

**ORDINANCE NO. 2023-1614**

**AN ORDINANCE OF THE CITY OF CHELAN,  
WASHINGTON ANNEXING CERTAIN REAL PROPERTY  
INTO THE CITY OF CHELAN KNOWN AS THE  
SUNDANCE SLOPE ANNEXATION; PROVIDING FOR THE  
ASSUMPTION OF EXISTING INDEBTEDNESS AND  
ZONING DESIGNATIONS; AND ESTABLISHING AN  
EFFECTIVE DATE**

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RECITALS

**WHEREAS**, Sundance Slope, LLC filed a “Notice of Intent to Commence Annexation Proceedings to the City of Chelan Washington” with the City on April 26, 2022 to annex the property they own into the City under the “10% Petition” method authorized by RCW 35A.14.020, *et. seq.*

**WHEREAS**, the City Council considered the Notice of Intent to Annex on April 26, 2022, and tabled the agenda item to May 10, 2022, to allow for the inclusion of surrounding property.

**WHEREAS**, the City Council accepted the Notice of Intent to Annex on May 10, 2022, as revised, in *Exhibit A* (the “Annexation Area”) and depicted in *Exhibit B*. The Annexation Area would assume its share of the City’s indebtedness and the Annexation Area would be zoned as Special Use District (SUD) and Single Family Residential (R-L), according to the City’s pre-annexation zoning map.

**WHEREAS**, subsequent to the City Council’s acceptance of the Notice of Intent to Annex, the owners of all properties within the Annexation Area (the “Property Owners”) agreed that the Annexation Area be annexed into the City, thereby converting the process of annexation into the “60% Petition Method” authorized by RCW 35A.14.120, *et. seq.*

**WHEREAS**, Chelan County Assessor issued a “Determination of Sufficiency of Petition for Annexation” for the Chelan Fruit Annexation on May 11, 2023, *Exhibit C*.

**WHEREAS**, on June 13, 2023, the City Council approved Resolution No. 2023-1425, setting a Public Hearing date of August 8, 2023. Official notice of the public hearing was published in the Chelan Mirror on July 26 and August 2, 2023. Notice was posted in three locations within the general annexation area; and

**WHEREAS**, the City Council held the public hearing on August 8, 2023 and determined notice of the public hearing was properly given; 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 September 7, 2023, and

**WHEREAS**, the Washington State Boundary Review Board in and for the County of Chelan (BRB) approved the annexation as proposed in Notice of Intention (NOI) 2023-004 on October 24, 2023 pursuant to RCW 36.93.100(4), *Exhibit D*.

**WHEREAS**, the City Council has carefully reviewed and considered the annexation of the Annexation Area, and finds that the best interest of the City will be served and that it is appropriate to good government of the City to annex the Annexation Area into the City.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF CHELAN, WASHINGTON, DO ORDAIN AS FOLLOWS:**

**Section 1. Incorporation of Recitals.** The above recitals and the attached Exhibits are incorporated in and made a part of this Ordinance.

**Section 2. Method of Annexation.** The Annexation Area is annexed into the City under the “60% Petition Annexation Method” authorized by RCW 35A.14.120, *et seq.*

**Section 3. Transfer of Water Rights.** All water rights appurtenant to properties in the Annexation Area shall be transferred to the City at the time of development, under Chapter 13.40 of the Chelan Municipal Code.

**Section 5. Assumption of Indebtedness.** The properties within the Annexation Area shall be assessed and taxed at the same rate and on the same basis as the property within the City is assessed and taxed, to pay for all of the outstanding indebtedness of the City.

**Section 6. Zoning Designation.** The Annexation Area shall be zoned Special Use District (SUD) Single Family Residential (R-L), as depicted in the official pre-annexation zoning map of the City. The Community Development Director shall insert the appropriate zoning for the Annexation Area on the official zoning map of the City on the effective date of this Ordinance.

**Section 7. Publication.** The Clerk shall cause the title of this Ordinance to be published in a newspaper of general circulation in the City and the City’s official newspaper and shall file a certified copy of this Ordinance with the Board of Commissioners for Chelan County, Chelan County Treasurer, Assessor, and light, power and gas distribution businesses.

