

WASHINGTON STATE BOUNDARY REVIEW BOARD FOR CHELAN COUNTY

NOTICE OF INTENTION

for office use only:

BRB FILE # 2022-003



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: Annex four parcels of land into the City of Wenatchee. This annexation is known as the JAB Investors LLC 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	8	58	35,550	38,311
Residences	3	23	14,627	16,202
Businesses	0	0	4,204	4,531

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, 2021 (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 2021 and 2031 which had not previously been established. The current April 1, 2021 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 2031.
- Residences of Proposed Area
 - Existing: Staff estimated the number of existing housing units using aerial imagery and address point data.
 - 10-Year Projection: 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. This estimate includes additional units on the developed parcels to the south.
- Residences of Existing Entity
 - Existing: 2021 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, 2021 (Revised)
 - 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 from 2021.
- Businesses of Proposed Area
 - Existing: There are no businesses registered with the Washington State Department of Revenue at the addresses in the proposed annexation area.
 - Due to the fact that the area is zoned for residential. No additional businesses are projected.
- 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

Three of the parcels are improved with single family homes and the fourth parcel is vacant land.

4. Existing land use of the area surrounding the proposal within 1000 feet: Land uses within 1,000 feet of the proposed area include single family homes, agricultural land and associated structures, a place of worship, an elementary school, a motel, a state highway, and undeveloped land.

5. Are all surrounding & interior roads included in the annexation?

☐ Yes ☒ No

If no, why not?

The adjacent right-of-way of Melody Lane is included in the boundary. The adjacent right-of-way of W Peters St and Hilltop Pl are not included because it would be impractical to provide transportation services to small segments of street right-of-way.

6. Is there new residential, commercial, or industrial development that is associated with this proposal?

Potential development of the vacant parcel.

If yes, describe any projects being considered or proposed:

It is staff's understanding that the applicant is interested in developing their property but no permits have been applied for and no pre-application meetings have been requested.

7. If the proposal is approved, will there be land use changes within the next 18 months?

- Land Use

It is possible a vacant parcel could be developed.

- Zoning
None that staff are aware of.
- Comprehensive Plan
None that staff are aware of.

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), North Wenatchee Business District (NWBD), Neighborhood Commercial (CN), Neighborhood Commercial Overlay (CNO), Residential High (RH), Rural Residential/Resource 5 (RR5), and Rural Village (RV).

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), North Wenatchee Business District (NWBD), Neighborhood Commercial (CN), Neighborhood Commercial Overlay (CNO), Residential High (RH), Rural Residential/Resource 5 (RR5), and Rural Village (RV).

10. Does your jurisdiction have an adopted comprehensive plan? Yes _____ Date Adopted: Last amendment was 12/9/2021

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:

Residential Moderate (RM)

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

Explain: Staff is unaware of what areas may or may not have been reviewed by the Boundary Review Board in its previous iteration decades ago but this area has not been reviewed by the BRB in its current iteration.

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

a. Topography:

The proposed area has some areas of moderate slope, mostly in the southern and northern portions. Most of the area in the middle is gently sloping to nearly flat.

b. Natural Boundaries: The Wenatchee Urban Growth Area 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 within these natural boundaries.

c. Drainage Basins:

The proposed annexation area is within a drainage basin that is already partially served by the City of Wenatchee.

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	No change	n/a
Sewer	City of Wenatchee	City of Wenatchee	Upon main extension	Developer
Fire	Chelan County Fire District 1	Chelan County Fire District 1	No change	n/a
Stormwater	Chelan County	City of Wenatchee	Immediate	n/a
Roads	Chelan County	Chelan County (W Peters St and Hilltop Place) and City of Wenatchee (serving adjacent Melody Ln ROW)	Immediate	n/a
Parks	City of Wenatchee	City of Wenatchee	No change	n/a
Police	Chelan County	City of Wenatchee	Immediate	n/a
School	Wenatchee School District	Wenatchee School District	No change	n/a
Library	North Central Regional Library	North Central Regional Library	No change	n/a

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

Yes

Does it consider the proposed area? Yes, the extension of sewer facilities into unincorporated portions of Sunnyslope has been and continues to be addressed in the 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. 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. Upon annexation, the city's standards related to SEPA and Critical Areas would take effect. Other standards, not related to land development and use would also change.
4. Describe the probable future needs for services and additional regulatory controls in the area? Services are and will be available if the area is annexed and the regulatory controls are adequate for the current and potential future uses in the area.
5. Describe the probable effects of the proposal on the cost and adequacy of services and regulatory controls:
 - a. In the proposed area? The annexation will not have an effect on the cost and adequacy of services because the intensity of future development is not affected by annexation.

- b. In the adjacent area?

The annexation will not have an effect on the cost and adequacy of services in the adjacent area because the intensity of future development is not affected by annexation.

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

- a. Proponent Expenditures to be incurred:

\$ 2,181 estimated annual increased cost of public safety and street maintenance under current conditions.
\$12,607 estimated annual increased cost of public safety and street maintenance under the 10-year projection for 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:

\$ 1,180.04 annual City General Fund Revenue from property tax (full 2022 tax year)

- c. County Revenue Lost:

\$ 1,028.25 annual County Road Fund Revenue from property tax (full 2022 tax year)

- d. County Expenditure Reduction:

\$2,216 estimated annual decreased cost of public safety and street maintenance under current conditions.
\$14,032 estimated annual decreased cost of public safety and street maintenance under the 10-year projection for 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 either way.
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 either way. Air quality is regulated by the Washington State Department of Ecology.
4. Does the area under consideration contain "critical areas"? (floodplain, wetland, steep slope wildlife habitat area etc.): In the city's critical areas mapping, the area is designated as an erosion hazard area. It is not in a floodplain, landslide hazard area, or any wildlife habitat areas. Chelan County designates a portion of the proposed area as an erosion hazard area.

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. A major factor in the preservation of natural neighborhoods and communities is the character of the development that occurs. The City of Wenatchee's land use planning efforts for many years now have been seeking to ensure this occurs. This portion of Sunnyslope has been in an Urban Growth Area (UGA) since at least 1995. A version of city development regulations has applied in this area since the adoption of the Sunnyslope Subarea Plan in 2006 and 2007 and the 2005 Interlocal Agreement between the city and county regarding Olds Station and Sunnyslope. The city has adopted development codes that recognize the unique nature of the various neighborhoods in the UGA, including Sunnyslope. The Sunnyslope Subarea Plan includes specific policy guidance for this area which continues to inform the development and implementation of development regulations to this day. This plan designates this part of Sunnyslope as being in the "Zone of Change" which is in contrast to the "Zone of Protection" to the north. The zone of change is where infill development is intended and large lot single family development is discouraged. The city has made many efforts to ensure the preservation of each natural neighborhood's character, in all parts of the UGA, including through the 2019 Housing Code Update. The Residential Design Guidelines, first adopted in 2019 as part of the Housing Code Update, furthers steps to preserve the unique character of neighborhoods including in Sunnyslope. The Character Areas, and the standards associated with them, help ensure that as the various neighborhoods in the UGA see infill development occur, they will maintain their unique character. The city continues to monitor and refine its development regulations for all portions of the UGA to help preserve natural neighborhood character and foster community as development continues in compliance with adopted standards.

2. Use of physical boundaries, including but not limited to bodies of water, highways, and land contours:

This proposal meets this objective. It uses public right-of-way, including a highway, for certain portions of its boundary.

3. Creation and preservation of logical service areas:

This proposal meets this objective. The adjacent street right-of-way that is included creates a logical service area for the set of parcels proposed for annexation. The Interlocal Cooperative Agreement for Planning and Coordinating Olds Station and Sunnyslope Urban Services and Facilities dated January 10, 2005 states in section 3 of the agreement "City and County will remain neutral on the issue of annexation and allow the property owners to pursue their own direction." Under this agreement, annexation of Sunnyslope will inherently be piecemeal. If both the city and the county are to maintain their neutrality, small annexations like this one should be allowed to go forward. The proposal logically incorporates roads into the City where logical service boundaries make sense, while leaving the 60' Peter's Street frontage in the County, accommodating the annexation request consistent with the approach of the interlocal agreement. All other services would be met by the City or other purveyors.

4. Prevention of abnormally irregular boundaries:

This proposal meets this objective. The proposed boundary is not abnormally irregular. It shares about 750ft feet with the existing city limits. This shared boundary includes one of the sides of three parcels and the Melody Ln right-of-way and the fourth parcel is adjacent to the current city limits at its southeast corner.

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 is not applicable to this proposed annexation.

6. Dissolution of inactive special purpose districts: Not applicable. This is not applicable to this proposed annexation.

7. Adjustment of impractical boundaries: Not applicable. This proposal is not an adjustment of an impractical boundary.

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 three developed parcels are urban in character, the area is zoned for urban scale development, and the area is served by water and sewer

which make urban scale development possible.

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 area is not designated for long term productive agricultural and resource use by the Chelan County Comprehensive Plan, the Sunnyslope Sub-Area Plan, or the Wenatchee Urban Area Plan.

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 25 day of May, 2022

Signature

Glen DeVries

Name of person completing this form

Community Development Director

Title

(509) 888-3252

Phone Number

gdevries@wenatcheewa.gov

Email Address

PO Box 519, Wenatchee, WA 98807

Mailing Address

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

Matt Parsons - mparsons@wenatcheewa.gov

Steve Smith - steve@dadkp.com

Exhibit A
JAB Investors LLC 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
January 22, 2022**

-JAB INVESTORS LLC ANNEXATION -

Lots, parcels of land, and street right of way located within a portion of the northwest quarter of the southwest quarter of Section 21, Township 23 North, Range 20 East of the Willamette Meridian, Chelan County, Washington, the combined perimeter boundary of said lots, parcels, and street being more particularly described as follows:

That portion of Tract 7, Sunnyslope Farms, according to the plat thereof recorded in Volume 1 of Plats, pages 57 and 58, records of Chelan County, Washington, described as: Commencing at the Northwest corner of said Tract 7;

thence South 1°04'50" West along the West line thereof a distance of 115 feet, being the Southwest corner of property conveyed to Gary Blair Cooper and Kari Ann Cooper, husband and wife, by deed recorded under Auditor's File No. 2031559;

thence North 87°19'10" East, parallel with the North line of said Tract 7, a distance of 100.16 feet to a point which is South 87°19'10" West a distance of 230.17 feet from the East line thereof, being the Northeast corner of property conveyed to Grace City Church (previously Fischer) by deed recorded under Auditor's File No. 2552442;

thence South 0°59'20" West along the East line of said property a distance 30 feet to the TRUE POINT OF BEGINNING of this description, being also the true point of beginning of the Grace City Church Annexation, City of Wenatchee Ordinance Number 2017-04;

thence, along said Annexation boundary, South 0°59'20" West along the East line of said property a distance of 286.16 feet, more or less, to the Northerly right-of-way line of P.S.H. No. 2 as conveyed to State of Washington by deed recorded under Auditor's File no. 446628;

thence Southwesterly perpendicular to and crossing ML (Melody Lane) Line Survey as defined by SR 2 Mile Post 117.61 to 119.30, Sunnyslope Interchange Vicinity, Chelan County, Right of Way and Limited Access Plan, Station L1 668+00 to L 698+00, sheet 3 & 4 of 6, Approved March 24, 1989, on file in the Office of the Washington State Department of Transportation, Olympia, Washington, at Highway Engineer's Station (hereinafter referred to as HES) ML 17+86.27 thereon a distance of 90 feet to the Southwesterly right-of-way of said ML Line;

thence, leaving said Annexation boundary, northwesterly along said southwesterly right of way line being also identified as a turnback line, said Right of Way and Limited Access Plan, to HES ML 11+25, 30 feet right, said turnback line, said Plan, to a point of intersection with line perpendicular to and crossing said ML (Melody Lane) Line Survey through the southwest corner of said Grace City Church property;

