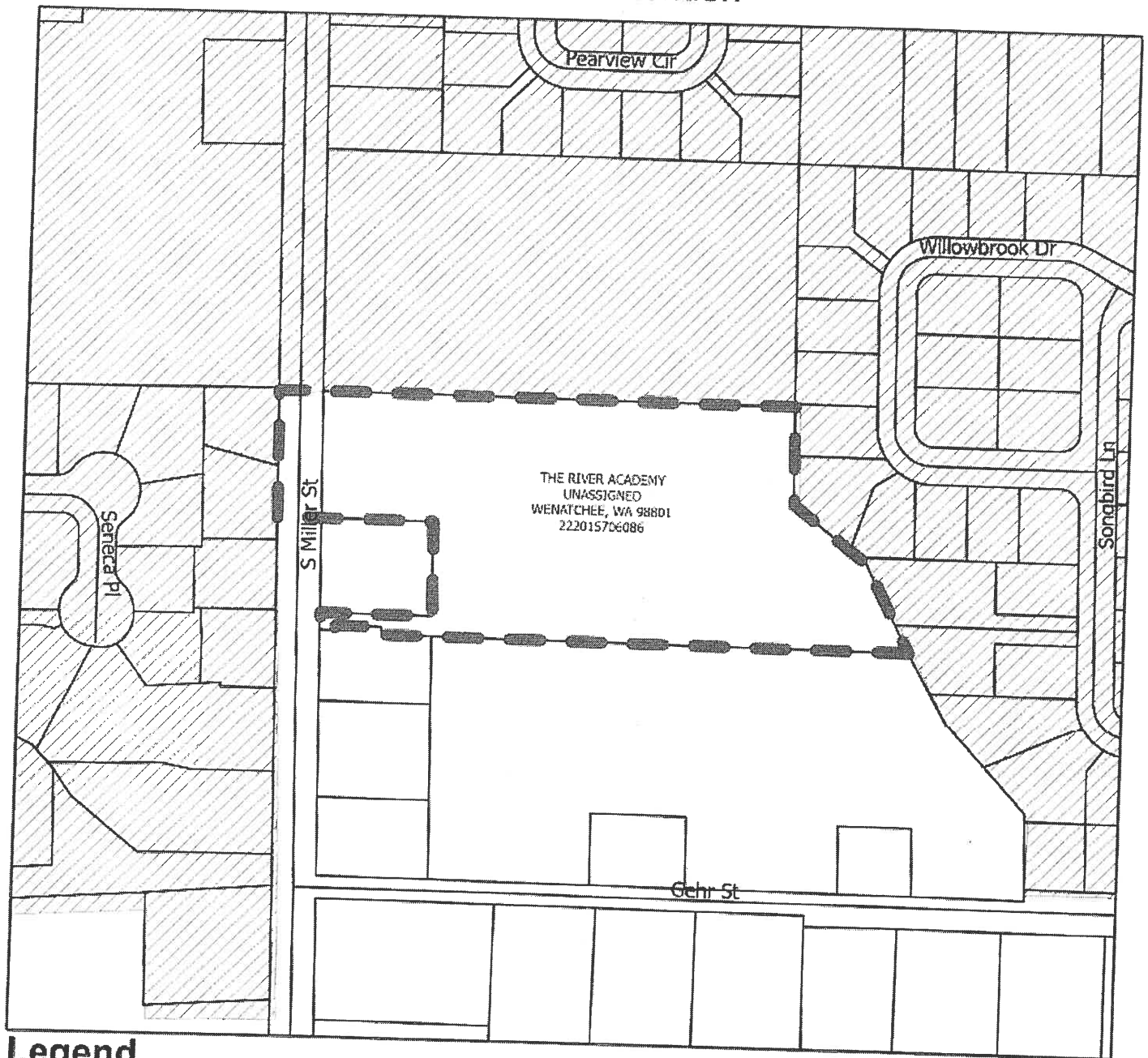
48° North
Professional Land Surveying & Land Use Consulting
P.O. Box 4266
Wenatchee, WA 98807-4266
Phone: (509) 436-1640

Exhibit B




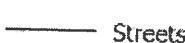

The River Academy Annexation


Notice of Intention to the Washington State Boundary Review Board for Chelan County

Exhibit B The River Academy Annexation Notice of Intention



Legend

-  Parcels
-  City limits
-  Urban Growth Area
-  Streets
-  Proposed Boundary

0 50 100 200 Feet




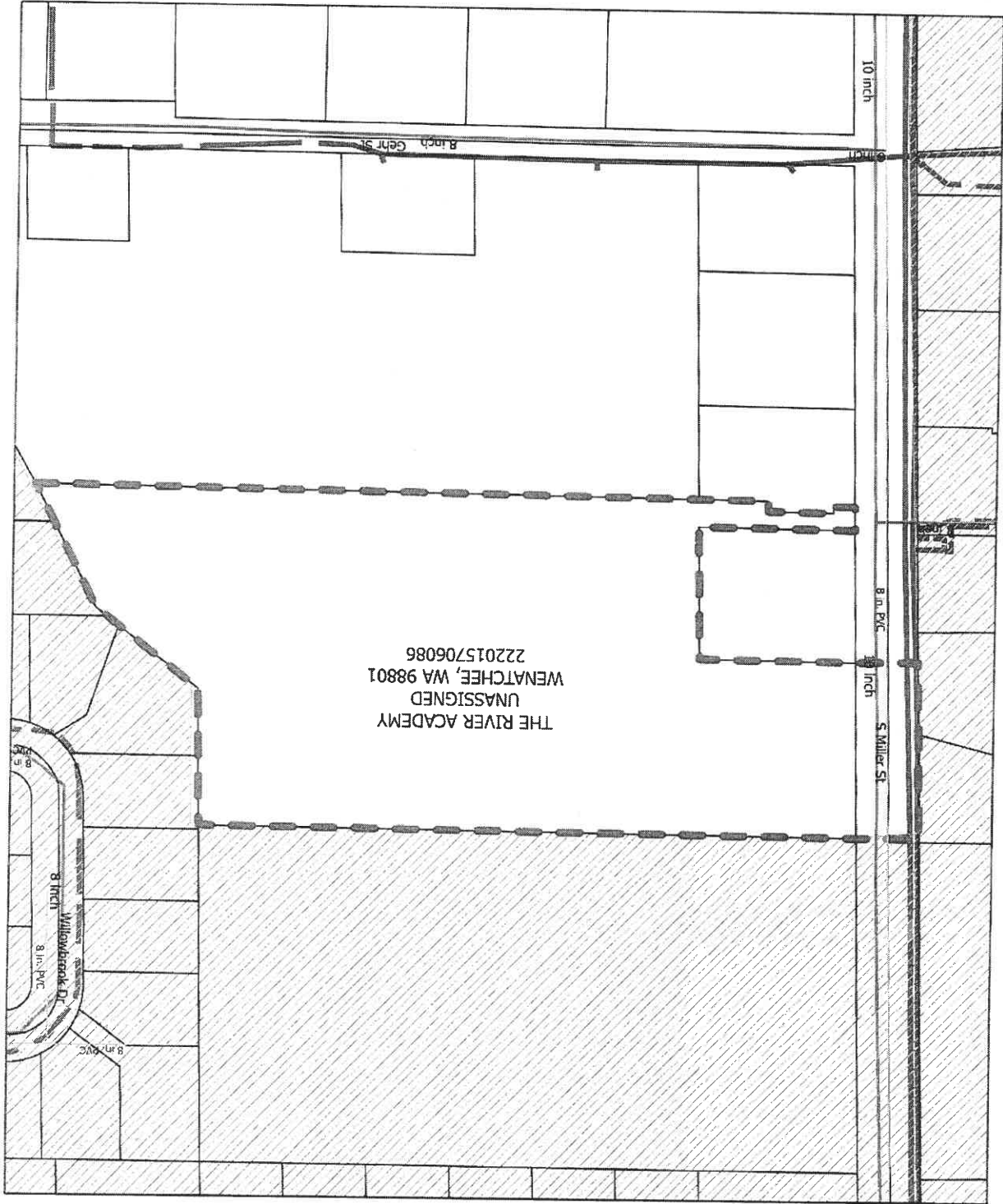
Acres in Proposed Boundary:
 4.91
 Parcel numbers for lots in
 proposed area:
 222015706086

