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WASH. UT. & TP. COMM

Department of Community Development
Planning Division / 1350 McKittrick Street
Wenatchee, WA 98801
(509) 888-3200

January 16, 2020

To whom it may concern:

The Wenatchee City Council recently approved an annexation that brought five properties located in unincorporated Chelan County into the City of Wenatchee. The annexation was completed by Ordinance Number 2020-02. The effective date is March 16, 2020.

Parcel numbers and associated addresses assigned to the sites are below:

- 222015680140 – 1721 Methow Street, Wenatchee, WA 98801
- 222015680130 – 376 Terminal Avenue, Wenatchee, WA 98801
- 222015680125 – 370 Terminal Avenue, Wenatchee, WA 98801
- 222015680120 – 360 Terminal Avenue, Wenatchee, WA 98801
- 222015680115 – 344 Terminal Avenue, Wenatchee, WA 98801

On the opposite side of this letter, you will find a map of the annexation area. A copy of the Ordinance, including the legal description, can be provided upon request. In accordance with RCW35A.14.801, you have 60 days from receipt of this notice to make the necessary changes to your records as it pertains to the remittance of utility taxes to the City of Wenatchee. If your utility has a city tax imposed upon users that differs from the rate imposed on Chelan County residents, please take this opportunity to make the necessary changes.

In an effort to ensure your records reflect the most up to date city boundary, the Washington State Office of Financial Management (OFM) has established an online annexation tracking system. This tracking system can be accessed at <http://www.ofm.wa.gov/pop/annex/cats/default.asp> and contains maps and legal descriptions for annexations of all jurisdictions within Washington State occurring since 2009.

Please contact me directly at (509) 888-3258 or by email at bholton@wenatcheewa.gov if you have questions.

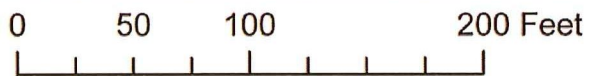
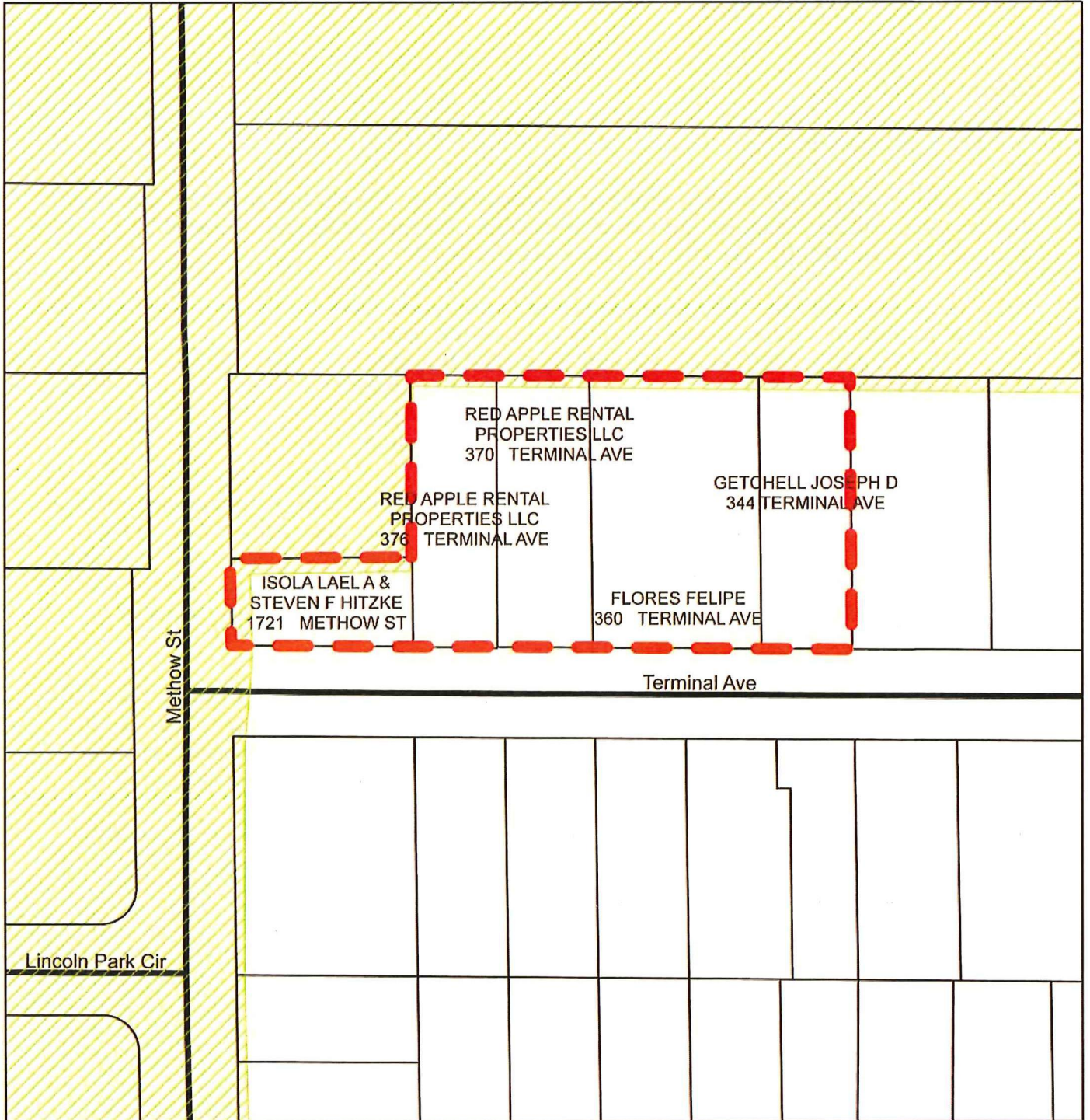
Thank you for your assistance in this matter.

