

# WASHINGTON STATE BOUNDARY REVIEW BOARD FOR CHELAN COUNTY

## NOTICE OF INTENTION

for office use only:

BRB FILE # \_\_\_\_\_

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 into the city of Wenatchee. Proposal is also known as the Jacoby 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	2.5	48	35,650	38,317
Residences	1	19	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.
  - 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.
  - 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 is one business registered with the Washington State Department of Revenue located within the proposed area, however, the location is listed as "Closed" and the Secretary of State lists the status of the LLC as "Voluntarily Dissolved" with an inactive date of 4/12/2021.
    - 10-Year Projection: The growth rate (10.77%) for businesses in the existing entity applied to the number of businesses in the proposed area.
  - 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  
Residential

4. Existing land use of the area surrounding the proposal within 1000 feet: Residential properties of varying types and densities, mobile home park, school, public park, senior center, undeveloped land.
5. Are all surrounding & interior roads included in the annexation? ☐ Yes ☒ No If no, why not? All adjacent roads are already within city limits. There are no interior roads in the proposed area.
6. Is there new residential, commercial, or industrial development that is associated with this proposal? No development is associated with this proposal.

If yes, describe any projects being considered or proposed:  
Not applicable

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 High (RH) for the whole area and Mixed Residential Corridor (MRC) for the portion within 200 feet of the Maple Street right-of-way.
- b. For surrounding areas within 1000 feet:  
Residential High (RH) and Mixed Residential Corridor (MRC)
- c. Chelan County Zoning for the proposed area:  
Residential High (RH) for the whole area and Mixed Residential Corridor (MRC) for the portion within 200 feet of the Maple Street right-of-way.
- d. For surrounding areas within 1000 feet:  
Residential High (RH), Residential Moderate (RM), and Mixed Residential Corridor (MRC)
10. Does your jurisdiction have an adopted comprehensive plan? Yes Date Adopted: Last annual amendment was 12/9/2021. Another annual amendment is expected in December 2022.
11. Describe how this proposal is consistent with the adopted comprehensive plan:  
The zoning designation and overlay 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 High (RH) for the whole area and Mixed Residential Corridor (MRC) for the portion within 200feet of the Maple Street right-of-way. This 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 in an area that is fully surrounded by city limits and is 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	City of Wenatchee	City of Wenatchee	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	City of Wenatchee	City of Wenatchee	n/a	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?

Yes, the public right-of-way serving this area is already in city limits and therefore 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 since the early 1990s and the city has been planning for services here ever since. The city's sewer, water, and

stormwater conveyance are already available in Maple St. The city 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 adequacy of services will not be impacted as no significant land use changes are expected in the near future.

- b. In the adjacent area?

The adequacy of services will not be impacted as no significant land use changes are expected in the near future.

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

- a. Proponent Expenditures to be incurred:

\$513 estimated annual increased cost of public safety services under current conditions.

\$9,746 estimated annual increased cost of public safety 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.

- b. Proponent Revenues to be gained:

\$726.44 annual City General Fund Revenue from property tax (full 2022 tax year)

- c. County Revenue Lost:

\$632.99 annual County Road Fund Revenue from property tax (full 2022 tax year)

- d. County Expenditure Reduction:

\$586 estimated annual decreased cost of public safety under current conditions.

\$11,133 estimated annual decreased cost of public safety 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.

- 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 "island" for which it is a part 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 the northern boundary is a public street right-of-way.
3. Creation and preservation of logical service areas: This proposal meets this objective. An unincorporated area that is fully surrounded by city limits is an illogical service area. 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.
4. Prevention of abnormally irregular boundaries: This proposal meets this objective. An unincorporated area that is fully surrounded by city limits is an abnormally irregular boundary. Approval of this annexation would be a step toward eliminating an existing abnormally irregular boundary and therefore can be considered prevention of the same.
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. An unincorporated area that is fully surrounded by city limits is an impractical boundary for the purposes of delivering municipal services. Approval of the proposed annexation could be considered an adjustment to make the boundaries more practical.
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. The area is zoned for, and mostly surrounded by, urban scale development.
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 2<sup>nd</sup> day of November, 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

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\_\_\_\_\_  
\_\_\_\_\_

Exhibit A  
Jacoby Annexation

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

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## **EXHIBIT A**

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

**July 22, 2022**

**Jacoby Annexation**

**In Chelan County, State of Washington**

**The West half of the West half of the Southeast quarter of the Northeast quarter of the Southwest quarter, Section 33, Township 23 North, Range 20 East of the Willamette Meridian, Chelan County, Washington, EXCEPT right of way for Maple Street on the northerly line thereof.**