Exhibit C

The River Academy Annexation

Notice of Intention to the Washington State Boundary Review Board for Chelan County

Exhibit C1 and C6 Notice of Intention The River Academy Annexation



Legend

- Parcels
- City limits
- Urban Growth Area
- City of Wenatchee Sewer Main
- Proposed Boundary
- Streets
- PUD
- electPrimaryUndergroundline
- PUD
- electPrimaryOverheadline
- Chelan PUD Water Distribution Main
- Acres in Proposed Boundary: 4.91
- Parcel numbers for lots in proposed area: 222015706086

Exhibit C7

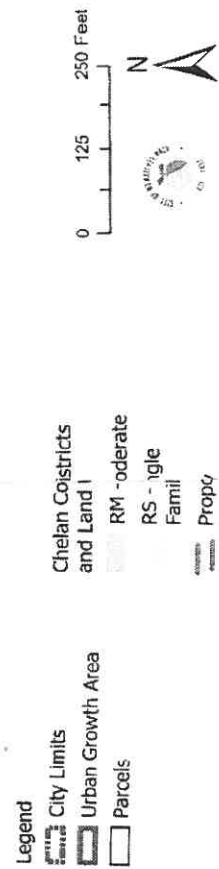


Exhibit C8 Floodways and Critical Areas
Notice of Intention
The River Academy Annexation

Sources: USGS, NOAA, FEMA, CGMA, NCEM, FIRM, and others. The map shows the floodway boundary for the River Academy Annexation. The floodway is indicated by a dashed line. The map includes a scale bar from 0 to 100 feet.

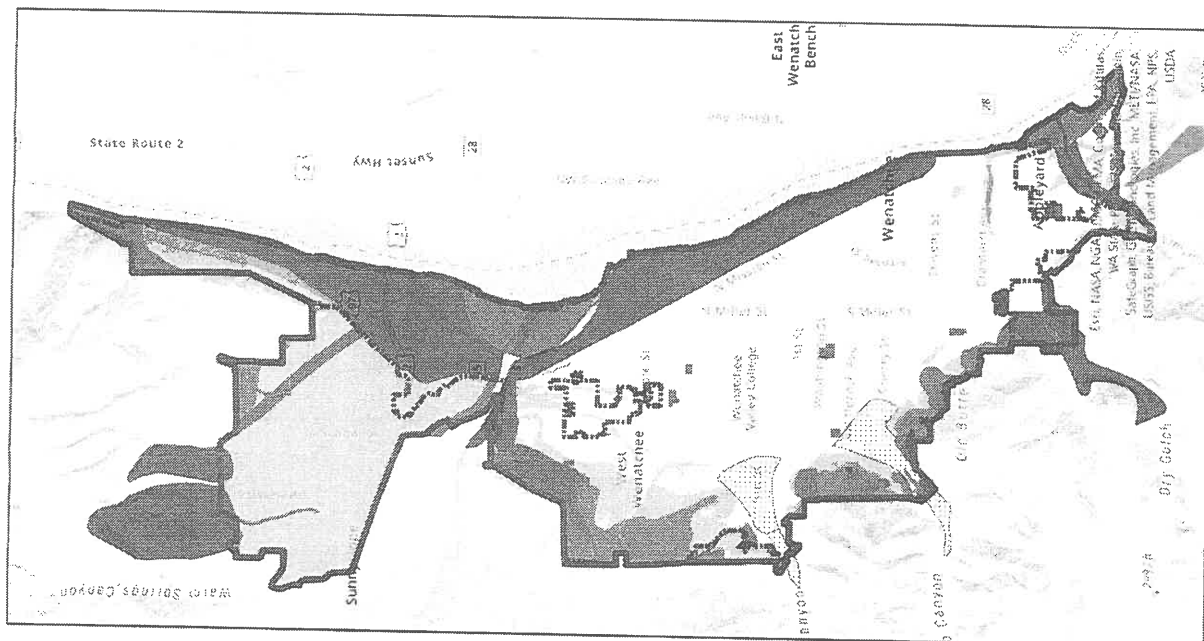
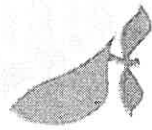


Exhibit D

The River Academy Annexation

Notice of Intention to the Washington State Boundary Review Board for Chelan County



City of Wenatchee

Community Development Department
1350 McKiltrick Street/ P.O. Box 519
Wenatchee, WA 98801/ 98807
(509) 888-3200 FAX -- (509) 888-3201

PETITION TO COMMENCE ANNEXATION (DIRECT PETITION METHOD)

We, the undersigned, are owners of real property lying outside of the corporate limits of the City of Wenatchee, Washington, but contiguous thereto and designated as part of the Wenatchee Urban Growth Area. A legal description (Exhibit A) and map (Exhibit B) of this area are attached to this petition.

We, the undersigned, who together, are the owners of not less than 60% assessed valuation of the real property described herein (Exhibit A), do hereby petition that such property(ies) be annexed to the City of Wenatchee under RCW 35A.14.120. The Wenatchee City Council approved the annexation at a regularly scheduled meeting. The following text is a quote of the motion made at the July 14, 2022 meeting as documented in the minutes:

Motion by Councilmember Travis Hornby for City Council to approve the annexation boundary as proposed by staff in response to the ten percent (10%) annexation petition for property located in an unincorporated area on South Miller Street between Crawford Avenue and Gehr Street, to require the adoption of the proposed zoning regulations as it is set forth in the comprehensive plan of the city as Residential Moderate, and to require the assumption of existing indebtedness of the city by the area to be annexed. Councilmember Jose Cuevas seconded the motion. Motion carried (5-0).

