

RESOLUTION ACCEPTING 2022 PLATEAU ANNEXATION

WHEREAS, the Board of Commissioners received and accepted as sufficient a Petition for Annexation (the "Petition") into the East Wenatchee Water District (the "District") of Douglas County, Washington real property as described therein located approximately 750 acres within section 36 4, 5, 6 and 13. Generally North and East of the existing East Wenatchee Water District boundary on November 17, 2021, and

WHEREAS, the Board of Commissioners of the District conducted a public hearing in connection with the Petition on October 19, 2022, at which time the District received no testimony, and

WHEREAS, the Board of Commissioners heard no negative responses at the public hearing to the Petition (and related SEPA documentation), and

WHEREAS, the Board of Commissioners having found that the Petition and related public hearing and SEPA documentation meets the current requirements for annexation under Washington Law, the District submitted the Notice of Intention to the Boundary Review Board, and

WHEREAS, on December 21, 2022, the City of East Wenatchee invoked jurisdiction of the Boundary Review Board within prescribed timelines by submitting an objection to the Petition, and,

WHEREAS, the Boundary Review Board held a hearing on March 22, 2023 in which they determined notice to appropriate parties was not sufficient for a substantive hearing and rescheduled the hearing for April 19, 2023, and

WHEREAS, the City of East Wenatchee submitted a letter to the Boundary Review Board on April 6, 2023, in which it withdrew its objection to the Petition, and

WHEREAS, the City of East Wenatchee appeared at the April 19, 2023 Boundary Review Board hearing and re-affirmed its lack of objection to the Petition and due to notice issues the Boundary Review Board did not make a decision on the Petition, and,

WHEREAS, on April 20, 2023, one-hundred and twenty days passed since the invocation of the jurisdiction of the Boundary Review Board;


WHEREAS, pursuant to RCW 36.93.100(4), on April 20, 2023, the Petition was automatically approved by inaction of the Boundary Review Board,

WHEREAS, the Board of Commissioners being otherwise fully advised in the premises finds that the 2022 Plateau Annexation in the Petition is in the best interest of its ratepayers.

NOW, THEREFORE BE IT RESOLVED, by the Board of Commissioners of the District as follows with reference to the Petition of the subject property:

1. The District hereby determines that the Annexation of the above property shall be made according to the Petition pursuant to RCW 57.24.90.
2. The District hereby orders and directs its General Manager to submit a certified copy of this Resolution No. 806, along with other necessary documents, to the appropriate Douglas County agencies.

APPROVED, RATIFIED AND ADOPTED this 3rd day of May, 2023, by the Board of Commissioners of East Wenatchee Water District, Douglas County, Washington at a regular meeting thereof.


Terry Barnes, President

ATTEST:


Nick Warner, Secretary

EXHIBIT A

East Wenatchee Water District

Legal Description of 2022 Annexation Areas

Annexation Area A:

Annex the areas lying west of the following line: commencing at a point that is the intersection of the south right of way for Badger Mountain Road and the east line of Section 36, T. 23 N, R 20 EWM, then southerly along the east line of said Section 36 to the SE corner of the NE quarter of the SE quarter of Section 36, T. 22 N, R 20 EWM, then west to the SW corner of the NE quarter of the SE quarter of said Section 36. The starting and ending points of this line connect to the current boundary for the EWWD.

Annexation Area B:

Annex the areas lying south of the following line: commencing at the SW corner of the NW quarter of Section 6, T. 22 N, R 21 EWM, then proceed easterly along the south line of the NW quarter of said Section 6 to the middle of said Section 6, then northerly 540 feet along the west line of the NE quarter of said Section 6, then easterly through the entirety of Section 5, T 22 N, R 21 EWM to a point on the east line of the west half of Section 4, T 22 N, R 21 EWM, that is 540 feet north of the NE corner of the SW quarter of said Section 4, then southerly along the east line of the west half of said Section 4 to the SE corner of the SW quarter of said Section 4. The starting and ending points of this line connect to the current boundary for the EWWD.

Annexation Area C:

Annex the areas lying south of the following line: Commencing at the NW corner of the SE quarter of the NW quarter of Section 13, T. 22 N, R 21 EWM, then proceed easterly along the north line of the south half of the north half of said Section 13 to the NE corner of the SW quarter of the NE quarter of said Section 13, then southerly along the east line of the west half of the east half of said Section 13 to the SE corner of the SW quarter of the NE quarter of said Section 13. The starting and ending points of this line connect to the current boundary for the EWWD.

Prepared By:
Ryan Peterson, PE
RH2 Engineering, Inc.
Oct 18, 2022



EXHIBIT "B"

Owner	Parcel #	Size (sq.ft.)	Value/ sq.ft.	Annexation area (sq. ft.)	Accerage	Annexation area summary
Douglas County	23203610002	871,636	\$0.06	871,636	20	A 2,644,991 sf 60.7 Ac
VZS Properties	23203640001	3,468,247	\$0.11	1,773,355	41	
P&F Holdings (A)	22210610003	23,632,171	\$0.04 (est)	8,267,621	190	B 26,513,839 sf 608.9 Ac
P&F Holdings (B)	22210510003	18,033,840	\$0.04	6,933,653	159	
P&F Holdings (C)	22210420002	8,756,431	\$0.04	3,577,156	82	
Microsoft (A)	22210420004	4,082,443	\$0.04	3,650,264	84	
Microsoft (B)	22210420003	2,402,770	\$0.04	2,004,389	46	
Gale Fruit Company LLC	22210540001	1,219,680	\$0.45	1,204,764	28	
Piepel Land Holdings LLC	22210530011	632,056	\$0.59	632,056	15	
Karen & Darin Wold	22210530010	243,936	\$2.74	243,936	6	
Andrew Feil	22211330014	875,120	\$0.03	875,120	20	C 3,504,047 sf 80.4 Ac
Hardway Holdings LLC	22211330015	17,467,124	\$0.03	2,628,927	60	
					750	
* Parent Parcel 22210610003 was the subject of a tax parcel segregation recorded at AFN 3256677 and now includes tax parcels 22210610006 through 22210610012						