

April 19, 2022

Chelan County Boundary Review Board (CCBRB)
c/o Chelan Co. Auditor Office, Elections Division
350 Orondo St., Suite 306
Wenatchee, WA 98801



Dear CCBRB members,

I am writing for two reasons: 1) to request a public hearing; and 2) to object to the proposed N. Western Ave./McKittrick St. annexation that was recently passed by the City of Wenatchee. The annexation includes 2 commercial properties (Fair Properties Inc. at 1679 N. Western Ave.; Express mini-storage at 1730 McKittrick St.) and 3 residential properties (1618, 1620, and 1622 McKittrick St.). The boundary was determined by the City. I am a resident and owner of the property at 1620 McKittrick St.

I would like to request a public hearing on this matter under the rule whereby a petition signed by owners of 5% of the assessed value allows for a public hearing request (<https://www.co.chelan.wa.us/boundary-review-board/pages/review-process>). My property represents 8.86% of the assessed value (2021; all 2022 values not yet available) in the affected area (\$343,848 / \$3,880,419). I have inquired about the process and was told to submit my request in this letter, as I am doing.

I testified against the annexation at the City of Wenatchee public hearing on April 14, 2022. I learned that one property owner (Fair Properties) has requested annexation and that the City used a 60% of assessed value petition to enable the annexation proposal. The City drew up the boundaries of the annexation, adding 4 other properties. The rationale for this boundary was not explained at the hearing, and the residential owners were not consulted. Homeowners were not informed of the 60% petition nor given the opportunity to sign it for or against.

Since the current annexation was proposed by a commercial entity, I request that the BRB change the annexation boundaries to include the two commercial properties (1679 N. Western Ave., and 1730 McKittrick St.) and allow the three residential properties, including my own, to remain in the county until such time as the majority of the residents of this "island" see that there is a clear benefit to them from annexation to the City. This action would satisfy the needs of the commercial interests and maintain the desired status of the residential property owners. It would also be a more democratic and representative approach. The current annexation appears to have been designed to include additional properties by utilizing the no-contest status (due to past sewer hookup) of 1730 McKittrick St. (commercial; 56.7% of assessed value) and 1618 McKittrick St. With those two property owners plus the owners who requested annexation (1679 N. Western Ave.), they also form a majority of voting. To me, this is a "gerrymandering" type of action that basically eliminates any standing for me or my neighbor at 1622 McKittrick St., who also expressed opposition to annexation to the City via a letter. If the goal of the City is to increase tax revenue while meeting the objectives of the Boundary Review Board, then creating an annexation of the properties that front N. Western Ave. (the mini-storage on the corner of

Western/McKittrick, to the corner of Western/Harris Ct.) would be a more logical and effective choice.

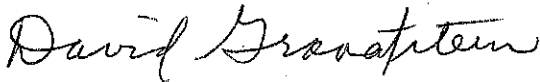
I understand one of the BRB objectives to be preservation of natural neighborhoods and communities (RCW 36.93.180). The McKittrick - Walnut "island" of county land in which the proposed annexation is located is a natural neighborhood. Most of the residents moved to their properties years ago prior to all the surrounding development (e.g., Western Heights) because the area retained a rural feel; allowed for farm animals such as horses, sheep, and chickens; and provided a semi-rural lifestyle close to the city. Most of the area was large lot zoned for low density residential. It is now zoned Residential Moderate under the City zoning.

RCW 36.93.180 also states two other objectives of the Boundary Review Board: use of physical boundaries, including but not limited to bodies of water, highways, and land contours; and, prevention of abnormally irregular boundaries. The proposed annexation achieves neither of these, and in fact moves in the opposite direction. The rationale for the current choice of proposed annexed properties has not been explained to the affected property owners nor to the public. Only including properties along Western Ave. would be more in line with BRB objectives, both for boundary and for keeping a neighborhood together. Why was this not proposed? This could be another change to the proposed annexation that the CCBRB could make that would also address my request. The proposed annexation still leaves a large number of residential parcels in the county, including most of the lots to the east and north of mine. I counted over 120 parcels in the RM island on the Chelan County zoning atlas. Thus, the proposed annexation does very little to solve the "island" problem. Excluding the three residential lots as I am requesting would have very little effect on this as well.

The residents have voted against proposed annexations in the past, most recently I believe in 2016. To date, the City has not made a compelling case to the residents about the value that annexation would bring to them. It is clear that residents will experience added taxes and fees, while the benefits are less obvious. Thus, I, and most other residents in the island, continue to prefer our status as county residents and find the relationship with the county to be very good.