WARNING

Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

Parcel Number	Physical Address	Property Owner	Signature	Title of Representative	Date
222015706086	UNASSIGNED	THE RIVER ACADEMY	<i>Joseph M. Johnson</i>	<i>The River Academy Board Member</i>	<i>9/15/22</i>

DECLARATION

Courtney M. Mathison, under the penalty of perjury under the laws of
(Name)
the State of Washington, states and declares that he or she is the Board Member
(Official Capacity)
of The River Academy that he or she has the authority to sign deeds
(Corporate Entity)
and encumbrances on behalf of such entity, and that he or she has been duly authorized to sign the
foregoing Petition for Annexation on behalf of such entity.

Courtney M. Mathison
(Signature)
Courtney Mathison
(Printed Name)
Project Legacy Manager
(Title)

Ordinance No. _____

EXHIBIT A

**Boundary Description of Real Property to be Annexed into
the City of Wenatchee, WA
AUGUST 24, 2022**

- RIVER ACADEMY ANNEXATION -

Parcel A, Boundary Line Adjustment Number 2020-107, recorded December 4, 2020, under Auditor's File Number 2531225, records of Chelan County, Washington, described as follows:

All of Lot 12 and that portion of Lot 9, First Addition to Millerdale, Chelan County, Washington, according to the plat thereof recorded in Volume 2 of plats, page 17, lying above and West of the Millerdale irrigation ditch, according to the recorded plat thereof;

EXCEPT from said Lot 12 the following described Tract: Commencing at the West quarter corner of said Section 15, an iron monument case; thence North 0°59'45" West along the West line of said Section 15 for 366.00 feet to a P.K. nail; thence South 89°32'30" East for 30.01 feet to a 2 inch iron pipe on the easterly right of way of Miller Street, the TRUE POINT OF BEGINNING for this description; thence continue South 89°32'30" East for 150.00 feet to a 2 inch iron pipe; thence North 00°59'45" West for 127.00 feet to a 2 inch iron pipe; thence North 89°32'30" West for 150.00 feet to a 2 inch iron pipe on the easterly right of way of said Miller Street; thence South 00°59'45" East along said right of way for 127.00 feet to a 2 inch iron pipe, the TRUE POINT OF BEGINNING;

TOGETHER WITH that part of Lot 9, First Addition to Millerdale, Chelan County, Washington, according to the plat thereof recorded in Volume 2 of plats, Page 17, lying southwesterly of the following described line: Beginning at the southwest corner of Lot 10, First Addition to Millerdale; thence North 89°31'33" West along the southerly line of said Lot 10, 316.09 feet; thence North 01°30'26" West 115.31 feet; thence North 42°59'38" West, 160.53 feet; thence North 29°49'37" West 107.57 feet to the southerly line of said Lot 9 and the TRUE POINT OF BEGINNING; thence North 26°36'06" West 132.69 feet; thence North 52°25'41" West, 125.61 feet to the easterly line of said Lot 9, and the end of this description;

EXCEPT that portion of Lot 12, First Addition to Millerdale, according to the plat thereof recorded in Volume 2 of plats, Page 17 records of said County more particularly described as follows:

BEGINNING at the southwest corner of said Lot 12; thence East 83.00 feet; thence North 10.5 feet; thence West 62.45 feet; thence South 6.53 feet; thence West 20.55 feet; thence South 3.97 feet to the POINT OF BEGINNING;

TOGETHER WITH that portion of right of way for South Miller Street adjoining said Parcel A, bound on the West by the West right of way line for said Miller Street, bound on the East by the West Line of said Parcel A, bound on the North by the westerly extension of the North line of said Lot 12, and bound on the South by the westerly extension of the North line of a Tract of land being more particularly described as follows:

(River Academy Annexation description continued)

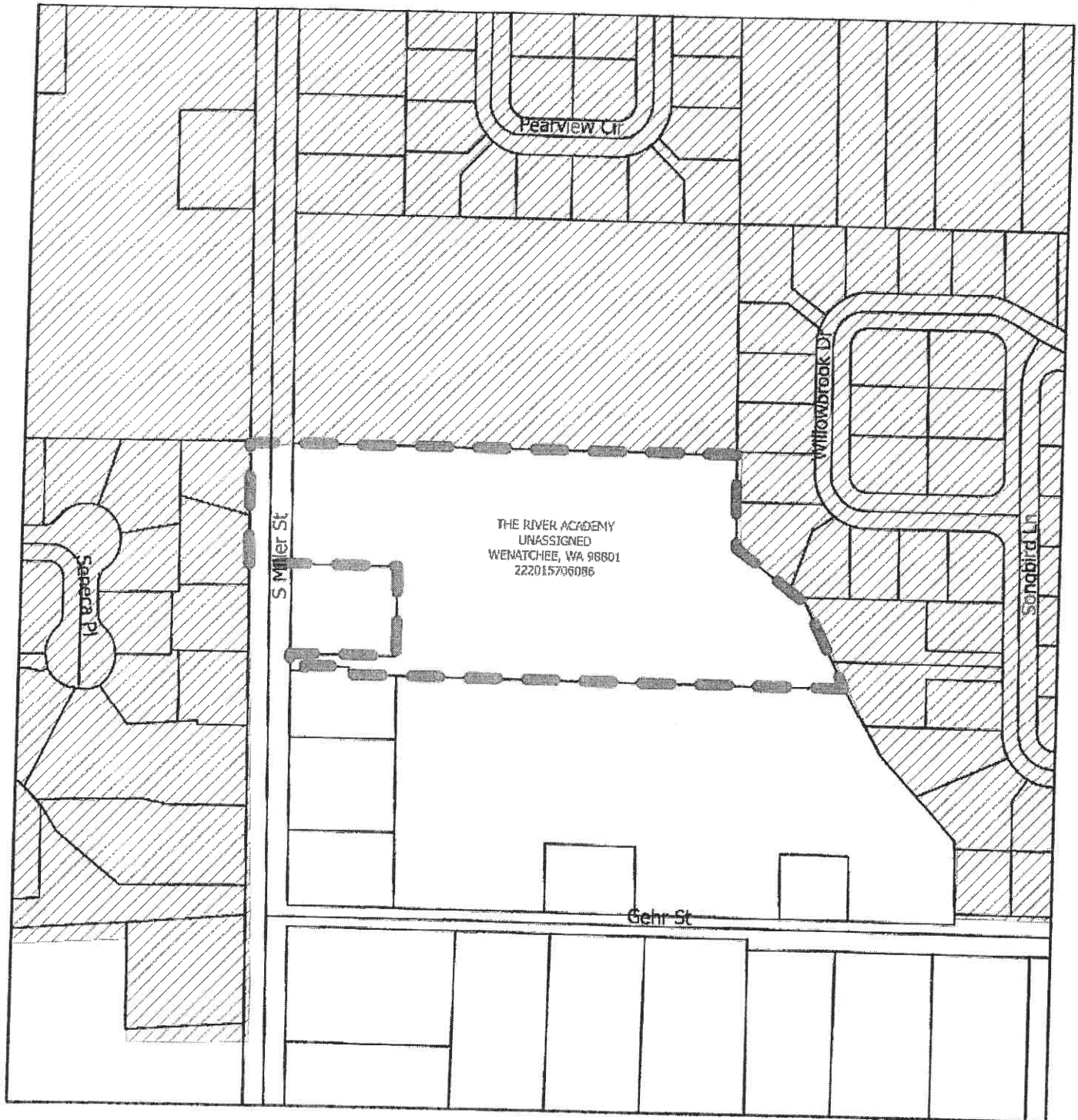
Commencing at the West quarter corner of said Section 15, an iron monument case; thence North $0^{\circ}59'45''$ West along the West line of said Section 15 for 366.00 feet to a P.K. nail; thence South $89^{\circ}32'30''$ East for 30.01 feet to a 2 inch iron pipe on the easterly right of way of Miller Street, the TRUE POINT OF BEGINNING for this description; thence continue South $89^{\circ}32'30''$ East for 150.00 feet to a 2 inch iron pipe; thence North $00^{\circ}59'45''$ West for 127.00 feet to a 2 inch iron pipe; thence North $89^{\circ}32'30''$ West for 150.00 feet to a 2 inch iron pipe on the easterly right of way of said Miller Street; thence South $00^{\circ}59'45''$ East along said right of way for 127.00 feet to a 2 inch iron pipe, the TRUE POINT OF BEGINNING.

