

ORDINANCE NO. 2012-03

AN ORDINANCE, providing for the annexation of 1701 Skyline Drive 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 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 Foothills Low (RF) 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 Foothills Low (RF) 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 five (5) 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 9th day of February, 2012.

CITY OF WENATCHEE, a Municipal Corporation

By:


FRANK KUNTZ, Mayor

ATTEST:

By: Tammy Stanger
TAMMY STANGER, City Clerk

APPROVED:

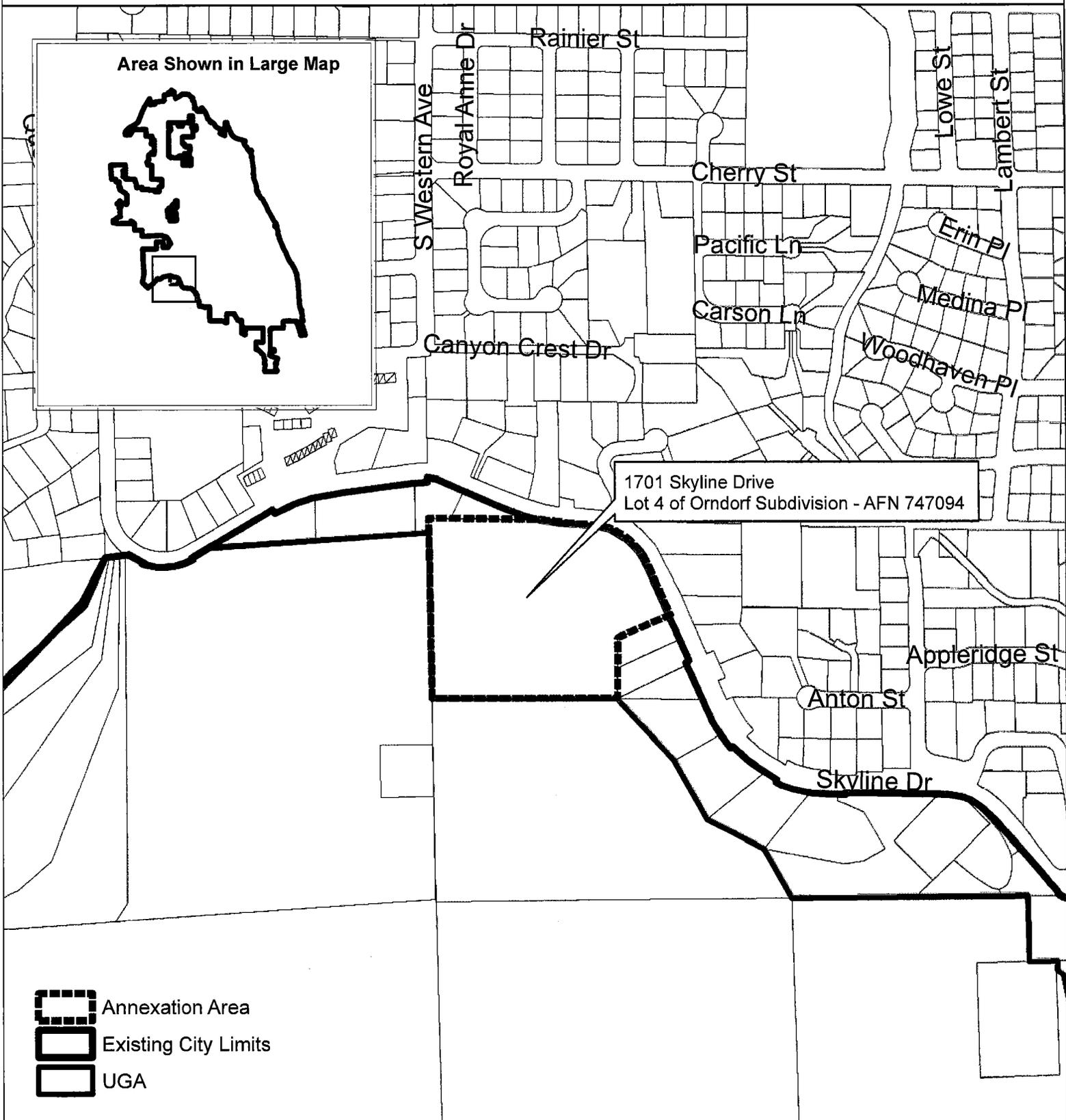
By: Steve D. Smith
STEVE D. SMITH, City Attorney

Exhibit 'A'

Lot 4 as described in and delineated on Orndorf Short Plat No. 115, Chelan County, Washington, recorded February 28, 1975, under Auditor's File No. 747094, being a portion of Tract "A", Plat of Millerdale, Chelan County, Washington, according to the plat thereof recorded in Volume I of Plats, Page 89.

