



DAVID E GRIFFITHS
 CHELAN COUNTY TREASURER

Chelan County
 Auditor

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 WENATCHEE, WA 98807-1441
 Phone: (509) 667-6405 Fax: (509) 667-6488
 WWW.CO.CHELAN.WA.US/TREASURER

OCT 15 2024
 Received
 Wenatchee, WA

Paid By: BOUNDARY REVIEW BOARD 10-15-24

RECEIPT NUMBER

1718373

DATE

10/15/2024

Received by B.R.B. 10-18-24

Account Description	Account	Amount	Comment
BRB REVENUE PETITION OR NOTICE FEE	010.017.36991.00.000	50.00	
Total		50.00	

Payment Type: Payment	Cash	50.00
Payment Code: Full Payment	Total Paid:	50.00

Operator	Batch
<LISAM>	<21293> - ACCTG 10/15/2024

For Property Tax Information, please visit our website at: WWW.CO.CHELAN.WA.US/TREASURER



City of Leavenworth

700 US Hwy 2 | PO Box 287
Leavenworth, WA 98826
(509) 548-5275
cityofleavenworth.com

Chelan County
Auditor

OCT 15 2024

Received
Wenatchee, WA

October 11, 2024

Chelan County Boundary Review Board
c/o Chelan County Auditor, Elections Division
350 Orondo Avenue, Level 2, Ste 306
Wenatchee, WA 98801

RE: City of Leavenworth, Hoyos Marson Dr Annexation

Dear Members of the Chelan County Boundary Review Board,

Please find attached the annexation notice of intention (NOI) and associated fee for your review and consideration. The annexation petition is in reference to a 60 percent representation, encompassing a single 0.52 acre parcel of land situated within the Urban Growth Area (UGA). The area is zoned Multifamily Residential and currently includes three residential dwelling units and is currently served by both City sewer and water services.

The annexation includes a small portion of Mine Street right-of-way, lying east of the parcel and west of the existing City limits boundary. This will effectively bring the entirety of Mine Street into the City limits. No immediate development plans are currently in place. Upon annexation, additional water and sewer connections will be available for future development of the area.

No new impacts on local service providers, including law enforcement, fire and rescue, the school district, hospital/EMS, and the library district, are anticipated, as the proposed annexation does not alter the boundaries of the existing service providers.

The Chelan County Assessor has certified the annexation, confirming the sufficiency of the 60 percent petition on September 27, 2024.

A public hearing on the proposed annexation was conducted by the Leavenworth City Council on October 8, 2024. Pending approval from the Boundary Review Board, the Council will finalize the annexation through an Ordinance.

Should you require supplementary information, please feel free to contact me at your convenience.

Respectfully submitted,

Maggie Boles
Community Development Director

Enclosures

OCT 15 2024

Received Wenatchee, WA

WASHINGTON STATE BOUNDARY REVIEW BOARD FOR CHELAN COUNTY

NOTICE OF INTENTION

for office use only:

BRB FILE # _____

1. Name of City, Town or special purpose district:
Leavenworth

2. Action Sought: Annexation
 Formation of a Special Purpose District
 Incorporation
 Other Boundary Change
 Merger/Consolidation of Special Purpose District
 Dissolution of Special Purpose District
 Water or Sewer Extension _____ Size of Water Line _____ Sewer Line

3. Briefly describe proposal: Annexation of parcel within UGA - Multifamily Residential zoning

4. Method used to initiate the proposed action: Petition Election Resolution

5. State statute under which action is sought: RCW 35A.14.120 Direct Petition Method

FACTORS THE BOARD MUST CONSIDER

POPULATION AND LAND USE:

1. Provide the following information:

	POPULATION OF PROPOSED AREA		POPULATION OF EXISTING ENTITY	
	EXISTING	10-YEAR PROJECTION	EXISTING	10-YEAR PROJECTION
People	5	18 (est)	2263 (est)	2350 (est)
Residences	3	11	1210 (est)	1320 (est)
Businesses	0	0	N/A	N/A

2. What source is the basis for this projection information?
See below*

3. Existing land use of the proposed area
Multifamily Residential

*People Existing: Actual count; People 10 year projection: used possible units x 1.58 units per household (per 2021 Housing Action Plan); Residences Existing: Actual count; Residences Projection: used sq ft of lot divided by minimum sq ft per unit (2,000) in Multifamily Residential Zone
Population of Entity: Used data from the 2021 Housing Action Plan, the US Census Bureau (2020 Decennial Census), and Chelan County Population Allocations per Resolution 2015-112 for the last periodic update cycle.

4. Existing land use of the area surrounding the proposal within 1000 feet: Multifamily Residential, Residential Low Density 6,000 (RL-6), Tourist Commercial (TC)

5. Are all surrounding & interior roads included in the annexation? Yes No
If no, why not?

6. Is there new residential, commercial, or industrial development that is associated with this proposal?
No; however, annexation will allow for additional sewer connections which allows for additional residential multifamily development of the property.

If yes, describe any projects being considered or proposed:

7. If the proposal is approved, will there be land use changes within the next 18 months?

o Land Use

No changes are proposed.

o Zoning

No, zoning will remain Multifamily Residential

o Comprehensive Plan

Yes - The 2026 Comprehensive Plan and Development Regulations is scheduled to be adopted in December 2025 (required by June 2026)

8. Has the proposed area been the subject of land use action by Chelan County in the last 6 years?

None known

If so, please explain

9. a. Chelan County Comprehensive Plan designation for the proposed area:

Multifamily Residential

b. For surrounding areas within 1000 feet:

Multifamily Residential, Residential Low Density 6,000 (RL-6), Tourist Commercial (TC)

c. Chelan County Zoning for the proposed area:

Multifamily Residential

d. For surrounding areas within 1000 feet:

Multifamily Residential, Residential Low Density 6,000 (RL-6), Tourist Commercial (TC)

10. Does your jurisdiction have an adopted comprehensive plan? Yes Date Adopted:

02/27/2018 - 2017 Comprehensive Plan and 12/14/2021 - 2021 Amendments to Housing & Land Use

11. Describe how this proposal is consistent with the adopted comprehensive plan:

LU Goal 1: Provide sufficient land area and densities to meet Leavenworth's projected needs for housing.
CF Policy 4.4: Proposed developments, which are within the Urban Growth Area but beyond the City limits, shall be reviewed to ensure extensions of city water, sewer, and/or storm sewer facilities concurrently with development, be paid for by those who are benefiting from the extensions, and my include annexation into the City as a requirement.

a. Proposed city zoning upon annexation:

Multifamily Residential

12. Has any portion of this area been previously reviewed by the Boundary Review Board? No

Explain: _____

13. Describe the following as required by RCW 36.93.170 and the effects on land use, accessibility and potential development:

a. Topography:
No change

b. Natural Boundaries:
No change

c. Drainage Basins:
No change

14. Is the proposed area within the Urban Growth Area for your municipality?
Yes

MUNICIPAL SERVICES

1. What services will be provided in the proposed area?

	EXISTING PROVIDER	PROPOSED PROVIDER	TIME FRAME for SERVICES	HOW FINANCED
Water	City of Leavenworth	City of Leavenworth	No Change	N/A
Sewer	City of Leavenworth	City of Leavenworth	No Change	N/A
Fire	CCFD #3	CCFD #3	No Change	N/A
Stormwater	City of Leavenworth	City of Leavenworth	No Change	N/A
Roads	City of Leavenworth	City of Leavenworth	No Change	N/A
Parks	N/A	City of Leavenworth	No Change	N/A
Police	CC Sheriff	CC Sheriff	No Change	N/A
School	Cascade School Dist	Cascade School Dist	No Change	N/A
Library	NCRL	NCRL	No Change	N/A

2. Does your jurisdiction have a current Capital Facilities Plan?
Yes

Does it consider the proposed area?
No planned capital improvements are identified within the next six years for the subject area.

3. Describe the effect your jurisdiction's ordinances, governmental codes, regulations and resolutions will have on existing uses in the proposed area:

No change - same as current codes and regulations for Multifamily Residential

4. Describe the probable future needs for services and additional regulatory controls in the area?

The property is currently served by public services. Additional connections to the City system may be required for future development or redevelopment of the property.

5. Describe the probable effects of the proposal on the cost and adequacy of services and regulatory controls:

- a. In the proposed area?

No impacts - the property is currently developed and provided with public services. There are no anticipated shifts in costs incurred for services or changes in the ability to maintain regulatory controls.

- b. In the adjacent area?

No impacts to services or regulations.

6. Estimate the following to be incurred under the proposal:

- a. Proponent Expenditures to be incurred:

\$ None

- b. Proponent Revenues to be gained:

\$315.44; City of Leavenworth; based on 2024 property taxes on \$392,932 assessed value

- c. County Revenue Lost:

\$269.77; County Road; based on 2024 property taxes on \$392,932 assessed value

- d. County Expenditure Reduction:

\$None

- e. Fire District Revenue Lost:

\$None

- f. Fire District Expenditure Reduction:

\$ No changes to the Fire District boundary are proposed; No expenditure reduction will take place.

- g. Financial Impact to Special Districts (library, parks, hospital):

\$N/A - No changes or financial impacts to existing Special Districts proposed or anticipated

7. What is the future impact of your proposal on the school district?

No Impact. The property is currently located within the Cascade School District and will remain so.

ENVIRONMENTAL INFORMATION

1. Is there an existing environmental review pertinent or related to this proposal? Yes No
If No, answer questions 2 through 5.

2. Expected impact of any proposed development to adjacent roads and highways: None

3. Expected impact of any proposed development on air quality:
None - residential development only - no commercial or industrial uses

4. Does the area under consideration contain "critical areas"? (floodplain, wetland, steep slope wildlife habitat area etc.):
No critical areas identified

OBJECTIVES OF THE BOUNDARY REVIEW BOARD

Describe fully which objectives of RCW 36.93.180 this proposal meets and which objectives this proposal does not meet. Please give your reasons for each of the objectives chosen:

1. Preservation of natural neighborhoods and communities:
The proposal meets this objective in that it will retain the multifamily use of the property. The annexation will not impact the multifamily residential zoning of the property, with regulations in place that apply in both the City and the UGA. With the annexation, the residential character will be maintained and will allow for orderly development, consistent with City standards for zoning, access, and utilities.

2. Use of physical boundaries, including but not limited to bodies of water, highways, and land contours:
The proposal meets this objective as it includes annexation of a portion of Mine Street, adjacent to the property. This clears up a boundary issue between the city and county's ROW.

3. Creation and preservation of logical service areas:
The proposal meets this objective in that it preserves and enhances existing City water and sewer services. Future system development charges will be used to improve City services for the benefit of all residents.

4. Prevention of abnormally irregular boundaries:
The proposal meets this objective as the property is located within the existing Urban Growth Area.

5. Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities in excess of ten thousand (10,000) population in heavily populated urban areas:
The proposal meets this objective as it does not include incorporation of a small city, but rather the inclusion of a parcel of land into the existing Leavenworth City limits.

6. Dissolution of inactive special purpose districts:
This objective does not apply to the proposed project. The annexation does not involve the dissolution of any inactive special purpose districts.

7. Adjustment of impractical boundaries:

The proposed annexation does not result in an impractical boundary; this objective has been met.

8. Incorporation as cities or towns or annexation to cities and towns of unincorporated areas which are urban in character:

The parcel proposed for annexation is located within the City of Leavenworth's Urban Growth Area (UGA). The UGA is intended for city growth and development and is anticipated for annexation in accordance with the Growth Management Act. This objective has been met.

9. Protection of agricultural and rural lands which are designated for long term productive agricultural and resource use by a comprehensive plan adopted by the county legislative authority:

This objective does not apply to the proposal. The subject parcel is located in the Urban Growth Area, within the Multifamily Residential zoning district and does not contain any agricultural or rural lands designated for long-term productive agricultural and resource use.

EXHIBITS

See attached **Notice of Intention Filing Instructions** for explanation of Exhibits A, B, C, D, E, and F. Applicable Exhibits must accompany the Notice of Intention document.

I certify that the above is true and accurate, and that I am an official or employee of the governmental jurisdiction seeking boundary change action or the proponent for the incorporation or formation.

Dated this 10 day of October, 2024.



Signature

Maggie Boles

Name of person completing this form

Community Development Director

Title

[509] 548-5275 (ext. 132)

Phone Number

mboles@cityofleavenworth.com

Email Address

PO Box 287, Leavenworth, WA 98826

Mailing Address

Names, Addresses and Email Addresses of other persons who should receive correspondence from the BRB in regard to this Notice:

Carl Florea, Mayor, cflorea@cityofleavenworth.com

Matthew "Selby", City Administrator, selby@cityofleavenworth.com

Andrea Fischer, City Clerk, afischer@cityofleavenworth.com

Exhibit A
Legal Description

EXHIBIT A

Legal Description of Property to be Annexed

Lot 1, as described in and delineated on Boundary Line Adjustment No. 2365, recorded October 16, 1991, under Chelan County, Washington Auditor's File No. 9110160059, being a portion of Lot 1, Marson Short Plat No. 361, recorded under recording No. 786292, Chelan County, Washington.