Prepared By: Erik B. Gahringer, PLS
Date: August 24, 2022



48° North
Professional Land Surveying & Land Use Consulting
P.O. Box 4266
Wenatchee, WA 98807-4266
Phone: (509) 436-1640

The River Academy Annexation Proposed boundary



Legend

- Proposed Boundary
- Parcels
- City limits

- Urban Growth Area
- Streets

0 50 100 200 Feet





Deanna C. Walter
CHELAN COUNTY ASSESSOR

350 Orondo Ave, Suite 6
Wenatchee, WA 98801-2885
PHONE: 509-667-6365 FAX: 509-667-6664
WEBSITE: <http://www.co.chelan.wa.us/assessor>

**DETERMINATION OF SUFFICIENCY
DIRECT PETITION METHOD FOR ANNEXATION
(RCW 35.21.005 / RCW 35A.01.040)**

Name of Annexation: *2022-17-WE RIVER ACADEMY*

Date petition submitted to County Assessor: *9/19/2022*

Terminal Date: *9/26/2022*

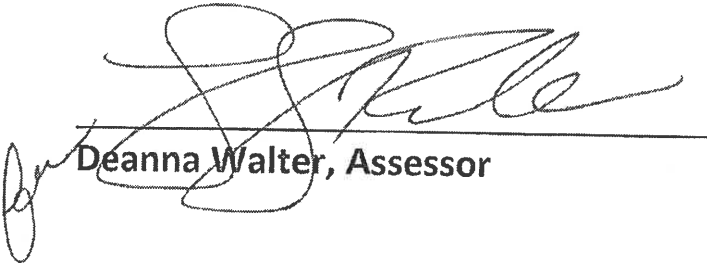
Assessment Date: *1/1/2022*

The petition ☒ DOES ☐ DOES NOT meet the required minimum 60% of assessed value.

Total Assessed Value of proposed annexation area: *\$178,000*

Total Assessed Value of petition: *\$178,000*

Percent of Assessed Value: *100%*


Deanna Walter, Assessor

9/27/22
Date

AFFP

Ad # 568958 Ad text

City of Wenatchee
Notice of Hearing on Petition for Annexation
The River Academy - South Miller Street.

Affidavit of Publication

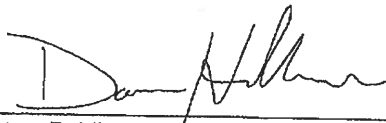
STATE OF WASHINGTON } SS
COUNTY OF CHELAN }

The Wenatchee World is a legal newspaper published in the Chelan County, Washington, and approved as such by the Superior Court of said County and State. Serving the counties of Chelan, Douglas, Grant & Okanogan.

That said newspaper was regularly issued and circulated on those dates.

10/18/2022

Subscribed to and sworn to me this
18th day of October, 2022

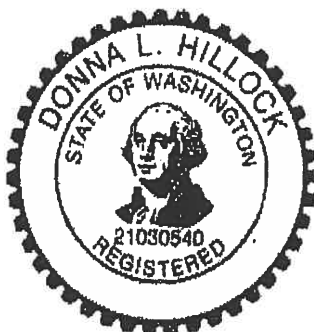


Notary Public, Chelan County, Washington

My commission expires: 08/30/25

545968 568958

CITY OF WENATCHEE
P.O. BOX 519
ATTN: ACCOUNTS PAYABLE
WENATCHEE WA 98807



NOTICE IS HEREBY GIVEN that on the 16th day of May, 2022, a petition was filed with the City Council of the City of Wenatchee, to annex the following described property in Chelan County, Washington, to the City of Wenatchee, to-wit:

Parcel A, Boundary Line Adjustment Number 2020-107, recorded December 4, 2020, under Auditor's File Number 2531225, records of Chelan County, Washington, described as follows:

All of Lot 12 and that portion of Lot 9, First Addition to Millerdale, Chelan County, Washington, according to the plat thereof recorded in Volume 2 of plats, page 17, lying above and West of the Millerdale irrigation ditch, according to the recorded plat thereof

EXCEPT from said Lot 12 the following described Tract Commencing at the West quarter corner of said Section 16, an iron monument case; thence North 0°59'45" West along the West line of said Section 16 for 368.00 feet to a P.K. nail; thence South 88°32'30" East for 30.01 feet to a 2 inch iron pipe on the easterly right of way of Miller Street, the TRUE POINT OF BEGINNING for this description; thence continue South 89°32'30" East for 160.00 feet to a 2 inch iron pipe; thence North 00°58'45" West for 127.00 feet to a 2 inch iron pipe; thence North 89°32'30" West for 150.00 feet to a 2 inch iron pipe on the easterly right of way of said Miller Street; thence South 00°58'45" East along said right of way for 127.00 feet to a 2 inch iron pipe, THE TRUE POINT OF BEGINNING;