Sincerely,

Brooklyn Holton
Housing & Community Planner
Department of Community Development
1350 McKittrick Street, Suite A
Wenatchee, WA 98801

Exhibit B

Map of Proposed Isola Annexation Area



Legend

- Isola Annexation Proposed Boundary for 60% Petition
- City Limits
- Parcels
- Streets
- Urban Growth Area



Skip Moore, Auditor, Chelan County, WA. AFN # 2509431
Recorded 01/14/2020 at 09:19 AM
ORD Pages: 6
Filing Instrument \$108.50
CITY OF WENATCHEE

Return Address:

Tammy Stanger, City Clerk
City of Wenatchee
PO Box 519
Wenatchee, WA 98807

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

1. Ordinance No. 2020-02
- 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. Public
- 2.
- 3.
- 4.

Additional names on page _____ of document.

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

Parcels of land located within the northeast quarter of the southeast quarter of Section 15, Township 22 North, Range 20 East of the Willamette Meridian, Chelan County, Washington.

Additional legal is on page 5 of document

Assessor's Property Tax Parcel/Account Number: 222015680140; 222015680130;
222015680125; 222015680120; 222015680115

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 – SIGN ONLY WHEN RECORDING AS NONSTANDARD

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

ORDINANCE NO. 2020-02

AN ORDINANCE, providing for the annexation of an unincorporated area that includes five parcels located on the north side of Terminal Avenue between Methow Street to the west and extending towards Cross Street stopping at approximately midblock also known as the Isola Annexation.

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, in accordance with Chapter 1.09 of the Chelan County Code and RCW 36.96.090 the City Council of the City of Wenatchee held a public hearing on July 25, 2019 to adopt Resolution 2019-34 providing the Chelan County Boundary Review Board with notice of intent to annex; and

WHEREAS, the request to the Chelan County Boundary Review Board to provide action by reviewing and approving, disapproving or modifying the proposed annexation within forty-five (45) days in accordance with RCW 36.93.100 received no response and therefore no action from the Chelan County Boundary Review Board; and

WHEREAS, the applicable zoning for the annexed property will be Residential High as designated on the pre-annexation zoning map, and

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

WHEREAS, a review proceeding for said annexation is not required pursuant to RCW 35A.14.220.

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

SECTION I

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

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

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

SECTION II

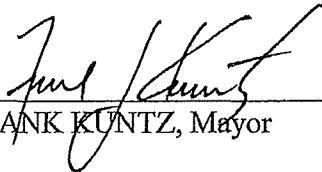
That the property described in Section I hereof be and the same is hereby classified and zoned as Residential Moderate. All such zoning and classification being subject to the provisions of Ordinance No. 2007-34, and all subsequent amendments thereto.

SECTION III

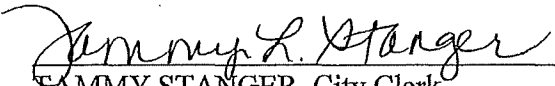
This Ordinance shall take effect from and after its passage on the later of sixty (60) days after publication of such Ordinance once in The Wenatchee World, the same being the official newspaper of the City of Wenatchee, and the Clerk is hereby directed to cause the same to be so publicized, or sixty (60) days from the date notice of the annexation is provided to the Chelan County Treasurer, Assessor, and light, power and gas distribution businesses.

PASSED BY THE CITY COUNCIL OF THE CITY OF
WENATCHEE, at a regular meeting thereof, this 9th day of January, 2020.

CITY OF WENATCHEE, a Municipal
Corporation

By: 
FRANK KUNTZ, Mayor

ATTEST:

By: 
TAMMY STANGER, City Clerk

APPROVED:


By: 
STEVE D. SMITH, City Attorney

EXHIBIT A

Boundary Description of the ISOLA ANNEXATION

June 20, 2019

Parcels of land located within the northeast quarter of the southeast quarter of Section 15, Township 22 North, Range 20 East of the Willamette Meridian, Chelan County, Washington, said parcels being more particularly described as follows:

The West half of Lot 5, Block 3, Loudenback's Broadview Tracts, according to the plat thereof recorded December 14, 1933, in Volume 4 of Plats, at page 74, records of said County;

TOGETHER WITH Lot 6, Block 3, said Loudenback's Broadview Tracts;

AND TOGETHER WITH Lot 7, Block 3, said Loudenback's Broadview Tracts;

AND TOGETHER WITH the South 50 feet of Lot 8, Block 3, said Loudenback's Broadview Tracts;

EXCEPT any portion thereof previously annexed by the City of Wenatchee.