(JAB Investors LLC Annexation Boundary Description continued)

thence northeasterly crossing said ML (Melody Lane) Line to the southwest corner of said Grace city Church property, being a point on the West line of Tract 7, said Sunnyslope Farms;

thence northerly along the West line of said property, being also the West line of said Tract 7 to the northwest corner of said Tract, being also the southwest corner of Tract 12, said Sunnyslope Farms;

thence northerly along the West line of said Tract 12 to a point 100 feet southerly of the northwest corner of said Tract 12, said point being also the southwest corner of property conveyed to Donald and Barbara Miller by deed recorded under Auditor's File No. 2126086;

thence easterly 109 feet along the southerly line of said property;

thence northerly 100 feet along the easterly line of said property to a point a point of intersection with the North line of said Tract 12;

thence easterly along the North line of said Tract to a point of intersection with the West line of the East 160.49 feet of said Tract 12, said point being the northwest corner of property conveyed to Douglas Bridges and Cassandra Faith by deed recorded under auditor's File Number 2257930;

thence southerly along said West line to a point of intersection with the South line of the North 271.4 feet of said Tract 12, said point being the southwest corner of said property;

thence easterly along the South line of said North 271.4 feet to a point of intersection with the West right of way of Hilltop Place as conveyed to Chelan County by deed recorded under Auditor's File No. 537940 and 2019678;

thence southerly along said West right of way line to a point of intersection with the westerly extension of the northerly line of Lot 1, Hilltop Tracts, according to the plat thereof recorded in Volume 5 of Plats, at page 21, records of said County;

thence easterly along the westerly extension of said northerly line to the northwest corner of said Lot 1, being also a point on the easterly line of said Tract 12;

thence southerly along the West line of said Hilltop Tracts and said East line of Tract 12 to the northeast corner of Tract 7, said Sunnyslope Farms;

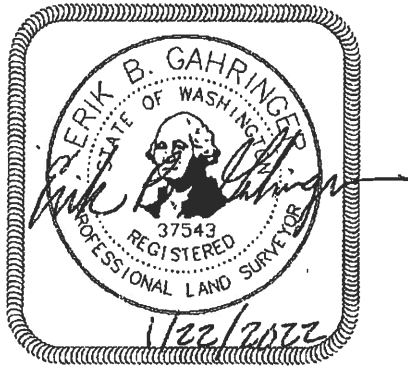
thence southerly 145 feet along the East line of said Tract 7 to the southeast corner of property conveyed to Stanley Schneller, Trustee of the Schneller Family Trust, by deed recorded under Auditor's File Number 9401060011;

thence westerly parallel to the North line of said Tract 7 along the southerly line of said Schneller property 230.17 feet, more or less, to the East line of property conveyed to Grace City Church (previously Fischer) by deed recorded under Auditor's File No. 2552442, and the TRUE POINT OF BEGINNING.

(JAB Investors LLC Annexation Boundary Description continued)

Prepared By: Erik B. Gahringer, PLS

Date: January 22, 2022








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

Exhibit B
JAB Investors LLC Annexation
Notice of Intention to the Washington State Boundary Review Board for Chelan
County

Exhibit B
JAB Investors LLC Annexation
Notice of Intention

Legend

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

N



0 40 80 160 Feet

Acres in Proposed Area: 5.12
Parcels in Proposed Area:
232021860039
232021860040
232021860035
232021860070

W Peters St

Hilltop Pl

Hilltop Pl

JAB INVESTORS LLC
UNASSIGNED
WENATCHEE, WA 98801
232021860070

COOPER GARY B
327 MELODY LN
WENATCHEE, WA 98801
232021860040

BLAIR BRIAN H & KRISTI L
325 MELODY LN
WENATCHEE, WA 98801
232021860035

GRACE CITY CHURCH
329 MELODY LN
WENATCHEE, WA 98801
232021860039

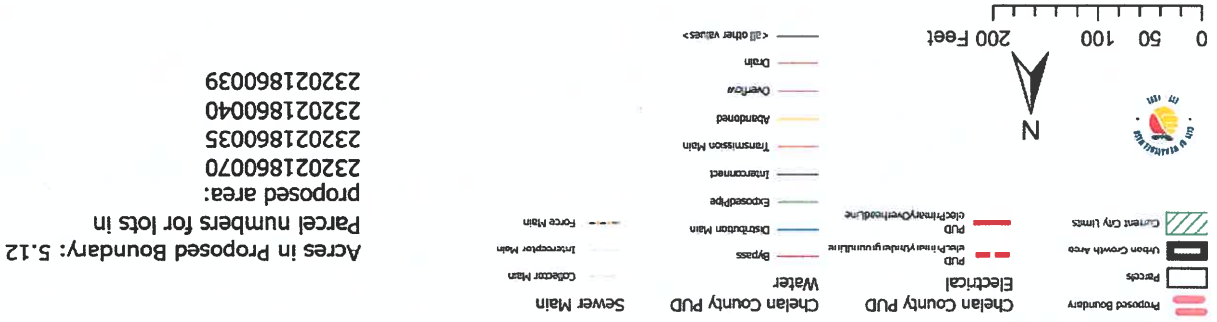
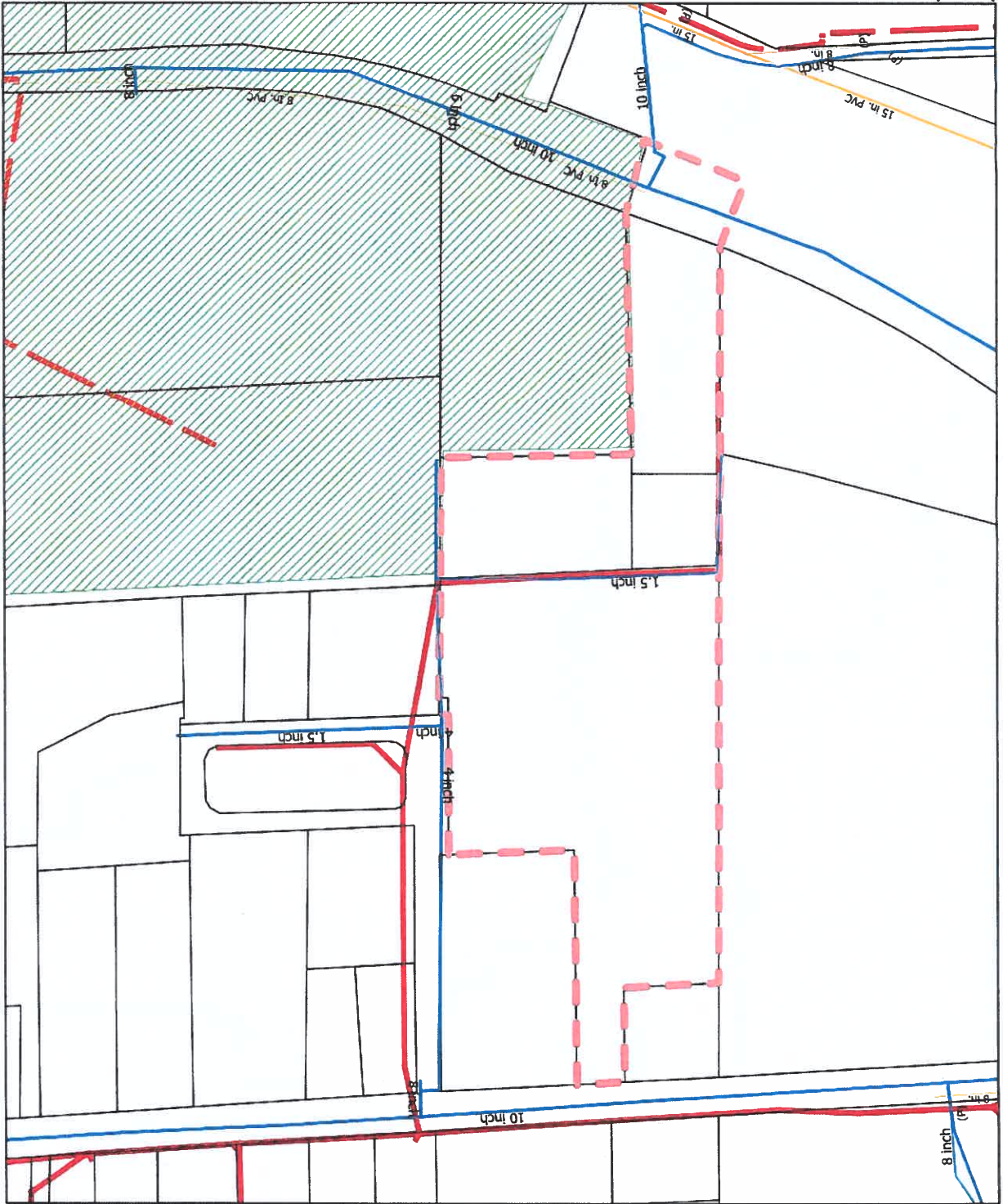
Melody Ln

US 2

US 2

Exhibit C
JAB Investors LLC Annexation
Notice of Intention to the Washington State Boundary Review Board for Chelan
County

Exhibit C1 and C6 Notice of Intention JAB Investors LLC Annexation



Acres in Proposed Boundary: 5.12
 Parcel numbers for lots in
 proposed area:
 232021860070
 232021860035
 232021860040
 232021860039

This map shows the Wenatchee area in Washington state. The Wenatchee River flows through the center, with Sunset Highway (State Route 2) running alongside it. To the west of the river is the Wenatchee Golf and Country Club. To the east is the Wenatchee National Forest, which is shaded in green. The map also shows the Wenatchee National Forest boundary, the Wenatchee National Forest, and the Wenatchee National Forest. The map includes a legend for 'Wenatchee National Forest' and 'Wenatchee River'.