AND

All that portion of the Mine Street right-of-way lying westerly of the existing city limits boundary.

Exhibit B
Assessor's Map

Exhibit B

Hoyos Annexation

60 Percent Petition Map

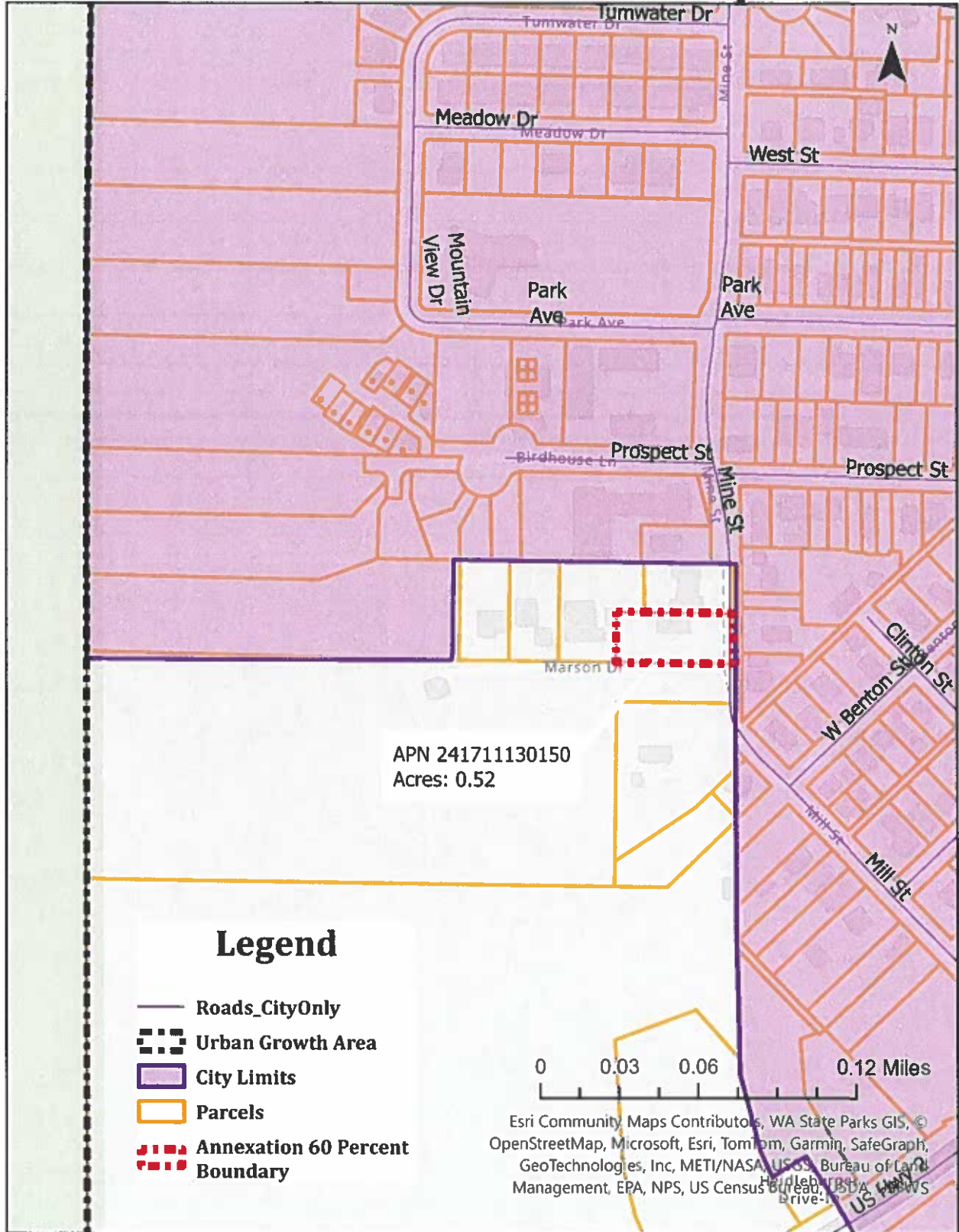
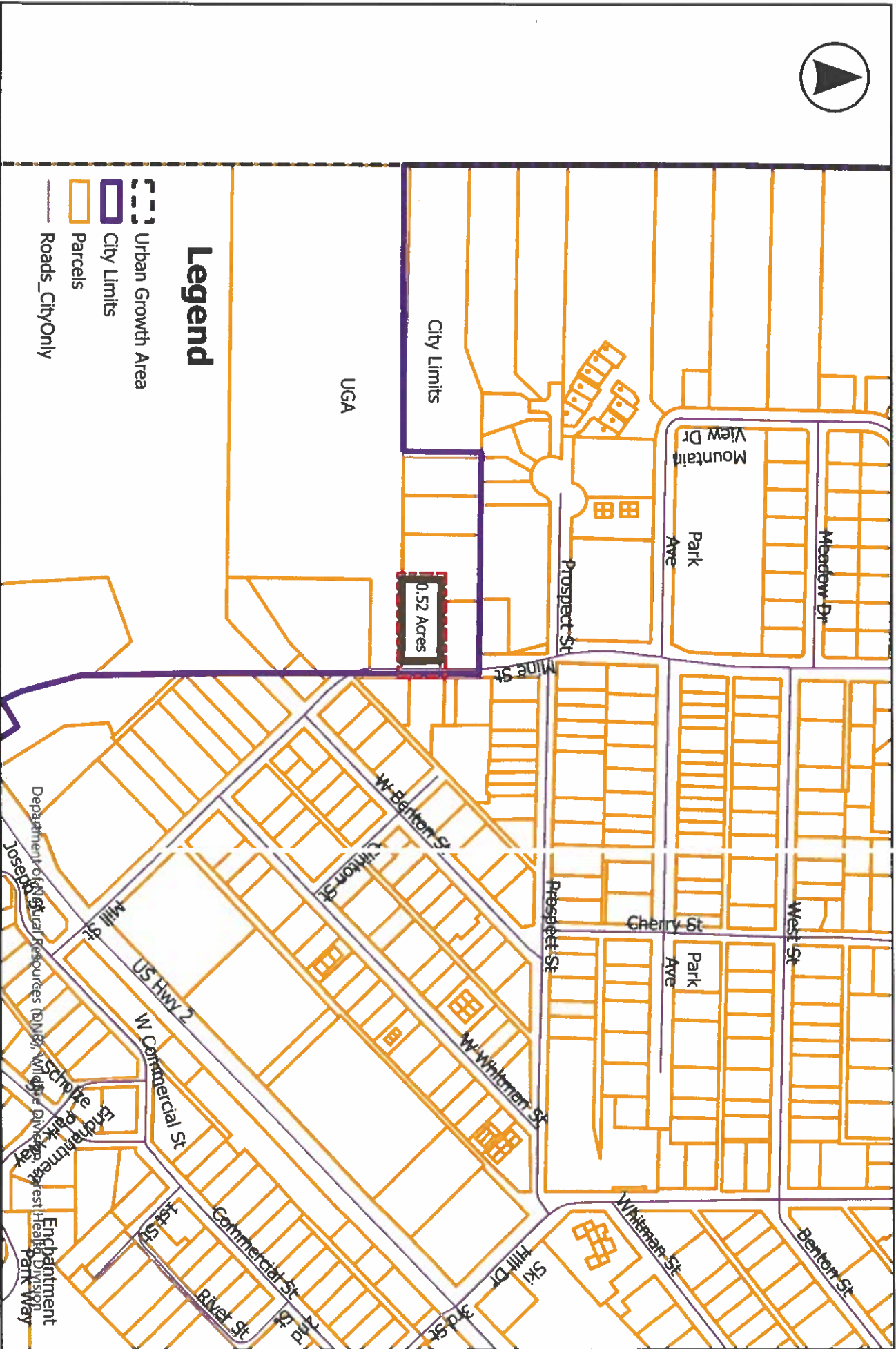


