

**ORDINANCE NO. 794**

**AN ORDINANCE PROVIDING FOR THE ANNEXATION OF CERTAIN TERRITORY TO THE TOWN OF WINTHROP, WASHINGTON, AND INCORPORATING THE SAME WITHIN THE CORPORATE LIMITS THEREOF, PROVIDING FOR THE ASSUMPTION OF EXISTING INDEBTEDNESS, PROVIDING THE SAME SHALL BE SUBJECT TO THE COMPREHENSIVE LAND USE PLAN, AND ASSIGNING ZONING CLASSIFICATION.**

**WHEREAS**, a Notice of Intent to Annex was filed with the Town of Winthrop by the Town of Winthrop, a Washington Municipal Corporation and Bonnie Smith (“Petitioner’s”); and,

**WHEREAS**, a meeting was held with the initiating parties resulting in a decision by the Town Council to:

1. Accept the proposed annexation;
2. Require the simultaneous adoption of the Comprehensive Plan for the area to be annexed;
3. Require the assumption of the pro rata share of all existing Town indebtedness by the area to be annexed; and,
4. Require the simultaneous designation of Residential (R-2) district classification for Smith and Public Use (PU) district classification for Town

**WHEREAS**, a Petition for Annexation, attached hereto as **Exhibit A**, was made by the Petitioner’s in writing and filed with the Town Council seeking annexation of the real property described therein, all of which property is contiguous to the corporate limits of the Town of Winthrop; and,

**WHEREAS**, said Petition was signed by the owners of the real property described in the Petition for Annexation; and,

**WHEREAS**, the Winthrop Planning Commission held a public hearing on the Petition at their May 13, 2025 meeting and forwarded a recommendation to be considered by the Town Council; and,

**WHEREAS**, the Petition was set for hearing before the Town Council of the Town of Winthrop and Notice of the Petition and the hearing thereon was published and posted as required by law; and,

**WHEREAS**, the Town Council held a public hearing upon said Petition on June 18, 2025, and determined to approve the annexation;

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF WINTHROP, WASHINGTON, AS FOLLOWS:**

**Section 1.** Upon agreeing to meet all the conditions set forth in the findings of fact by the Town Council, the real property described in **Exhibit B** attached hereto and incorporated herein as though fully set forth is hereby annexed to and declared to be a part of the Town of Winthrop.

**Section 2.** All property within the territory annexed shall, after the effective date hereof, be assessed and taxed at the same rate and on the same basis as the property within the Town for any outstanding indebtedness of the Town of Winthrop contracted prior to, or existing at, the date of annexation.

**Section 3.** The subject annexed real property shall be zoned Residential 2 (R-2) for Smith and Public Use (PU) for Town.

**Section 4.** All property within the territory so annexed shall be subject to, and be a part of, the Comprehensive Plan of the Town of Winthrop as now adopted, or as hereinafter amended. Jurisdiction and effect of all Ordinances of the Town are extended to the above described annexed real property.

**Section 5.** A copy of this Ordinance shall be filed and recorded as provided by law.

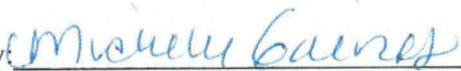
**Section 6.** This Ordinance shall become effective from and after its passage by the Town Council, approval by the Mayor, and publication as required by law.

**PASSED BY THE TOWN COUNCIL THIS 6<sup>th</sup> DAY OF AUGUST, 2025.**

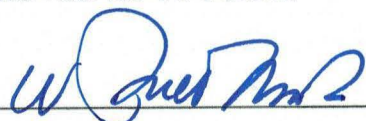
APPROVED:

By:   
Sally Ranzau, Mayor

ATTEST:

By:   
Michelle Gaines, Clerk-Treasurer

APPROVED AS TO FORM:

By:   
W. Scott DeTro, Town Attorney

PETITION FOR ANNEXATION  
TOWN OF WINTHROP

TO: The Town of Winthrop, County of Okanogan, State Washington, COME NOW the undersigned petitioners to respectfully show as follows:

- I. That the undersigned petitioners request the described property which is attached hereto as Exhibit "A", which is located in Okanogan County, be annexed to the Town of Winthrop, State of Washington.
- II. That all of the said described property is situated within the County of Okanogan, State of Washington.
- III. That said described property is contiguous to the Town of Winthrop, State of Washington.
- IV. That attached hereto is a plat or map which outlines the boundaries of the property sought to be annexed and is denominated Exhibit "B" and incorporated herein.
- V. That prior to the circulation of this petition, a meeting was held on the March 5, 2025, between the initiating party or parties of this annexation and the Council of the Town of Winthrop at which time the Council accepted the petitioners' letter of intent to annex and the Council motioned to require simultaneous adoption of the comprehensive plan and the assumption of any and all existing Town indebtedness and to geographically modify the annexation proposal to include the area described in Exhibit A herein.
- VI. That this petition is signed by the owners of a majority of the acreage for which annexation is sought; as determined by the Okanogan County Assessor,

WHEREFORE, petitioners pray that the Town Council of the Town of Winthrop entertain this petition, fix a date for a public hearing hereon, and cause notice of the hearing to be published in one or more issues of a newspaper of general circulation in the Town, and to post the notice to specify the time and place of the hearing and to invite all interested persons to appear and voice approval or disapproval of the annexation.

WARNING: Every person who signs this petition with any other than his true name, or who knowingly signs more than one of these petitions or signs a petition seeking an election when he is not a legal voter, or signs a petition when he is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

Please indicate "owner" to signify that you are the owner of property within the annexation area or "voter" to signify that you are a registered voter residing in the annexation area.

Owners:

Bonnie Smith, 622 Filer Avenue, Winthrop, WA 98862

Signature BSJ [Signature]

Date 5-5-2025

Town of Winthrop, PO Box 459, Winthrop, WA 98862

Signature S Ranzau [Signature]  
Sally Ranzau, Mayor

Date 5/1/25



P.O. BOX 739  
210 N BRIDGE STREET  
BREWSTER, WA 98812

PHONE: 509.689.2529  
FAX: 509.689.2520

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## **Legal Description City of Winthrop Area to be Annexed**

Situated in the Northwest Quarter of the Southeast Quarter of Section 2, Township 34 North, Range 21 East, W.M., Okanogan County, Washington, being more particularly described as follows:

All of that portion of Parcel A of the Boundary Line Adjustment recorded under Auditor's File Number 3241973, lying East of the East line of the parcel shown as Tax No. 23 on the Assessor's plat filed under Auditor's File Number 374452, also described in the Real Estate Contract recorded under Deed Volume 40, Page 1328.