Exhibit 'B'

1701 Skyline Drive - 60% Annexation Map



**SIXTY PERCENT PETITION FOR ANNEXATION
CITY OF WENATCHEE**

TO: The City of Wenatchee, County of Chelan, State of Washington, COME NOW the undersigned petitioners and respectfully show as follows:

I.

That the undersigned petitioners request the described property which is attached hereto as Exhibit "A", which is located in Chelan County, be annexed to the City of Wenatchee, State of Washington.

II.

That all of the said described property is situated within the County of Chelan, State of Washington.

III.

That said described property is contiguous to the City of Wenatchee, State of Washington.

IV.

That said described property is not a part of any incorporated city or town in the State of Washington, and that no part of said described property is owned by a County and used for the purpose of an agricultural fair as provided in R.C.W. 35A.14.010.

V.

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.

VI.

That prior to the circulation of this petition, a meeting was held on the 12th day of January 2012, between the initiating party or parties of this annexation and the City Council of the City of Wenatchee, and the minutes of the Council's actions at that meeting indicate as follows:

"That it was moved by Mark Kulaas and seconded by Tony Veeder that the City of Wenatchee would require the adoption of the proposed zoning regulation as it is set forth in the comprehensive plan of the City, and that the City would require the assumption of indebtedness of the City upon annexation, and further that the City approve the annexation on this basis."

VII

That this petition is signed by the owners of not less than sixty (60) per cent in value according to the assessed valuation for general taxation purposes of the property described.

VIII

That the undersigned petitioners ask that the property described to be annexed be assessed and taxed at the same rate and on the same basis as the other property in the City of Wenatchee.

WHEREFORE, petitioners pray that the City Commission of the City of Wenatchee entertain this petition, fix a date for a public hearing hereon, and cause notice of the hearing to be published in one or more issue of a newspaper of general circulation in the City, 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 when he is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

Attach additional sheets for signatures if necessary. **If married, the spouse's signature is needed as well.**

NAME & ADDRESS	DATE	SIGNATURE	PARCEL #
(Please print)			(Optional)
1. Steven Tramp Tanya L. Tramp	4/7/12 4/7/2012	<i>Steven Tramp</i> <i>Tanya L. Tramp</i>	272009705785 _____
2. _____ _____	_____ _____	_____ _____	_____ _____

APPLICATION FOR APPROVAL OF A SHORT SUBDIVISION

INSTRUCTIONS: (In conformance with Article III, Section 306. of Resolution 45-F)

1. A maximum of four (4) lots may be created by this application.
2. Any land that was a part of any short subdivision made within the past five (5) years, may not be included as a part of this application.
3. The legal description of the area being subdivided and each proposed lot must be submitted with this application

747091

APPLICATION:

Date FEB 8 19 75

Name: BRECK H. ORNDORF Address 2411 LESTER RD. Phone 6627895
(Type or print only)
WENATCHEE

HENRIETTA COLE 1523 MILLERDALE 6633306
(Type or print only)
WENATCHEE

VIRGINIA L. ORNDORF 2411 LESTER RD. 6627895
(Type or print only)

Note: All persons holding interests in the lands being subdivided must be listed above. (Use additional sheet if necessary.)

Location of Property A parcel of Land in Tract "A"
Plot of Millerdale, Chelan County Section 9 Township 22N Range 20E W.M.
S.W. 1/4

Proposed source of water supply Chelan County PUD

Proposed type of sewage disposal Septic tank

STATEMENT OF CONSENT AND WAIVER OF CLAIMS

I (we) the owner(s) of all the property involved in this short subdivision, hereby consent to the division of the land as proposed in this application and hereby grant a waiver by myself (ourselves) of all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage, and maintenance of public roads.