**Section 8. Effective Date.** This Ordinance shall become effective sixty days after passage, approval and publication.

ORDINANCE NO. 2023-1614

**PASSED** at the regular session of the City Council of the City of Chelan, Washington on November 28, 2023.

**CITY OF CHELAN,**

DocuSigned by:  
*Robert Goedde*  
By: \_\_\_\_\_  
E1DD14B2E27C4C6...  
ROBERT GOEDDE, Mayor

ATTEST:

DocuSigned by:  
*Peri Gallucci*  
By: \_\_\_\_\_  
B5A4F7698F624F7...  
PERI S. GALLUCCI, City Clerk

APPROVED AS TO FORM:

DocuSigned by:  
*Quentin Batjer*  
By: \_\_\_\_\_  
81117458FB30471...  
QUENTIN D. BATJER, City Attorney

**FILED WITH THE CITY CLERK: November 16, 2023**  
**PASSED BY THE CITY COUNCIL: November 28, 2023**  
**PUBLISHED: December 6, 2023**  
**EFFECTIVE DATE: February 4, 2024**  
**ORDINANCE NO. 2023-1614**

EXHIBIT 'A'

**City of Chelan – Sundance Slope 60 Percent Annexation Petition**

**Parcel A – TPN 272204140000 & TPN 272204140060**

Lot 1 and Lot 2, as delineated on Selin Short Plat No. 2021-297, Chelan County, Washington, according to the Short Plat thereof recorded under Auditor’s File No. 2558914.

**Parcel B – TPN 272204140025**

Lot 1, Chelan County Short Plat No. 2020-001, According to the Short Plat thereof, recorded October 14, 2020 in Book SP29 of Short Plats, Pages 51 and 52, records of Chelan County, Washington.

**Parcel C – TPN 272204130050**

The Southwest quarter of the Northeast quarter of Section 4, Township 27 North, Range 22, E.W.M., Chelan County, Washington,

TOGETHER WITH that portion of the South half of the Northeast quarter of said Section 4, which lies Westerly of the Division Line as described:

Commencing at a brass cap monument at the Southeast corner of the Northeast quarter of Section 4, Township 27 North, Range 22, E.W.M., Chelan County, Washington, from which the Northeast corner of said Section bears North 00°41’23” West; thence South 88°59’39” West along the South line of said Subdivision a distance of 1332.42 feet to the Southwest corner of the Southeast quarter of said Northeast quarter of Section 4, which point is the True Point of Beginning; thence North 00°29’19” West along the West line of the Last said Subdivision a distance of 271.06 feet; thence leaving said West line, North 89°30’41” East, 42.29 feet; thence North 0112’56” West, 188.00 feet; thence North 01°41’29” West, 159.99 feet; thence North 06°27’54” West, 305.87 feet; thence North 02°24’56” East, 117.74 feet; thence North 02°34’00” East, 134.44 feet; thence North 01°32’58” West, 53.67 feet; thence South 89°30’41” West, 16.83 feet to a point on said West line; thence North 00°29’19” West along said West line, a distance of 66.97 feet to a point lying 15.00 feet southerly of the North line of the South half of said Northeast quarter of Section 4; thence South 88°29’30” West, parallel to and 15 feet South of said North line, a distance of 327.63 feet; thence North 01°30’30” West 15.00 feet to said North line and the Terminus of this Division Line.

EXCEPT the South 900 feet of the West 880 feet of the Southwest quarter of the Northeast quarter of said Section 4

**Parcel D – TPN 272204240075, 272204240050, 272204130000**

That parcel as described in Chelan County Auditor’s file number 2420807, lying in Government Lot 4, Section 4, Township 27 North, Range 22 East, Willamette Meridian, Chelan County, together with as one parcel, that parcel as described in Chelan County Auditor’s file number 2444545, lying in the Southwest one-quarter of the Northeast one-quarter, Section 4, Township 27 North, Range 22 East, Willamette Meridian, Chelan County, State of Washington.

EXHIBIT 'A'

EXCEPT That portion of the following described property lying within Government Lot 4, Section 4, Township 27 North, Range 22 East, Willamette Meridian:

All distances and areas shown on the following described parcel of land are grid values per NAD 83/1991 adjustment, Washington State Coordinate System, North Zone. To obtain ground distances and areas multiply by a factor of 1.00011363.