**Exhibit B**

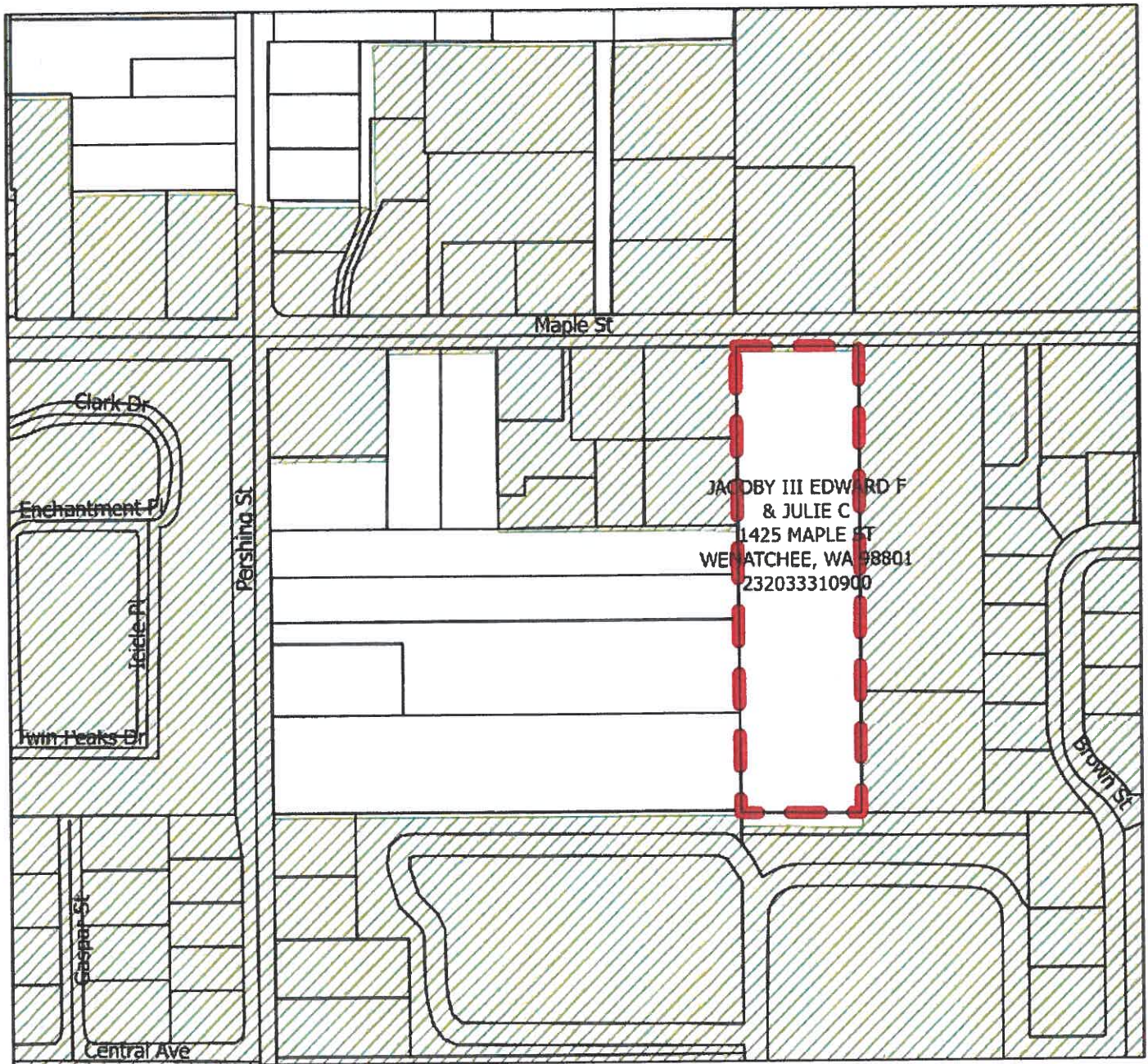
**Jacoby Annexation**

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




# Exhibit B

## Jacoby Annexation

### Notice of Intention



## Legend

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

0 50 100 200 Feet




Acres in Proposed Boundary: 2.48  
Parcel numbers for lots in proposed area:  
232033310900

Exhibit C  
Jacoby Annexation

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

**Exhibit D  
Jacoby Annexation**

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





**City of  
Wenatchee**

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

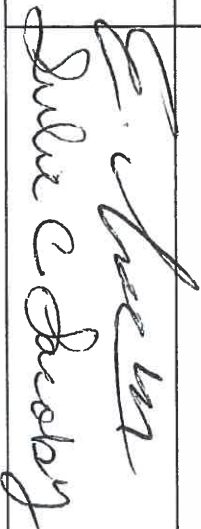
## PETITION TO COMMENCE ANNEXATION (DIRECT PETITION METHOD)

- 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 May 12, 2022 meeting as documented in the minutes:

*Motion by Councilmember Mark Kulaas for City Council to pass a motion to accept the proposed annexation boundary; to adopt the proposed zoning regulation; and assume all and any portion of existing indebtedness by the annexation area. Council member Linda Herald seconded the motion. Motion carried (7-0).*

### 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
232033310900	1425 Maple St	JACOBY III EDWARD F & JULIE C		Owner	7/26/22