Exhibit C
Required Maps

Exhibit C.1 & C.4 Parcels and Roads







- ### Legend
-  Urban Growth Area
 -  City Limits
 -  Parcels
 -  Roads_CityOnly

Exhibit C.3

Existing Water, Sewer, Storm Lines

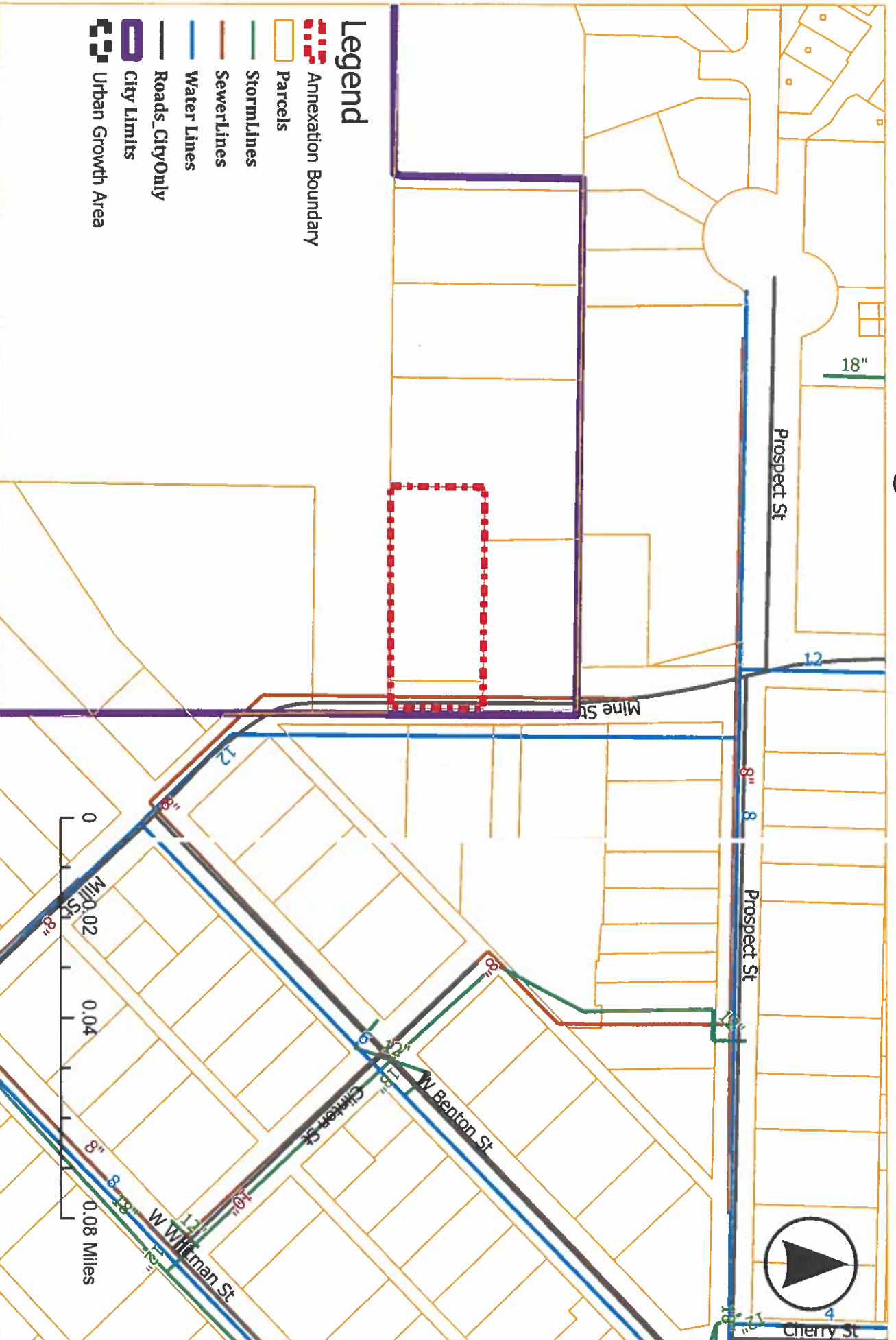


Exhibit C.7

Zoning, Comprehensive Plan, UGA

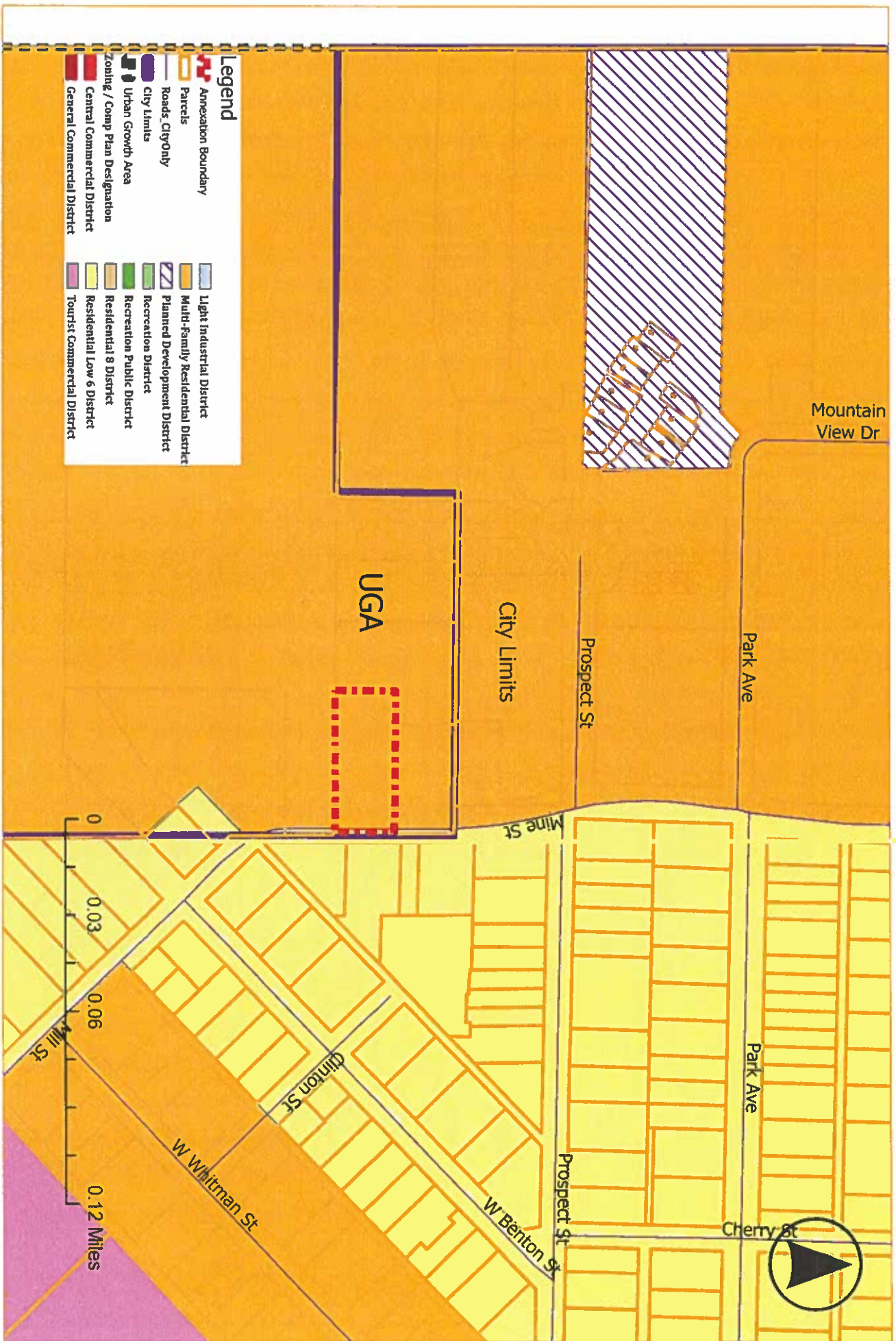


Exhibit C.8 All Critical Areas

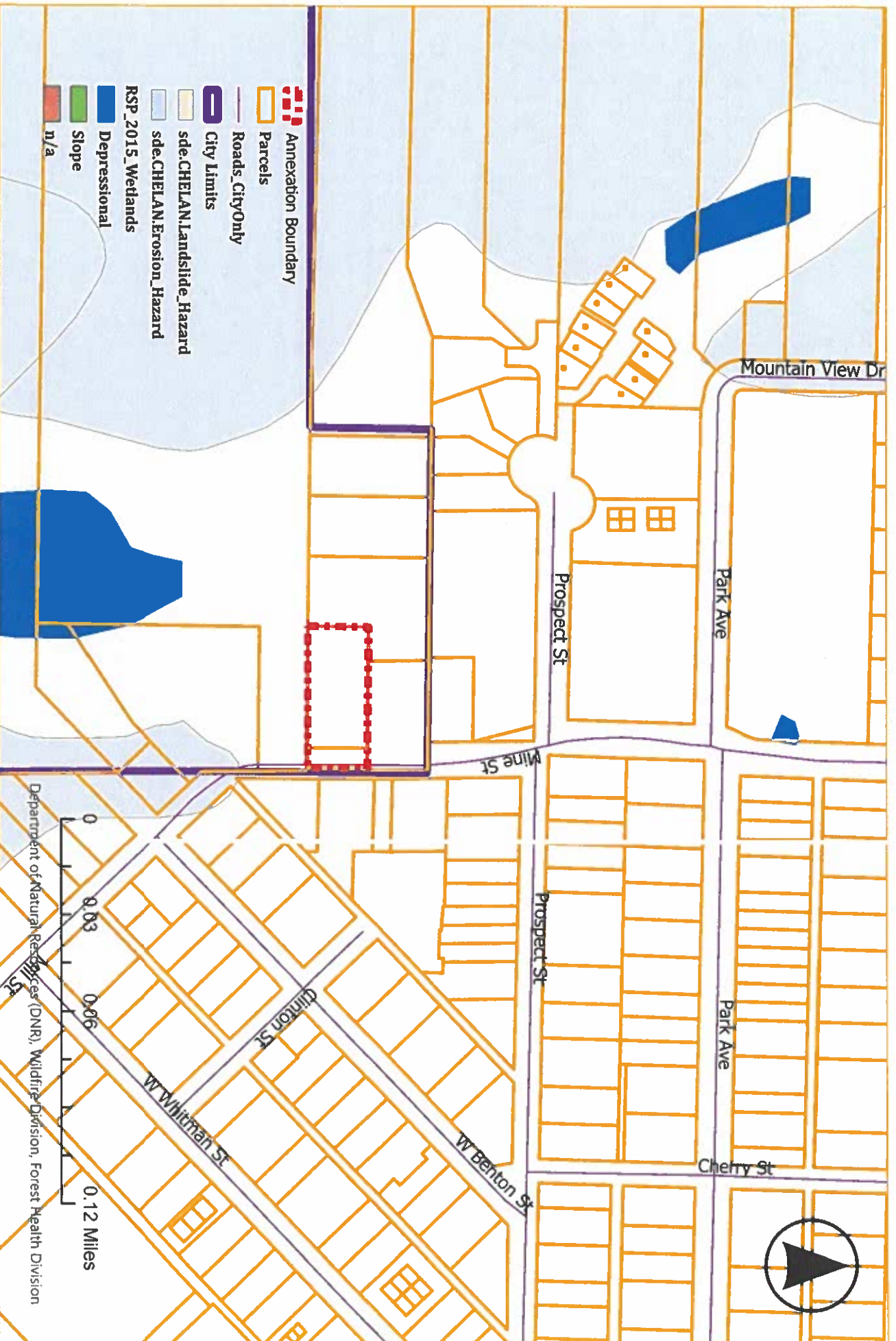


Exhibit D
Documentation of Process

PETITION FOR ANNEXATION (RCW 35A.14)



TO

THE CITY OF LEAVENWORTH, WASHINGTON

TO THE HONORABLE MAYOR AND CITY COUNCIL

The undersigned, being the owners as defined in RCW 35A.01.040(9)(a-d), of not less than sixty percent (60%) in value, according to the assessed valuation for general taxation of the property for which annexation is petitioned, do hereby petition that such territory be annexed to and made a part of the City of Leavenworth, Washington, under the provisions of RCW 35A.14 et seq, and any amendments thereto, of the State of Washington.

The territory sought to be annexed is legally described on the attached **Exhibit A**, which is incorporated herein, which legal description complies with RCW 35A.14.410. A map outlining the boundaries of the real property sought to be annexed is attached hereto and marked **Exhibit B** and is incorporated herein.

The City Council of the City of Leavenworth met with the initiating parties at a regular, open public meeting on September 10, 2024, and determined that the City would accept processing the proposed annexation, on the conditions set forth below:

1. Consider the acceptance for annexation from Gustavo Hoyos of one property located at 9646 Marson Dr, Assessor's Tax Parcel Number 241711130150;
2. Consider the acceptance for annexation of that portion of Mine Street right-of-way, lying west of the existing city limits boundary;
3. For purposes of annexation, the annexed property will retain the existing zoning; and,
4. The City will require the assumption of City indebtedness by the area proposed to be annexed.

The above conditions are disclosed by motion of the Leavenworth City Council during the meeting on September 10, 2024.

WHEREFORE, the undersigned petition the City of Leavenworth, Washington as follows:

- (a) That appropriate action be taken to entertain this petition, fixing a date for a public hearing, causing a notice of the hearing to be published in one or more issues of the Leavenworth Echo and causing notice of the hearing to be posted in three public places within the territory proposed for annexation, specifying the time and place of such hearing, and inviting interested persons to appear and voice approval or disapproval of such annexation; and

(b) That following such hearing, the City Council determine by ordinance that such annexation shall be made, that such property annexed shall become a part of the City of Leavenworth, Washington subject to its laws and ordinances then and thereafter in force, and subject to the requirements with respect to transfer of water rights to the City of Leavenworth and construction of necessary infrastructure in accordance with City of Leavenworth ordinances.

The petitioners subscribing hereto agrees that all property within the territory hereby sought to be annexed shall be assessed and taxed at the same rate and on the same basis as other property within the City of Leavenworth, Washington, including assessments or taxes in payment of any bonds issued or debts contracted prior to or existing at the date of annexation.

WARNING

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

<u>Date</u>	<u>Signature of Petitioner</u>	<u>Tax Parcel No.</u>
09/13/2024	<i>[Handwritten Signature]</i>	28140 ← Property ID
	Gustavo Rafael Hoyos Jimenez	24171130150 - ID ^{PARCEL}

EXHIBIT A

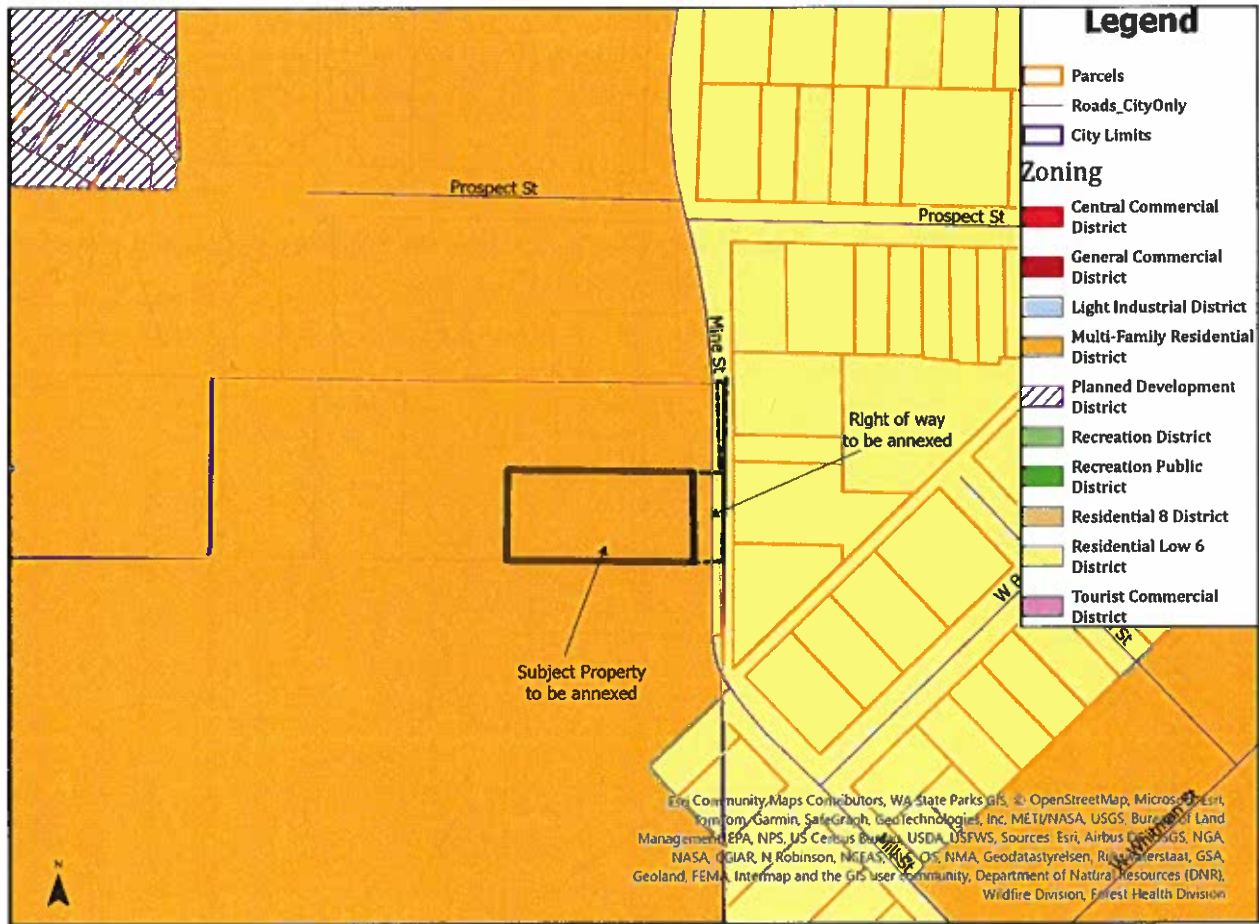
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Lot 1, as described in and delineated on Boundary Line Adjustment No. 2365, recorded October 16, 1991, under Chelan County, Washington Auditor's File No. 9110160059, being a portion of Lot 1, Marson Short Plat No. 361, recorded under recording No. 786292, Chelan County, Washington.