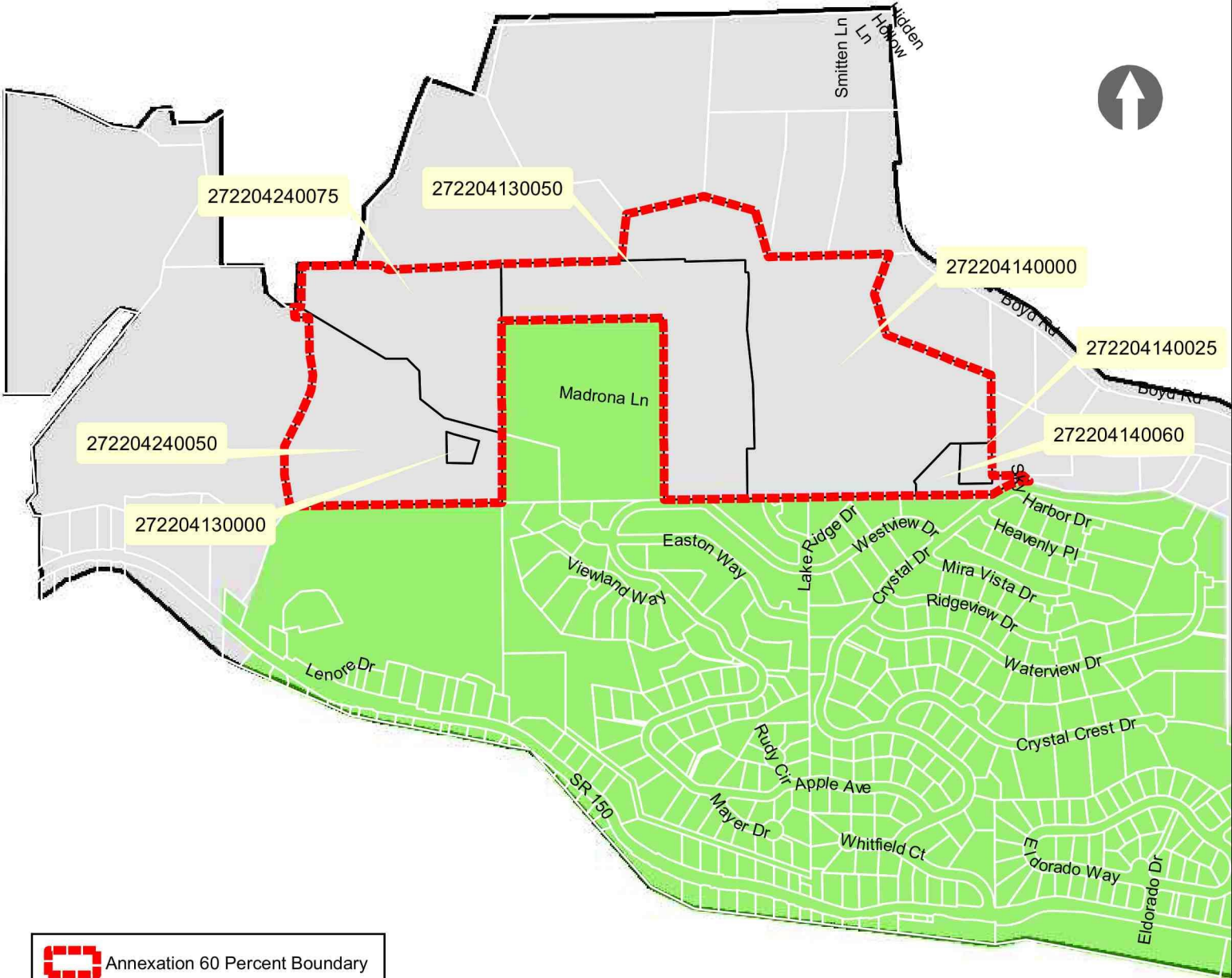
Commencing at the Center of Section 4, a rebar and cap marked "LS 23599"; Thence South 89°01'12" West along the south line of said Government Lot 4, a distance of 1153.90 feet to the Point of Beginning:




Thence North 10°00'11" West 174.12 feet;  
Thence North 00°18'48" West 153.02 feet;  
Thence North 26°30'07" East 184.15 feet;  
Thence North 24°17'17" East 153.97 feet;  
Thence North 06°33'24" East 84.27 feet;  
Thence North 08°05'06" West 136.59 feet;  
Thence North 00°45'31" West 179.42 feet;  
Thence South 89°06'39" West 76.43 feet;  
Thence South 07°18'55" East 266.26 feet;  
Thence South 22°14'07" West 179.97 feet;  
Thence South 27°33'08" West 204.97 feet;  
Thence South 05°13'43" East 261.94 feet;  
Thence South 20°27'55" East 129.98 feet;  
Thence South 19°03'27" West 34.42 feet to the South line of said Government Lot 4;  
Thence North 89°01'20" East along said line 44.89 feet to the Point of Beginning.

EXCEPT the South 900 feet of the West 880 feet of the Southwest quarter of the Northeast quarter of said Section 4

# EXHIBIT 'B'

## sundance Slope Annexation 60 Percent Petition Map



	Annexation 60 Percent Boundary
	Current Chelan City Limits
	Urban Growth Area Boundary