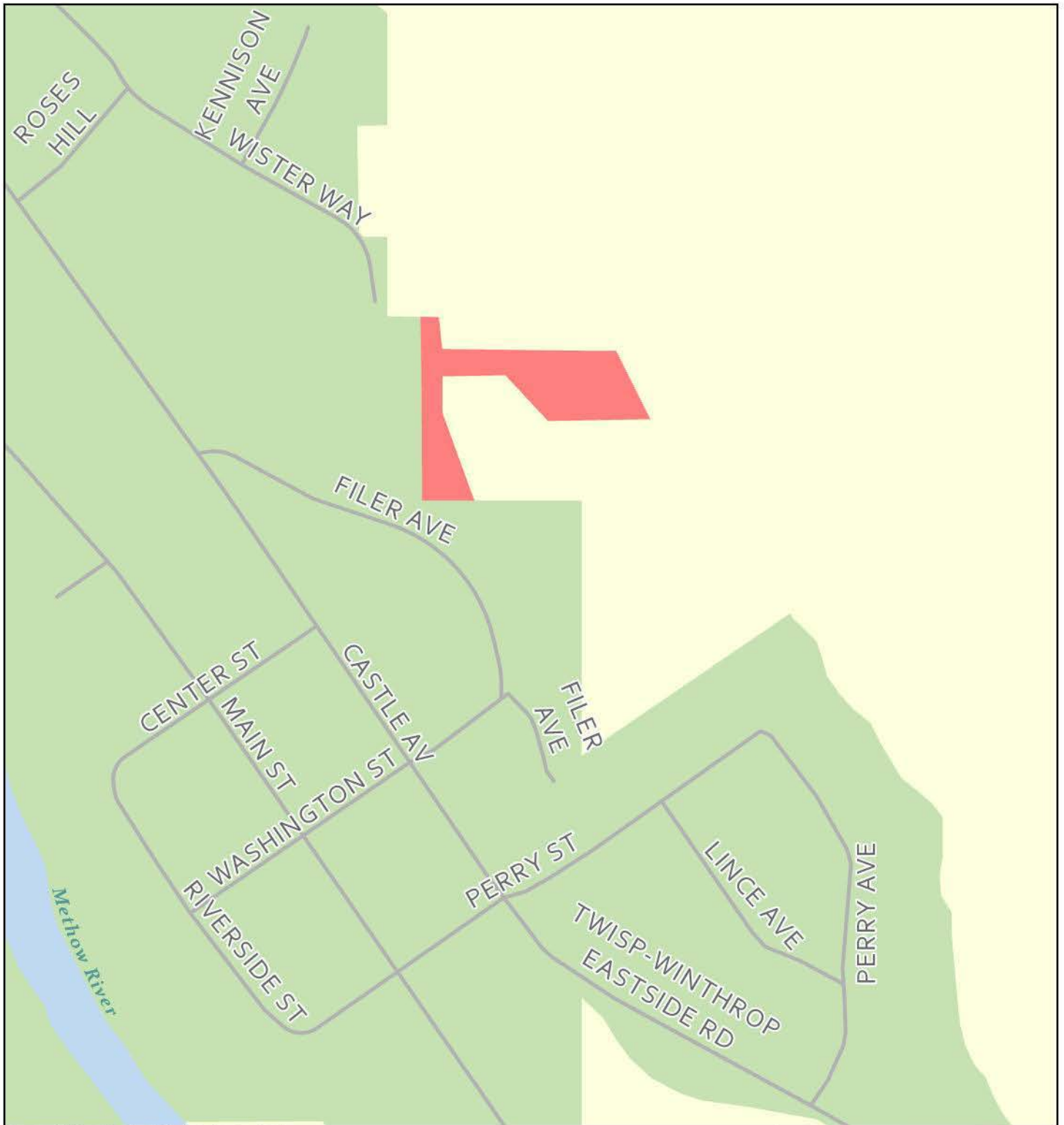
Along with all of that portion of Parcel B of the Boundary Line Adjustment recorded under Auditor's File Number 3248923 lying West of the west line of the Chewuch Irrigation Ditch.

Excepting therefrom that portion (if any) of said Parcel B lying West of the East line of the parcel shown as Tax No. 23 on the Assessor's plat filed under Auditor's File Number 374452, also described in the Real Estate Contract recorded under Deed Volume 40, Page 1328.