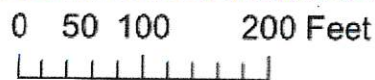
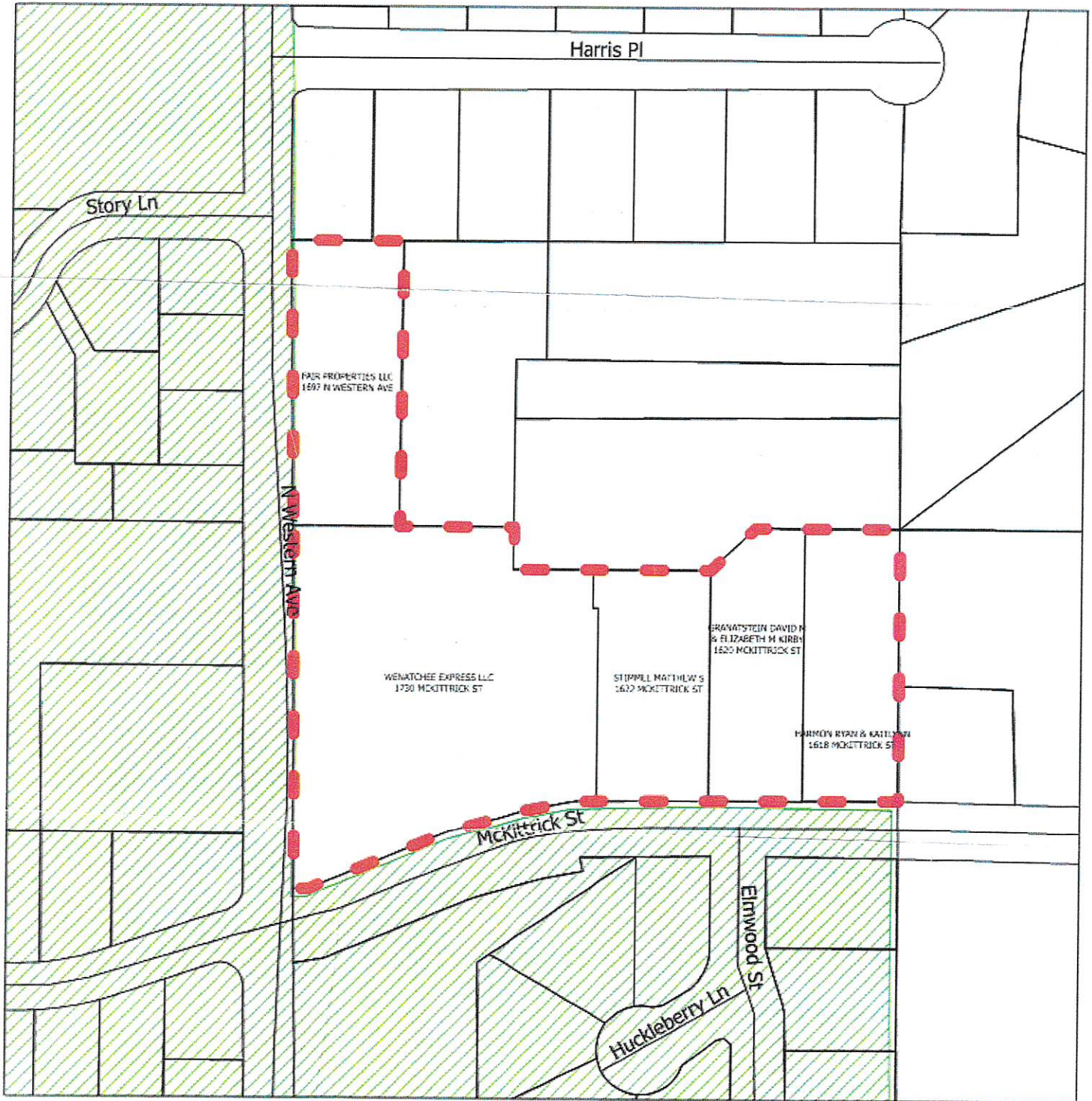
Thank you for your consideration of my two requests: for a public hearing; and for a change in the City's proposed Western/McKittrick annexation to exclude the 3 county residential properties on McKittrick St.

Sincerely,







David Granatstein
1620 McKittrick St.
Wenatchee, WA 98801

Exhibit B Fair Properties LLC Annexation 60% Petition Map



Legend

-  Proposed boundary
-  Parcels
-  City limits

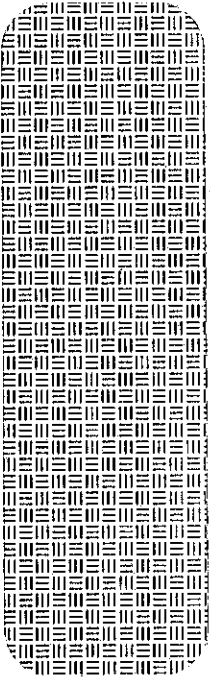
-  Urban Growth Area
-  Streets



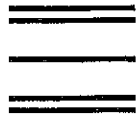
FROM: D. Granatstein

1620 McKittick St

Uphatchee WA 98801



To: Chelan County
Boundary Review Board



PLACE
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