

ORDINANCE NO. 2011-15

AN ORDINANCE, providing for the annexation of certain property to the City of Wenatchee and classifying and zoning said property, 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 50% of the assessed valuation in the area for which annexation is petitioned; and

WHEREAS, it appears that said petition has been signed in writing or that the signature requirement has been met consistent with the tenets of *Five Mile Prairie v. City of Spokane*, 51 Wn. App. 816 (1988), by the owners of not less than fifty percent in value, according to the assessed valuation for general taxation of property; and

WHEREAS, pursuant to RCW 35A.14.120, a petition for annexation of an area having at least eighty percent of the boundaries of such area contiguous with a portion of the boundaries of the code city, not including that portion of the boundary of the area proposed to be annexed that is coterminous with a portion of the boundary between two counties in this state, need be signed by only the owners of not less than fifty percent in value according to the assessed valuation for general taxation of the property for which the annexation is petitioned; and

WHEREAS, the applicable zoning for the annexed property will be Residential Low (RL) 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" 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 Low (RL). 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 thirty (30) days after publication of such Ordinance once in *The Wenatchee World*, the same being the official

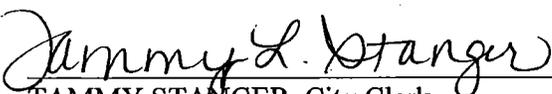
newspaper of the City of Wenatchee, and the Clerk is hereby directed to cause the same to be so publicized.

PASSED BY THE CITY COUNCIL OF THE CITY OF WENATCHEE, at a regular meeting thereof, this 24 day of February, 2011.

CITY OF WENATCHEE, a Municipal Corporation

By: 
DENNIS JOHNSON, Mayor

ATTEST:

By: 
TAMMY STANGER, City Clerk

APPROVED:

By: 
STEVE D. SMITH, City Attorney

ANNEXATION BOUNDARY LEGAL DESCRIPTION

A group of parcels for annexation located in the Southeast Quarter of section 5 and the East half of Section 4, Township 22 North, Range 20, East of the Willamette Meridian, the boundary of this annexation being more particularly described as follows; Beginning at the Southeast Section Corner of Section 5, Township 22 North, Range 20 East of the Willamette Meridian, point also being the TRUE POINT OF BEGINNING of this Annexation Legal Description; thence along the East West section line between Sections 5 and 8 Township 22 North, Range 20, East of the Willamette Meridian, South $86^{\circ} 26'51''$ West, for a distance of 1302.80 feet, as shown on the Subdivision Plat of Castlerock Estates, recorded June, 7, 1976 in Volume 8 of Plats, Pages 63 & 64, Chelan County, Washington, to the Southwest corner of the southeast quarter of the southeast quarter of Section 5, Township 22 North, Range 20 East of the Willamette Meridian; thence northerly along west line of the Southeast quarter of the Southeast quarter of Section 5, Township 22 North, Range 20 East of the Willamette Meridian, for a distance of 1284.28 feet, as shown on the Boundary Line Adjustment recorded 06/07/2004 under the Chelan County Auditor's File Number 2175169, to the Northwest corner of the Southeast quarter of the Southeast quarter of said Section 5; thence Easterly along the North line of said Southeast quarter of the Southeast quarter of said Section 5, to a point on the east boundary of the Wenatchee reclamation District Canal. Point also being on the West Boundary of the Tamarack Addition as shown on the Plat of Tamarack Addition recorded in Volume 8 of Plats, Page 57 Under Auditor's File Number 755358; thence northerly along the easterly right of way line of said reclamation canal, to the intersection of the east line of said canal right of way and the north right of way line of Second Street; thence along said North right of way South $88^{\circ}06'$ West to the intersection point of the North right of way line of Second Street and the east right of way of Marilyn Avenue; thence South $00^{\circ}57'30''$ East as shown on the Westpark 2nd Addition Plat recorded in Volume 7 of Plats, page 55, Chelan County, Washington under Auditor's File Number 686617, to the southwest corner of Lot 6, Block 2 of said Westpark 2nd Addition Plat; thence South $88^{\circ}06'$ East along the South line of said lot 6, a distance of 119.30 feet, to the southeast corner of said Westpark 2nd Addition; thence continuing South $88^{\circ}06'$ East along the northerly boundary of lots 20 and 21 of said Tamarack Addition, for a distance of 106.74 feet, to the Northeast corner of Lot 21 of said Tamarack Addition. Said point also being the Westerly right of way line of Western Avenue as shown on said Tamarack Addition Plat. Thence continuing South $88^{\circ}06'$ East for a distance of 60.08 feet, to the easterly right of way line of said Western Avenue; thence South $00^{\circ}57'30''$ West along the Easterly right of way line of said Western Avenue, to the Southwest corner of Parcel Number 22200432100 as described by Exhibit "A" AFN 2139899. Said point being the intersection of the easterly right of way of said Western avenue and the northerly right of way of Orchard Avenue; thence South along the easterly right of way line of Western Avenue to the apparent intersection point of said right of way line and the South line of said Tamarack Addition; thence North $87^{\circ}22'30''$ West to the Southeast corner of Said Tamarack Addition; thence continuing North $87^{\circ}22'30''$ West along the South boundary of said Tamarack Addition, for a distance of 891.73 feet, to a point on the Easterly right of way line of the Wenatchee Reclamation District Canal; thence south along the easterly right of way line of the Wenatchee Reclamation District Canal, to the Northwest corner of Green Wood Subdivision as recorded Volume 9 of plats, Page 18, Chelan County, Washington, under Auditor's File Number 786847; thence along the North boundary of said Green Wood Subdivision South $88^{\circ}56'54''$ East for a distance of 925.98 feet, to the Northeast corner of said Green Wood Subdivision; thence continuing South $88^{\circ}56'54''$ East for a distance of 70 feet, to a point on the East right of way line of Western Avenue, as shown on said Green Wood Subdivision Plat; thence South along said Right of way line to the intersection of said right of way line and the South Section line of Section 4, Township 22 North, Range

20 East of the Willamette Meridian; thence along said South section line to the Northwest Section corner of said Section 4 and the TRUE POINT OF BEGINNING for this Annexation Legal Description.