CITY OF WENATCHEE

JUL 26 2022



## **EXHIBIT A**

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

**July 22, 2022**

**Jacoby Annexation**

**In Chelan County, State of Washington**

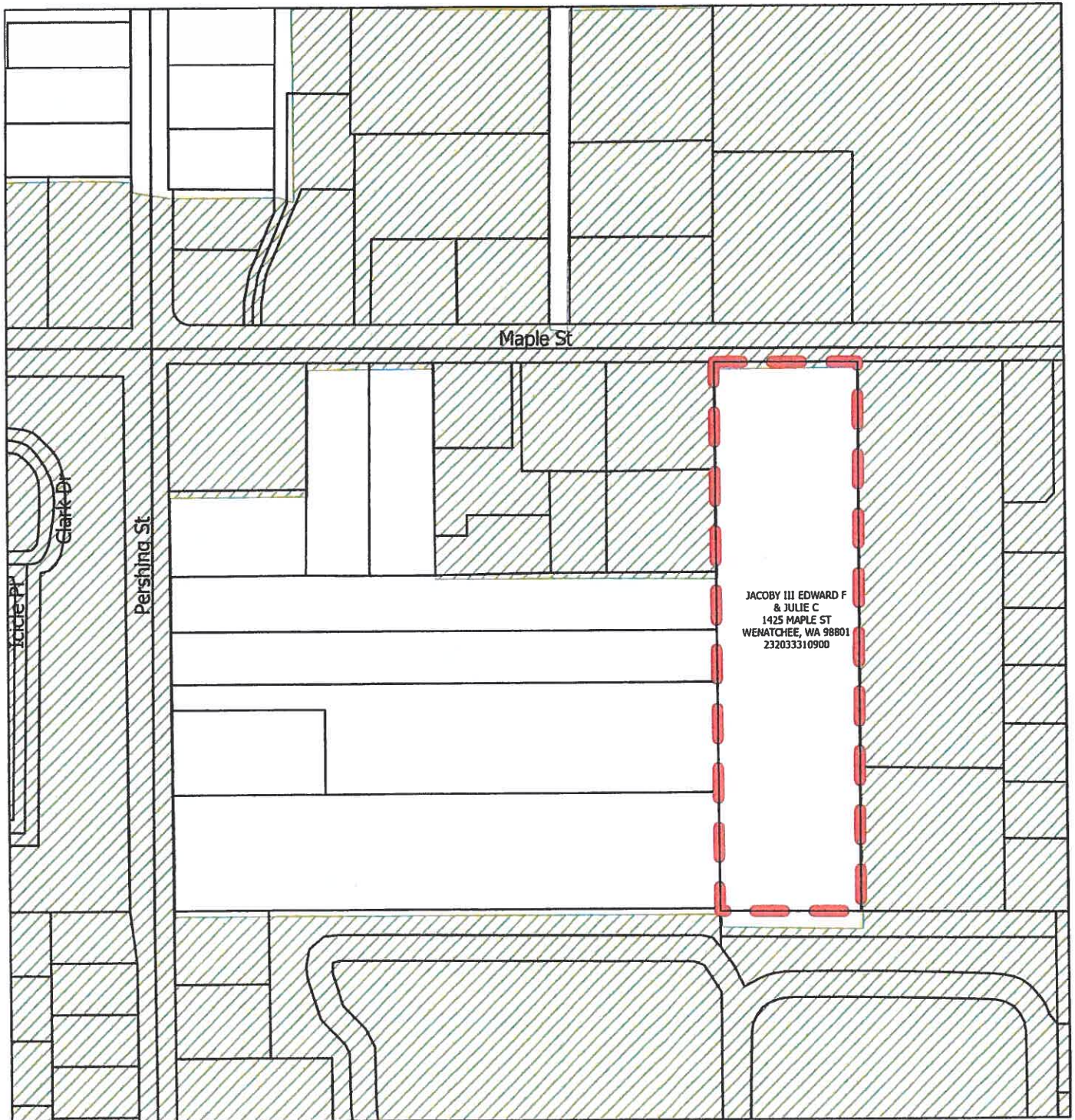
**The West half of the West half of the Southeast quarter of the Northeast quarter of the Southwest quarter, Section 33, Township 23 North, Range 20 East of the Willamette Meridian, Chelan County, Washington, EXCEPT right of way for Maple Street on the northerly line thereof.**

JUL 26 2022

CITY OF WENATCHEE

JUL 26 2022

# Jacoby Annexation Proposed Boundary



0 50 100 200 Feet

## Legend

- Proposed Boundary
- Parcels
- City limits

- Urban Growth Area
- Streets





## Chelan County Assessor

### Property

#### Account

Property ID:	26384	Abbreviated Legal Description:	T 23N R 20EWM S 33 W2W2SENE SW 2.5500 ACRES
Geographic ID:	232033310900	Agent Code:	
Type:	Real		
Tax Area:	66 - 246 F1	Land Use Code	11
Open Space:	N	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:	23N	Section:	33
Range:	20EWM	Legal Acres:	2.5500

#### Location

Address:	1425 MAPLE ST WENATCHEE, WA 98801	Mapsc0:	
Neighborhood:	Cycle 2 Wenatchee mid div 1 RES	Map ID:	2WENM01R01
Neighborhood CD:	2WENM01R01		

#### Owner

Name:	JACOBY III EDWARD F & JULIE C	Owner ID:	85586
Mailing Address:	1425 MAPLE ST WENATCHEE, WA 98801	% Ownership:	%
		Exemptions:	

### Taxes and Assessment Details

#### Values

(+) Improvement Homesite Value:	+	\$0
(+) Improvement Non-Homesite Value:	+	\$508,272
(+) Land Homesite Value:	+	\$0
(+) Land Non-Homesite Value:	+	\$166,500
(+) Curr Use (HS):	+	\$0 \$0
(+) Curr Use (NHS):	+	\$0 \$0
<hr/>		
(=) Market Value:	=	\$674,772
(-) Productivity Loss:	-	\$0
<hr/>		
(=) Subtotal:	=	\$674,772
(+) Senior Appraised Value:	+	\$0
(+) Non-Senior Appraised Value:	+	\$674,772
<hr/>		
(=) Total Appraised Value:	=	\$674,772
(-) Senior Exemption Loss:	-	\$0
(-) Exemption Loss:	-	\$0
<hr/>		
(=) Taxable Value:	=	\$674,772

### Taxing Jurisdiction

### Improvement / Building

### Sketch

### Property Image

### Land

### Roll Value History

### Deed and Sales History

### Payout Agreement



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: 2022-15-WE (JACOBY)

Date petition submitted to County Assessor: 7/27/2022

Terminal Date: 8/3/2022

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: \$674,772

Total Assessed Value of petition: \$674,772

Percent of Assessed Value: 100%

  
Deanna Walter, Assessor

8/4/22  
Date

AFFP

## 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.

08/30/2022

Subscribed to and sworn to me this  
30th day of August, 2022

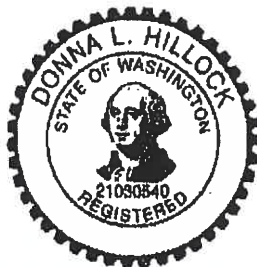


Notary Public, Chelan County, Washington

My commission expires: 8/30/25

545968 551576

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



Ad # 551576 Ad text :

City of Wenatchee

Notice of Hearing on Petition for Annexation  
(Jacoby Annexation - 1425 Maple Street)

NOTICE IS HEREBY GIVEN that on the 9th day of March, 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:

The West half of the West half of the Southeast quarter of the Northeast quarter of the Southwest quarter, Section 33, Township 23 North, Range 20 East of the Willamette Meridian, Chelan County, Washington, EXCEPT the right of way for Maple Street on the northerly line thereof

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 8th day of September, 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 26th of August, 2022.