TOGETHER WITH that part of Lot 9, First Addition to Millerdale, Chelan County, Washington, according to the plat thereof recorded in Volume 2 of plats, page 17, lying southwesternly of the following described Tract Beginning at the southwest corner of Lot 10, First Addition to Millerdale; thence North 89°31'33" West along the southerly line of said Lot 10, 318.08 feet; thence North 01°30'26" West 115.21 feet; thence North 42°55'38" West, 150.53 feet; thence North 29°48'37" West 107.57 feet to the southerly line of said Lot 9 and the TRUE POINT OF BEGINNING; thence North 26°35'06" West 132.65 feet; thence North 52°35'41" West, 125.61 feet to the easterly line of said Lot 8, and the end of this description;

EXCEPT that portion of Lot 12, First Addition to Millerdale, according to the plat thereof recorded in Volume 2 of plats, page 17, records of said County more particularly described as follows:

BEGINNING at the southwest corner of Lot 12 thence East 83.00 feet; thence North 10°58 feet; thence West 82.45 feet; thence South 5°53 feet; thence West 20°55 feet; thence South 3°39 feet to the POINT OF BEGINNING

TOGETHER WITH that portion of right of way for South Miller Street adjoining said Parcel A, bound on the West by the West right of way line for said Miller Street, bound on the East by the West line of said Parcel A, bound on the North by the westerly extension of the North line of said Lot 12, and bound on the South by the westerly extension of the North line of a tract of land being more particularly described as follows:

Commencing at the West quarter corner of said Section 15, an iron monument case; thence North 0°59'45" West along the West line of said Section 15 for 366.00 feet to a P.K. nail; thence South 89°32'30" East for 30.01 feet to a 2 inch iron pipe on the easterly right of way of Miller Street, the TRUE POINT OF BEGINNING for this description; thence continue South 89°32'30" East for 150.00 feet to a 2 inch iron pipe; thence North 00°59'45" West for 127.00 feet to a 2 inch iron pipe; thence North 89°32'30" West for 150.00 feet to a 2 inch iron pipe on the easterly right of way of said Miller Street; thence South 00°59'45" East along said right of way for 127.00 feet to a 2 inch iron pipe, the TRUE POINT OF BEGINNING,

which said property lies contiguous to the City of Wenatchee and has not heretofore been incorporated as a City or Town, which said Petition is signed by the owners of not less than sixty percent (60%) in value of the property according to the assessed valuation for general taxation.

NOTICE IS HEREBY FURTHER GIVEN that Thursday, the 27th day of October, 2022, at the hour of 5:15 o'clock p.m. of said day, or as soon thereafter as the matter may be heard, has been fixed as the time and place for public hearing upon said Petition in the City Council Chambers at City Hall in the City of Wenatchee, 301 Yakima Street, 2nd Floor, Wenatchee, Washington, at which time all interested persons may appear and express their opinion on whether the City should accept, reject or geographically modify the proposed annexation, whether the City shall require simultaneous adoption of the Comprehensive Plan if such plan has been prepared and filed for the area to be annexed, and whether the City should require the assumption of all or any portion of existing City indebtedness by the area to be annexed.

DATED this 13th of October, 2022.

CITY OF WENATCHEE
Tammy Stanger, City Clerk
301 Yakima Street
Wenatchee, WA 98801
Phone: (509) 888-3604
Email: cityclerk@wenatcheewa.gov



WENATCHEE CITY COUNCIL
Thursday, October 27, 2022
Wenatchee City Hall Council Chambers
301 Yakima Street, 2nd Floor
Wenatchee, WA 98801

MINUTES

"To create community through responsive leadership and services for the citizens and visitors of the Apple Capital of the World."

Present: Mayor Frank Kuntz; Councilmember Position 1 Jose Cuevas; Councilmember Position 2 Mike Poirier; Councilmember Position 3 Top Rojanasthien; Councilmember Position 4 Travis Hornby; Councilmember Position 5 Mark Kulaas; Councilmember At-Large "A" Linda Herald; Councilmember At-Large "B" Keith Huffaker (via phone)

Staff Present: Executive Services Director Laura Merrill; City Attorney Steve Smith; Assistant City Attorney Danielle Marchant; City Clerk Tammy Stanger; IS Support Jessi Saucedo; Finance Director Brad Posenjak; Deputy Public Works Director-Utilities Jessica Shaw; Community Development Director Glen DeVries; Public Works Director Rob Jammerman; Police Chief Steve Crown; Senior Planner Matt Parsons

5:15 p.m. Regular Meeting

1. Call to Order, Pledge of Allegiance, and Roll Call. The Mayor called the regular meeting to order at 5:15 p.m. Local Girl Scouts led the Pledge of Allegiance. Sheli Funderburk, volunteer Service Unit 480 Manager, said a few words about Girl Scouts of Eastern Washington and Northern Idaho and that they have now visited all local City Council meetings to lead the Pledge of Allegiance. All Councilmembers were present.

2. Citizen Requests/Comments

Ellen Karren, 4755 Squilchuck Road, Wenatchee, thanked the Mayor and Council for passing the ordinance regarding RV parking. She also addressed the Mayor and Council with her concerns about the Safe Park RV site on South Wenatchee Avenue.

Chris Wilder, 314 South Western, Wenatchee, addressed the Mayor and Council concerning the speed limit on Western Avenue. The Mayor stated he will forward his concerns to the City Engineer.

3. Consent Items

- Motion to approve agenda, vouchers, and minutes from previous meetings.

Vouchers:

Claim checks #205015 through #205146 in the amount of \$1,965,652.79 for October 13, 2022
Payroll distribution in the amount of \$1,088.49 for October 13, 2022
Payroll distribution in the amount of \$422,885.00 for October 20, 2022
Claim checks #205147 through #205191 in the amount of \$346,820.33 for October 20, 2022

Motion by Councilmember Travis Hornby to approve agenda, vouchers, and minutes from previous meetings. Councilmember Mark Kulaas seconded the motion. Motion carried (7-0).

4. Presentations

- Veterans Day Proclamation read by Councilmember Linda Herald and presented by Mayor Frank J. Kuntz to American Legion Post 10 Commander Skip Atkerson and 1st Vice Commander Dan Heimbecker who invited everyone to attend the Veterans Day Parade on November 11 at 11:00am.

5. Action Items

- A. Motion to authorize the Mayor Pro Tem to negotiate a lease agreement, purchase and sale agreement, and purchase option, with Jimmy and Paula Properties LLC for 3420 US Highway 97A, Wenatchee, WA 98801.

A second Safe Park RV site has been located and site improvements are underway. The City Attorney will be drafting a 90-day lease agreement for use of the property and then negotiations for the purchase of the property will occur.