IN WITNESS WHEREOF, we have hereto set our signature(s) this 11 day of Feb 1975

Breck Orndorf Virginia Orndorf
Henrietta Cole

ACKNOWLEDGEMENT

This is to certify that on the 10th day of FEBRUARY, 1975, before me, the undersigned, personally appeared BRECK H. ORNDORF, VIRGINIA L. ORNDORF
and HENRIETTA E. COLE

to me known to be the persons who executed the foregoing statement of consent and waiver of claims and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

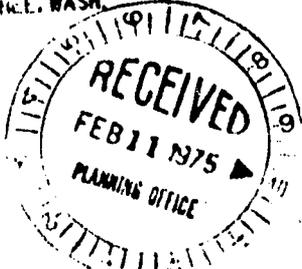
Witness my hand and official seal the day and year last above mentioned.

FEB 9 1975
FRED FOR RECORD

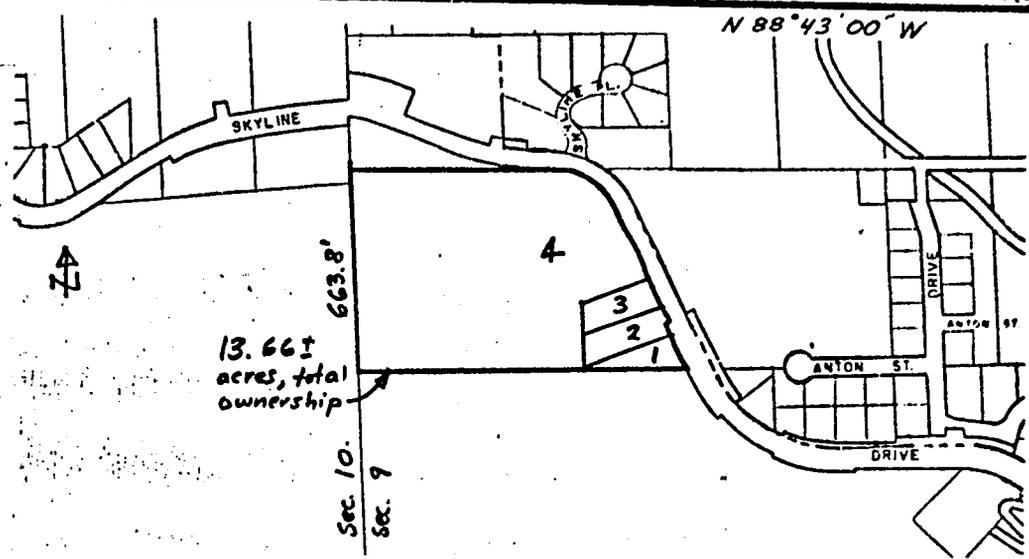
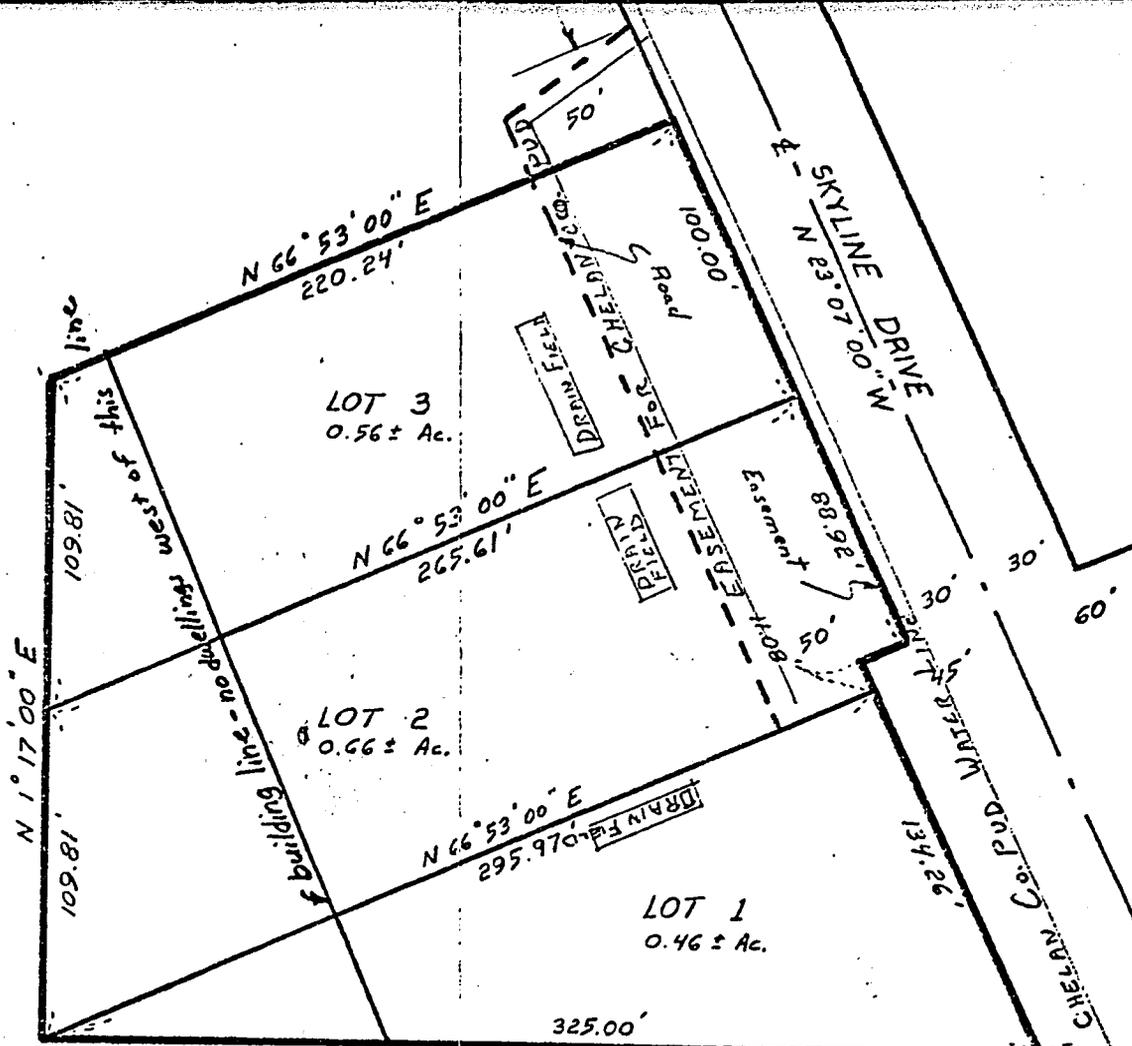