CITY OF WENATCHEE

/s/ Tammy Stanger, City Clerk

City of Wenatchee

301 Yakima Street/PO Box 519

Wenatchee, WA 98807

Phone: (509) 888-3604

Email: [cityclerk@wenatcheewa.gov](mailto:cityclerk@wenatcheewa.gov)

Website: [www.wenatcheewa.gov](http://www.wenatcheewa.gov)



**WENATCHEE CITY COUNCIL**  
**Thursday, September 8, 2022**  
Wenatchee City Hall Council Chambers  
301 Yakima Street, 2<sup>nd</sup> 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 At-Large "A" Linda Herald; Councilmember At-Large "B" Keith Huffaker

**Staff Present:** Executive Services Director Laura Merrill; City Attorney Steve Smith; City Clerk Tammy Stanger; IS Support Tim McCord; Facilities Manager Elisa Schafer; Senior Planner Matt Parsons; Public Works Director Rob Jammerman; Finance Director Brad Posenjak; Community Development Director Glen DeVries

**4:45 p.m. Executive Session.** Executive session to consider the acquisition of real estate by purchase when public knowledge regarding such consideration would cause a likelihood of increased price. RCW 42.30.110(1)(b).

The Mayor called the meeting to order at 4:45 p.m. for the purpose of meeting in executive session. The excused absence of Councilmember Mark Kulaas was noted for the record. All other Councilmembers were present.

*Motion by Councilmember Keith Huffaker to convene in executive session, with legal counsel present, for a time period not to exceed 5:10 p.m., to consider the acquisition of real estate by purchase when public knowledge regarding such consideration would cause a likelihood of increased price. RCW 42.30.110(1)(b). Councilmember Travis Hornby seconded the motion. Motion carried (6-0).*

Executive session ended at 5:10 p.m.

**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. Councilmember Travis Hornby led the Pledge of Allegiance. The excused absence of Councilmember Mark Kulaas was noted for the record. All other Councilmembers were present.

**2. Citizen Requests/Comments.** None.



### 3. Consent Items

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

Vouchers:

Claim checks #204492 through #204569 in the amount of \$925,088.70 for August 25, 2022

Payroll distribution (retirees) in the amount of \$11,492.46 for August 31, 2022

Payroll distribution in the amount of \$595,972.58 for September 2, 2022

Benefits/deductions in the amount of \$961,011.46 for August 31, 2022

*Motion by Councilmember Keith Huffaker to approve agenda, vouchers, and minutes from previous meetings. Councilmember Travis Hornby seconded the motion. Motion carried (6-0).*

### 4. Presentations

- Constitution Week Proclamation. The proclamation was read by Councilmember Linda Herald and presented by the Mayor to Marjorie Radford.
- Wenatchee Downtown Association. Wenatchee Downtown Association Executive Director Linda Haglund provided a Community Impact Report to the Council and spoke about the upcoming Main Street Conference in Wenatchee on October 19, 20, and 21, and about upcoming WDA sponsored events (Trick-or-Treat on the Ave on October 31, Downtown Wine Walk on November 12, and the Cookie Stroll on December 3). Linda announced she is retiring in February 2023. Councilmember Huffaker thanked Linda for all of her efforts and hard work on behalf of the downtown businesses.

### 5. Action Items

- A. Wenatchee City Hall Redevelopment Project No. 1716 - TW Clark Change Order No. 14

Facilities Manager Elisa Schafer presented the staff report. Council asked questions.

*Motion by Councilmember Top Rojanasthien for City Council to approve the contract change order with TW Clark Construction, LLC, and authorize the Mayor's signature. Councilmember Jose Cuevas seconded the motion. Motion carried (6-0).*

- B. Fair Properties LLC Annexation

Senior Planner Matt Parsons presented the staff report.

*Motion by Councilmember Linda Herald for City Council to pass Ordinance No. 2022-17 providing for the annexation of an unincorporated area containing five parcels located northeast of the intersection of McKittrick Street and North Western Avenue also known as the Fair Properties LLC Annexation, subject to the provisions of Ordinance No. 2007-34, and all subsequent amendments thereto. Councilmember Travis Hornby seconded the motion. Motion carried (6-0).*



Councilmember Huffaker commented and Mayor Kuntz provided additional comments concerning the annexation process through the Chelan County Boundary Review Board.

**C. City Project SW22-05 Unit-Priced Concrete Flatwork - Authorization to Award Construction Contract**

Public Works Director Rob Jammerman presented the staff report.

*Motion by Councilmember Travis Hornby for City Council to award the construction contract for the Unit-Priced Concrete Flatwork, Project No. SW22-05, to Jones Concrete in the amount of \$149,036.50 and authorize the Mayor to sign the contract documents. Councilmember Jose Cuevas seconded the motion. Motion carried (6-0).*

**6. Public Hearings.** The Mayor explained the public hearing process.

**D. Jacoby Annexation**

Senior Planner Matt Parsons presented the staff report.

The Mayor asked for public comment. There was no one who wished to speak. He turned the matter back over to the Council for action.