Motion by Councilmember Keith Huffaker to authorize the Mayor Pro Tem to negotiate a lease agreement, purchase and sale agreement, and purchase option, with Jimmy and Paula Properties LLC for 3420 US Highway 97A, Wenatchee, WA 98801. Councilmember Mike Poirier seconded the motion. Motion carried (7-0).

- B. 2023-2025 Contract for Legal Services between the City of Wenatchee and Davis Arnell Law Firm, LLP

Executive Services Director Laura Gloria presented the staff report.

Motion by Councilmember Linda Herald for City Council to approve a three-year Contract for Legal Services between the City of Wenatchee and Davis Arnell Law Firm, LLP, and authorize the Mayor's signature. Councilmember Travis Hornby seconded the motion. Motion carried (7-0).

- C. Amendment to Stormwater Rates for Olds Station

Deputy Public Works Director-Utilities Jessica Shaw presented the staff report. Council asked questions.

Motion by Councilmember Mike Poirier for City Council to adopt Ordinance No. 2022-24 amending Wenatchee City Code Section 9.16.120 "Service charge rates for Olds Station annexation area." Councilmember Linda Herald seconded the motion. Motion carried (7-0).

D. Contract with Tyler Technologies, Inc. for Finance Software

Finance Director Brad Posenjak presented the staff report. Council asked questions.

Motion by Councilmember Top Rojanasthien for City Council to approve the agreement between the City of Wenatchee and Tyler Technologies, Inc. for financial software and authorize the Mayor's signature. Councilmember Travis Hornby seconded the motion. Motion carried (7-0).

E. Interim Zoning Ordinance

Community Development Director Glen DeVries presented the staff report.

Motion by Councilmember Linda Herald for City of Wenatchee to adopt Ordinance 2022-26, adopting a twelve (12) month interim zoning ordinance within the City of Wenatchee authorizing safe parking areas and temporary emergency low barrier shelter units as a Permitted Use within the City. Councilmember Jose Cuevas seconded the motion. Motion carried (7-0).

6. Public Hearing Item. The Mayor explained the public hearing process.

F. River Academy Annexation

Senior Planner Matt Parsons presented the staff report. Council asked questions.

The Mayor asked for public comment. There was no one who wished to comment.

Motion by Councilmember Mark Kulaas for City Council to pass Resolution No. 2022-26, providing for the Notice of Intent to the Chelan County Boundary Review Board to annex certain property to the City of Wenatchee. Councilmember Keith Huffaker seconded the motion. Motion carried (7-0).

7. Reports

a. Mayor's Report. The Mayor reported on the following:

- Saddlerock was reopened today. He attended the grand re-opening ceremony and hiked to the top after. The trail is amazing and it was a great partnership between the City and Ecology.

- The Rivercom Board is looking to increase the members by 3. In reviewing the bylaws, it will need to be approved by 4 partners. It will come before the City Council and he recommends not approving it. Councilmember Hornby added it has been considered before and was not recommended.
- The Mayor asked the Council to start thinking about what committees they would like to serve for next year. They will discuss at the 12/1 meeting and adopt on 12/8.
- The move to the new City Hall space has been going well, and the PSC will be closed tomorrow for their move. All staff will be at the new space starting Monday, October 31.

b. Reports/New Business of Council Committees

Councilmember Keith Huffaker reported on the Chamber meeting and that some in the car industry are starting to recover and there are concerns about electric vehicles. Apples are down about 100k bushels. The local healthcare system is looking to cut expenses. The airport is down to one flight a day.

Councilmember Linda Herald attended the Chelan-Douglas Regional Port District luncheon yesterday and was impressed by all of the projects they have.

Councilmember Mark Kulaas reported that at a long LTAC/TPA meeting yesterday they approved \$18,000 for the Rails & Ales event. There was a lot of discussion and the board agreed that the funding is not for continuing event support (such as Fourth of July) but rather incubation assistance so the planners can look at ways to expand the event in the future.

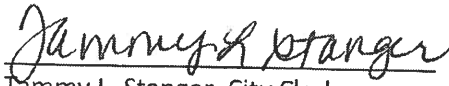
Councilmember Travis Hornby reported that the Revitalize Washington conference was a success and that Linda Haglund did a great job with it.

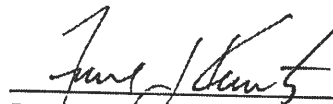
Councilmember Linda Herald added that there are plans for a sister-city delegation to visit Misawa next August. Both the Mayor and Councilmember Kulaas would like to go.

8. Announcements. None.

9. Close of Meeting. With no further business the meeting ended at 6:26 p.m.

Attest:


Tammy L. Stanger, City Clerk


Frank J. Kuntz, Mayor

RESOLUTION NO. 2022-26

A RESOLUTION, providing for the Notice of Intention to annex certain property to the City of Wenatchee.

WHEREAS, a petition to annex the real property hereinafter described was filed with the City Council of the City of Wenatchee, signed by owners representing 60% of the assessed valuation in the area for which annexation is petitioned; and

WHEREAS, a review proceeding for said annexation may be required pursuant to RCW 35A.14.220; and

WHEREAS, the information required in a Notice of Intention as provided for in RCW 36.93.130 is as follows:

The River Academy Annexation

- (1) The nature of the action sought: Annexation of one parcel into the City of Wenatchee;
- (2) A brief statement of the reasons for the proposed action: The applicant has applied for annexation so the two adjacent properties will be in the same jurisdiction. The applicant plans to build a school on the two properties once both are located in the city;
- (3) The legal description of the boundaries proposed to be created: See Exhibit "A" attached hereto; and
- (4) A county assessor's map on which the boundaries to be created are designated: See Exhibit "B" attached hereto;

and

WHEREAS, the City Council of the City of Wenatchee considered all factors relative to the proposed annexation,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WENATCHEE DOES HEREBY RESOLVE as follows:

SECTION I

That, upon completion of the Chelan County Boundary Review Board process pursuant to Chapter 36.93 RCW, 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 will be annexed to the City of Wenatchee, State of Washington; and that the corporate limits of the City of Wenatchee will be extended so as to include the property and territory hereinbefore fully described.

SECTION II

This Resolution shall take effect immediately.

PASSED BY THE CITY COUNCIL OF THE CITY OF WENATCHEE, at a regular meeting thereof, this 27th day of October, 2022.

CITY OF WENATCHEE, a Municipal Corporation

By: _____

FRANK J. KUNTZ, Mayor

ATTEST:

By: Tammy Stanger
TAMMY STANGER, City Clerk

APPROVED:

By: Steve D. Smith
STEVE D. SMITH, City Attorney

I certify that this is a true and correct copy of Resolution No. 2022-26 approved by the Wenatchee City Council on 10/27/2022.

Dated this 28th day of October, 2022.