M. Auden France
 Notary Public in and for the State of Washington, residing at Wenatchee

Breck Orndorf
Henrietta Cole
 FEB 28 AM 11 38
 Short Plot
 BOOK 725 PAGE 600
 CHELAN COUNTY AUDITOR
 WENATCHEE, WASH.



(Seal)



SUBDIVISION NAME Orndorf, Bruce, et al - SS # 115

ACTION BY ADMINISTRATOR

Approved Karel Purdon ~~Disapproved~~
 Administrator Date 2-28-75

HORTON DENNIS & ASSOCIATES, INC.
WENATCHEE DIVISION
CONSULTING ENGINEERS

JANUARY 29, 1975

DESCRIPTION
FOR
BRUCE ORNDORF

LOT 1

A parcel of land located in Tract "A", Plat of Millerdale, Chelan County, Washington, in the Southwest One Quarter of Section 9, Township 22 North, Range 20 East W.M., more particularly described as follows:

Commencing at the Northwest corner of Red Apple Second Addition, also being the Easterly right of way of Skyline Drive;

Thence North $88^{\circ} 41' 00''$ West on the North line of said Red Apple Second Addition extended West for 115.31 feet to a point on the Westerly right of way of said Skyline Drive, THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;

Thence continue North $88^{\circ} 41' 00''$ West for 125.00 feet to a point;

Thence North $66^{\circ} 51' 00''$ East for 295.97 feet to a point on the Westerly right of way of said Skyline Drive;

Thence South $21^{\circ} 07' 00''$ East along said right of way for 134.26 feet to THE TRUE POINT OF BEGINNING.

Containing 0.46 acres, more or less.

No field survey. Above description written from available maps. Parcel shown on our sketch B-1751 dated January 28, 1975.

Albert M. Berry
ALBERT M. BERRY, P.E. & L.S.