AND

All that portion of the Mine Street right-of-way lying westerly of the existing city limits boundary.

EXHIBIT B
Parcel and Zoning Map



Chelan County Assessor

Property Search Results > 28140 HOYOS GUSTAVO for Year 2024 - 2025

Property

Account

Property ID:	28140	Abbreviated Legal Description:	T 24N R 17EWM S 11; LOT 1 SP 361 LOT 1 BLA 2365 0.5200 ACRES
Geographic ID:	241711130150	Agent Code:	
Type:	Real		
Tax Area:	42 - 228 F3 H1 PK2 MD2	Land Use Code	11
Open Space:	N	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:	24N	Section:	11;
Range:	17EWM	Legal Acres:	0.5200

Location

Address:	9646 MARSON DR LEAVENWORTH, WA 98826	Map ID:	3LVWC02R01
Neighborhood:	Cycle 3 Leavenworth city div 2 RES		
Neighborhood CD:	3LVWC02R01		

Owner

Name:	HOYOS GUSTAVO	Owner ID:	111538
Mailing Address:	6311 95TH ST MARYSVILLE, WA 98270	% Ownership:	%
		Exemptions:	

Pay Tax Due

Select the appropriate checkbox next to the year to be paid. Multiple years may be selected.

Year - Statement ID	Tax	Assessment	Penalty	Interest	Total Due
2024 - 16431 (Balance)	\$1482.77	\$26.18	\$0.00	\$0.00	\$1508.95

Total Amount to Pay: \$

*Convenience Fee not included

Taxes and Assessment Details

Property Tax Information as of 08/02/2024

Amount Due if Paid on: **NOTE:** If you plan to submit payment on a future date, make sure you enter the date and click **RECALCULATE** to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▶ Statement Details							
2024	16431	\$1509.06	\$1508.95	\$0.00	\$0.00	\$1509.06	\$1508.95
▶ Statement Details							
2023	16480	\$1430.31	\$1430.17	\$0.00	\$0.00	\$2860.48	\$0.00
▶ Statement Details							
2022	16538	\$1510.48	\$1510.34	\$0.00	\$0.00	\$3020.82	\$0.00
▶ Statement Details							
2021	16618	\$1663.24	\$1663.11	\$0.00	\$0.00	\$3326.35	\$0.00
▶ Statement Details							
2020	16670	\$1391.21	\$1391.10	\$0.00	\$0.00	\$2782.31	\$0.00
▶ Statement Details							
2019	16787	\$1174.90	\$1174.81	\$0.00	\$0.00	\$2349.71	\$0.00
▶ Statement Details							
2018	16841	\$1178.00	\$1177.89	\$0.00	\$0.00	\$2355.89	\$0.00
▶ Statement Details							
2017	16909	\$977.64	\$977.49	\$0.00	\$0.00	\$1955.13	\$0.00
▶ Statement Details							
2016	16972	\$1013.55	\$1013.46	\$0.00	\$0.00	\$2027.01	\$0.00
▶ Statement Details							

2015 17169 \$694.86 \$694.79 \$0.00 \$0.00 \$1389.65 \$0.00

Values

(+) Improvement Homesite Value:	+	\$0
(+) Improvement Non-Homesite Value:	+	\$195,532
(+) Land Homesite Value:	+	\$0
(+) Land Non-Homesite Value:	+	\$197,400
(+) Curr Use (HS):	+	\$0 \$0
(+) Curr Use (NHS):	+	\$0 \$0
<hr/>		
(=) Market Value:	=	\$392,932
(-) Productivity Loss:	-	\$0
<hr/>		
(=) Subtotal:	=	\$392,932
(+) Senior Appraised Value:	+	\$0
(+) Non-Senior Appraised Value:	+	\$392,932
<hr/>		
(=) Total Appraised Value:	=	\$392,932
(-) Senior Exemption Loss:	-	\$0
(-) Exemption Loss:	-	\$0
<hr/>		
(=) Taxable Value:	=	\$392,932

Taxing Jurisdiction

Owner: HOYOS GUSTAVO
 % Ownership: 100.000000000000%
 Total Value: N/A
 Tax Area: 42 - 228 F3 H1 PK2 MD2

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax
110001	County Road General	N/A	N/A	N/A	N/A
010170	Chelan County	N/A	N/A	N/A	N/A
155001	Veteran's Relief	N/A	N/A	N/A	N/A
160001	Mental Health	N/A	N/A	N/A	N/A
656301	Fire No 3 General	N/A	N/A	N/A	N/A
692101	Hospital No 1 General	N/A	N/A	N/A	N/A
107001	Flood Control Zone	N/A	N/A	N/A	N/A
654175	Cascade SD 228 Cap Projects	N/A	N/A	N/A	N/A
652001	State School Refund	N/A	N/A	N/A	N/A
652003	State School 2	N/A	N/A	N/A	N/A
652005	State School	N/A	N/A	N/A	N/A
652025	State School 2 Refund	N/A	N/A	N/A	N/A
677001	Upper Valley Park & Rec General	N/A	N/A	N/A	N/A
692110	Hospital No 1 Bond	N/A	N/A	N/A	N/A
692150	Hospital No 1 EMS	N/A	N/A	N/A	N/A
644001	Regional Library	N/A	N/A	N/A	N/A
671101	Port General	N/A	N/A	N/A	N/A
654161	Cascade SD 228 General	N/A	N/A	N/A	N/A
654170	Cascade SD 228 Bond	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
Taxes w/Current Exemptions:					N/A
Taxes w/o Exemptions:					N/A

Improvement / Building

Improvement #1: RESIDENTIAL State Code: 11 1080.0 sqft Value: \$171,589
 Exterior Wall: Plywood or Hrdbrd Heating/Cooling: Stove
 Number of Bathrooms: 1 Number of Bedrooms: 2

Type	Description	Class CD	Sub Class CD	Year Built	Area
MA	Main	FAIR	1 STY	1970	720.0
LOFT	Loft	FAIR	1 STY	1970	360.0
DECK	Open Wood Deck	AVERAGE *		1970	240.0

Improvement #2: MOBILE HOME **State Code:** 11 **1164.0 sqft** **Value:** \$23,943

Exterior Wall: Metal or Vinyl

Type	Description	Class CD	Sub Class CD	Year Built	Area
MH1	MH SINGLE	FAIR	MBL HOME	1964	1164.0

Sketch

No sketches available for this property.

Property Image

This property contains TIFF images. Click on the button(s) to download the full image (which may contain multiple pages).



Mobile Home Survey Record

Address of Property: 28140 HOYOS GUSTAVO

City: Chelan State: WA Parcel No: 28140 HOYOS GUSTAVO

Mobile Home No: 1234567890

Year: 2024

U.D. No: [] Unimproved [] Improved

Personal Property No: []

TYPE	DESCRIPTION	DATE	VALUE	REMARKS
MOBILE HOME	1988	12/15/88	15,000	
TRAILER	1990	08/15/90	2,000	
APPLIANCES	Stove, Dishwasher, A/C		3,000	
VEHICLES	1995 Ford Truck	05/15/95	8,000	
PERSONAL PROPERTY	Tools, Furniture		1,000	
TOTAL			39,000	

Include Other Details (See Section 1.1)

Building Date: 12/15/88
 Building Price: 15,000
 Building Value: 15,000

Notes:
 1988 mobile home with 1990 trailer
 1995 Ford truck with 1990 A/C unit
 1995 Ford truck with 1990 A/C unit
 1995 Ford truck with 1990 A/C unit

TWP RGE SEC PLAT PARCEL
 28 11 11 1 0 0150

IMPROVEMENT SURVEY RECORD

Address of Property: 28140 HOYOS GUSTAVO

City: Chelan State: WA Parcel No: 28140 HOYOS GUSTAVO

Improvement No: 1234567890

Year: 2024

U.D. No: [] Unimproved [] Improved

Personal Property No: []

TYPE	DESCRIPTION	DATE	VALUE	REMARKS
CONCRETE	1988	12/15/88	15,000	
TRAILER	1990	08/15/90	2,000	
APPLIANCES	Stove, Dishwasher, A/C		3,000	
VEHICLES	1995 Ford Truck	05/15/95	8,000	
PERSONAL PROPERTY	Tools, Furniture		1,000	
TOTAL			39,000	

Include Other Details (See Section 1.1)

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 1988 mobile home with 1990 trailer
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TWP RGE SEC PLAT PARCEL
 28 11 11 1 0 0150

IMPROVEMENT SURVEY RECORD

Address of Property: 28140 HOYOS GUSTAVO

City: Chelan State: WA Parcel No: 28140 HOYOS GUSTAVO

Improvement No: 1234567890

Year: 2024

U.D. No: [] Unimproved [] Improved

Personal Property No: []

TYPE	DESCRIPTION	DATE	VALUE	REMARKS
CONCRETE	1988	12/15/88	15,000	
TRAILER	1990	08/15/90	2,000	
APPLIANCES	Stove, Dishwasher, A/C		3,000	
VEHICLES	1995 Ford Truck	05/15/95	8,000	
PERSONAL PROPERTY	Tools, Furniture		1,000	
TOTAL			39,000	

Include Other Details (See Section 1.1)

Building Date: 12/15/88
 Building Price: 15,000
 Building Value: 15,000

Notes:
 1988 mobile home with 1990 trailer
 1995 Ford truck with 1990 A/C unit
 1995 Ford truck with 1990 A/C unit
 1995 Ford truck with 1990 A/C unit

TWP RGE SEC PLAT PARCEL
 28 11 11 1 0 0150

Land Survey Record

Total Acres in Parcel = 2.00 AC

Total Acres in Orchard =	AC	Per. AC	TOTAL	DATE	RECORD VALUE OR APPRAISAL VALUE
In Class Location	Acres @	Per. AC			
Out Class Location	Acres @	Per. AC			

STANDARD SIZE FRUIT TREES

Yr. Assessed	1-5	6-10	11-15	16-20	21-25	26-30	31-35	36+
Acres @	AC @	AC @	AC @	AC @	AC @	AC @	AC @	AC @
Apples-1st C.								
Apples-2nd C.								
Cherries								
Peaches								
Berries								
Other								
Total No. Specimens	AC @							
Declarations								
TOTAL ORCHARD VALUE @								

SEMI-DWARF TREES

Yr. Assessed	1-3	4-6	7-10	11-15	16-20	21-25	26-30
Acres @	AC @	AC @	AC @	AC @	AC @	AC @	AC @
Apples-1st C.							
Apples-2nd C.							
Other							
Total No. Specimens	AC @						
Declarations							
TOTAL ORCHARD VALUE @							

LAND

Building Use	AC @	R.D.P.	
Water Front	F.F. @	Day	N.D. @
Submerged Pasture	AC @	Day	N.D. @
Submerged Hay	AC @	Day	N.D. @
Woods & Range	AC @	Woods	AC @
TOTAL APPRAISED VALUE OF PARCELS @			



2/19/19, 11:55:27 AM

28140



REAL PROPERTY CLAIM FOR OFFENSE

Section 1: General Information

Section 2: Property Information

Section 3: Offense Information

Section 4: Assessor Information

Section 5: Signatures

18-101

Section 6: Assessment Information

Section 7: Tax Information

Section 8: Property Description

Section 9: Assessor's Declaration

Section 10: Signatures

18-102



Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	# Lots	Market Value	Prod. Value
1	SV 140K	SITE VALUE \$140,000	0.5200	22651.20	0.00	0.00	1.00	\$197,400	\$0

Roll Value History

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2024	N/A	N/A	N/A	N/A	N/A
2023	\$174,863	\$226,394	\$0	\$401,257	\$401,257
2022	\$136,023	\$219,184	\$0	\$355,207	\$355,207
2021	\$125,190	\$193,200	\$0	\$318,390	\$318,390
2020	\$135,357	\$193,802	\$0	\$329,159	\$329,159
2019	\$97,279	\$167,860	\$0	\$265,139	\$265,139
2018	\$65,008	\$152,600	\$0	\$217,608	\$217,608
2017	\$60,670	\$140,000	\$0	\$200,670	\$200,670
2016	\$45,952	\$140,000	\$0	\$185,952	\$185,952
2015	\$46,914	\$140,000	\$0	\$186,914	\$186,914
2014	\$67,235	\$64,000	\$0	\$131,235	\$131,235
2013	\$66,026	\$52,000	\$0	\$118,026	\$118,026
2012	\$53,720	\$52,000	\$0	\$105,720	\$105,720
2011	\$52,031	\$96,000	\$0	\$148,031	\$148,031

2010	\$59,127	\$80,000	\$0	\$139,127	\$139,127
2009	\$64,157	\$80,000	\$0	\$144,157	\$144,157
2008	\$64,157	\$80,000	\$0	\$144,157	\$144,157
2007	\$64,157	\$80,000	\$0	\$144,157	\$144,157
2006	\$33,860	\$50,000	\$0	\$83,860	\$83,860

Deed and Sales History

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Sale Price	Excis Num
1	07/25/2023	WFD	Warranty Fulfillment Deed	MARSON CHRISTOPHER L & ROSALIE J	HOYOS GUSTAVO				0
2	08/30/2019	C	Real Estate Contract	MARSON CHRISTOPHER L & ROSALIE J	HOYOS GUSTAVO			\$350,000.00	1841C
3	09/10/2019	MH TITLE	Mobile Home Title	MARSON C LEE	HOYOS GUSTAVO				1841C
4	10/03/1973	SWD	Statutory Warranty Deed		MARSON CHRISTOPHER	717	870		0

Payout Agreement

No payout information available..