Parcel numbers for lots in

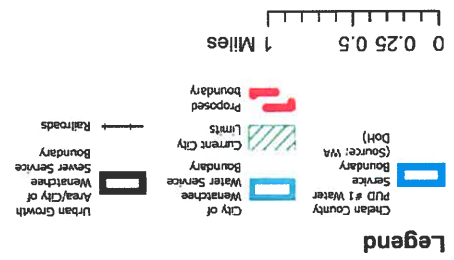


Exhibit C7 Notice of Intention JAB Investors LLC Annexation

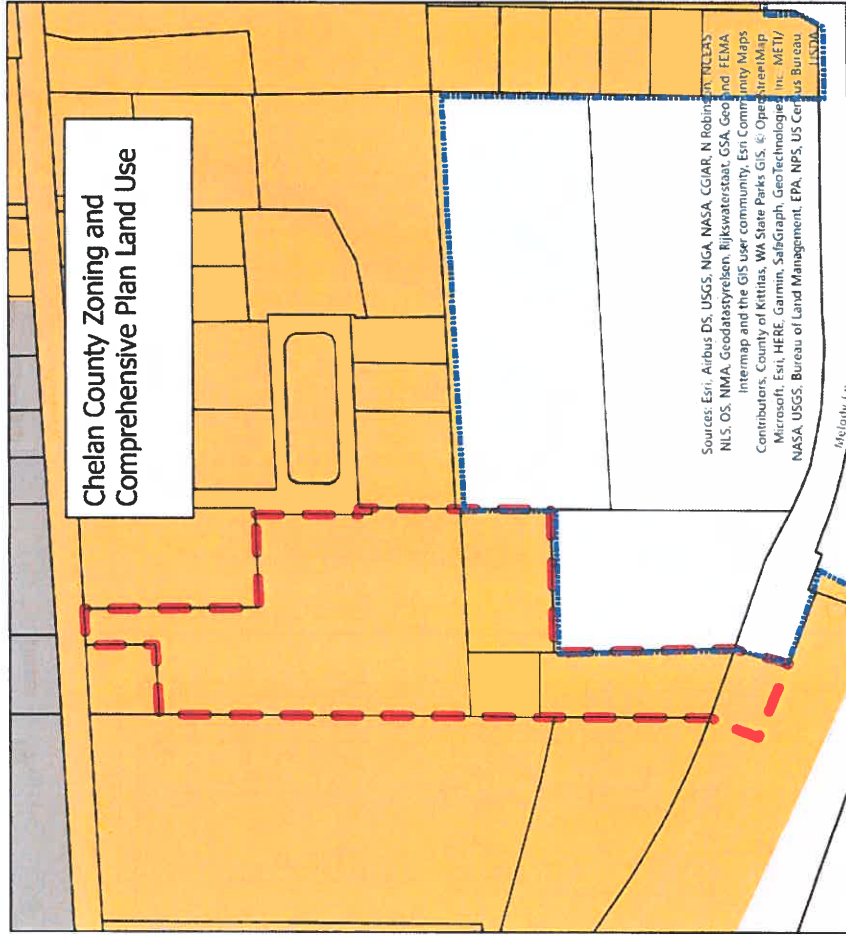
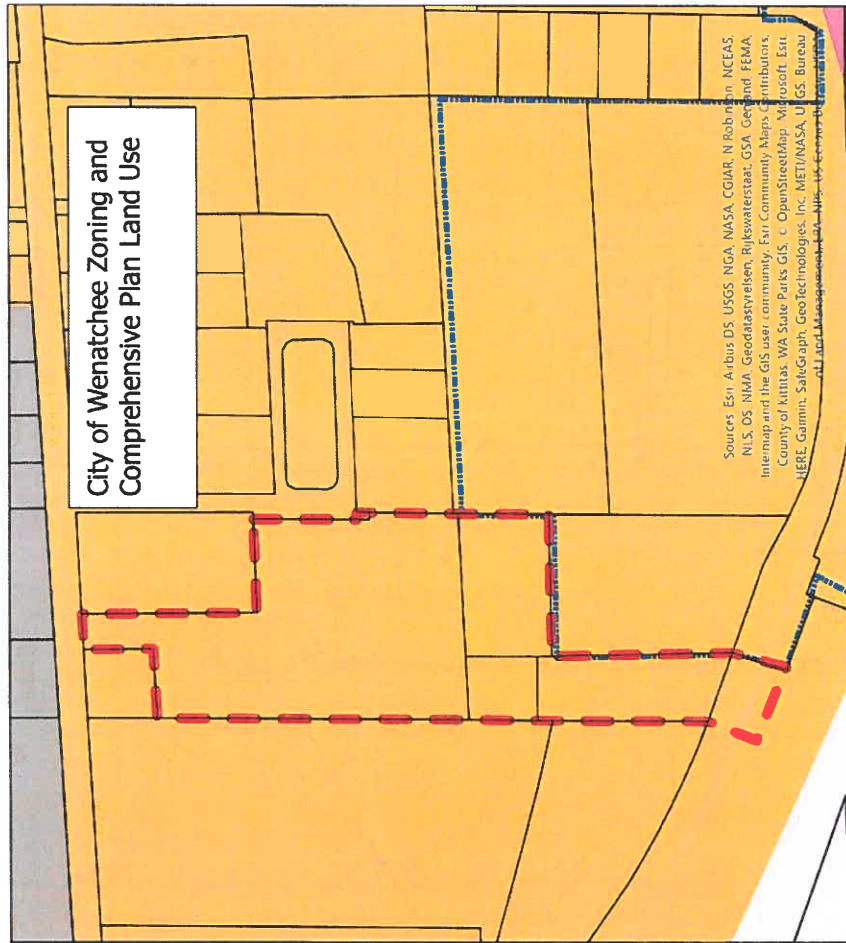


Exhibit D
JAB Investors LLC Annexation
Notice of Intention to the Washington State Boundary Review Board for Chelan
County



**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 December 9, 2021 meeting as documented in the minutes:

Motion by Councilmember Keith Huffaker 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 north of Melody Lane, to require the adoption of the proposed zoning regulations as it is set forth in the comprehensive plan of the city as Residential Moderate (RM), and to require the assumption of existing indebtedness of the city by the area to be annexed. Councilmember Travis Hornby seconded the motion. Motion carried (6-0).

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
232021860035	325 MELODY LN	BLAIR BRIAN H & KRISTIL L		Home owner	02/24/22



**City of
Wenatchee**

Community Development Department
1350 McKittick 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 December 9, 2021 meeting as documented in the minutes:

Motion by Councilmember Keith Huffaker 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 north of Melody Lane, to require the adoption of the proposed zoning regulations as it is set forth in the comprehensive plan of the city as Residential Moderate (RM), and to require the assumption of existing indebtedness of the city by the area to be annexed. Councilmember Travis Hornby seconded the motion. Motion carried (6-0).


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
232021860070	UNASSIGNED	JAB INVESTORS LLC		Member	2/24/2022

DECLARATION

Adam Brizendine, under the penalty of perjury under the laws of
(Name)
the State of Washington, states and declares that he or she is the Member
(Official Capacity)
of JAB Investors, LLC 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.


(Signature)
Adam Brizendine
(Printed Name)
Member
(Title)



**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 December 9, 2021 meeting as documented in the minutes:

Motion by Councilmember Keith Huffaker 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 north of Melody Lane, to require the adoption of the proposed zoning regulations as it is set forth in the comprehensive plan of the city as Residential Moderate (RM), and to require the assumption of existing indebtedness of the city by the area to be annexed. Councilmember Travis Hornby seconded the motion. Motion carried (6-0).

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
232021860039	329 MELODY LN	GRACE CITY CHURCH		Executive Pastor	2/24/22

DECLARATION

Chris Speten, under the penalty of perjury under the laws of
(Name)
the State of Washington, states and declares that he or she is the Executive Pastor
(Official Capacity)
of Grace City Church 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.

Chris Speten
(Signature)
Chris Speten
(Printed Name)
Executive Pastor
(Title)

Ordinance No. _____

EXHIBIT A

**Boundary Description of Real Property to be Annexed into
the City of Wenatchee, WA
January 22, 2022**

-JAB INVESTORS LLC ANNEXATION -

Lots, parcels of land, and street right of way located within a portion of the northwest quarter of the southwest quarter of Section 21, Township 23 North, Range 20 East of the Willamette Meridian, Chelan County, Washington, the combined perimeter boundary of said lots, parcels, and street being more particularly described as follows:

That portion of Tract 7, Sunnyslope Farms, according to the plat thereof recorded in Volume 1 of Plats, pages 57 and 58, records of Chelan County, Washington, described as: Commencing at the Northwest corner of said Tract 7;

thence South 1°04'50" West along the West line thereof a distance of 115 feet, being the Southwest corner of property conveyed to Gary Blair Cooper and Kari Ann Cooper, husband and wife, by deed recorded under Auditor's File No. 2031559;

thence North 87°19'10" East, parallel with the North line of said Tract 7, a distance of 100.16 feet to a point which is South 87°19'10" West a distance of 230.17 feet from the East line thereof, being the Northeast corner of property conveyed to Grace City Church (previously Fischer) by deed recorded under Auditor's File No. 2552442;

thence South 0°59'20" West along the East line of said property a distance 30 feet to the TRUE POINT OF BEGINNING of this description, being also the true point of beginning of the Grace City Church Annexation, City of Wenatchee Ordinance Number 2017-04;

thence, along said Annexation boundary, South 0°59'20" West along the East line of said property a distance of 286.16 feet, more or less, to the Northerly right-of-way line of P.S.H. No. 2 as conveyed to State of Washington by deed recorded under Auditor's File no. 446628;

thence Southwesterly perpendicular to and crossing ML (Melody Lane) Line Survey as defined by SR 2 Mile Post 117.61 to 119.30, Sunnyslope Interchange Vicinity, Chelan County, Right of Way and Limited Access Plan, Station L1 668+00 to L 698+00, sheet 3 & 4 of 6, Approved March 24, 1989, on file in the Office of the Washington State Department of Transportation, Olympia, Washington, at Highway Engineer's Station (hereinafter referred to as HES) ML 17+86.27 thereon a distance of 90 feet to the Southwesterly right-of-way of said ML Line;

thence, leaving said Annexation boundary, northwesterly along said southwesterly right of way line being also identified as a turnback line, said Right of Way and Limited Access Plan, to HES ML 11+25, 30 feet right, said turnback line, said Plan, to a point of intersection with line perpendicular to and crossing said ML (Melody Lane) Line Survey through the southwest corner of said Grace City Church property;

(JAB Investors LLC Annexation Boundary Description continued)

thence northeasterly crossing said ML (Melody Lane) Line to the southwest corner of said Grace city Church property, being a point on the West line of Tract 7, said Sunnyslope Farms;

thence northerly along the West line of said property, being also the West line of said Tract 7 to the northwest corner of said Tract, being also the southwest corner of Tract 12, said Sunnyslope Farms;

thence northerly along the West line of said Tract 12 to a point 100 feet southerly of the northwest corner of said Tract 12, said point being also the southwest corner of property conveyed to Donald and Barbara Miller by deed recorded under Auditor's File No. 2126086;

thence easterly 109 feet along the southerly line of said property;

thence northerly 100 feet along the easterly line of said property to a point a point of intersection with the North line of said Tract 12;

thence easterly along the North line of said Tract to a point of intersection with the West line of the East 160.49 feet of said Tract 12, said point being the northwest corner of property conveyed to Douglas Bridges and Cassandra Faith by deed recorded under auditor's File Number 2257930;

thence southerly along said West line to a point of intersection with the South line of the North 271.4 feet of said Tract 12, said point being the southwest corner of said property;

thence easterly along the South line of said North 271.4 feet to a point of intersection with the West right of way of Hilltop Place as conveyed to Chelan County by deed recorded under Auditor's File No. 537940 and 2019678;

thence southerly along said West right of way line to a point of intersection with the westerly extension of the northerly line of Lot 1, Hilltop Tracts, according to the plat thereof recorded in Volume 5 of Plats, at page 21, records of said County;

thence easterly along the westerly extension of said northerly line to the northwest corner of said Lot 1, being also a point on the easterly line of said Tract 12;

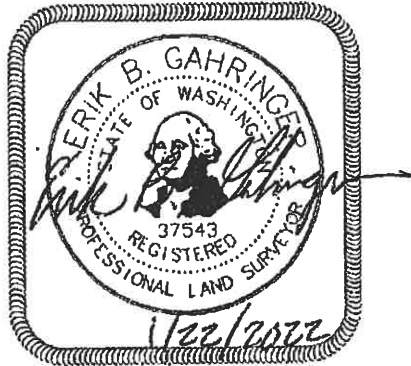
thence southerly along the West line of said Hilltop Tracts and said East line of Tract 12 to the northeast corner of Tract 7, said Sunnyslope Farms;

thence southerly 145 feet along the East line of said Tract 7 to the southeast corner of property conveyed to Stanley Schneller, Trustee of the Schneller Family Trust, by deed recorded under Auditor's File Number 9401060011;

thence westerly parallel to the North line of said Tract 7 along the southerly line of said Schneller property 230.17 feet, more or less, to the East line of property conveyed to Grace City Church (previously Fischer) by deed recorded under Auditor's File No. 2552442, and the TRUE POINT OF BEGINNING.