HORTON DENNIS & ASSOCIATES, INC.
WENATCHEE DIVISION
CONSULTING ENGINEERS

JANUARY 29, 1975

DESCRIPTION
FOR
BRUCE ORNDORF

LOT 2

A parcel of land located in Tract "A", Plat of Millerdale, Chelan County, Washington, in the Southwest One Quarter of Section 9, Township 22 North, Range 20 East W.M., more particularly described as follows:

Commencing at the Northwest corner of Red Apple Second Addition, also being the Easterly right of way of Skyline Drive;

Thence North $88^{\circ} 43' 00''$ West on the North line of said Red Apple Second Addition extended West for 115.31 feet to a point on the Westerly right of way of said Skyline Drive;

Thence North $23^{\circ} 07' 00''$ West along said right of way for 134.26 feet to a point, THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;

Thence continue North $23^{\circ} 07' 00''$ West along said right of way for 11.08 feet to a point;

Thence North $66^{\circ} 53' 00''$ East along said right of way for 15.00 feet to a point;

Thence North $23^{\circ} 07' 00''$ West along said right of way for 88.92 feet to a point;

Thence South $66^{\circ} 53' 00''$ West for 265.61 feet to a point;

Thence South $1^{\circ} 17' 00''$ West for 109.81 feet to a point;

Thence North $66^{\circ} 53' 00''$ East for 295.97 feet TO THE TRUE POINT OF BEGINNING.

Subject to a 50.00 foot road easement along the Northeasterly line of said tract adjacent to said Skyline Drive;

Containing 0.66 acres, more or less.

No field survey. Above description written from available maps and shown on our sketch B-1751 dated January 28, 1975.

HOBBS, DENNIS & ASSOCIATES, INC.
WENATCHEE DIVISION
CONSULTING ENGINEERS

JANUARY 29, 1975

DESCRIPTION
FOR
BRUCE ORNDORF

LOT 3

A parcel of land located in Tract "A", Plat of Millerdale, Chelan County, Washington, in the Southwest One Quarter of Section 9, Township 22 North, Range 20 East W.M., more particularly described as follows:

Commencing at the Northwest corner of Red Apple Second Addition, also being the Easterly right of way of Skyline Drive;

Thence North $88^{\circ} 43' 00''$ West on the North line of said Red Apple Second Addition extended West for 115.31 feet to a point on the Westerly right of way of said Skyline Drive;

Thence North $23^{\circ} 07' 00''$ West along said right of way for 145.34 feet to a point;

Thence North $66^{\circ} 53' 00''$ East along said right of way for 15.00 feet to a point;

Thence North $23^{\circ} 07' 00''$ West along said right of way for 88.92 feet to THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;

Thence continue North $23^{\circ} 07' 00''$ West along said right of way for 100.00 feet to a point;

Thence South $66^{\circ} 53' 00''$ West for 220.24 feet to a point;

Thence South $1^{\circ} 17' 00''$ West for 109.81 feet to a point;

Thence North $66^{\circ} 53' 00''$ East for 265.61 feet to THE TRUE POINT OF BEGINNING.

Subject to a 50.00 foot road easement along the Northeasterly line of said tract adjacent to said Skyline Drive.

Containing 0.56 acres, more or less.

No field survey. Above description written from available maps and shown on our sketch B-1751 dated January 28, 1975.

Albert M. Berry
ALBERT M. BERRY, P.E. & L.S.

DESCRIPTION OF LOT NO. 4

That part of the following described property lying westerly of the right of way for Skyline Drive, to-wit:

A tract of land located in Millerdale, Chelan County, Washington, according to the recorded plat thereof, recorded in Volume 1 of Plats page 89, the same being a portion of Block "A" of said Millerdale, described as follows: Beginning at the northwest corner of Block 24 of said Millerdale and running west on a line which would be continuation of the north boundary line of Blocks 24 and 25 of said Millerdale, to the west line of said Block "A" thence south of said west line of said block "A" a distance of 663.8 feet; thence east a distance of 700' on a line which would be a continuation of the south Boundary line of said Blocks 24 and 25 of said Millerdale; thence N. 1 17'00" E for 219.62'; thence N 66 53'00" E for 220.24' to right of way of Skyline Drive; thence S 23 07'00" E Along right of way for 188.92'; thence S 66 53'00" for 15'; thence S 23 07'00" along said right of way for 145.34' to a point on the south Boundary line of said Blocks 24 and 25 thence E along said line to the southwest corner of said Block 25; thence north on the west line of said Block 24 a distance of 663.8' to the point of beginning.