Wes Cornelius
CHELAN COUNTY ASSESSOR

350 Orondo Ave, Suite 6
Wenatchee, WA 98801-2885
PHONE: 509-667-6365 FAX: 509-667-6664
WEBSITE: <http://www.co.chelan.wa.us/assessor>

**DETERMINATION OF SUFFICIENCY
DIRECT PETITION METHOD FOR ANNEXATION
(RCW 35.21.005 / RCW 35A.01.040)**

Name of Annexation: *2024-05-LV-Hoyos*

Date petition submitted to County Assessor: *8/23/2024*; *REVISED TO INCLUDE ROW 9/19/2024*

Terminal Date: *8/26/2024*

Assessment Date: *1/1/2024*

The petition DOES DOES NOT meet the required minimum 60% of assessed value.

Total Assessed Value of proposed annexation area: *\$410,727*

Total Assessed Value of petition: *\$410,727*

Percent of Assessed Value: *100%*


Erin Fonville, Chief Deputy

9/27/2024
Date



AFFIDAVIT OF POSTING
for
Notice of Public Hearing

I, **Maggie Boles**, do solemnly swear according to the requirements of RCW 35A.14.130 Direct Petition Method – Notice of Hearing, that I posted a **Notice of Public Hearing** in three public places within the territory proposed for annexation, **9646 Marson Dr, Leavenworth, Washington**, in association with the **Annexation Request (60% Petition) for Gustavo Hoyos**.

Said sign was erected on **September 10, 2024**, and removed on **Oct 15, 2024**.

Signature

ACKNOWLEDGEMENT

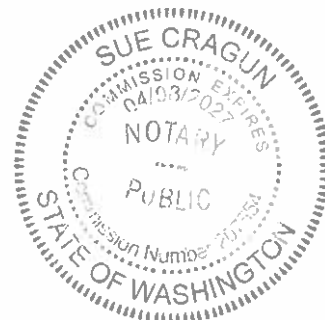
State of Washington }
}ss.
Chelan County }

Signed and sworn to before me on this date by Maggie Boles

Dated this 15 day of Oct, 2024

NOTARY PUBLIC in and for the State of Washington

Printed Name
My Appointment Expires 4-8-2027





City of Leavenworth

Community Development Department

REVISED Notice of City Council Public Hearing

Project Name: 9646 Marson Dr Annexation
File Number: LUA2024-035
Site Address: 9646 Marson Dr, Leavenworth
Date of Notice: September 18, 2024

Notice is hereby given that the Leavenworth City Council will conduct a public hearing to receive public input on a petition for annexation by Gustavo Hoyos (property owner), to annex a 0.52 acre property, within the City of Leavenworth Urban Growth Area (UGA), Multifamily Residential zoning district. The property is identified as Assessor's Tax Parcel Number 241711130150 and legally described as Lot 1 of Boundary Line Adjustment 2365. Also included is the annexation of all that portion of Mine Street lying westerly of the existing city limits boundary. This hearing originally set for September 24, 2024, and has been rescheduled as follows:

Public Hearing Date & Location: **Tuesday, October 8, 2024, at 7:00 pm**
City Hall Council Chambers
700 US Hwy 2, Leavenworth

For those individuals unable to attend in person, there is an option to attend via Zoom Webinar Hearing, by:

- (1) Using the Zoom link on the City Calendar (<https://cityofleavenworth.com/your-city-hall/calendar/>)
- (2) Using the Webinar ID: 959 6018 3556 Passcode: 052155
- (3) Using call-in phone number: 1-253-215-8782

Public comment is encouraged and may be provided at the hearing or submitted in writing to Maggie Boles, Community Development Director, at mboles@cityofleavenworth.com, or delivered to City Hall at 700 US Hwy 2, Leavenworth.

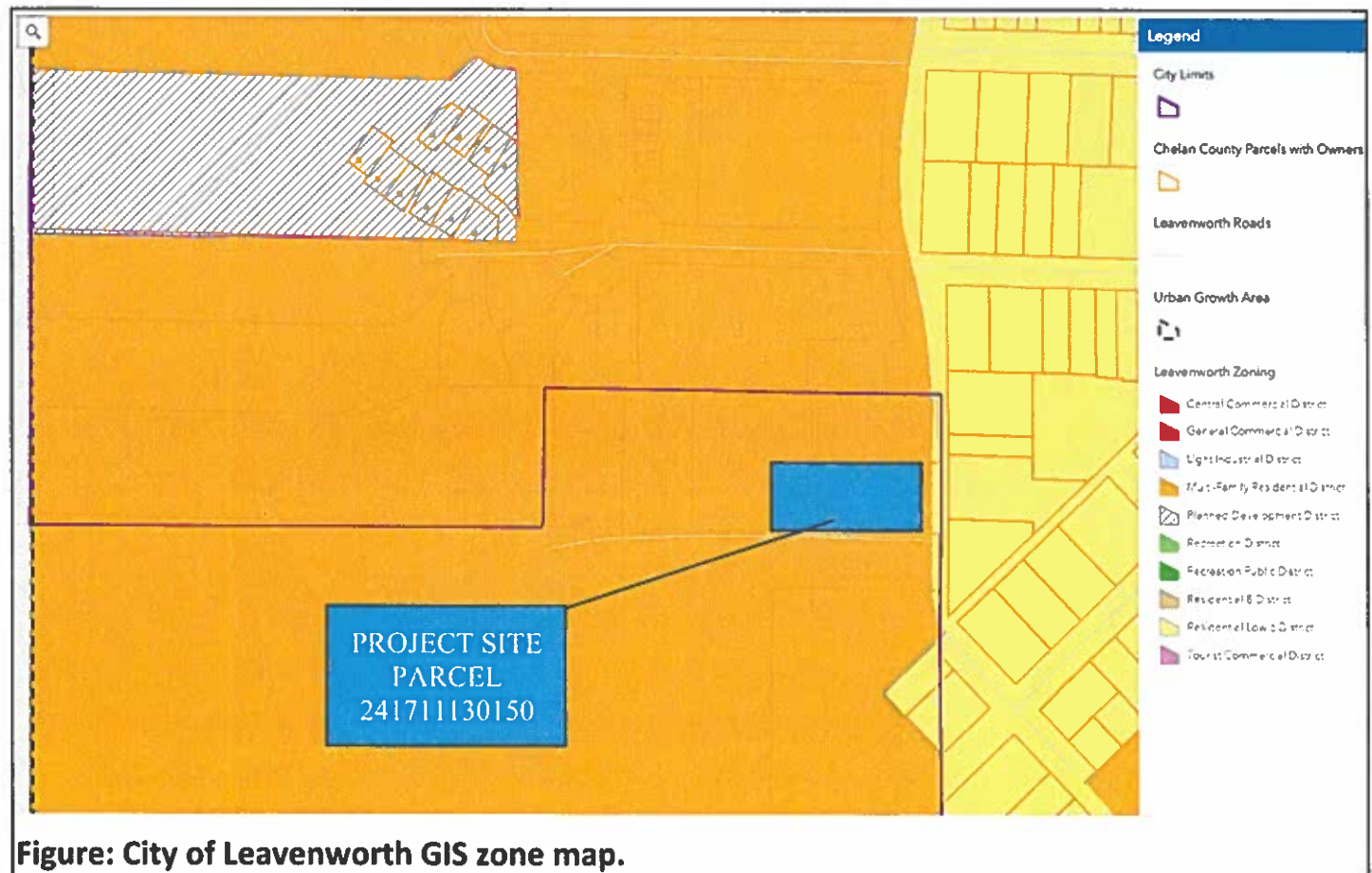


Figure: City of Leavenworth GIS zone map.

Ward Media, LLC

RECEIVED
SEP 23 2024

29 S. Wenatchee Avenue, Ste. A
Wenatchee, WA 98801
509-548-5286

BY:

STATE OF WASHINGTON)

) S.S.

COUNTY OF CHELAN)

Affidavit of Publication

Laura Husa, being first duly sworn, on oath deposes and says:

That she is the Administrative Assistant of the **Lake Chelan Mirror, Cashmere Valley Record and Leavenworth Echo** and that said newspaper is a legal newspaper and it now is and has been for more than six months prior to the date of publication hereafter referred to, published in the English language continually as a weekly newspaper in Leavenworth, Cashmere, and Chelan, Chelan County, Washington, and it is now and during all of said time published in an office maintained at the aforesaid place of publication of said newspaper.

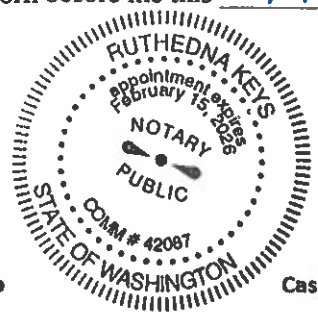
That the annexed is a true copy of **City of Leavenworth Rescheduled City Council Public Hearing Ad#8555** published in regular form (and not in supplement form) of said newspaper(s) once a week for a period of 1 week(s) commencing on the 18th of September, 2024, and ending on the 18th of September, 2024 and that such newspaper regularly distributed to its subscribers during all of said period.

That the full amount of the fee charges foregoing publication is the sum of **\$72.50**.

This newspaper has been approved as a legal newspaper by order of the Superior Courts of Chelan County, Washington, as provided in Chapter 213 Session of Laws of 1941.

Laura Husa

Subscribed and sworn before me this 19th day of September 20 24



Ruthedna Keys

Notary Public in and for the State of Washington

The Leavenworth Echo
P.O. Box 39
Leavenworth, WA 98826
P: (509) 548-5286
classifieds@leavenworthecho.com

Cashmere Valley Record
P.O. Box 39
Leavenworth, WA 98826
P: (509)548-5286
classifieds@leavenworthecho.com

Lake Chelan Mirror
131 S. Apple Blossom Dr., Ste.#109
P.O. Box 1922
Chelan, WA 98816
P: (509)682-2213
P: (509)293-6780
mirrorads@lakechelanmirror.com

Public Notices

**NOTICE OF RESCHEDULED
CITY COUNCIL PUBLIC
HEARING**

NOTICE IS HEREBY GIVEN that the Leavenworth City Council will hold a public hearing on a petition for annexation by Gustavo Hoyos for approximately 0.52 acres located at 9646 Marson Drive, Leavenworth, parcel number 241711130150, and further described as Lot 1 of Boundary Line Adjustment 2365, within Leavenworth's Urban Growth Area (UGA) Multifamily Residential zone. Also included is the annexation of all that portion of Mine Street lying westerly of the existing city limits boundary. The original hearing date has been rescheduled to October 8, 2024, at 7:00 PM in the City Hall Council Chambers, 700 Highway 2, Leavenworth, Washington and via Zoom

(<https://cityofleavenworth.com/you-city-hall/calendar/>). Interested citizens are encouraged to comment and/or attend the public hearing. Questions may be directed to Maggie Boles, Community Development Director at City Hall, phone 509-548-5275 or email

mboles@cityofleavenworth.com.
Published in the Leavenworth Echo/Cashmere Valley Record on September 18, 2024. #8555

**NOTICE OF RESCHEDULED
CITY COUNCIL PUBLIC
HEARING**

NOTICE IS HEREBY GIVEN that the Leavenworth City Council will hold a public hearing on a petition for annexation by Gustavo Hoyos, for approximately 0.52 acres located at 9646 Marson Dr, Leavenworth, parcel number 241711130150, and further described as Lot 1 of Boundary Line Adjustment 2365, within Leavenworth's Urban Growth Area (UGA) Multifamily Residential zone. Also included is the annexation of all that portion of Mine Street lying westerly of the existing city limits boundary. The original hearing date has been rescheduled to October 8, 2024, at 7:00 PM in the City Hall Council Chambers, 700 Highway 2, Leavenworth, Washington and via Zoom

(<https://cityofleavenworth.com/your-city-hall/calendar/>). Interested citizens are encouraged to comment and/or attend the public hearing. Questions may be directed to Maggie Boles, Community Development Director, at City Hall, phone 509-548-5275 or email

mboles@cityofleavenworth.com.