(JAB Investors LLC Annexation Boundary Description continued)






Prepared By: Erik B. Gahringer, PLS
Date: January 22, 2022



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

Exhibit B
JAB Investors LLC Annexation
60% Petition

Legend

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



0 40 80 160 Feet

W Peters St

Hilltop Pl

Hilltop Pl

JAB INVESTORS LLC
UNASSIGNED
WENATCHEE, WA 98801

COOPER GARY B
327 MELODY LN
WENATCHEE, WA 98801

BLAIR BRIAN H & KRISTI L
325 MELODY LN
WENATCHEE, WA 98801

GRACE CITY CHURCH
329 MELODY LN
WENATCHEE, WA 98801

Melody Ln

US 2

US 2

60 Percent (%) Assessed Value Calculation for Determination of Sufficiency

Annexation Name: 2022-02-WE JAB Investors LLC

				2021-2022		
PID	Parcel No	Owner Name	Situs	Assessed Value	Approval	Comments
24931	232021860039	Grace City Church	329 Melody Ln	\$310,811	Y	
24932	232021860040	Gary B Cooper	327 Melody Ln	\$206,433	N	No Petition
24941	232021860070	JAB Investors LLC	NNA	\$248,268	Y	
24930	232021860035	Brian H & Kristi L Blair	325 Melody Ln	\$330,608	Y	
Proposed Annex. AV:				\$1,096,120		
Petition AV:				\$889,687		
Petition Percentage:				81.17		



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: 2022-02-WE JAB INVESTORS LLC

Date petition submitted to County Assessor: 3/2/22

Terminal Date: 3/9/22

Assessment Date: 1/1/21

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

Total Assessed Value of proposed annexation area: \$1,096,120

Total Assessed Value of petition: \$889,687

Percent of Assessed Value: 81.17%

Deanna Walter
Deanna Walter, Assessor

3/10/22
Date

AFFP

Affidavit of Publication

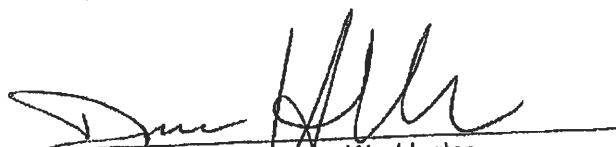
STATE OF WASHINGTON } SS
COUNTY OF CHELAN }

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.

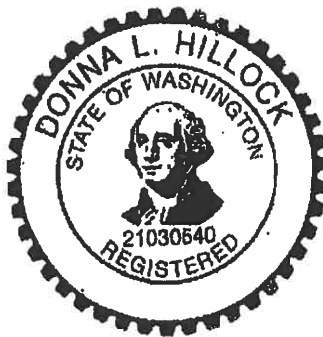
That said newspaper was regularly issued and circulated on those dates.

03/31/2022

Subscribed to and sworn to me this
31st day of March, 2022


Notary Public, Chelan County, Washington

My commission expires: 8/30/25



545968 502347

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

Ad # 502347 Ad text :

City of Wenatchee
Notice of Hearing on Petition for Annexation
(JAB Investors, LLC)

NOTICE IS HEREBY GIVEN that on the 9th day of December, 2021, 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:

Lots, parcels of land, and street right of way located within a portion of the northwest quarter of the southwest quarter of Section 21, Township 23 North, Range 20 East of the Willamette Meridian, Chelan County, Washington, the combined perimeter boundary of said lots, parcels, and street being more particularly described as follows:

That portion of Tract 7, Sunnyslope Farms, according to the plat thereof recorded in Volume 1 of Plats, pages 57 and 58, records of Chelan County, Washington, described as:
Commencing at the Northwest corner of said Tract 7; thence South $1^{\circ}04'50''$ West along the West line thereof a distance of 115 feet, being the Southwest corner of property conveyed to Gary Blair Cooper and Karl Ann Cooper, husband and wife, by deed recorded under Auditor's File No. 2031559; thence North $87^{\circ}19'10''$ East, parallel with the North line of said Tract 7, a distance of 100.16 feet to a point which is South $87^{\circ}19'10''$ West a distance of 230.17 feet from the East line thereof, being the Northeast corner of property conveyed to Grace City Church (previously Fischer) by deed recorded under Auditor's File No. 2552442; thence South $0^{\circ}59'20''$ West along the East line of said property a distance 30 feet to the TRUE POINT OF BEGINNING of this description, being also the true point of beginning of the Grace City Church Annexation, City of Wenatchee Ordinance Number 2017-04; thence, along said Annexation boundary, South $0^{\circ}59'20''$ West along the East line of said property a distance of 286.16 feet, more or less, to the Northerly right-of-way line of P.S.H. No. 2 as conveyed to State of Washington by deed recorded under Auditor's File no. 446628; thence Southwesterly perpendicular to and crossing ML (Melody Lane) Line Survey as defined by SR 2 Mile Post 117.61 to 119.30, Sunnyslope Interchange Vicinity, Chelan County, Right of Way and Limited Access Plan, Station L1 668+00 to L 698+00, sheet 3 & 4 of 6, Approved March 24, 1989, on file in the Office of the Washington State Department of Transportation, Olympia, Washington, at Highway Engineer's Station (hereinafter referred to as HES) ML 17+86.27 thereon a distance of 90 feet to the Southwesterly right-of-way of said ML Line; thence, leaving said Annexation boundary, northwesterly along said southwesterly right of way line being also identified as a turnback line, said Right of Way and Limited Access Plan, to HES ML 11+25, 30 feet right, said turnback line, said Plan, to a point of intersection with line perpendicular to and crossing said ML (Melody Lane) Line Survey through the southwest corner of said Grace City Church property; thence northeasterly crossing said ML (Melody Lane) Line to the southwest corner of said Grace city Church property, being a point on the West line of

Tract 7, said Sunnyslope Farms; thence northerly along the West line of said property, being also the West line of said Tract 7 to the northwest corner of said Tract, being also the southwest corner of Tract 12, said Sunnyslope Farms; thence northerly along the West line of said Tract 12 to a point 100 feet southerly of the northwest corner of said Tract 12, said point being also the southwest corner of property conveyed to Donald and Barbara Miller by deed recorded under Auditor's File No. 2128086; thence easterly 109 feet along the southerly line of said property; thence northerly 100 feet along the easterly line of said property to a point of intersection with the North line of said Tract 12; thence easterly along the North line of said Tract to a point of intersection with the West line of the East 160.49 feet of said Tract 12, said point being the northwest corner of property conveyed to Douglas Bridges and Cassandra Faith by deed recorded under auditor's File Number 2257930; thence southerly along said West line to a point of intersection with the South line of the North 271.4 feet of said Tract 12, said point being the southwest corner of said property; thence easterly along the South line of said North 271.4 feet to a point of intersection with the West right of way of Hilltop Place as conveyed to Chelan County by deed recorded under Auditor's File No. 537940 and 2019678; thence southerly along said West right of way line to a point of intersection with the westerly extension of the northerly line of Lot 1, Hilltop Tracts, according to the plat thereof recorded in Volume 5 of Plats, at page 21, records of said County; thence easterly along the westerly extension of said northerly line to the northwest corner of said Lot 1, being also a point on the easterly line of said Tract 12; thence southerly along the West line of said Hilltop Tracts and said East line of Tract 12 to the northeast corner of Tract 7, said Sunnyslope Farms; thence southerly 145 feet along the East line of said Tract 7 to the southeast corner of property conveyed to Stanley Schneller, Trustee of the Schneller Family Trust, by deed recorded under Auditor's File Number 9401060011; thence westerly parallel to the North line of said Tract 7 along the southerly line of said Schneller property 230.17 feet, more or less, to the East line of property conveyed to Grace City Church (previously Fischer) by deed recorded under Auditor's File No. 2552442, and 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 14th day of April, 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 28th of March, 2022.

CITY OF WENATCHEE

/s/ Tammy Stanger, City Clerk

City of Wenatchee

301 Yakima Street, Suite 301

Wenatchee, WA 98801

Phone: (509) 888-6204

Email: cityclerk@wenatcheewa.gov

Website: www.wenatcheewa.gov



WENATCHEE CITY COUNCIL
Thursday, April 14, 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 5 Mark Kulaas; 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; Parks, Recreation & Cultural Services Director David Erickson; Police Chief Steve Crown; Finance Director Brad Posenjak; Senior Planner Matt Parsons; Public Works Director Rob Jammerman; Planning Manager Stephen Neuenschwander; Public Works Deputy Director-Utilities Jessica Shaw; Utility Planner Darci Mattioda; Facilities Manager Elisa Schafer; Operations Manager Aaron Kelly

4:45 p.m. Executive Session. The Mayor called the meeting to order at 4:45 p.m. for the purpose of meeting in executive session. Councilmembers Top Rojanasthien, Travis Hornby and Keith Huffaker were not present.

Motion by Councilmember Mark Kulaas to convene in executive session, for a time period not to exceed 25 minutes, to discuss with legal counsel matters of potential litigation to which the city is likely to become a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency. RCW 42.30.110(1)(i). Councilmember Mike Poirier seconded the motion. Motion carried (4-0).

Councilmember Keith Huffaker arrived at 5:05 p.m. and joined the executive session. Council adjourned from executive session at 5:10 p.m.

5:15 p.m. Regular Meeting

1. Call to Order, Pledge of Allegiance, and Roll Call. Mayor Frank Kuntz called the regular meeting to order at 5:15 p.m. Councilmember Jose Cuevas led the Pledge of Allegiance. The excused absences of Councilmembers Top Rojanasthien and Travis Hornby were noted for the record.

2. Consent Items

Motion by Councilmember Keith Huffaker to approve agenda, vouchers, and minutes from previous meetings. Councilmember Mike Poirier seconded the motion. Motion carried (5-0).

3. Presentations

- Arbor Day Proclamation read by Councilmember Linda Herald and presented by Mayor Kuntz to Bonnie Orr of the Greater Wenatchee Arbor Day Association who said a few words about the upcoming Arbor Day distribution event on April 23.
- Stand Against Racism Proclamation read by Councilmember Mark Kulaas and presented by Mayor Kuntz to YWCA NCW Executive Director Rachel Todd who provided information about the annual Stand Against Racism event scheduled for April 26 at the Wenatchee Valley College fountain.

4. Citizen Requests/Comments. None.

5. Action Items

A. South Wenatchee Avenue Emergency Stormwater Repair – City Project No. 2210

Deputy Public Works Director-Utilities Jessica Shaw provided an overview of the emergency stormwater repair work. There is no action requested. The purpose of this agenda item is to document the basis for the emergency action and enter it into the public record.

B. Wenatchee Valley Regional Decant Facility Use Agreement with City of East Wenatchee

Deputy Public Works Director-Utilities Jessica Shaw presented the staff report. The Mayor and Council commented.

Motion by Councilmember Linda Herald for City Council to approve the Wenatchee Valley Regional Decant Facility Use Agreement with the City of East Wenatchee and authorize the Mayor's signature. Councilmember Jose Cuevas seconded the motion. Motion carried (5-0).

C. Tourism Promotion Area Advisory Board Appointments

Executive Services Director Laura Merrill presented the staff report. Councilmember Linda Herald recused herself from this agenda item due to a conflict of interest.

Motion by Councilmember Mike Poirier for City Council to pass Resolution No. 2022-11 appointing Charlotte Mayo and Cody Beeson to the Tourism Promotion Area Advisory Board to fill two (2) vacant positions with terms ending December 31, 2024. Councilmember Mark Kulaas seconded the motion. Motion carried (4-0) (Herald conflict).

- D. Second Amendment to the Memorandum of Understanding between the Public Utility District No.1 of Chelan County and City of Wenatchee related to Visualization and Model Development/Video for the Loop Trail as part of the Confluence Parkway Project

Executive Services Director Laura Merrill presented the staff report. Council asked questions.

Motion by Councilmember Mark Kulaas for City Council to approve the Second Amendment to the Memorandum of Understanding between the PUD and City of Wenatchee related to Visualization and Model Development/Video for the Loop Trail as part of the Confluence Parkway project and authorize the Mayor's signature. Councilmember Mike Poirier seconded the motion. Motion carried (5-0).

- E. Consultant Service Agreement between North Forty Productions, LLC and the City of Wenatchee

Police Chief Steve Crown presented the staff report.

Motion by Councilmember Keith Huffaker for City Council to approve and authorize the Mayor's signature for the Consultant Services Agreement with North Forty Productions, LLC, to produce police recruitment videos. Councilmember Jose Cuevas seconded the motion. Motion carried (5-0).

