



OKANOGAN COUNTY

Board of Commissioners

Chris Branch
Commissioner District 1
Andy Hover
Commissioner District 2
Jon Neal
Commissioner District 3
Laleña Johns
Clerk of the Board

NOTICE OF INTENTION TO COMMENCE ANNEXATION PROCEEDINGS

TO: Honorable Mayor and City Council of the City of Okanogan
PO Box 752
Okanogan, WA 98840

Honorable Mayor and City Council Members:

The undersigned hereby advises the Okanogan City Council that it is their desire to annex the generally described area identified as follows into the City of Okanogan:

- Assessor's Parcel Number: 3326170182
- Abbreviated Legal: TAX 182 PT NE SW Section 17, Township 33N., Range 26 EWM
- Surveyed Acres 1.57 Acres in size.
- Current Use: Government Services

The property is also depicted on Exhibit A, attached.

The undersigned who are owners of property within the considered territory comprise ownership of not less than 10% (100% in fact for the real property identified) in acreage of the real property described above for which annexation is sought; and

It is requested that the Okanogan City Council set a date, not later than 60 days following the filing of this Notice for a meeting with the undersigned owner to determine:

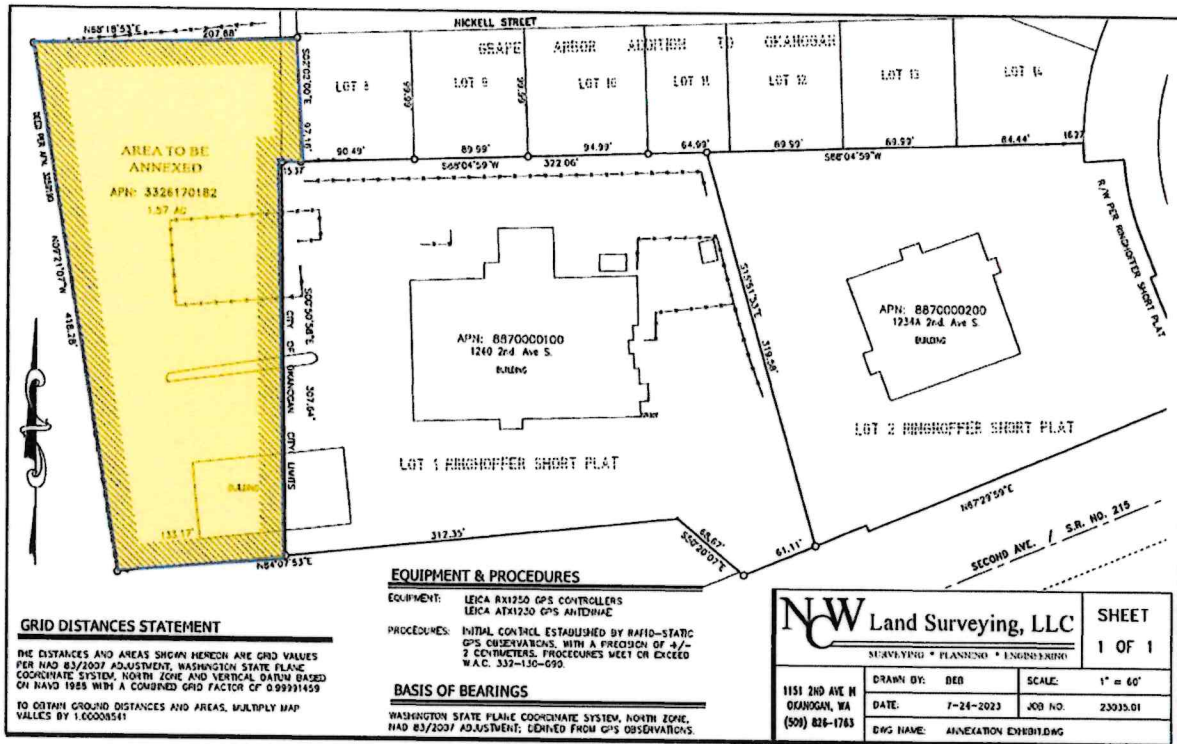
- (1) Whether the City Council will accept the proposed annexation; and
- (2) Whether conditions will be required of the petitioner(s) for approval of the annexation; and
- (3) Whether the City Council will require the adoption of zoning for the proposed area in substantial compliance of the City of Okanogan Comprehensive Plan; and
- (4) Whether the City Council will require the assumption of existing city indebtedness by the area to be annexed.