*Motion by Councilmember Linda Herald for City Council to pass Resolution No. 2022-23 providing for the Notice of Intent to the Chelan County Boundary Review Board to annex certain property to the City of Wenatchee. Councilmember Top Rojanasthien seconded the motion. Motion carried (6-0).*

**7. Reports**

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

1. The Mayor met with the County Commissioners this week and provided his thoughts about the Boundary Review Board process for annexations.
2. The Public Works and Finance Committees discussed the elimination of the \$20 car tab fees and implementation of the sales tax which is allowed per recent legislation, and he provided a brief update to Councilmembers Poirier and Huffaker who should reach out to Finance Director Brad Posenjak for additional information.
3. Executive Services Director Laura Gloria added that there are two open houses scheduled on September 13 from 4-7pm and on September 14 from 7-10am at Pybus for the Riverfront Park planning process.
4. She also added that September 14 is the deadline for receiving offers on the fire station building. A subcommittee may be needed to review the offers, depending on what's received.

5. The Mayor and staff recently met with two developers who were inquiring about the city's processes for a development of the PUD's Fifth Street campus.

b. Reports/New Business of Council Committees

Councilmember Linda Herald reported that she will be on vacation next week. Councilmember Jose Cuevas will fill-in for her at the Homeless Housing Task Force meeting next Tuesday, and Councilmember Mike Poirier will be her alternate for the next Public Works Committee meeting on September 20 as she will be attending a conference.

Councilmember Mike Poirier reported that there has been a lot of discussion about a regional aquatics center and there is a lot of enthusiasm from the whole region. The Mayor will be attending a meeting that Senator Hawkins has arranged on September 15.

Councilmember Travis Hornby announced that Fiestas Mexicanas is on September 16 and 17. He will be in attendance as Mayor Pro Tem and invited everyone to attend the festivities.

**8. Announcements.** None.

9. **Close of Meeting.** With no further business the meeting ended at 5:49 p.m.

  
\_\_\_\_\_  
Frank J. Kuntz, Mayor

Attest:

  
\_\_\_\_\_  
Tammy L. Stanger, City Clerk

**RESOLUTION NO. 2022-23**

**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:

**Jacoby 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 submitted a 10% petition for their property at 1425 Maple St so they could connect to sewer;
- (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 8th day of September, 2022.

CITY OF WENATCHEE, a Municipal Corporation

By: \_\_\_\_\_

FRANK J. KUNTZ, Mayor

ATTEST:

By: \_\_\_\_\_

TAMMY STANGER, City Clerk

I certify that this is a true and correct copy of Resolution No. 2022-23 approved by the Wenatchee City Council on 9/8/2022.

Dated this 9th day of September, 2022.

APPROVED:

By: \_\_\_\_\_

STEVE D. SMITH, City Attorney



Tammy Stanger, City Clerk

**EXHIBIT A**

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

**July 22, 2022**

**Jacoby Annexation**

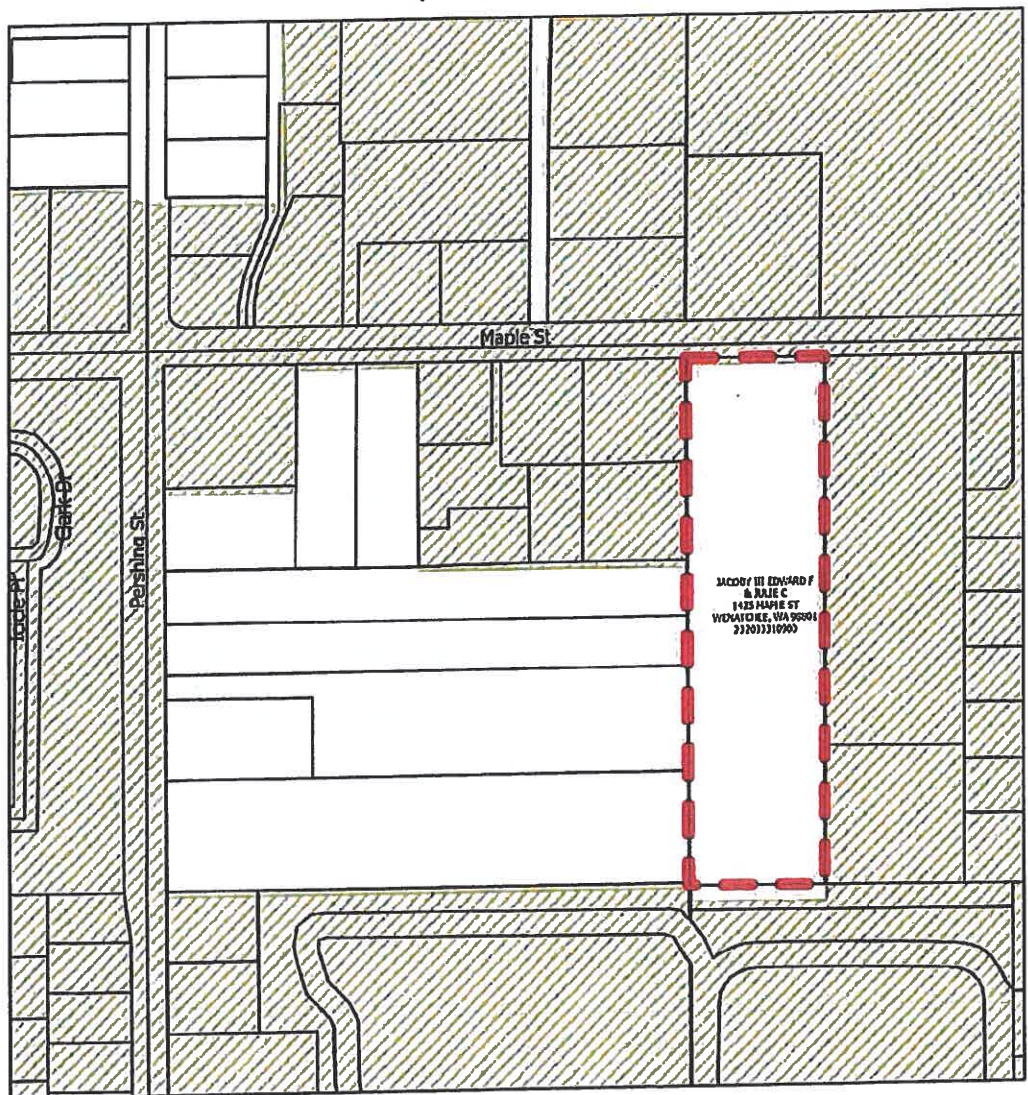
**In Chelan County, State of Washington**