- F. Department of Commerce Grant to City of Wenatchee through the 2022 Local & Community Projects Program - City Project No. 2112

Facilities Manager Elisa Schafer presented the staff report. Rick Wray and Sean Koester from Pinnacles Prep were also present and answered questions and commented. Council asked questions.

Motion by Councilmember Keith Huffaker for City Council to accept the Department of Commerce grant for Project No. 2112 - Pinnacles Prep Charter Public School Phase 1.5A & 1.5B Alterations & Addition and authorize the Mayor to sign the contract. Councilmember Linda Herald seconded the motion. Motion carried (5-0).

G. Wenatchee Convention Center Roof Replacement – City Project No. SW22-01

Facilities Manager Elisa Schafer presented the staff report. Councilmember Linda Herald recused herself from this agenda item due to a conflict of interest. Council asked questions.

Motion by Councilmember Mark Kulaas for City Council to award the contract for construction of the Wenatchee Convention Center Roofing Project, City Project No. SW22-01, to Signature Roofing Service, LLC in the amount of \$160,728.00 and authorize the Mayor to sign the construction contract. Councilmember Keith Huffaker seconded the motion. Motion carried (4-0) (Herald conflict).

H. Lease Agreement with Dennis and Sharron Johnson for property located at 1202 South Columbia Street

Community Development Director Glen DeVries presented the staff report. Council asked questions and commented.

Motion by Councilmember Linda Herald for City Council to authorize the Mayor to enter into a 15-year lease agreement with Dennis Johnson and Sharron Johnson for property located at 1202 South Columbia Street at no cost for the sole purposes of housing and associated services for the homeless. Councilmember Mike Poirier seconded the motion. Motion carried (5-0).

I. Department of Health Drinking Water State Revolving Fund Pre-Construction Loan Contract – City Project No. 2202

Utility Planner Darci Mattioda presented the staff report. Council asked questions.

Motion by Councilmember Keith Huffaker for City Council to approve the Department of Health Contract PCL27077 Application ID 2021-3986 for a Drinking Water State Revolving Fund Loan, for City Project No. 2202 - Crawford Main Replacement Project, and adopt this project into the 2022 Budget and the 2022-2027 Capital Facilities Plan. Councilmember Linda Herald seconded the motion. Motion carried (5-0).

J. Department of Health Drinking Water State Revolving Fund Pre-Construction Loan Contract – City Project No. 1918-2020

Utility Planner Darci Mattioda presented the staff report. Council asked questions.

Motion by Councilmember Mark Kulaas for City Council to approve the Department of Health Contract DWL27052 Application ID 2021-3984 for a Drinking Water State Revolving Fund Loan, for City Project No. 1918-2020 – AC Main Replacement Project, and adopt this project into the 2022 Budget and the 2022-2027 Capital Facilities Plan. Councilmember Mike Polrier seconded the motion. Motion carried (5-0).

K. Public Works Emergency Response Mutual Aid Agreements

Utility Planner Darci Mattloda presented the staff report. Council asked questions.

Motion by Councilmember Mike Poirier for City Council to authorize the Mayor to sign the agreements for mutual aid and partner with local agencies in Washington State. Councilmember Keith Huffaker seconded the motion. Motion carried (5-0).

At 6:03 p.m. the Mayor called for a short recess. The meeting resumed at 6:06 p.m.

6. Public Hearing Items

The Mayor explained the public hearing process.

L. Fair Properties LLC Annexation

Senior Planner Matt Parsons and Community Development Director Glen DeVries presented the staff report and a power point presentation. Council asked questions.

The Mayor asked for public comment.

- o David Granatstein, 1620 McKittrick, Wenatchee, spoke against the annexation. He is happy to be part of the County and does not want to be annexed into the city limits.

With no additional public comment, the Mayor turned this Item back to the Council for additional comments and action.

Motion by Councilmember Mark Kulaas for City Council to pass Resolution No. 2022-13 providing for the Notice of Intent to the Chelan County Boundary Review Board to annex certain property to the City of Wenatchee. Councilmember Mike Polrier seconded the motion. Motion carried (5-0).

M. JAB Investors LLC Annexation

Senior Planner Matt Parsons and Community Development Director Glen DeVries presented the staff report and a power point presentation. Council asked questions and commented. It was noted that a letter from Chelan County had been received and provided to staff and Council and entered as part of the record.

The Mayor asked for public comment:

- Chelan County Commissioner Bob Bugert and Chelan County Assistant Public Works Director Josh Patrick highlighted some points from Chelan County Engineer Eric Pierson's letter dated April 12, 2022, and asked for a deeper dialogue with the City for a systematic approach on a broader scale when it comes to annexations in the GMA. They feel that the "fingers" of land being annexed are a disservice to the citizens of Chelan County. The Mayor stated that annexations are accepted by the City through requests from property owners. There is also the ability now for "islands" to be annexed by agreement between cities and counties. Commissioner Bugert added that they need a good coordinated approach and that's what the Boundary Review Board is set up to do. The Mayor agreed there needs to be a discussion on the right thing to do for both the County and the City.

With no additional public comment, the Mayor turned the matter back to the City Council. After discussion the Council agreed that the public hearing should be continued to the next regular meeting on May 12, 2022, so staff can have some additional time to review the letter from Chelan County to address concerns.

Motion by Councilmember Mark Kulaas to continue the public hearing to the next regular City Council meeting of May 12, 2022. Councilmember Keith Huffaker seconded the motion. Motion carried (5-0).

N. 2020 Community Development Block Grant Consolidated Annual Performance and Evaluation Report

Planning Manager Stephen Neuenschwander and Community Development Director Glen DeVries presented the staff report and a power point presentation. Council asked questions.

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

He then turned the matter back to the City Council for action.

Motion by Councilmember Linda Herald for City Council to accept the 2020 Community Development Block Grant Consolidated Annual Performance and Evaluation Report. Councilmember Jose Cuevas seconded the motion. Motion carried (5-0).

O. Road Name Change – Renaming the "2nd Street Canal Crossing" and the portion of "Second Street" located West of the Wenatchee Reclamation District canal within the Sienna Planned Development Phase I as "Ione Street"

Public Works Director Rob Jammerman presented the staff report.

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

He then turned the matter back to the City Council for action.

Motion by Councilmember Mark Kulaas for City Council to approve Ordinance No. 2022-05, amending the name of the 2nd Street Canal Crossing over the Wenatchee Reclamation District canal and the name of Second Street located West of the Wenatchee Reclamation District canal to Ione Street. Councilmember Linda Herald seconded the motion. Motion carried (5-0).

7. Reports

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

1. Efforts continue for the Confluence Parkway project. He asked the Council to be sure to take a look at the video that was recently created, which is a very well-done rendition of what the trail will look like.
2. Finance committee met today.
3. He asked Executive Services Director Laura Merrill for any updates she may have, and she reported that:
 - a. The Public Works Committee is canceled next week.
 - b. The Flywheel Conference is on 5/18/22 and 5/19/22. The City supports Flywheel and the economic development efforts they provide to the region. The city has tickets available if any Councilmember would like to attend. Jenny Rojanasthien and Blake Baldwin from NCW Tech will have a presentation at the next regular Council meeting.
4. The Mayor said he has been in conversations with Doug Rigoni of Coast Hotels and they are interested in extending the agreement with the Convention Center.
5. He also mentioned that negotiations have started for District Court services.

b. Reports/New Business of Council Committees.

Councilmember Jose Cuevas reported that he will attend the Homeless Housing Task Force meeting next week.

Councilmember Linda Herald reported that she attended the Misawa Sister City Board meeting this past Tuesday. No trips are planned to Misawa this year due to the

pandemic; however, the Mayor of Misawa and a small city delegation are planning to visit Wenatchee October 1-4. She also reported that the Wings & Wheels Festival is completely changing with a new name and new dates and they are hopeful Misawa will come for that in future years.

8. Announcements. The Mayor reminded Council that next Thursday's meeting is a work session and there is also a Public Safety Committee meeting next Thursday.

9. Adjournment. With no further business the meeting adjourned at 6:47 p.m.



Frank J. Kuntz, Mayor

Attest:



Tammy L. Stanger, City Clerk



WENATCHEE CITY COUNCIL

Thursday, May 12, 2022

Wenatchee City Hall Council Chambers
301 Yakima Street, 2nd Floor
Wenatchee, WA 98801

MINUTES

Present: Mayor Frank Kuntz; Councilmember Position 1 Jose Cuevas, Councilmember Position 2 Mike Poirier; Councilmember Position 3 Top Rojanasthien; Councilmember Position 4 Travis Hornby (via phone); Councilmember Position 5 Mark Kulaas; 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; Parks, Recreation & Cultural Services Director David Erickson; Capital Projects Manager Charlotte Mitchell; WWTP Supervisor Mike Hodgson; Utility Planner Darci Mattioda; Senior Planner Matt Parsons; Planning Manager Stephen Neuenschwander; Community Development Director Glen DeVries; Finance Director Brad Posenjak; Police Chief Steve Crown; Public Works Director Rob Jammerman

5:15 p.m. Regular Meeting

1. Call to Order, Pledge of Allegiance, and Roll Call. Mayor Frank J. Kuntz called the regular meeting to order at 5:15 p.m. City Attorney Steve Smith led the Pledge of Allegiance. All Councilmembers were present with Councilmember Keith Huffaker participating via phone.

2. Citizen Requests/Comments. The Mayor asked if there was any one present who wished to comment. He stated he will take comments for the two public hearing items during the public hearings.

Manuel Valencia addressed the Council thanking them for all of the support they have provided. Executive Services Director Laura Merrill translated for Mr. Valencia. He commented on a few items that he would like to see improved, about police recruitment, and a concern with an increase in graffiti and vandalism in his neighborhood. The Mayor commented that Chief Crown is working on a Crime Watch program for the neighborhood.

3. Consent Items

Motion by Councilmember Mark Kulaas for City Council to approve the agenda, vouchers, and minutes from previous meetings, and for City Council to accept the work performed by Pipkin Construction for the emergency stormwater main replacement, City Project No. 2210, and further authorize the Mayor to sign the Final Contract Voucher Certification on behalf of the City of Wenatchee. Councilmember Travis Hornby seconded the motion. Motion carried (7-0).

4. Presentations

- National Police Week Proclamation read by Councilmember Jose Cuevas and presented to Police Chief Steve Crown, Captain Edgar Reinfeld, Captain Brian Chance, and Detective Kirk Drolet. Police Chief Steve Crown said a few words.
- National Public Works Week Proclamation read by Councilmember Mike Poirier and presented to Public Works Director Rob Jammerman, Deputy Public Works Director Jessica Shaw, WWTP Supervisor Mike Hodgson, and Utility Planner Darci Mattioda. Public Works Director Rob Jammerman said a few words.
- NCW Tech Alliance Presentation – NCW Tech Alliance Executive Director Jenny Rojanasthien and NCW Tech Alliance Operations Manager Blake Baldwin thanked the Council for the support they provide to NCW Tech Alliance, and provided a handout to the Mayor and Council and a power point presentation regarding the services they provide and the upcoming Flywheel conference.

5. Action Items

A. Parks Projects Professional Services Agreement Extensions

Parks, Recreation & Cultural Services Director David Erickson presented the staff report.

Motion by Councilmember Mark Kulaas for City Council to approve Contract Amendment #2 with Pacific Engineering for the Lincoln Park Project and authorize the Mayor to sign, and to approve Contract Amendment #3 with Pacific Engineering for the Kenzie's Landing Project and authorize the Mayor to sign. Councilmember Jose Cuevas seconded the motion. Motion carried (7-0).

B. Interlocal Agreement with the Washington State Department of Transportation

Parks, Recreation & Cultural Services Director David Erickson presented the staff report.

Motion by Councilmember Linda Herald for City Council to approve the Interlocal Agreement with the Washington State Department of Transportation (GCB 3649). Councilmember Top Rojanasthien seconded the motion. Motion carried (7-0).