Published in the Leavenworth Echo/Cashmere Valley Record on September 18, 2024. #8555

LEAVENWORTH CITY COUNCIL MINUTES

August 13, 2024

Mayor Carl J. Florea called the August 13, 2024 Leavenworth City Council meeting to order at 7:00 PM. Councilmember Strand led the City Council in the Pledge of Allegiance.

ROLL CALL

Council Present: Mayor Carl J. Florea, Sharon Waters, Clint Strand, Anne Hessburg, Zeke Reister, Shane Thayer, Rhona Baron and Travis McMaster.

Staff Present: Matthew "Selby", Chantell Steiner, Lilith Vespier, Andi Zontek-Backstrum, Maggie Boles, Shannon Lemons and Andrea Fischer.

APPROVAL OF THE CONSENT AGENDA

Consent Agenda

1. Approval of Agenda
2. Approval of July 23, 2024 Study Session Minutes
3. Approval of July 23, 2024 Regular Meeting Minutes & July 24, 2024 Special Meeting Minutes
4. 2024 Claims \$822,365.19
5. July 2024 Payroll \$485,085.92
6. Cancel the August 27, 2024 Study Session and Council Meeting
7. Set Public Hearing for Marson Drive Annexation for September 24, 2024 @ 7:00 PM

The agenda was amended to remove item #14 as it was not ready for Council action; and add a closed session RCW 42.30.140(4)(b) - Wages and Collective Bargaining for 20 minutes with no action to follow.

Councilmember Thayer moved to approve the consent agenda as amended. The motion was seconded by Councilmember Hessburg and passed unanimously.

COMMENTS FROM THE PUBLIC ON ITEMS NOT ON THE AGENDA

Kurt Peterson wanted to thank the City of Leavenworth for partnering with the Upper Valley Parks & Recreation Service Area (PRSA) and the Upper Valley Aquatic Boosters (UVAB) for helping to get the pool levy passed.

8. Public Hearing: Development Agreement for Autumn Strasse on August 13, 2024 @7:00 PM

Mayor Florea opened the public hearing at 7:07 PM.

Interim Community Development Director Maggie Boles stated this development agreement is for the Leavenworth Meadows apartments to construct the road, named Autumn Strasse, from the Chumstick Highway to the entrance of the apartment complex. This road has been

LEAVENWORTH CITY COUNCIL MINUTES

September 10, 2024

Mayor Carl J. Florea called the September 10, 2024 Leavenworth City Council meeting to order at 7:02 PM. Councilmember Hessburg led the City Council in the Pledge of Allegiance.

ROLL CALL

Council Present: Mayor Carl J. Florea, Sharon Waters, Clint Strand, Anne Hessburg, Zeke Reister, Shane Thayer, Rhona Baron and Travis McMaster.

Staff Present: Matthew "Selby", Chantell Steiner, Maggie Boles, Andi Zontek-Backstrum and Andrea Fischer.

APPROVAL OF THE CONSENT AGENDA

Consent Agenda

1. Approval of Agenda
2. Approval of August 13, 2024 Study Session Minutes
3. Approval of August 13, 2024 Regular Meeting Minutes
4. 2024 Claims \$1,792,567.96
5. August 2024 Payroll \$502,880.32
6. Reschedule Public Hearing for Marson Drive Annexation from September 24, 2024 to October 8, 2024 @ 7:00 PM
7. Set Public Hearing on Ad Valorem (Property) Tax on October 22, 2024 @ 7:00 PM

The agenda was amended to remove item #16 as it was not ready for Council action.

Councilmember Thayer moved to approve the consent agenda as amended. The motion was seconded by Councilmember Hessburg and passed unanimously.

COMMENTS FROM THE PUBLIC ON ITEMS NOT ON THE AGENDA

Gary Day stated he would like the City to find a way to slow down traffic on Pine Street. It is a straight away which allows people to go fast from Titus Road to Ski Hill Drive. He would like to have a stop sign put in to slow people down.

BeeJay Robinson thanked Community Development Director Maggie Boles, Mayor Florea and the Council for the first Community Visioning meeting that was held in the Festhalle on Monday, September 9, 2024. For the first time ever, he saw members of the community talk face-to-face to have needed discussions. There was not consensus among everyone, but there was empathy building and he enjoyed having the listeners really listen.

Karen Haire thanked the Mayor, Council and staff for their contributions to helping the City. She also stated that public discourse in the City Council meetings has gotten less polite and less respectful and she would encourage the Council and Mayor to adopt a Code of Conduct for the meetings to remind everyone how to act.

REVISED

LEAVENWORTH CITY COUNCIL AGENDA Leavenworth City Hall – Council Chambers October 8, 2024 – 7:00 PM

**Call to Order
Pledge of Allegiance
Roll Call**

Consent Agenda

1. Approval of Agenda
2. Approval of September 24, 2024 Study Session Minutes
3. Approval of September 24, 2024 Regular Meeting Minutes
4. 2024 Claims \$674,218.20
5. September 2024 Payroll \$462,117.76
6. Set Public Hearing for Lot Unit Subdivision on November 12, 2024 @ 7:00 PM
7. Mayoral Appointment of Robin John to Design Review Board Position No. 3 – Expires 12/2026

Comments from the Public on Items Not on the Agenda

8. **Presentation:** TREAD – Opportunities for Funding and Management of Outdoor Recreation Resources
9. **Public Hearing:** 9646 Marson Drive Annexation on October 8, 2024 @ 7:00 PM

Resolutions, Ordinances, Orders, and Other Business

10. **Action:** Resolution 17-2024 – Council Opposition to I-2117 to Repeal the Climate Commitment Act
11. **Action:** Resolution 18-2024 – Council Opposition to I-2109 to Repeal Capital Gains Taxes
12. **Action:** Resolution 19-2024 – Set Public Hearing for 13th Street Vacation on November 12, 2024 @ 7:00 PM
13. **Action:** Ordinance 1698 – Quarterly Budget Amendment
14. **Action:** Surplus of SMI Snow Machine
15. **Action:** Leavenworth Fund Grant Awards for 2025
16. **Action:** Resolution 20-2024 – Emergency Declaration – Motor Failure of Well Pump No. 2

Council/Staff Reports

EXECUTIVE SESSION: RCW 42.30.110 (1)(b) Property Selection Site or Acquisition – 10 minutes with no action to follow.

Information Items & Future Considerations

17. Finance Committee Meeting on October 17, 2024 at 3:00 PM
18. City of Leavenworth River Shuttle Numbers for the 2024 Season
19. Reminder: Community Visioning – October 14, 2024 at the Fire District 3 Station beginning at 6:00 PM
20. Reminder: Community Engagement Night on October 29, 2024 at the Festhalle beginning at 4:00-7:00 PM
21. Reminder: Joint Meeting of the Planning Commission and City Council on October 30, 2024 in the Council Chambers at 6:30 PM

Adjournment

(Next Ordinance is 1699 – Next Resolution is 21-2024)

1. City Council Meeting Agenda:

The following items are included under TAB 1.

2. Approval of September 24, 2024 Study Session Minutes

The following items are included under TAB 2.

3. Approval of September 24, 2024 Regular Meeting Minutes

The following items are included under TAB 3.

4. 2024 Claims:

The following items are included under TAB 4.

5. September 2024 Payroll

The following item is included under TAB 5.

6. Set Public Hearing for Lot Unit Subdivision on November 12, 2024 @ 7:00 PM

There are no items included under TAB 6.

7. Mayoral Appointment of Robin John to Design Review Board Position No. 3 – Expires 12/2026

The following items are included under TAB 7.

- Letter of Interest for Open Design Review Board Position

8. Presentation: TREAD – Opportunities for Funding and Management of Outdoor Recreation Resources

Hanne Beener, Policy & Planning Manager with TREAD, is here to present the findings from a report titled "*Opportunities for Funding and Management of Outdoor Recreation Resources in Chelan and Douglas Counties.*" The report broadly identifies critical areas of need for additional capacity to operate, manage and maintain recreational resources, collected through a resource and information-gathering process in late 2023 and early 2024. The report also identifies potential options for funding and added capacity to address these needs, drawn from further research on Washington state policy and regulation around collection and use of public funding. Finally, it charts a road map of recommendations toward regional sustainability and enhancement of our recreational resources.

The following items are included under TAB 8.

- Presentation Slides

9. Public Hearing – 9646 Marson Drive Annexation on October 8, 2024 @ 7:00 PM

The City Council is being asked to conduct a public hearing for the requested annexation of 9646 Marson Drive, pursuant to RCW 35A.14. The public hearing provides an opportunity for public comment prior to City Council action. The format for the hearing includes: an overview of the

proposal presented by staff, public comment, City Council discussion, and if approved, action through the adoption of an ordinance.

The property owner, Gustavo Hoyos, is requesting annexation of approximately 0.52 acres, located at 9646 Marson Dr, including the adjacent Mine Street right-of-way, contiguous to the City limits, within its Urban Growth Area.

During the September 10, 2024, regular meeting of the City Council, the Council considered Gustavo Hoyo's letter of intent for annexation. The Council agreed to consider the annexation under the following specific assumptions:

1. The annexed property will retain the existing zoning and Comprehensive Plan designation, Residential Multifamily; and
2. The City will require the assumption of City indebtedness by the area proposed to be annexed.

On September 13, 2024, Gustavo Hoyos signed a petition for annexation, stating the Council's required assumptions. The request was forwarded to the Chelan County Assessor's office for determination of sufficiency, which was granted on September 27, 2024. Notice of the annexation was posted at the property in three locations and City Hall boards on September 18, 2024.

The purpose of this annexation is to encourage multifamily development, using available City services for water and sewer. The proposed annexation is consistent with the Growth Management Act and with City plans for future growth and development.

The following items are included under **TAB 9**.

- ~~Ordinance 1699 with Exhibit A, Legal Description and Exhibit B, Parcel and Zoning Maps~~
- Annexation Application file of record, including Determination of Sufficiency, Petition for Annexation, Notice of Intention and all public notice documents

No Action taken. Pending BRB

SUPPLEMENTAL COUNCIL AGENDA

10. Resolution 17-2024 – Council Opposition to I-2117 to Repeal the Climate Commitment Act

Initiative 2117 would repeal the state's Climate Commitment Act of 2021, commonly known as a "Cap and Trade" law to reduce our carbon footprint. This act has added \$2.15 billion dollars to our state's budget thus far in support of our transition to a clean energy economy. The fact sheet included in TAB 11 tells the story of what this bill does. The Council is being given the opportunity to go on record as opposed to the passage of this initiative.

The following items are included under **TAB 10**.

- Resolution 17-2024
- AWC Fact Sheet on I-2117
- **MOTION:** *The Leavenworth City Council moves to approve Resolution 17-2024 – Council Opposition to I-2117 to Repeal the Climate Commitment Act.*

LEAVENWORTH CITY COUNCIL MINUTES

October 8, 2024

Mayor Carl J. Florea called the October 8, 2024 Leavenworth City Council meeting to order at 7:01 PM. Councilmember Reister led the City Council in the Pledge of Allegiance.

ROLL CALL

Council Present: Mayor Carl J. Florea, Sharon Waters, Clint Strand, Anne Hessburg, Zeke Reister and Shane Thayer.

Council Absent: Travis McMaster.

Staff Present: Matthew "Selby", Chantell Steiner, Maggie Boles, Andi Zontek-Backstrum and Andrea Fischer.

Councilmember Hessburg moved to excuse Councilmember McMaster from the Council meeting. The motion was seconded by Councilmember Reister and passed unanimously.

