

## **ORDINANCE NO. 2023-01**

**AN ORDINANCE,** providing for the annexation of an unincorporated area containing one parcel located on the east side of South Miller St between Crawford Ave and Gehr St also known as The River Academy Annexation, subject to the provisions of Ordinance No. 2007-34 and all subsequent amendments thereto.

**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,** the applicable zoning for the annexed property will be Residential Moderate (RM) for the whole area, 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,** the City Council of the City of Wenatchee held a public hearing on October 27, 2022, and

**WHEREAS,** the City Council of the City of Wenatchee approved Resolution 2022-26 providing for the Notice of Intention, and

**WHEREAS,** a Notice of Intention was submitted to the Washington State Boundary Review Board in and for the County of Chelan with the required fee on December 19, 2022, and

**WHEREAS**, the Chair of the Washington State Boundary Review Board in and for the County of Chelan (BRB) signed a declaration dated December 28, 2022 waiving review of Notice of Intention No. 2022-005 pursuant to RCW 36.93.110.

**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 (RM) for the whole area. 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 13 day of January, 2023.

CITY OF WENATCHEE, a Municipal  
Corporation

By:   
FRANK J. KUNTZ, Mayor

ATTEST:

By:   
TAMMY STANGER, City Clerk

APPROVED:

By:   
DANIELLE R. MARCHANT, City Attorney

**Ordinance No.** 2023-01

**EXHIBIT A**

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

**- RIVER ACADEMY ANNEXATION -**

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

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

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

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

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

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

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

(River Academy Annexation description continued)

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

Prepared By: Erik B. Gahringer, P.L.S

Date: August 24, 2022

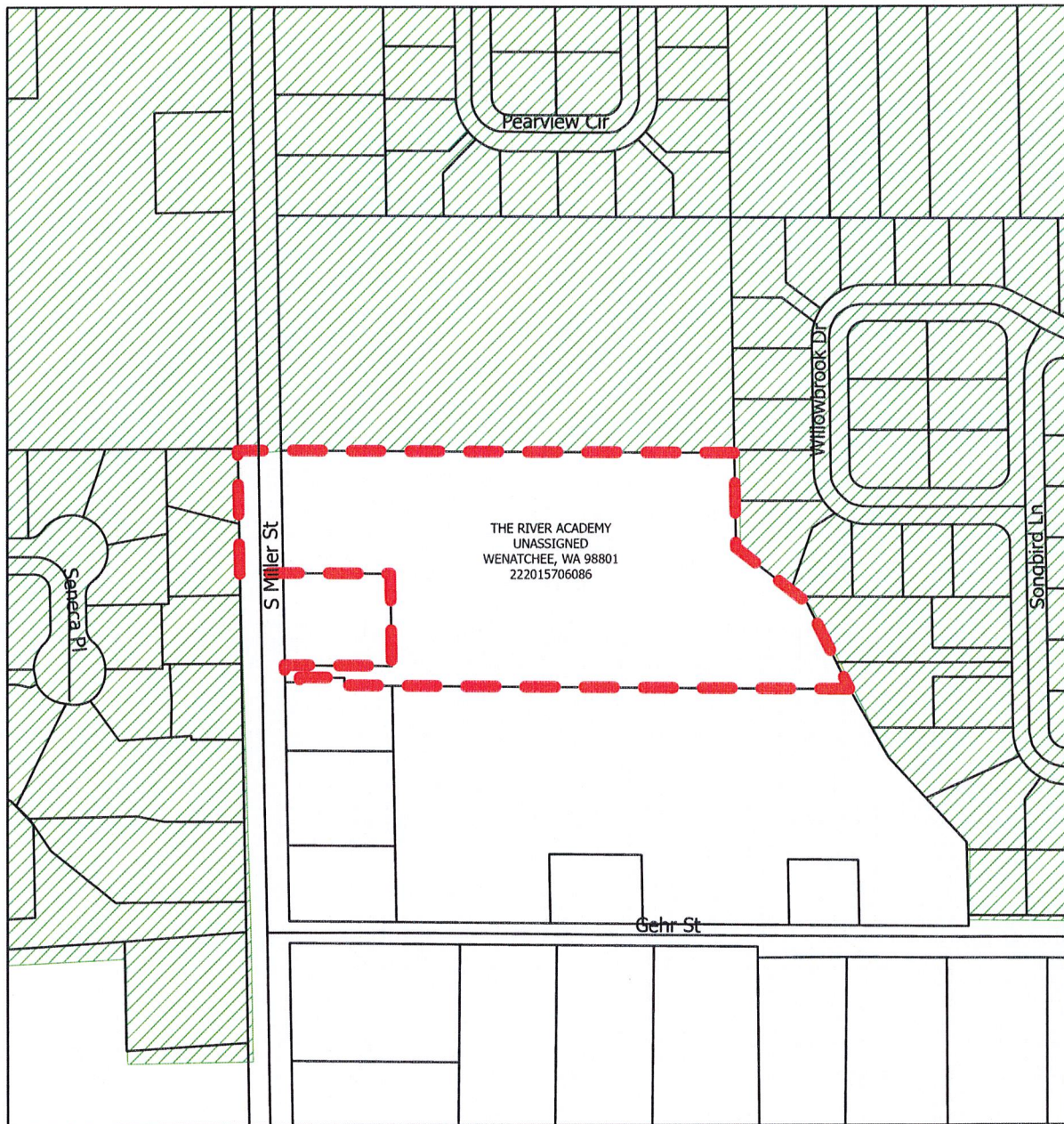


48° North  
Professional Land Surveying & Land Use Consulting  
P.O. Box 4266  
Wenatchee, WA 98807-4266  
Phone: (509) 436-1640

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# Exhibit B

## The River Academy Annexation Proposed boundary



0 50 100 200 Feet

### Legend

- Proposed Boundary
- Parcels
- City limits

- Urban Growth Area
- Streets