C. Highway 2 Easy Street Roundabout Art Design Award

Parks, Recreation & Cultural Services Director David Erickson presented the staff report and provided a handout to the Council. Council asked questions.

Motion by Councilmember Mike Poirier for City Council to approve the selection of CJ Rensch for the Highway 2 - Easy Street Roundabout Project and authorize the Mayor to negotiate and sign the project agreement. Councilmember Travis Hornby seconded the motion. Motion carried (7-0).

D. Parque Padrinos Facility Use Agreement

Parks, Recreation & Cultural Services Director David Erickson presented the staff report. Council asked questions.

Motion by Councilmember Top Rojanasthien for City Council to approve the Facility Use Agreement with Parque Padrinos. Councilmember Jose Cuevas seconded the motion. Motion carried (7-0).

E. Arts, Recreation and Parks Commission Member Appointment

Parks, Recreation & Cultural Services Director David Erickson presented the staff report.

Motion by Councilmember Linda Herald for City Council to approve Resolution No. 2022-17, appointing Sean Koester to position six of the Arts, Recreation and Parks Commission. Councilmember Mike Poirier seconded the motion. Motion carried (7-0).

F. Bid Award for the Saddle Rock Natural Area Phase 2 Interim Remedial Action Project

Capital Projects Manager Charlotte Mitchell presented the staff report. Council asked questions.

Motion by Councilmember Travis Hornby for City Council to authorize the Mayor to sign a standard construction contract with Hurst Construction LLC for the Saddle Rock Natural Area Phase 2 Interim Remedial Action Project in the amount of \$695,231.85. Councilmember Mark Kulaas seconded the motion. Motion carried (7-0).

G. Bid Award for the Maiden Lane Temporary Extension Project

Capital Projects Manager Charlotte Mitchell presented the staff report and provided a handout. Council asked questions.

Motion by Councilmember Mark Kulaas for City Council to authorize the Mayor to sign a contract with Hurst Construction, the lowest responsive bidder, for the construction of the Maiden Lane Temporary Extension project. Councilmember Travis Hornby seconded the motion. Motion carried (7-0).

H. Sewer Capital Project Budget Updates – WWTP Drying Bed Expansion

WWTP Supervisor Mike Hodgson presented the staff report. Council asked questions.

Motion by Councilmember Travis Hornby for City Council to approve the amended capital project budgets for City Project No. 2211 – WWTP Drying Bed Expansion. Councilmember Mike Poirier seconded the motion. Motion carried (7-0).

- I. Ohme and Highway 97A Sewer and Stormwater Study Planning Consultant Agreement
Utility Planner Darci Mattioda presented the staff report. The Mayor commented.

Motion by Councilmember Mike Poirier for City Council to approve the Professional Service Agreement with RH2 for the Ohme and Highway 97A Sewer and Stormwater Study, City Project No. 2207, and authorize the Mayor's signature. Councilmember Travis Hornby seconded the motion. Motion carried (7-0).

- J. Jacoby Ten Percent (10%) Annexation Petition

Senior Planner Matt Parsons presented the staff report and a power point presentation.

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. Councilmember Linda Herald seconded the motion. Motion carried (7-0).

The Mayor commented that he has a meeting with the Chelan County Commissioners next week regarding issues, including annexation matters.

The Mayor called for a three-minute recess at 6:15 p.m. The meeting resumed at 6:18 p.m.

6. Public Hearings.

The Mayor called the public hearings to order and explained the public hearing process.

- K. Proposed Amendments to Chapter 10.10 of the Wenatchee City Code

Senior Planner Matt Parsons and Planning Manager Stephen Neuenschwander presented the staff report and a power point presentation.

The Mayor asked for public comment.

Lilith Vespier, 210 Riverpark, Wenatchee, thanked the Council for the opportunity to have this reviewed.

The Council commented.

Motion by Councilmember Travis Hornby for City Council to adopt Ordinance No. 2022-08, amending Wenatchee City Code Title 10 Zoning. Councilmember Mike Poirier seconded the motion. Motion carried (7-0).

L. JAB Investors LLC Annexation (*Public Hearing Continued from 4/14/2022*)

Senior Planner Matt Parsons and Community Development Director Glen DeVries presented the staff report and a power point presentation.

The Mayor asked for public comment:

Chelan County Public Works Director/Engineer Eric Pierson provided comments concerning mitigation measures, County roads, and avoiding islands with annexations.

The Council commented.

Motion by Councilmember Mark Kulaas for City Council to pass Resolution No. 2022-14 providing for Notice of Intent to the Chelan County Boundary Review Board to annex certain property to the City of Wenatchee. Councilmember Travis Hornby seconded the motion. Motion carried (7-0).

7. Reports

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

1. He attended the quarter meeting with the Port. Microsoft is purchasing property in Malaga and there was discussion regarding water system expansion in the future. They also discussed a tax incremental financing district that could include the PUD property and Columbia Street.
2. Executive Services Director Laura Merrill announced a press release had gone out today for the Bird Scooters launch next week.
3. The Mayor announced the Public Works BBQ next Wednesday from 12-1.
4. AWC Annual Conference is coming up. Councilmembers Herald and Kulaas have registered for the conference.
5. The Mayor spoke briefly about the officer shooting last weekend and how it is being investigated by other agencies. He has no information to provide other than what we all see in the media.

b. Reports/New Business of Council Committees

1. Councilmember Mark Kulaas reported that the Museum extended an offer for a new Executive Director but the offer was declined due to family reasons. The next meeting of the Museum Board is next Tuesday.
2. Councilmember Mike Poirier reported that he attended the Chelan-Douglas Transportation Council meeting and they learned that the state is providing funds to agencies who had cost overruns through a toll credit program. Wenatchee may receive some funds.

3. Councilmember Linda Herald reported that she attended the Misawa Sister City Association meeting on Tuesday night. They will be participating in the new East Wenatchee festival in August and there is something being planned at the Museum for the anniversary of the Pangborn flight.

8. **Announcements.** The next regular meeting is May 26.

9. **Close of Meeting.** With no further business the meeting ended at 7:01 p.m.



Frank J. Kuntz, Mayor

Attest:



Tammy L. Stanger, City Clerk

RESOLUTION NO. 2022-14

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:

JAB Investors LLC Annexation

- (1) The nature of the action sought: Annexation of four parcels into the City of Wenatchee;
- (2) A brief statement of the reasons for the proposed action: The applicant submitted a 10% petition for its property to be annexed into the city of Wenatchee with a boundary drawn to include three other parcels, two of which desired annexation;
- (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 and made the following findings of fact:

1. RCW 36.93.110 states "Where an area proposed for annexation is less than ten acres and less than two million dollars in assessed valuation, the chair of the review board may by written statement declare that review by the board is not necessary for the protection of the interest of the various parties, in which case the board shall not review such annexation."

2. Subsection III.D.1 of the Organization and Rules of Practice and Procedure for the Washington State Boundary Review Board in and for the County of Chelan states: "Review waiver. (RCW36.93.110). If a proposed annexation is less than ten (10) acres and less than two million dollars (\$2,000,000) in assessed valuation, the chairman may waive the forty-five (45) day waiting period."
3. The Chelan County Assessor's office certified the value of the proposed annexation area as \$1,096,120 in the signed Determination of Sufficiency.
4. The area of the proposed annexation area is 5.12 acres.
5. Properties in unincorporated Chelan County pay property taxes to "Chelan County" (Current Expense fund) and the "County Road General" fund among other funds. Properties in the City of Wenatchee pay property taxes to "Wenatchee General", "Wenatchee Bond", and "Chelan County" among other funds.
6. Sales tax, for any transactions that apply in the annexation area would change from the rate for unincorporated Chelan County to the City of Wenatchee. In the second quarter of 2022 those rates were 8.3% in unincorporated Chelan County and 8.6% in the City of Wenatchee.
7. The proposed annexation area will generate property tax revenue for a variety of funds for Tax Year 2022 including the following: \$1,028.25 in to "County Road General" and \$958.44 to "Chelan County".
8. If the proposed annexation area was inside city limits for Tax Year 2022 it would generate property tax revenue for a variety of funds including the following: \$958.44 to "Chelan County" and \$1,180.04 to "Wenatchee General".
9. Section 3 of the Interlocal Cooperative Agreement for Planning and Coordinating Olds Station and Sunnyslope Urban Services and Facilities dated January 10, 2005 ("Olds Station ILA") states the "City and County will remain neutral on the issue of annexation and allow the property owners to pursue their own direction."
10. JAB Investors LLC, the owner of the property identified as Chelan County Assessor's parcel number 232021860070, was the initiator of this annexation.
11. The property owners of three out of the four parcels signed the petition representing 81.17% of the assessed value in the proposed annexation area.
12. RCW 36.93.157 states: "The decisions of a boundary review board located in a county that is required or chooses to plan under RCW 36.70A.040 must be consistent with RCW 36.70A.020, 36.70A.110, and 36.70A.210."
13. RCW36.70A.110(4) states "(4) In general, cities are the units of local government most appropriate to provide urban governmental services..."
14. RCW 36.70A.210 begins by stating: "(1) The legislature recognizes that counties are regional governments within their boundaries, and cities are

primary providers of urban governmental services within urban growth areas. ...”

15. RCW 36.93.170 states: “In reaching a decision on a proposal or an alternative, the board shall consider the factors affecting such proposal, which shall include, but not be limited to the following: (1) ...comprehensive plans and zoning, as adopted under chapter 35.63, 35A.63, or 36.70 RCW; comprehensive plans and development regulations adopted under chapter 36.70A RCW; ...”.
16. In conformance with the adopted Olds Station ILA, Chelan County adopted Resolution 2021-135 in November 2021 to maintain and apply consistent zoning and development standards in the unincorporated Wenatchee Urban Growth Area. These standards also include street standards under Title 11, shared by the County and the City of Wenatchee.
17. The proposed annexation area is in an unincorporated portion of the Wenatchee Urban Growth Area and uses city development regulations that have been adopted by Chelan County.
18. City sewer has been extended to an area near the proposed annexation area.
19. The Chelan County Director of Public Works/County Engineer has commented that if approved the inclusion of the JAB Investors LLC Property in the proposed annexation will:
 - Significantly complicate development permitting
 - Cause overlapping requirements of City and County pertaining to any development of the parcel for the purposes of access, traffic impacts and road impacts
 - The limiting factors of the county roads will impact any potential development of the JAB parcel regardless of the annexation
 - The annexation of the parcel would create an overlap of jurisdiction, the parcel should be kept in one house for efficiency
 - Creates potential conflicts inconsistent with the GMA
 - Annexation of any property without coordinating annexation of the infrastructure and services responsible severs the tax base from the services it ought to contribute to
20. Goal 7 of RCW 36.70A.020 establishes that: Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
21. The City of Wenatchee has adopted permit procedures implementing Regulatory Reform, RCW 36.70 B, providing predictability for development permitting and coordination among purveyors for comments, conditions and necessary approvals for administrative and quasi-judicial permit applications.