APPROVAL OF THE CONSENT AGENDA

Consent Agenda

1. Approval of Agenda
2. Approval of September 24, 2024 Study Session Minutes
3. Approval of September 24, 2024 Regular Meeting Minutes
4. 2024 Claims \$674,218.20
5. September 2024 Payroll \$462,117.76
6. Set Public Hearing for Lot Unit Subdivision on November 12, 2024 @ 7:00 PM
7. Mayoral Appointment of Robin John to Design Review Board Position No. 3 - Expires 12/2026

The agenda was amended to remove item #14 - Ordinance 1699, add Resolution 20-2024 - Emergency Declaration for Well Pump No. 2 Motor Failure and add Executive Session - RCW 42.30.110(1)(b) Property Selection Site or Acquisition - 10 minutes with no action to follow.

Councilmember Thayer moved to approve the consent agenda as amended. The motion was seconded by Councilmember Hessburg and passed unanimously.

COMMENTS FROM THE PUBLIC ON ITEMS NOT ON THE AGENDA

8. Presentation: TREAD - Opportunities for Funding and Management of Outdoor Recreation Resources

Hanne Breener, Policy and Planning Manager with TREAD presented the findings from a report titled "*Opportunities for Funding and Management of Outdoor Recreation Resources in Chelan and Douglas Counties.*" The report broadly identifies critical areas of need for additional capacity to operate, manage and maintain recreational resources collected through a resource and information-gathering process. The report also identifies potential Washington State policy and regulation around collection and use of public funding. Finally,

it charts a road map of recommendations toward regional sustainability and enhancement of our recreational resources.

9. Public Hearing – 9646 Marson Drive Annexation on October 8, 2024 @ 7:00 PM

Mayor Florea opened the public hearing at 7:29 PM.

Community Development Director Maggie Boles stated the facts that have moved the annexation forward.

Gustavo Hoyos; 9646 Marson Drive – stated that he would like to annex this property into the City to build a nicer home for his aging parents and would like to have access to City water and sewer.

Anne Fink; 201 Mine Street – stated that annexing the right-of-way in with the property, she is concerned that it will not be taken care of as well as it currently is and the potential for more traffic.

Dave Dormier; Erlandsen Engineering – stated Mr. Hoyos will be providing affordable housing as he would like to build a duplex with his parents living on one side, and a rental on the other side. It will also help with the aesthetics of the City to build a new home.

Hearing no additional comments, Mayor Florea closed the public hearing at 7:35 PM.

RESOLUTIONS, ORDINANCES, ORDERS AND OTHER BUSINESS

10. Resolution 17-2024 – Council Opposition to I-2117 to Repeal the Climate Commitment Act

Councilmember Reister moved to approve Resolution 17-2024 – Council Opposition to I-2117 to Repeal the Climate Commitment Act. The motion was seconded by Councilmember Thayer and passed with a vote of 4-1 with Councilmember Hessburg opposed.

11. Resolution 18-2024 – Council Opposition to I-2109 to Repeal Capital Gains Taxes

No motion was made on this Resolution, so no action was taken.

12. Resolution 19-2024 – Set Public Hearing for 13th Street Vacation on November 12, 2024 @ 7:00 PM

Councilmember Hessburg moved to approve Resolution 19-2024 – To set a public hearing for 13th Street Vacation on November 12, 2024 @ 7:00 PM. The motion was seconded by Councilmember Thayer and passed unanimously.

13. Ordinance 1698 – Quarterly Budget Amendment

Councilmember Hessburg moved to adopt Ordinance 1698 Quarterly Budget Amendment. The motion was seconded by Councilmember Reister and passed with a vote of 4-0-1 with Councilmember Waters abstaining.

14. Ordinance 1699 – Annexation of 9646 Marson Drive

Item removed from Agenda.

15. Surplus of SMI Snow Machine

Councilmember Thayer moved to approve the surplus of the 2014 SMI Snow Machine by silent bid. The motion was seconded by Councilmember Hessburg and passed unanimously.

16. Leavenworth Fund Grant Awards for 2025

Councilmember Thayer moved to approve the Leavenworth Fund grant funding for use in 2025 as presented and authorizes the Finance Director to allocate the funding sources in the Lodging Tax Fund and General Fund as requested. The motion was seconded by Councilmember Waters and passed unanimously.

17. Resolution 20-2024 – Emergency Declaration – Motor Failure of Well Pump No. 2

Councilmember Hessburg moved to approve Resolution 20-2024 – Emergency Declaration – Motor Failure of Well Pump No. 2. The motion was seconded by Councilmember Reister and passed unanimously.

COUNCILMEMBER REPORTS

Councilmember Waters attended the Chumstick Wildfire Coalition meeting, the Finance Committee meeting, the Planning Commission meeting, the Hazard Mitigation Plan meeting and the Mosquito Control Board meeting and went to look at the 13th Street right-of-way potential vacation site. She also attended the Autumn Leaf Festival Parade, the Friends of the Leavenworth Library book sale and the glockenspiel unveiling.

Councilmember Strand had no report.

Councilmember Hessburg attended the Economic Development Committee meeting, the Autumn Leaf Festival Parade, the Glockenspiel unveiling and locals' night at Oktoberfest.

Councilmember Reister attended the Autumn Leaf Festival Parade, the Oktoberfest parade and volunteered to be an Oktoberfest ambassador.

Councilmember Thayer attended the Finance Committee meeting, the Economic Development Committee meeting and the Autumn Leaf Festival Parade.

MAYOR/ADMINISTRATION REPORTS

Mayor Florea attended the Autumn Leaf festival parade, and the Autumn Leaf Festival Banquet put on by the Royal Bavarians.

City Administrator Selby attended the Autumn Leaf Festival Parade and tapped the keg at Oktoberfest with the Mayor being out of town.

Teamsters negotiations are continuing, at the last meeting a representative from Cabot Dow came to explain the compensation study and answer questions. The next meeting is on Tuesday, October 15, 2024 and are hoping to have the negotiations completed by mid-November.

The new Horseshoe Lake paid parking lot had kiosks ready to go by the Autumn Leaf Festival and appeared to be full all weekend. He thanked the Council for approving the lease agreement.

After an inspection of the car wash space, after a few minor improvements, it appears to be fit to move the parking staff in. The new Vector truck will be parked in the heated car wash bay to be ready to go at a moments notice.

Golf Club lease negotiations continue and will be meeting again on Friday, October 11, 2024.

Finance Director Chantell Steiner reported she is continuing to work on the budget and since Rhona has resigned she is looking for another Councilmember to attend the Finance Committee meetings.

The street sweeper and 2019 Vector did not get any bids on surplus site, looking to go again with a lower starting price. Four other surplus items did sell.

Community Development Director Maggie Boles stated she has received qualified applicants for the Senior planner position and will be interviewing this coming week.

Inspections are up for the Community Development team.

Public Works Director Andi Zontek-Backstrum stated Marc Babiar at the Water Treatment Plant passed his operator 2 exam.

There will be a restroom trailer moving into Front Street soon to replace the porta-potties while construction continues on the Front Street restrooms and stairway expansion.

She hopes any Councilmembers who were not able to attend the September 24, 2024 Study Session will watch it in preparation for the October 22, 2024 Study Session where Kevin from HDR will be building on the background information that was provided at the September 24th meeting.

INFORMATION ITEMS & FUTURE CONSIDERATIONS

- 18. July 2024 Finance Report
- 19. July 2024 Public Safety Reports
- 20. July 2024 Planning Commission Minutes
- 21. Thank you letter from Cascade Medical Foundation
- 22. Reminder: Community Visioning on September 16 & 23, 2024 at the Festhalle beginning at 6:00 PM.

EXECUTIVE SESSION: RCW 42.30.110 (1)(b) Property Selection Site or Acquisition - 10 minutes with no action to follow.

Councilmember Reister moved to recess into executive session for 10 minutes under RCW 42.30.110(1)(b) for property selection site or acquisition with no action to be taken. The motion was seconded by Councilmember Waters and passed unanimously. The Executive Session commenced at 8:56 PM and the regular meeting reconvened at 9:06 PM.

ADJOURNMENT

Seeing no other business, Councilmember Reister moved to adjourn the October 8, 2024 meeting of the Leavenworth City Council. The motion was seconded by Councilmember Hessburg and passed unanimously.

The meeting was adjourned at 9:07 PM.

APPROVED

Carl J. Florea
Mayor

ATTEST

Andrea Fischer
City Clerk

ORDINANCE NO. 1699

CITY OF LEAVENWORTH, WASHINGTON

AN ORDINANCE OF THE CITY OF LEAVENWORTH, WASHINGTON PROVIDING FOR THE ANNEXATION OF CERTAIN REAL PROPERTY DESCRIBED AS LOT 1 OF BLA 2365, ASSESSOR'S PARCEL NUMBER 241711130150; AND ALL THAT PORTION OF MINE STREET RIGHT-OF-WAY LYING WESTERLY OF THE EXISTING CITY LIMITS BOUNDARY, TO THE CITY OF LEAVENWORTH, WASHINGTON, INCORPORATING THE SAME WITHIN THE CORPORATE LIMITS THEREOF, AND ADOPTING ZONING REGULATIONS FOR THE ANNEXED PROPERTY.

WHEREAS, the City of Leavenworth now has received a petition for annexation pursuant to RCW 35A.14.120 of certain property generally located at 9646 Marson Dr, including the adjacent Mine Street right-of-way, said property being contiguous to the city limits, within its Urban Growth Area and legally described in Exhibit A attached hereto; and

WHEREAS, the City prior to Petition received notice of Intent to Annex pursuant to the so-called Direct Petition Method of RCW 35A.14.120, and the City Council accepted the proposal at its September 10, 2024, Council meeting; and

WHEREAS, the City received a Petition for Annexation which included signatures of owners of record of more than 60% of the assessed value of the Annexation Territory on August 4, 2024, and revised to include right-of-way on September 13, 2024; and

WHEREAS, the City submitted the Petition for Annexation to the Chelan County Assessor on August 23, 2024, and revised the petition to include right-of-way on September 19, 2024, for a determination of sufficiency; and

WHEREAS, the Chelan County Assessor certified on September 27, 2024, that the petition signatures, provided in compliance with RCW 35A.14.120 through 35A.14.150, have an assessed value for general taxation of not less than 60% of the total assessed value for general taxation of all property in the proposed annexation area; and

WHEREAS, a duly advertised public hearing was held on said annexation petition before the City of Leavenworth City Council on October 8, 2024, and the City Council heard testimony from staff, the applicant and the public, and was fully advised in the premises; and

WHEREAS, the following conditions were disclosed by motion of the Leavenworth City Council during the September 10, 2024, meeting:

The annexed property will retain the existing zoning and Comprehensive Plan designation, Residential Multifamily; and

The City will require the assumption of City indebtedness by the area proposed to be annexed; and

WHEREAS, the proposed annexation area is comprised of one multifamily residential parcel consisting of approximately 0.52 acres within the City of Leavenworth's Urban Growth Area.

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

Section 1. The real property is in Chelan County, Washington, described in Exhibit "A" and shown within Exhibit "B" attached hereto, owned by Gustavo Hoyos, consisting of approximately 0.52 acres, and further described as:

Lot 1, as described in and delineated on Boundary Line Adjustment No. 2365, recorded October 16, 1991, under Chelan County, Washington Auditor's File No. 9110160059, being a portion of Lot 1, Marson Short Plat No. 361, recorded under recording No. 786292, Chelan County, Washington; AND

All that portion the Mine Street right-of-way lying west of the existing city limits boundary

And the real property is hereby annexed to and incorporated into the city limits of the City of Leavenworth, Washington.

Section 2. A certified copy of this ordinance shall be filed with the Board of County Commissioners of Chelan County, Washington in the manner provided by law.

Section 3. The annexed real property shall be subject to the City of Leavenworth Comprehensive Plan and City of Leavenworth zoning regulations and shall retain the existing zoning of Multifamily Residential.

Section 4. The annexed property shall be subject to the following:

A. The area shall be subject to the outstanding indebtedness of the City.

B. The property will be and hereby is zoned Multifamily Residential.

C. The annexation herein of the real property shall be subject to review and approval by the Chelan County Boundary Review Board and upon such approval shall become effective.

Section 5. Once effective this ordinance shall be recorded with the Chelan County Auditor and shall be binding upon the annexed property and the future owners thereof. This ordinance shall take effect five (5) days after its passage and publication as provided by law and annexation shall occur when the terms of Section 4 have been satisfied.

Section 6. The annexed real property herein shall be assessed and taxed at the same rate and on the same basis as other property in the City of Leavenworth, Washington to pay for all or any portion of the outstanding indebtedness to the City of Leavenworth approved by the voters, contracted or incurred prior to, or existing at, the date of annexation.

Passed by the City Council of City of Leavenworth, Washington and approved by the Mayor at an open public meeting on the ____ day of ____, 2024.