Prepared by: imj  
Checked by: kge  
Dated: 5-5-2025

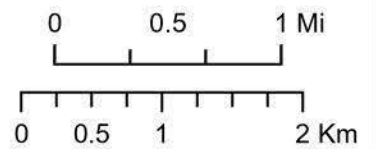




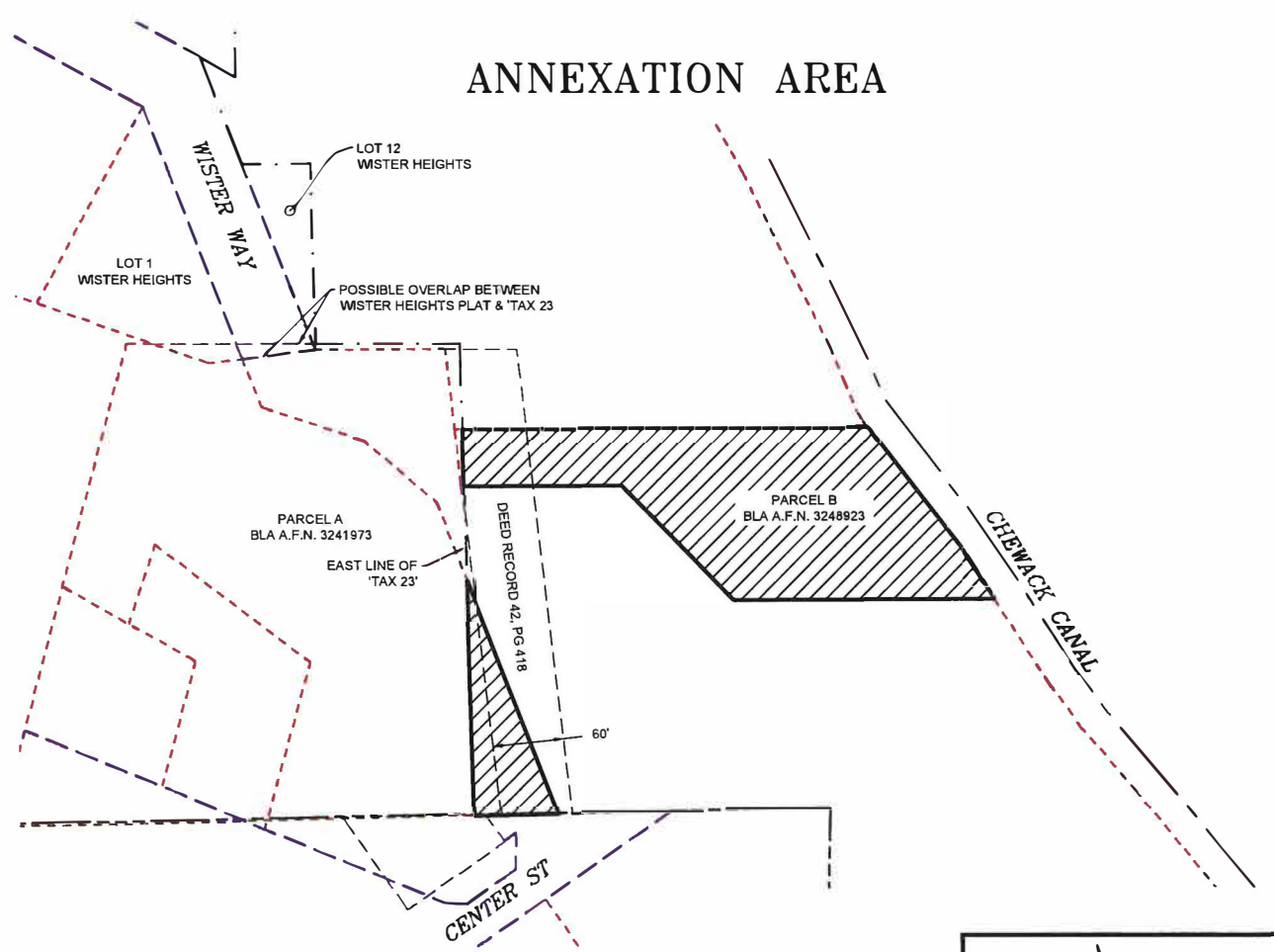


# Larkspur Annexation Ordinance #794 2025

Spatial Reference  
Name: NAD 1927 StatePlane Washington North FIPS 4601



# ANNEXATION AREA



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**SHEET 1 OF 1**

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BREWSTER, WA 98812  
PH: 509.689.2529

DRAWN BY: IMJ      LAYOUT: S11X17  
DATE: 5/02/2025      FILE NO: 20240206\_0000-ANX.DWG  
SCALE: 1"=100'      JOB NO: 20240206      TOLL FREE (800) 732-7442