22. Services in the Sunnyslope area are diversified among many purveyors such as Chelan County PUD for water and power, the Wenatchee Reclamation District (irrigation), Wenatchee School District, Chelan County Fire District #1, Link Transit, road and stormwater services either within the city or the county, City of Wenatchee Sewer Service, city and county code and law enforcement depending upon jurisdictional boundaries, and others.
23. Title 13 and Title 11 of Wenatchee City Code anticipate the need and requirement to coordinate among multiple purveyors for requirements and conditions for a variety of land use applications such as plats, short plats, commercial building permits and conditional use permits in addition to utility extensions given the extensive list of purveyors in the Sunnyslope Area.
24. It is not feasible to have a "one house" permitting experience where every user of a road, service or utility are served solely by that jurisdiction. To do so would preclude any annexation of land that did not include the entire infrastructure of the service provided by the other jurisdiction. Under the terms of the interlocal agreement between the city and county the jurisdictions are to remain neutral on the issue of annexation and allow the property owners to pursue their own direction.
25. Permitting can and should be a "one stop shop" in the sense and approach that the jurisdiction shall by code, coordinate permitting for an applicant with all purveyors, establishing permit approvals that address each purveyors comments and requirements, consistent with the Growth Management Act and Regulatory Reform, under RCW's 36.70 A & B. In this approach the potential for "conflicts" or "confusion" by an applicant are addressed, providing a streamlined permitting experience.
26. Comments from the Chelan County Public Works Directors/County Engineer are inconsistent with the direction of the Olds Station ILA, providing undue pressure on the applicants to remain in the County, because the road network is in the County. For the parcels fronting Melody Lane, the entire frontage would be taken into the City. The JAB Investors LLC parcel has approx. 60 ft of frontage on Peters Street, as such it is not appropriate to segregate and create an island of right of way.
27. The City of Wenatchee and Chelan County have a long history of coordination on road and stormwater infrastructure with development permit applications. Consistent with the Olds Station ILA, the City of Wenatchee and Chelan County share joint road standards in the Sunnyslope portion of the Urban Growth Area.
28. Limiting factors for any potential development would be analyzed with a development in coordination with Chelan County. No development permit applications have been submitted at this time.

29. Under RCW 36.70A.030 urban governmental services are defined as, "(27) "Urban governmental services" or "urban services" include those public services and public facilities at an intensity historically and typically provided in cities, specifically including storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and normally not associated with rural areas."
30. The City of Wenatchee is the urban purveyor of services in the Sunnyslope area of the Urban Growth Area.
31. The Growth Management Act anticipates the transference of governance in Urban Growth Areas to cities as provided in RCW 36.70A.110(4) as the primary purveyor for the provision of urban governmental services and urban growth and development.

WHEREAS, the City Council of the City of Wenatchee having entered its' findings of fact, makes the following conclusions of law:

1. The proposed annexation area meets the criteria in RCW36.93.110 and Subsection III.D.1 of the review board's Organization and Rules of Practice and Procedure document for the chair of the review board to declare by written statement that review is not necessary.
2. The proposed annexation is consistent with RCW36.70A the Growth Management Act.
3. The proposed annexation is consistent with the Chelan County Comprehensive Plan.
4. The proposed annexation is consistent with the Wenatchee Urban Area Comprehensive Plan.
5. The proposed annexation is consistent with the Countywide Planning Policies.
6. The proposed annexation has met the requirements of RCW35A.14120 and 130.
7. The proposed annexation is consistent with the Olds Station ILA.
8. Comments provided by the County Engineer/Public Works Director are not substantiated as provided in the findings of fact above.

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 12th day of May, 2022.


CITY OF WENATCHEE, a Municipal Corporation

By: 
FRANK J. KUNTZ, Mayor

ATTEST:

By: 
TAMMY STANGER, City Clerk

APPROVED:

By: 
STEVE D. SMITH, City Attorney

I certify that this is a true and correct copy of Resolution No. 2022-14 approved by the Wenatchee City Council on 5/12/2022.

Dated this 16th day of May, 2022.


Tammy Stanger, City Clerk



EXHIBIT A

Boundary Description of Real Property to be Annexed into the City of Wenatchee, WA January 22, 2022

-JABINVESTORS LLC ANNEXATION -

Lots, parcels of land, and street right of way located within a portion of the northwest quarter of the southwest quarter of Section 21, Township 22 North, Range 20 East of the Willamette Meridian, Chelan County, Washington, the combined perimeter boundary of said lots, parcels, and street lying more particularly described as follows:

That portion of Tract 7, Sunnyslope Farms, according to the plat thereof recorded in Volume 1 of Plats, pages 37 and 38, records of Chelan County, Washington, described as: Commencing at the Northwest corner of said Tract 7;

thence South $1^{\circ}04'50''$ West along the West line thereof a distance of 113 feet, being the Southwest corner of property conveyed to Gary Blair Cooper and Kari Ann Cooper, husband and wife, by deed recorded under Auditor's File No. 2031559;

thence North $87^{\circ}19'10''$ East, parallel with the North line of said Tract 7, a distance of 100.16 feet to a point which is South $87^{\circ}19'10''$ West a distance of 230.17 feet from the East line thereof, being the Northeast corner of property conveyed to Grace City Church (previously Jaber) by deed recorded under Auditor's File No. 2352442;

thence South $0^{\circ}59'20''$ West along the East line of said property a distance 30 feet to the TRUE POINT OF BEGINNING of this description, being also the true point of beginning of the Grace City Church Annexation, City of Wenatchee Ordinance Number 2017-04;

thence, along said Annexation boundary, South $0^{\circ}59'20''$ West along the East line of said property, a distance of 286.16 feet, more or less, to the Northerly right-of-way line of P.S.D. No. 2 as conveyed in State of Washington by deed recorded under Auditor's File no. 446628;

thence Southwesterly perpendicular to and crossing M1. (Melody Lane) Line Survey as defined by SR 2 Mile Post 117.61 to 119.30, Sunnyslope Interchange Vicinity, Chelan County, Right of Way and Limited Access Plan, Station L 1 668+00 to L 698+00, sheet 3 & 4 of 6, Approved March 24, 1989, on file in the Office of the Washington State Department of Transportation, Olympia, Washington, at Highway Engineer's Station (hereinafter referred to as JES) ML 17 86.37 thereon a distance of 90 feet to the Southwesterly right-of-way of said M1. 100;

thence, leaving said Annexation boundary, northwesterly along said southwesterly right of way line being also identified as a turnback line, said Right of Way and Limited Access Plan, to HFS ML 11 125, 30 feet right, said turnback line, said Plan, to a point of intersection with line perpendicular to and crossing said M1. (Melody Lane) Line Survey through the southwest corner of said Grace City Church property;

page 1 of 3.

(JAB Investors LLC Annexation Boundary Description continued)

thence northeasterly crossing said Ml. (Motody Lane) Line to the southwest corner of said Grace City Church property, being a point on the West line of Tract 7, said Sunnyslope Farms;

thence northerly along the West line of said property, being also the West line of said Tract 7 to the northwest corner of said Tract, being also the southwest corner of Tract 12, said Sunnyslope Farms;

thence northerly along the West line of said Tract 12 to a point 101 feet southerly of the northwest corner of said Tract 12, said point being also the southwest corner of property conveyed to Donald and Barbara Miller by deed recorded under Auditor's File No. 2126086;

thence easterly 109 feet along the southerly line of said property;

thence northerly 100 feet along the easterly line of said property to a point of intersection with the North line of said Tract 12;

thence easterly along the North line of said Tract to a point of intersection with the West line of the East 160.49 feet of said Tract 12, said point being the northwest corner of property conveyed to Douglas Bridges and Casander Faltz by deed recorded under Auditor's File Number 2257930;

thence southerly along said West line to a point of intersection with the South line of the North 271.4 feet of said Tract 12, said point being the southwest corner of said property;

thence easterly along the South line of said North 271.4 feet to a point of intersection with the West right of way of Hilltop Place as conveyed to Chelan County by deed recorded under Auditor's File No. 537940 and 2019678;

thence southerly along said West right of way line to a point of intersection with the westerly extension of the northerly line of Lot 1, Hilltop Tracts, according to the plat thereof recorded in Volume 5 of Plats, at page 21, records of said County;

thence easterly along the westerly extension of said northerly line to the northwest corner of said Lot 1, being also a point on the easterly line of said Tract 12;

thence southerly along the West line of said Hilltop Tracts and said East line of Tract 7 to the northeast corner of Tract 7, said Sunnyslope Farms;

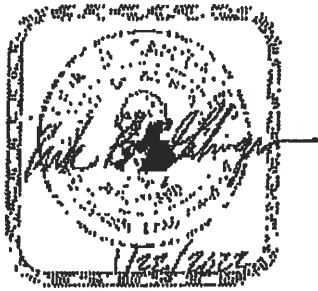
thence southerly 145 feet along the East line of said Tract 7 to the southeast corner of property conveyed to Stanley Schneller, Trustee of the Schneller Family Trust, by deed recorded under Auditor's File Number 9401060011;

thence westerly parallel to the North line of said Tract 7 along the southerly line of said Schneller property 230.17 feet, more or less, to the East line of property conveyed to Grace City Church (previously Fischer) by deed recorded under Auditor's File No. 2552412, and the TRUE POINT OF BEGINNING.

page 2 of 3.

(JAB Investors LLC Annexation Boundary Description continued)

Prepared By: Erik B. Gehringer, PLS
Date: January 22, 2022



487 North
Professional Land Surveying & Land Use Consulting
P.O. Box 4266
Wenatchee, WA 98807-4266
Phone: (509) 436-1620

page 7 of 3.

Exhibit E - Not Applicable to this Proposal
JAB Investors LLC Annexation
Notice of Intention to the Washington State Boundary Review Board for Chelan
County

Exhibit F
JAB Investors LLC 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/>



2191622
Page: 1 of 9
01/19/2005 02:58P
Chelan Co, WA

Return Address:

Chelan County Commissioners
350 Orondo St
Wenatchee, WA 98801

Document Title(s) (or transactions contained therein):

1. Interlocal Cooperative Agreement for Planning and Coordinating Olds Station and Sunnyslope Urban Services and Facilities
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:

(on page of document(s))

Grantor(s) (last name first, then first name and initial(s))

1. City of Wenatchee
- 2.
- 3.
- 4.

☐ Additional names on page of document.

Grantee(s) (last name first, then first name and initial(s))

1. Chelan County
- 2.
- 3.
- 4.

☐ Additional names on page of document.

Legal Description (abbreviated : i.e. lot, block, plat or section township and range)

☐ Additional legal is on page of document

Assessor's Property Tax Parcel/Account Number:

☐ Additional parcel numbers on page of document

Washington State County Auditor/Recorder's indexing form (cover sheet)

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

EMERGENCY NONSTANDARD REQUEST

I am requesting an emergency nonstandard recording for an additional fee of \$50.00 as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

SIGNATURE

DATE



***INTERLOCAL COOPERATIVE AGREEMENT FOR PLANNING
AND COORDINATING OLDS STATION AND SUNNYSLOPE
URBAN SERVICES AND FACILITIES***

AGREEMENT made this 10 day of January, 2005, by and between the City of Wenatchee, hereinafter referred to as "City", and Chelan County, hereinafter referred to as "County".

RECITALS

Whereas, County is a municipal corporation organized and existing under the laws of the State of Washington; and

Whereas, City is a municipal corporation organized and existing under the laws of the State of Washington; and

Whereas, planning and coordinating the provision of urban services and facilities for Olds Station and Sunnyslope will provide mutual benefits to City and County for economic growth in the community; and

Whereas, pursuant to Chapter 39.34 RCW, the Interlocal Cooperation Act, the City and the County are authorized to enter into this Agreement; and

Whereas, the Growth Management Act (GMA) requires that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards; and



Whereas, City is a provider of sanitary and storm sewer service and has extended sanitary sewer service into the Olds' Station and Sunnyslope area; and

Whereas, provision of urban services and facilities is needed to provide for urban growth expansion, including the Olds Station and Sunnyslope areas; and

Whereas, City and County desire to work cooperatively in the Olds Station and Sunnyslope areas to provide urban services and facilities for urban growth expansion and fairly share revenues arising from the improvements to such urban services and facilities.

NOW, THEREFORE, in consideration of the terms, conditions and promises set forth below, the adequacy of which is acknowledged, it is hereby mutually agreed as follows:

AGREEMENT

1. Wenatchee Urban Growth Area. The County agrees to process an application by the City to amend the comprehensive plan not later than December 31, 2005 to include those areas currently designated for urban growth in the Olds Station and Sunnyslope areas as part of the Wenatchee Urban Growth Area through a planning process compliant with the Growth Management Act. The County recognizes that if the comprehensive plan is amended in said manner, one large urban growth area would be created rather than keeping the Sunnyslope/Olds Station UGA separate from the City UGA as is the current status, and annexation of the Sunnyslope and Olds Station areas into the City would no longer be prohibited pursuant to RCW 35A.14.005.