Prepared By: Erik B. Gahringer, PLS
48° North
Professional Land Surveying & Land Use Consultants
P.O. Box 4266
Wenatchee, WA 98807-4266
Phone: (509) 436-1640

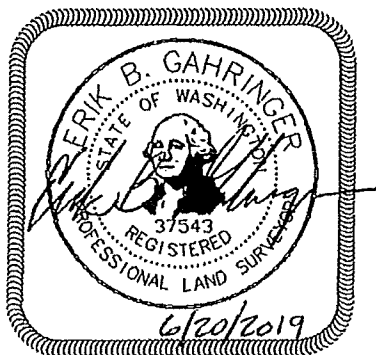
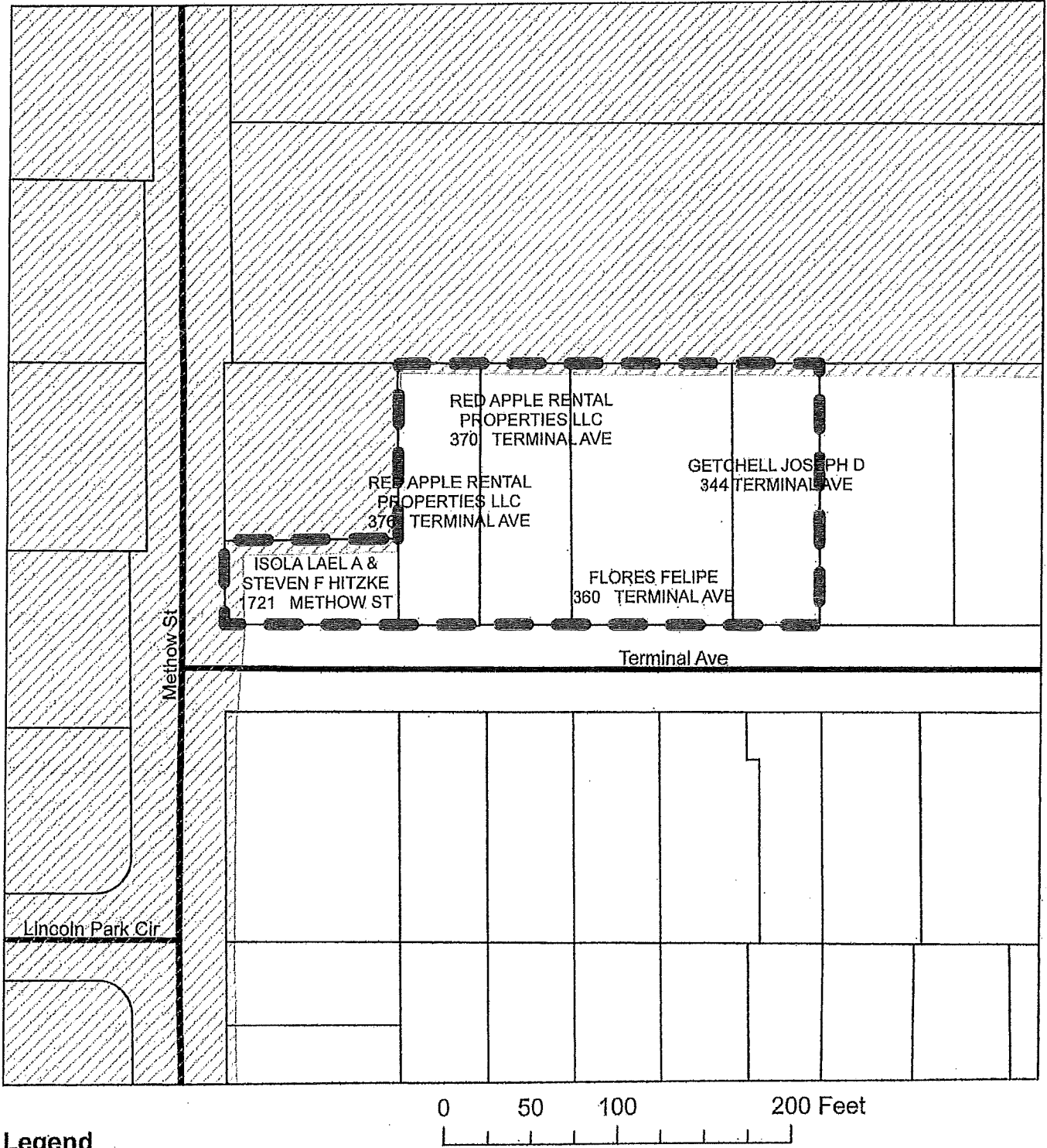







Exhibit B

Map of Proposed Isola Annexation Area



Legend

-  Isola Annexation Proposed Boundary for 60% Petition
-  City Limits
-  Streets
-  Parcels
-  Urban Growth Area