CITY OF LEAVENWORTH

By: _____
Carl J. Florea, Mayor

Approved as to form:

Attest:

Thom Graafstra, City Attorney

Andrea Fischer, City Clerk

EXHIBIT A

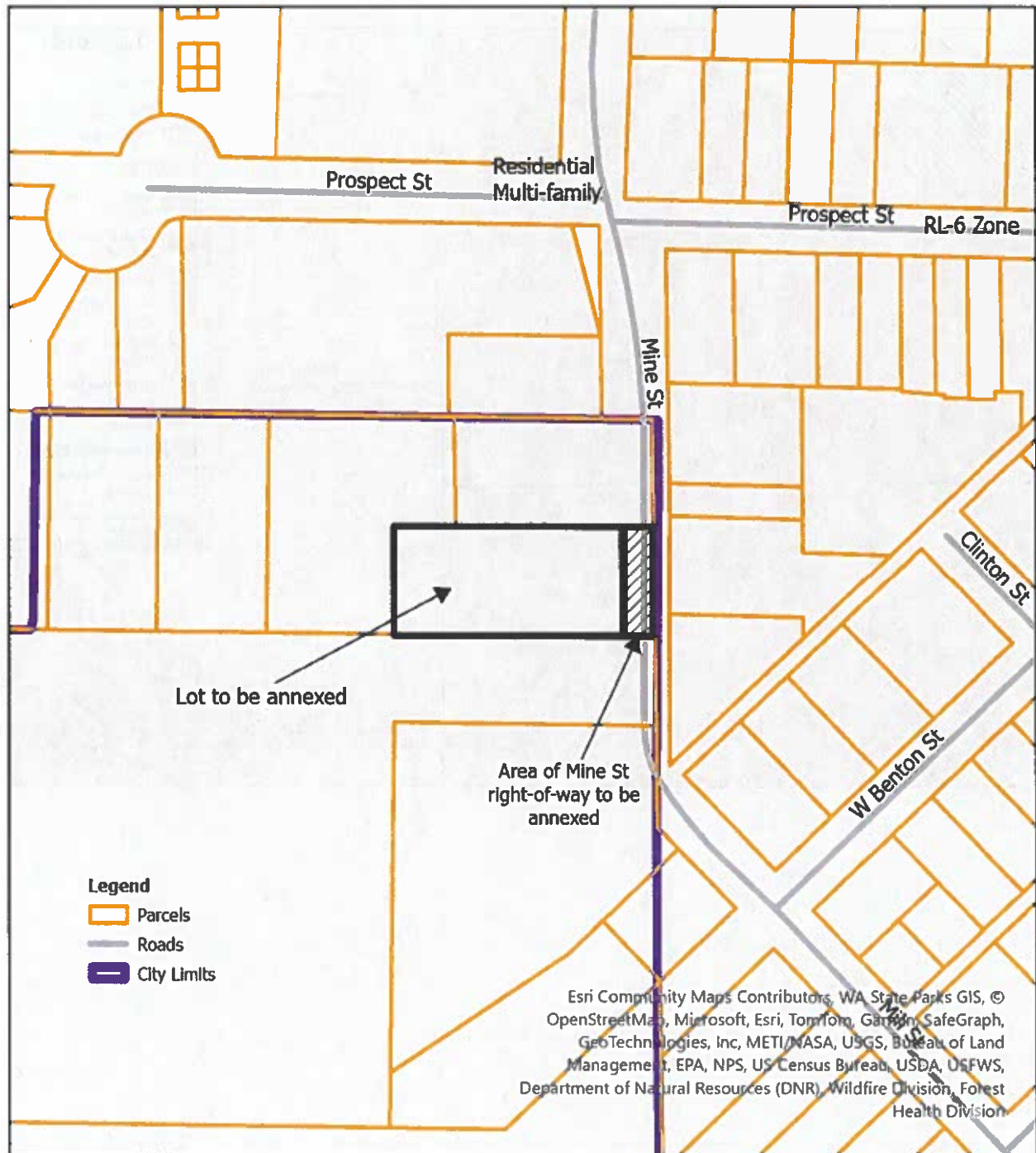
Legal Description of Property to be Annexed

Lot 1, as described in and delineated on Boundary Line Adjustment No. 2365, recorded October 16, 1991, under Chelan County, Washington Auditor's File No. 9110160059, being a portion of Lot 1, Marson Short Plat No. 361, recorded under recording No. 786292, Chelan County, Washington.

AND

All that portion of the Mine Street right-of-way lying west of the existing city limits boundary.

EXHIBIT B Parcel and Zoning Map



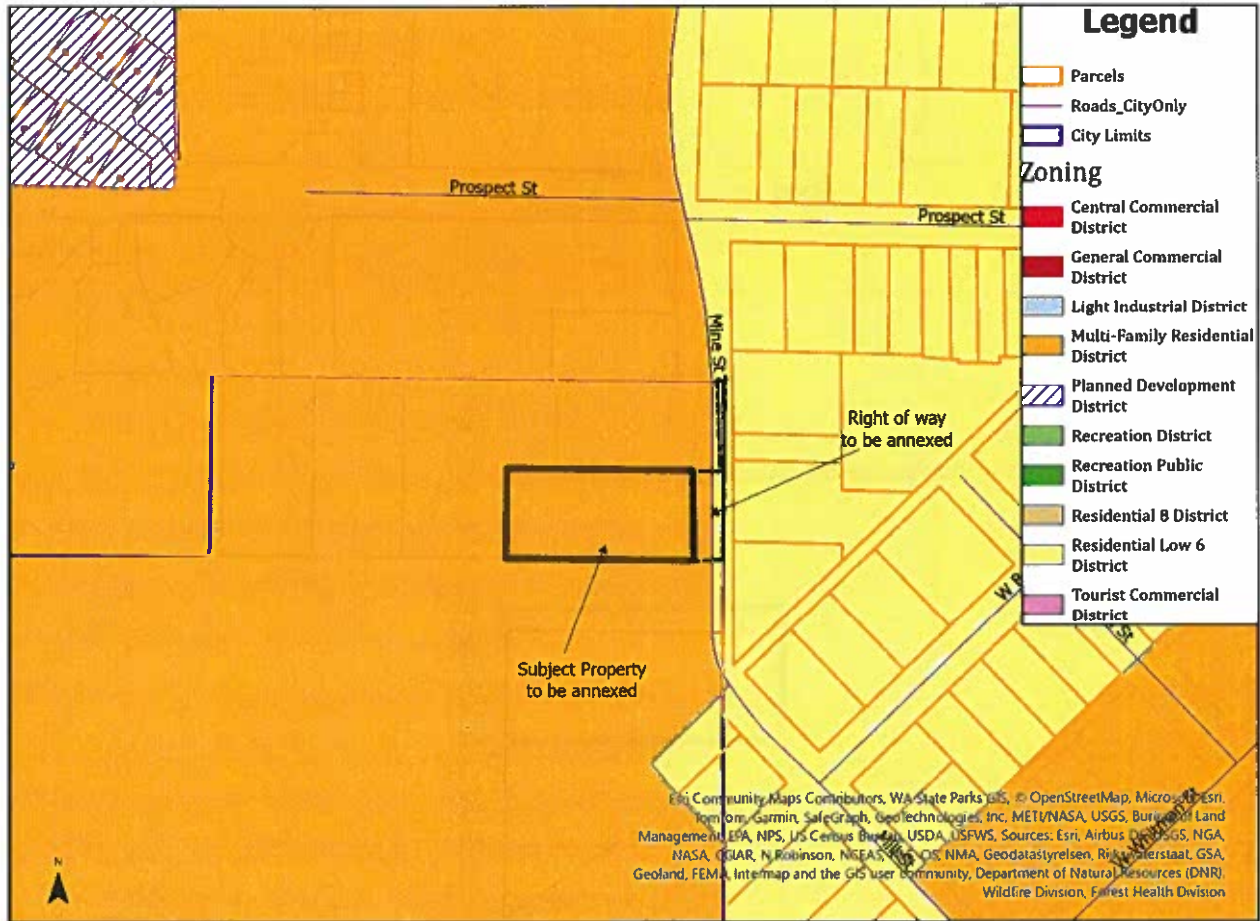


Exhibit F
City & County MOU

MEMORANDUM OF UNDERSTANDING

The purpose of this Memorandum of Understanding (MOU) is to set forth the agreement between Chelan County and the Cities of Wenatchee, Chelan, Cashmere, Leavenworth and Entiat on adoption and implementation of the unincorporated Urban Growth Area land use regulations and development standards. Land use regulations shall include zoning code, subdivision code, shoreline master program, State Environmental Policy Act and regulatory reform regulations. Development standards shall mean all regulations that pertain to the design criteria and infrastructure for a development proposal.

WHEREAS, Chelan County and its cities will provide comprehensive plans that provide consistency regarding future development within the cities Urban Growth Areas. and;

WHEREAS, the Washington State Growth Management Act requires Chelan County and its cities to enact land use regulations and development standards consistent with their comprehensive plan. and;

WHEREAS Chelan County and the Cities of Wenatchee, Chelan, Cashmere, Leavenworth and Entiat will each adopt development standards intended to implement the comprehensive plans that are applicable to their respective cities and Urban Growth Area, and;

WHEREAS, Chelan County and the Cities of Wenatchee, Chelan, Cashmere, Leavenworth and Entiat find that the adoption of such standards by the County will contribute to the achievement of the long term objectives that each city has for the development of its Urban Growth Area, and;

WHEREAS, implementation of this MOU satisfies Policy #2 and #6 of the County Wide Planning Policies;

NOW, THEREFORE, Chelan County and the Cities of Wenatchee, Chelan, Cashmere, Leavenworth and Entiat do hereby agree:

SECTION 1: Chelan County will adopt each city's land use regulations, development standards and land use designations for that city's Urban Growth Area. Where the cities review procedures for implementing land use regulations and development standards within the unincorporated urban growth areas conflict with Chelan County's review procedures, the County's procedures shall control.

SECTION 2: Chelan County agrees to notify the cities of any and all land use development applications within the unincorporated urban growth area (i.e.: building permits, variances, shoreline permits, etc.) and allow the cities to provide comments regarding the proposals at least fifteen (15) days prior to final approval or public hearing.

SECTION 3: Chelan County will implement each city's water, sanitary and storm sewer requirements for any land use development within the city's Urban Growth Area.

SECTION 4: Chelan County will implement each city's street, street lighting, curb, gutter and sidewalk design standards within the cities unincorporated urban growth areas. It is intended that civil engineering plan review and inspections for streets and utilities related to *private* development projects will be conducted by each city's staff under the direction of each city's engineer or public works director in consultation with the County Engineer. The cities may charge plan review fees as necessary to cover the cost of providing these services.

SECTION 5: The Cities of Wenatchee, Chelan, Cashmere, Leavenworth and Entiat agree to provide on-going technical and professional support to county staff responsible for implementing the land use regulations and development standards within the cities Urban Growth Areas.

SECTION 6: The Cities of Wenatchee, Chelan, Cashmere, Leavenworth and Entiat agree that the land use regulations and development standards adopted in reliance upon this agreement are the complete requirements for developments within the Urban Growth Areas as they exist now or as amended. The cities will not impose any additional physical development requirements as a condition of utility connection approval.

SECTION 7: Chelan County shall be responsible for enforcing all land use and development violations within the unincorporated Urban Growth Areas.

SECTION 8: Each city is required to provide Chelan County copies of their land use regulations, development standards and land use designations that are applicable to development within the Urban Growth Area. Chelan County shall have the option of adopting these codes into their format or adoption by reference.

SECTION 9: Chelan County and the cities of Wenatchee, Chelan, Cashmere, Leavenworth and Entiat agree to develop a process for the joint consideration and adoption of future code amendments affecting the Urban Growth Areas. The parties further agree to establish a process for resolving disagreements over implementation of this Agreement.

SECTION 10: Upon execution of this MOU, Chelan County agrees to abolish the County Boundary Review Board since annexations can only occur within Urban Growth Areas.

AGREED TO THIS _____ day of _____, 1997.

ATTEST: Evelyn L. Arnold,
Auditor, Clerk of
the Board

By: *Littell L. Wood*
Deputy Auditor/Clerk of
the Board

Date: 7-8-97

Earl L. Marcellus
Earl L. Marcellus, Chairman
Board of Chelan County Commissioners

Jim C. Lynch
Jim C. Lynch, Commissioner
Board of Chelan County Commissioners

Esther Stefaniw
Esther Stefaniw, Commissioner
Board of Chelan County Commissioners

John Hunter
John Hunter, Mayor
City of Cashmere

Ron Sloan
Ron Sloan, Mayor
City of Chelan

Juanita Allen
Juanita Allen, Mayor
City of Entiat

William Luebke
William Luebke, Mayor
City of Leavenworth

Earl Tilly
Earl Tilly, Mayor
City of Wenatchee