2. Extension of Sanitary Sewer. City agrees to plan for and provide sanitary sewer services to the Olds Station and Sunnyslope areas, subject to a mutually agreed upon franchise agreement for right of way, pursuant to this Agreement. The service area is described on Exhibit "A" attached hereto and incorporated herein as if fully set forth.



3. Annexation. Annexation will not be a condition of sewer service and sewer service will be planned for properties within the City (Sunnyslope/Olds Station) service area. City and County will remain neutral on the issue of annexation and allow the property owners to pursue their own direction.

4. Boundaries. The boundary for said extension of sanitary sewer services is also the urban growth boundary currently for the Sunnyslope and Olds Station areas and would be the boundary considered for inclusion in the Wenatchee urban growth area upon completion of a GMA compliant comprehensive plan amendment process.

The County agrees to process an application by the City for the expansion of the urban growth area north of the Wenatchee River in the Olds Station and Sunnyslope areas as part of the 2006 update of the Chelan County Comprehensive Plan. The County agrees to be responsible for land use planning in support of expansion of the current Sunnyslope UGA as may be proposed by the City within the study area as described on Exhibit "A". The City of Wenatchee agrees to plan for and provide sanitary sewer service for an expanded Sunnyslope UGA.

5. Sewer Rates. The sewer rates will be based on sewer rate analysis and in no event will include any additional charge for lying outside City boundaries.

6. Cooperative Comprehensive Plan. County and City agree that a joint, cooperative comprehensive plan for the Wenatchee Urban Area will be prepared, including both areas north and south of the Wenatchee River. City will be the Lead Agency for comprehensive planning and development regulations for that area south of the Wenatchee River. County will be the Lead Agency for comprehensive planning and development regulations for that area north of the Wenatchee River. The City will bear all costs in the GMA approval process (excluding any costs of Chelan County) pertaining to its urban growth area including, but not limited to,



litigation expenses, except that litigation between the City and County would be excluded from this provision.

7. Revenue Sharing. City and County recognize that annexation of the Olds Station and Sunnyslope area is not imminent. Extension of City's sanitary sewer system into this area will likely benefit County with respect to increased revenue from property, sales and use taxes. In order to establish favorable consideration in return for extension of the sanitary sewer system, City and County agree to the following revenue sharing agreements:

- a. County agrees that City will levy a utility tax on all customers served with sanitary sewer, including those customers outside the city limits. The utility tax shall be payable to the City and begin as soon as transfer is completed.
- b. County will pay City base revenue of \$264,000, over a period of 10 years quarterly beginning the calendar year 2006. This payment is for regional capital infrastructure. The 2005 revenue of \$48,000 is to be used by the County in 2005 for the planning process within the defined urban growth boundary. Quarterly payments by check or wire transfer will be made according to the following schedule:

Year	Annual Amount	Quarterly Payment
2006	\$ 48,000	\$ 12,000
2007	\$ 43,200	\$ 10,800
2008	\$ 38,400	\$ 9,600
2009	\$ 33,600	\$ 8,400
2010	\$ 28,800	\$ 7,200
2011	\$ 24,000	\$ 6,000
2012	\$ 19,200	\$ 4,800
2013	\$ 14,400	\$ 3,600
2014	\$ 9,600	\$ 2,400
2015	\$ 4,800	\$ 1,200

- c. County agrees to compensate City with sales tax funds generated in the sanitary sewer service area beginning in 2006 according to the following formula.
 - i. Fifteen percent (15%) of the growth in sales tax collections within the urban growth area shall be paid to City;



- ii. All businesses and tax identification numbers within the boundaries will be provided to City by County within sixty (60) days of signing this Agreement, subject to the City's obligation to abide by current public disclosure or confidentiality rules;
- iii. The payment provided for herein is based upon growth over a base year (12 months) of historical records. The base shall be for the full year of 2004. Payments will be made quarterly.
- d. County agrees to compensate City for additional growth in property tax, current expense and road funds, generated in the sanitary sewer service area beginning in 2006 according to the following formula:
 - i. Fifteen percent (15%) of the growth above the current base in current expense and road funds shall be paid to City;
 - ii. The base year will be 2004. A listing of assessed value and tax collection within the service area will be provided to City by County;
 - iii. Payments will be made concurrently with normal payment to the City on a biannual basis;
 - iv. **EXAMPLE:** According to the Financial Consulting Solutions Group, Inc. report, the Total Assessed Valuation in the Urban Growth Area is \$171,502,860. When the total Assessed Valuation increases, County would pay 15% of that increase. For example, if the Total Assessed Valuation increased to \$180,000,000, County would pay 15% of the property tax generated on \$8,497,140 of value. Using the 2003 levy rates, \$1.54656 and \$1.72538 respectively, County would pay 15% of the \$27,802.13 increase in tax collection, or \$4,170.32 to City as shown in the table below.

		TAX COLLECTION INCREASE	15% (City Portion)
Increased Valuation	\$ 8,497,140		
Levy 1	1.54656	\$ 13,141.34	\$ 1,971.20
Levy 2	1.72538	\$ 14,660.79	\$ 2,199.12
TOTAL		\$ 27,802.13	\$ 4,170.32



8. Duration. This Agreement shall terminate when the Olds Station/Sunnyslope urban growth area, i.e. the service area, (as defined by Exhibit "A") is fully annexed into the City.

9. Termination for Breach. In the event that one party breaches or fails to perform or observe any of the terms and conditions herein, and fails to cure such breach or default within 30 days of the party giving the breaching party notice thereof, or if not reasonably capable of being cured within 30 days, within another period of time as may be reasonable under the circumstances, the non-breaching party may terminate the breaching party's rights under this Agreement in addition to and not in limitation of any other remedy at law or inequity, and failure of a party to exercise such right at any time shall not waive such party's right to terminate for any future breach or default.

10. Release of Obligations on Termination. No termination of this Agreement shall release any party from any liability or obligation with respect to any matter occurring prior to such termination.

11. Assignment. Neither the City nor the County shall assign its rights hereunder without the prior written consent of the other party. No assignment of the benefits and privileges occurring to one party herein and no assignment of the obligations or liabilities belonging to a party herein, whether by operation of law or otherwise, shall relieve the assigning party of the obligations or liabilities as set forth herein without the prior written approval of the other party.

12. Venue. The venue for any legal action brought by City or County to enforce or interpret the terms of this agreement shall be the Superior Court of Douglas County, Washington.

13. Entire Agreement. This Agreement constitutes the entire agreement between City and County, and supersedes any and all previous agreements relating to the planning and



coordinating of Olds Station and Sunnyslope Urban Services and Facilities. There are no agreements between City and County other than those set forth in this Agreement. This Agreement shall not be modified unless made in writing and signed by the parties hereto.

ADOPTED THIS 13 day of January, 2005.

CITY OF WENATCHEE, a Washington
municipal corporation

By: Dennis Johnson
DENNIS JOHNSON, Mayor

ATTEST:

By: Vicki Reister
VICKI REISTER, City Clerk

CHELAN COUNTY, a Washington
municipal corporation

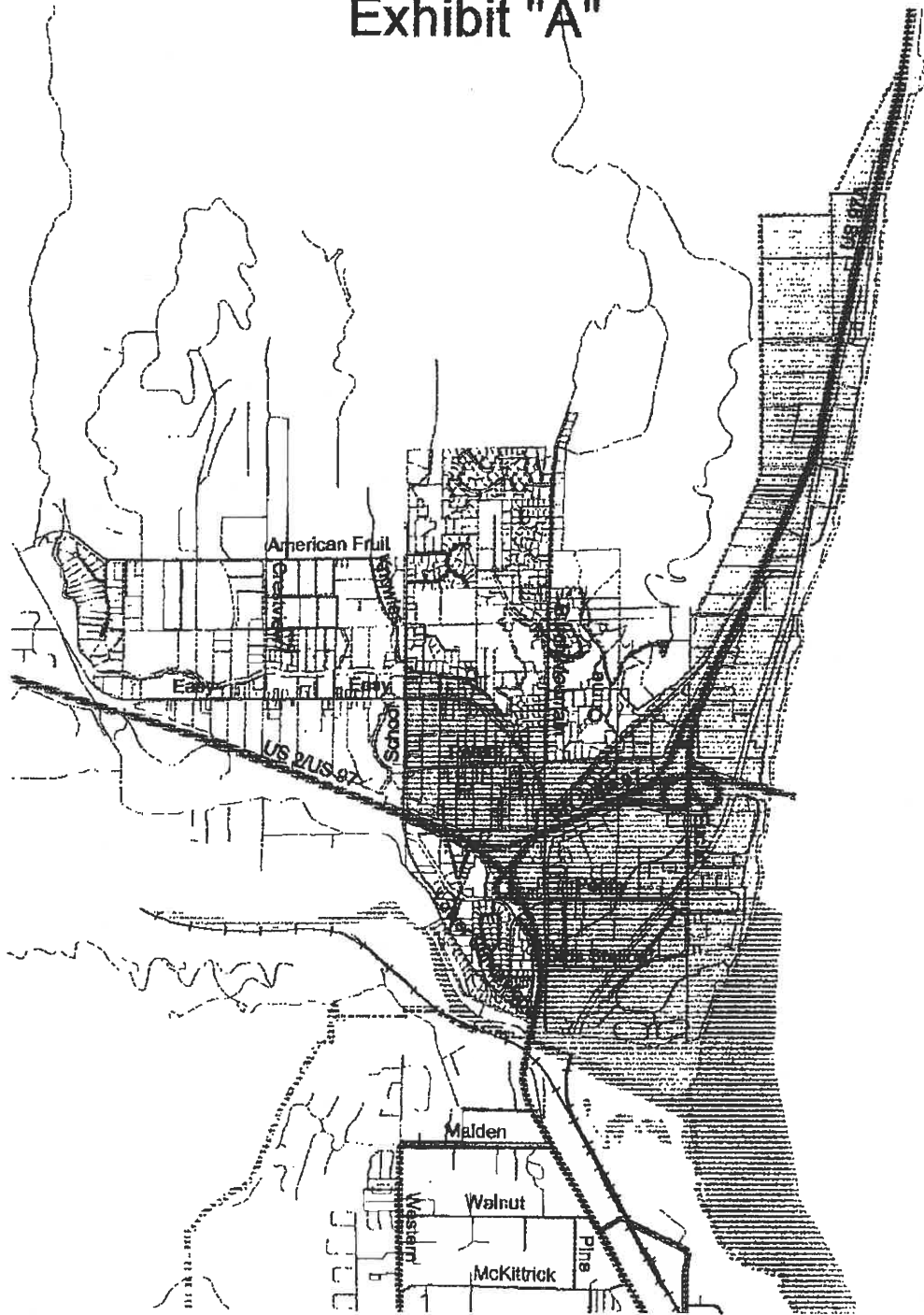
By: Ron Walter
RON WALTER, Commissioner



By: Buell Hawkins
BUELL HAWKINS, Commissioner

By: Keith W. Goehner
KEITH GOEHNER, Commissioner

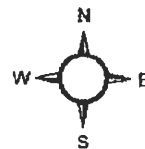
Exhibit "A"



Legend

- UGA
- UGA Growth Area

Sunnyslope/Olds Station
Service Area



0 1,000 2,000 4,000 6,000 Feet

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: GBS LAKE HILLS LLC

RECEIPT NUMBER

1519278

DATE

5/27/2022

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

Payment Type: Payment
Payment Code: Full Payment

Check 1033
Total Paid:

50.00
50.00

Operator	Batch
<BONNIES>	<17106> - ACCTG 05/27/2022



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