**The West half of the West half of the Southeast quarter of the Northeast quarter of the Southwest quarter, Section 33, Township 23 North, Range 20 East of the Willamette Meridian, Chelan County, Washington, EXCEPT right of way for Maple Street on the northerly line thereof.**



Exhibit B

Jacoby 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  
Jacoby Annexation

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

Exhibit F  
Fair Properties LLC Annexation  
Notice of Intention to the Washington State Boundary Review Board for Chelan County

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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 8<sup>th</sup> 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

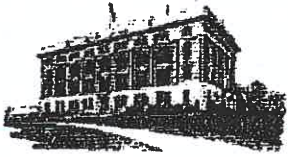
John Hunter  
John Hunter, Mayor  
City of Cashmere

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:** EDWARD III & JULIE JACOBY

**RECEIPT NUMBER**

1557232

**DATE**

11/2/2022

Account Description	Account	Amount	Comment
BRB REVENUE PETITION OR NOTICE FEE	010.017.36991.00.000	50.00	
<b>Total</b>		<b>50.00</b>	

**Payment Type:** Payment  
**Payment Code:** Full Payment

**Check 7027**  
**Total Paid:**

50.00  
**50.00**

Operator	Batch
<THERESAP>	<17840> - ACCTG 11/02/2022

For Property Tax Information, please visit our website at: [WWW.CO.CHELAN.WA.US/TREASURER](http://WWW.CO.CHELAN.WA.US/TREASURER)

# WASHINGTON STATE BOUNDARY REVIEW BOARD FOR CHELAN COUNTY

## NOTICE OF INTENTION FILING INSTRUCTIONS

Please submit this Notice of Intention form and the Exhibits listed below to the Boundary Review Board Office: care of: Chelan County Auditor, Elections Division, 350 Orondo Avenue, Level 3, Suite 306, Wenatchee, WA 98801. (509) 667-6800, for determination of sufficiency by the Chief Clerk of the Board. Please submit the original with all exhibits, and the required \$50.00 filing fee.

The Notice of Intention is to be completed by an elected official or employee of the governmental jurisdiction that is seeking the proposed annexation or boundary change or the proponent in the case of incorporation or formation.

The following items must be submitted and labeled as follows, pursuant to the adopted Rules of Practice and Procedure (III):

- **EXHIBIT A** A copy of the legal description of the boundaries of the area involved in the proposed action verified by the Chelan County Assessor's Office.
- **EXHIBIT B** A Chelan County Assessor's map on which the boundary of the area involved in the proposal and the size in acres must be clearly indicated. Include a list of all parcel numbers for lots in proposed area.
- **EXHIBIT C** A vicinity map or series of maps no larger than 11 x 17
  1. The boundary of the area involved in the proposal and the size in acres.
  2. The current corporate boundaries of the proposing entity.
  3. Existing water & sewer service area boundaries of the proposing entity as it relates to the subject annexation area.
  4. Major physical features such as streets and highways, railways public facilities, etc.
  5. The boundaries of cities or special purpose districts having jurisdiction in or near the proposed area.
  6. The location of the nearest service point(s) for the required utility services to the area. Show existing and proposed water/sewer lines and diameter.
  7. The Chelan County zoning, Comprehensive Plan designation, Urban Growth Area Boundary, and proposed city plan and zoning designations.
  8. Floodways or floodplains and all critical areas.
- **EXHIBIT D** Documentation of the process: copy of the petition; proof of assessed valuation; copy of Determination of Sufficiency from Assessor's Office; affidavit of publication of public hearing notice; copy of the minutes of public hearing; a signed and certified copy of the resolution accepting the proposal as officially passed, with effective date.

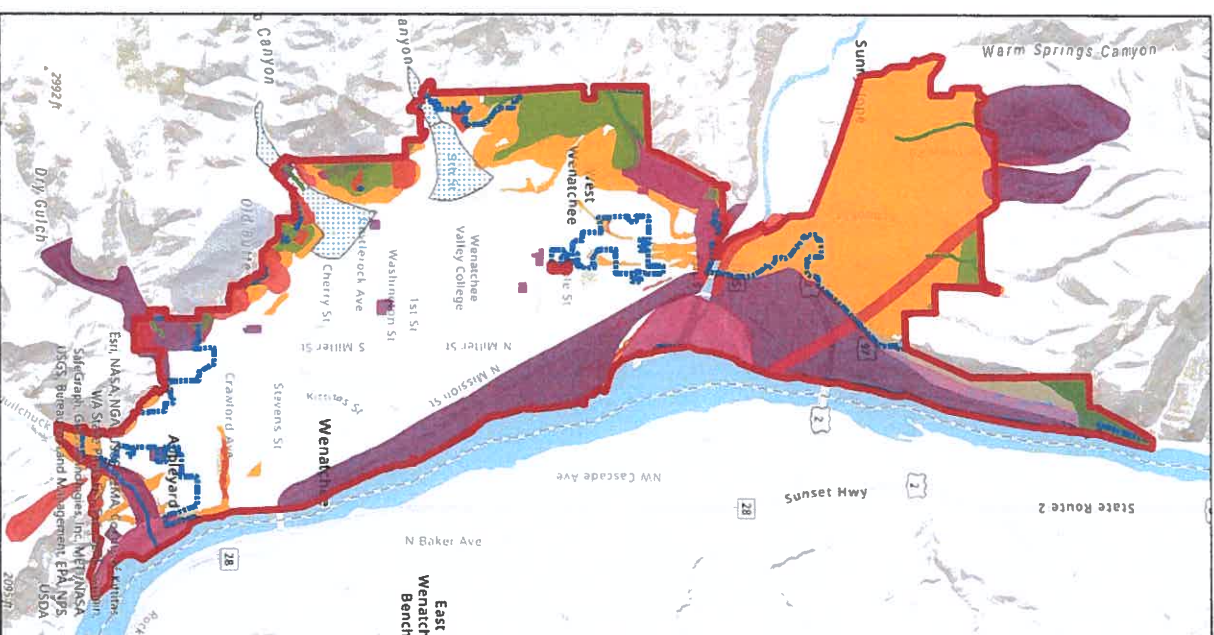
- **EXHIBIT E** A copy of the Threshold Determination and completed SEPA checklist pertaining to the proposed BRB action with full explanations. Include the list of persons who were sent the checklist and all written comments from governmental agencies and the general public.