Tammy Stanger
Tammy Stanger, City Clerk



Ordinance No. _____

EXHIBIT A

**Boundary Description of Real Property to be Annexed into
the City of Wenatchee, WA
AUGUST 24, 2022**

- RIVER ACADEMY ANNEXATION -

Parcel A, Boundary Line Adjustment Number 2020-107, recorded December 4, 2020, under Auditor's File Number 2531225, records of Chelan County, Washington, described as follows:

All of Lot 12 and that portion of Lot 9, First Addition to Millerdale, Chelan County, Washington, according to the plat thereof recorded in Volume 2 of plats, page 17, lying above and West of the Millerdale irrigation ditch, according to the recorded plat thereof;

EXCEPT from said Lot 12 the following described Tract: Commencing at the West quarter corner of said Section 15, an iron monument case; thence North 0°59'45" West along the West line of said Section 15 for 366.00 feet to a P.K. nail; thence South 89°32'30" East for 30.01 feet to a 2 inch iron pipe on the easterly right of way of Miller Street, the TRUE POINT OF BEGINNING for this description; thence continue South 89°32'30" East for 150.00 feet to a 2 inch iron pipe; thence North 00°59'45" West for 127.00 feet to a 2 inch iron pipe; thence North 89°32'30" West for 150.00 feet to a 2 inch iron pipe on the easterly right of way of said Miller Street; thence South 00°59'45" East along said right of way for 127.00 feet to a 2 inch iron pipe, the TRUE POINT OF BEGINNING;

TOGETHER WITH that part of Lot 9, First Addition to Millerdale, Chelan County, Washington, according to the plat thereof recorded in Volume 2 of plats, Page 17, lying southwesterly of the following described line: Beginning at the southwest corner of Lot 10, First Addition to Millerdale; thence North 89°31'33" West along the southerly line of said Lot 10, 316.09 feet; thence North 01°30'26" West 115.31 feet; thence North 42°59'38" West, 160.53 feet; thence North 29°49'37" West 107.57 feet to the southerly line of said Lot 9 and the TRUE POINT OF BEGINNING; thence North 26°36'06" West 132.69 feet; thence North 52°25'41" West, 125.61 feet to the easterly line of said Lot 9, and the end of this description;

EXCEPT that portion of Lot 12, First Addition to Millerdale, according to the plat thereof recorded in Volume 2 of plats, Page 17 records of said County more particularly described as follows:

BEGINNING at the southwest corner of said Lot 12; thence East 83.00 feet; thence North 10.5 feet; thence West 62.45 feet; thence South 6.53 feet; thence West 20.55 feet; thence South 3.97 feet to the POINT OF BEGINNING;

TOGETHER WITH that portion of right of way for South Miller Street adjoining said Parcel A, bound on the West by the West right of way line for said Miller Street, bound on the East by the West Line of said Parcel A, bound on the North by the westerly extension of the North line of said Lot 12, and bound on the South by the westerly extension of the North line of a Tract of land being more particularly described as follows:

page 1 of 2.

(River Academy Annexation description continued)

Commencing at the West quarter corner of said Section 15, an iron monument case; thence North $0^{\circ}59'45''$ West along the West line of said Section 15 for 366.00 feet to a P.K. nail; thence South $89^{\circ}32'30''$ East for 30.01 feet to a 2 inch iron pipe on the easterly right of way of Miller Street, the TRUE POINT OF BEGINNING for this description; thence continue South $89^{\circ}32'30''$ East for 150.00 feet to a 2 inch iron pipe; thence North $00^{\circ}59'45''$ West for 127.00 feet to a 2 inch iron pipe; thence North $89^{\circ}32'30''$ West for 150.00 feet to a 2 inch iron pipe on the easterly right of way of said Miller Street; thence South $00^{\circ}59'45''$ East along said right of way for 127.00 feet to a 2 inch iron pipe, the TRUE POINT OF BEGINNING.

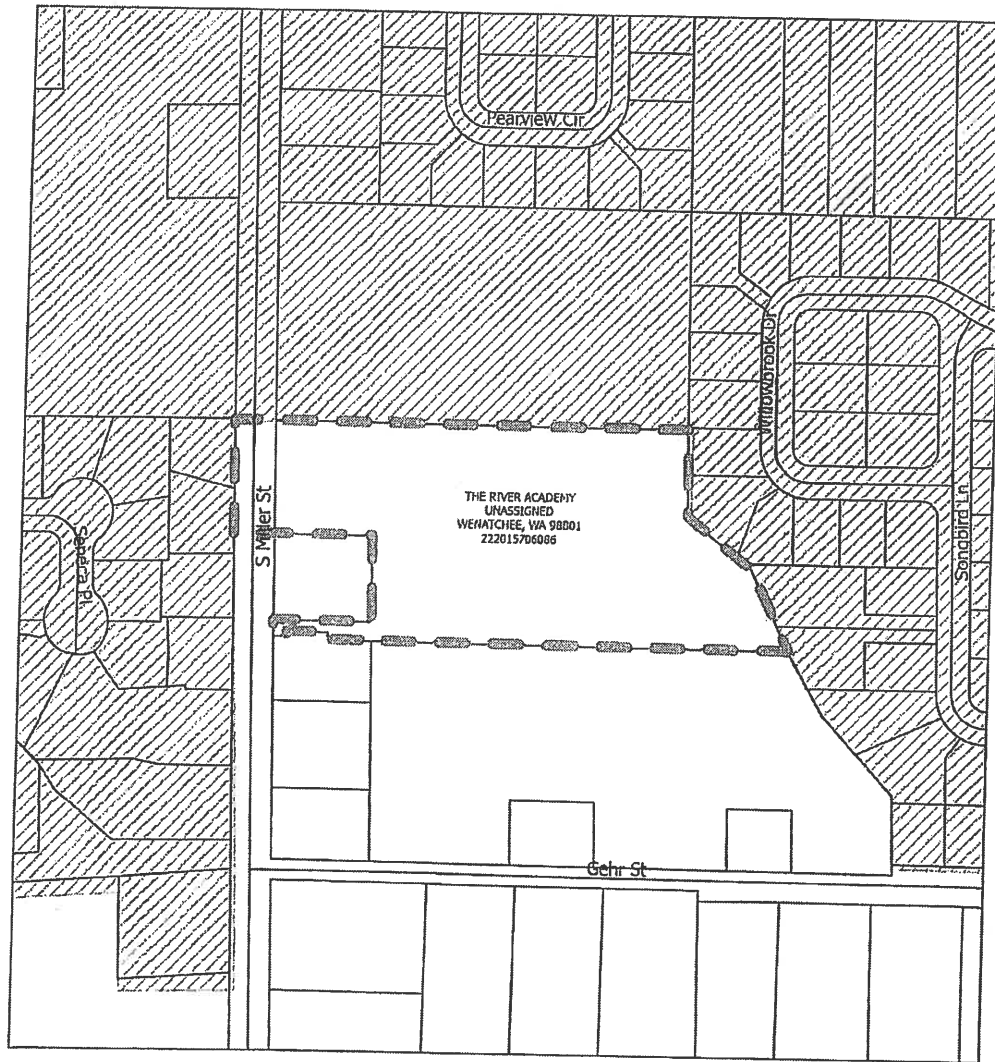
Prepared By: Erik B. Gahringer, PLS
Date: August 24, 2022






48° North
Professional Land Surveying & Land Use Consulting
P.O. Box 4266
Wenatchee, WA 98807-4266
Phone: (509) 436-1640

page 2 of 2.