**NOTE:** *This is NOT to be completed by municipalities for annexation purposes.*

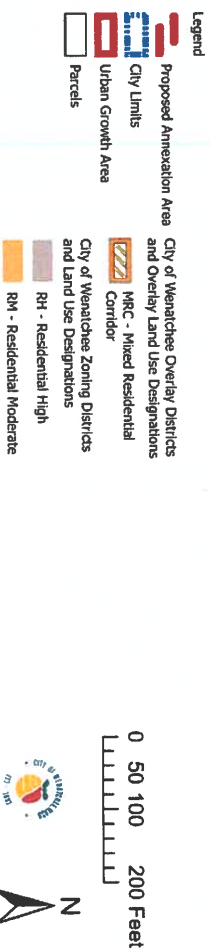
- **EXHIBIT F** A copy of any Interlocal agreements entered into under RCW 39.34 (Interlocal Cooperation Act) and under RCW 36.115 (Service Agreements) establishing which jurisdictions should provide various local government services and facilities and how those services and facilities will be financed.

**MUNICIPAL INCORPORATIONS:** Exhibits A, B, C, a copy of assessed valuation and a copy of the petition calling for the incorporation as required.



[illegible]

# City of Wenatchee Zoning and Comprehensive Plan Land Use



## Chelan County Zoning and Comprehensive Plan Land Use

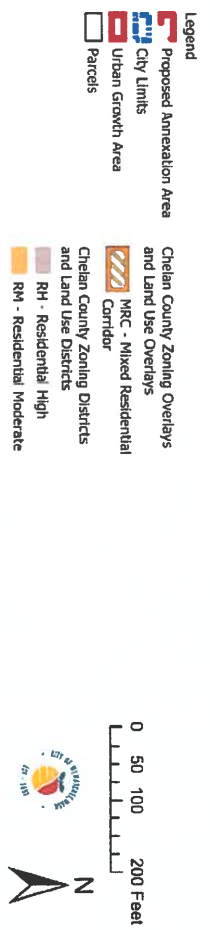
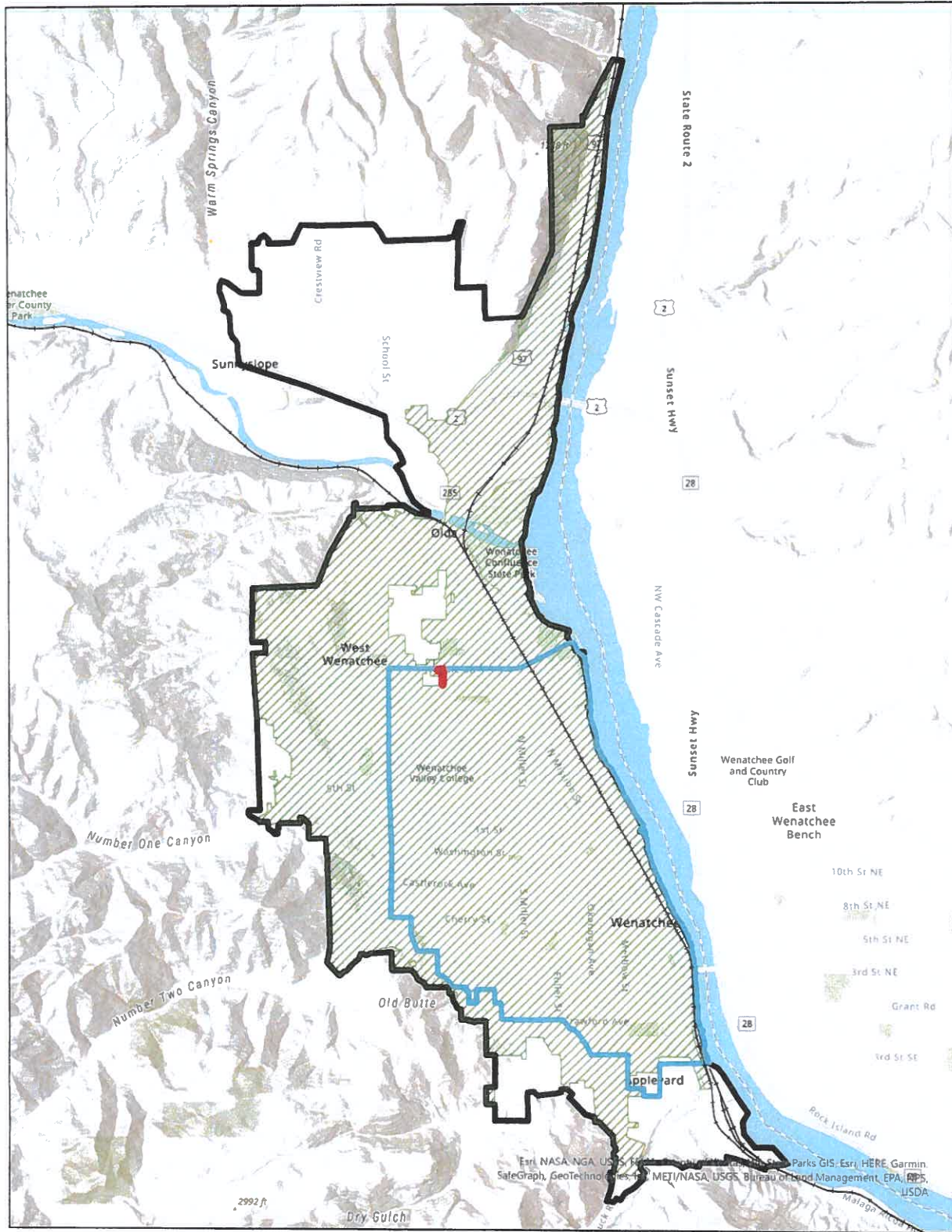
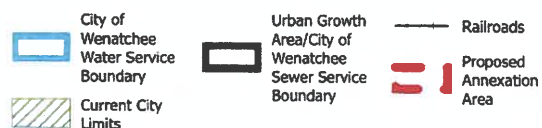