The River Academy Annexation Proposed boundary



Legend

-  Proposed Boundary
-  Parcels
-  City limits

-  Urban Growth Area
-  Streets

0 50 100 200 Feet





Exhibit E - Not Applicable to this Proposal

The River Academy Annexation

Notice of Intention to the Washington State Boundary Review Board for Chelan County

Exhibit F

The River Academy Annexation

Notice of Intention to the Washington State Boundary Review Board for Chelan County

Interlocal agreements are available for download from the City of Wenatchee's Document Center at the following address:

<https://wenatcheewa.civicweb.net/filepro/documents/3567/>

MEMORANDUM OF UNDERSTANDING

The purpose of this Memorandum of Understanding (MOU) is to set forth the agreement between Chelan County and the Cities of Wenatchee, Chelan, Cashmere, Leavenworth and Entiat on adoption and implementation of the unincorporated Urban Growth Area land use regulations and development standards. Land use regulations shall include zoning code, subdivision code, shoreline master program, State Environmental Policy Act and regulatory reform regulations. Development standards shall mean all regulations that pertain to the design criteria and infrastructure for a development proposal.

WHEREAS, Chelan County and its cities will provide comprehensive plans that provide consistency regarding future development within the cities Urban Growth Areas, and;

WHEREAS, the Washington State Growth Management Act requires Chelan County and its cities to enact land use regulations and development standards consistent with their comprehensive plan, and;

WHEREAS Chelan County and the Cities of Wenatchee, Chelan, Cashmere, Leavenworth and Entiat will each adopt development standards intended to implement the comprehensive plans that are applicable to their respective cities and Urban Growth Area, and;

WHEREAS, Chelan County and the Cities of Wenatchee, Chelan, Cashmere, Leavenworth and Entiat find that the adoption of such standards by the County will contribute to the achievement of the long term objectives that each city has for the development of its Urban Growth Area, and;

WHEREAS, implementation of this MOU satisfies Policy #2 and #6 of the County Wide Planning Policies;

NOW, THEREFORE, Chelan County and the Cities of Wenatchee, Chelan, Cashmere, Leavenworth and Entiat do hereby agree:

SECTION 1: Chelan County will adopt each city's land use regulations, development standards and land use designations for that city's Urban Growth Area. Where the cities review procedures for implementing land use regulations and development standards within the unincorporated urban growth areas conflict with Chelan County's review procedures, the County's procedures shall control.

SECTION 2: Chelan County agrees to notify the cities of any and all land use development applications within the unincorporated urban growth area (i.e.: building permits, variances, shoreline permits, etc.) and allow the cities to provide comments regarding the proposals at least fifteen (15) days prior to final approval or public hearing.

SECTION 3: Chelan County will implement each city's water, sanitary and storm sewer requirements for any land use development within the city's Urban Growth Area.

SECTION 4: Chelan County will implement each city's street, street lighting, curb, gutter and sidewalk design standards within the cities unincorporated urban growth areas. It is intended that civil engineering plan review and inspections for streets and utilities related to *private* development projects will be conducted by each city's staff under the direction of each city's engineer or public works director in consultation with the County Engineer. The cities may charge plan review fees as necessary to cover the cost of providing these services.

SECTION 5: The Cities of Wenatchee, Chelan, Cashmere, Leavenworth and Entiat agree to provide on-going technical and professional support to county staff responsible for implementing the land use regulations and development standards within the cities Urban Growth Areas.

SECTION 6: The Cities of Wenatchee, Chelan, Cashmere, Leavenworth and Entiat agree that the land use regulations and development standards adopted in reliance upon this agreement are the complete requirements for developments within the Urban Growth Areas as they exist now or as amended. The cities will not impose any additional physical development requirements as a condition of utility connection approval.

SECTION 7: Chelan County shall be responsible for enforcing all land use and development violations within the unincorporated Urban Growth Areas.

SECTION 8: Each city is required to provide Chelan County copies of their land use regulations, development standards and land use designations that are applicable to development within the Urban Growth Area. Chelan County shall have the option of adopting these codes into their format or adoption by reference.

SECTION 9: Chelan County and the cities of Wenatchee, Chelan, Cashmere, Leavenworth and Entiat agree to develop a process for the joint consideration and adoption of future code amendments affecting the Urban Growth Areas. The parties further agree to establish a process for resolving disagreements over implementation of this Agreement.

SECTION 10: Upon execution of this MOU, Chelan County agrees to abolish the County Boundary Review Board since annexations can only occur within Urban Growth Areas.

AGREED TO THIS 8th day of July, 1997.

ATTEST: Evelyn L. Arnold,
Auditor, Clerk of
the Board

By: Kathleen L. Wood
Deputy Auditor/Clerk of
the Board

Date: 7-8-97

Earl L. Marcellus
Earl L. Marcellus, Chairman
Board of Chelan County Commissioners

Jim C. Lynch
Jim C. Lynch, Commissioner
Board of Chelan County Commissioners

Esther Stefaniw
Esther Stefaniw, Commissioner
Board of Chelan County Commissioners

John Hunter
John Hunter, Mayor
City of Cashmere

Ron Sloan
Ron Sloan, Mayor
City of Chelan

Juanita Allen
Juanita Allen, Mayor
City of Entiat

William Luebke
William Luebke, Mayor
City of Leavenworth

Earl Tilly
Earl Tilly, Mayor
City of Wenatchee



DAVID E GRIFFITHS
CHELAN COUNTY TREASURER

PO BOX 1441
WENATCHEE, WA 98807-1441

Phone: (509) 667-6405 Fax: (509) 667-6488
WWW.CO.CHELAN.WA.US/TREASURER

Paid By: THE RIVER ACADEMY

RECEIPT NUMBER

1562550

DATE

12/19/2022

Account Description	Account	Amount	Comment
BRB REVENUE PETITION OR NOTICE FEE	010.017.36991.00.000	50.00	
Total		50.00	

Payment Type: Payment

Check 1014

50.00

Payment Code: Full Payment

Total Paid:

50.00

Operator	Batch
<THERESAP>	<18057> - ACCTG 12/19/2022



For Property Tax Information, please visit our website at: WWW.CO.CHELAN.WA.US/TREASURER