Exhibit C2, 3, 4, and 5  
Notice of Intention  
Jacoby Annexation



**Legend**



Acres in Proposed Boundary: 2.48  
Parcel numbers for lots in proposed area:  
232033310900

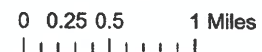
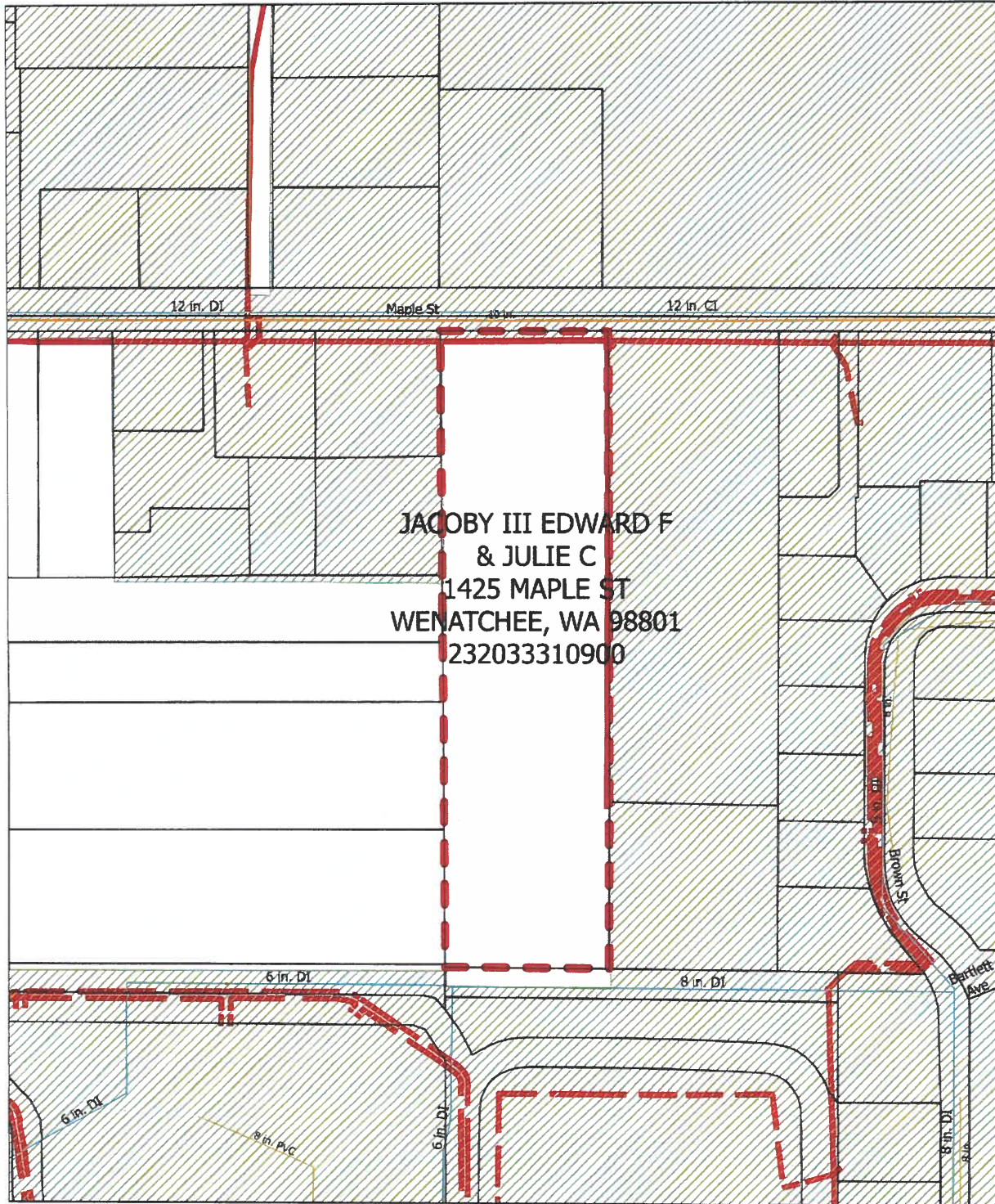




Exhibit C1 and C6  
Notice of Intention  
Jacoby Annexation



**Legend**

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

- City of Wenatchee Water Distribution**
- Distribution Main
  - Transmission Main
- City of Wenatchee Sewer Collection**
- Collector Main

- Interceptor Main
- Force Main

**Chelan County PUD Electrical**

- PUD elecPrimaryUndergroundLine
- PUD elecPrimaryOverheadLine

Acres in Proposed Boundary: 2.48  
Parcel numbers for lots in proposed area:  
232033310900