OWNER'S PRINTED NAME AND SIGNATURE

X Chris Branch
Owner's Printed Name *Chairman, BOCC*

X Chris Branch 9-11-2023
Owner's Signature *Chairman, BOCC* Date

EXHIBIT A
Vicinity Map




Telephone
509.422.7100


123 Fifth Avenue N. * Room 150 * Okanogan * Washington * 98840
TTY/Voice use 800.833.6388

Fax
509.422.7106

EXHIBIT B
Assessor's Information




OKANOGAN COUNTY
WASHINGTON



TAXSIFTER

[SIMPLE SEARCH](#) [SALES SEARCH](#) [RETSIFTER](#) [COUNTY HOME PAGE](#) [CONTACT](#) [DISCLAIMER](#)

 [PAYMENT CART\(0\)](#)

Larry D. Gilman
Okanogan County Assessor 149 3rd North Avenue, Room 202 Okanogan, WA 98840

- [Assessor](#) |
 [Treasurer](#) |
 [Appraisal](#) |
 [MapSifter](#)

Parcel

Parcel#:	3326170182	Owner Name:	OKANOGAN COUNTY
DOR Code:	67 - Services - Governmental	Address1:	
Status:		Address2:	123 5TH AVE N RM 150
Map Number:	33-26-17	City, State:	OKANOGAN WA
Status:	EXEMPT FULL YEAR	Zip:	98840
Description:	TAX 182 PT NE SW		
Comment:	NAC AVERAGE MAINT AVERAGE PARKING GARAGE		

2024 Market Value		2024 Taxable Value		2024 Assessment Data	
Land:	\$49,300	Land:	\$0	District:	514 - District 514
Improvements:	\$92,300	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0		
Total	\$141,600	Total	\$0	Total Acres:	2.00000

Ownership

Owner's Name	Ownership %	Owner Type
OKANOGAN COUNTY	100%	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
10/28/21	3259190	2	128373	STRUCTURES NORTH CORP	OKANOGAN COUNTY	\$1,625,000
10/29/76	58-2083	2	12707	SCHALLOW	STRUCTURES NORTH CORP	\$50,000

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EXHIBIT C
Legal Description

NW Land Surveying, LLC
Land Use Planning

**LEGAL DESCRIPTION
FOR
ANNEXATION AREA**

That part of the Northeast quarter of the Southwest quarter of Section 17, Township 33 North, Range 26 East, W. M., Okanogan County, Washington, lying North of Primary State Highway and described as follows:

Beginning at the Southwest corner of Lot 8, Grape Arbor Addition to Okanogan, as recorded in Book "H-2" of Plats, Page 14;
Thence South 88°04'59" West a distance of 15.37 feet to the Northwest corner of Lot 1, Ringhoffer Short Plat, as recorded in Book A-2 of Short Plats, Page 117;
Thence South 00°50'58" East along the West line of said Lot 1 a distance of 307.64 feet to the Southwest corner of said Lot 1, Ringhoffer Short Plat;
Thence South 84°07'53" West a distance of 133.17 feet;
Thence North 09°21'07" West a distance of 418.28 feet;
Thence North 88°18'53" East a distance of 207.88 feet to a point on the West line of said Lot 8, Grape Arbor Addition;
Thence South 02°02'00" East along said West line a distance of 97.16 feet to the True Point of Beginning.

Containing an area of 1.57 acres, more or less.

Subject To, and Together With, any and all Covenants, Easements or Restrictions of Record.

Prepared by: Gary W. Erickson, PLS
Checked by: Bryan E. Boesel
Date: 07-24-2023

1151 2nd Ave. N., Suite A
Okanogan, WA 98840
509.826.1763 / Fax: 509.826.1827

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509.422.7100

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Letter of Transmittal

DATE: October 09, 2023
TO: Okanogan Planning Commission
FROM: Chris Johnson, Planning Administrator
REF: Notice of Intent – Annexation Parcel 3326170182

Attached please find the Notice of Intention to Commence Annexation Proceedings regarding the proposed annexation of a developed parcel adjacent to SR-215 in the vicinity of the Okanogan County Public Works Complex (see attached detailed exhibits).

The Subject Property is owned by the Okanogan Senior Citizens Center and is identified as Parcel 3326170209 – no 911 address has been assigned.

The Subject Property is being added to the annexation proposal presented to the Planning Commission at their September 18, 2023 regular meeting. Staff recommends amending the County's annexation request as a courtesy to help unify the subject property with two adjacent parcels owned by the Okanogan Senior Citizens Center that are already in the city municipal boundaries.

To facilitate the process, I have completing the attached NOI for the property, which will be signed later this week.

Please let me know if you have any questions,

Chris

NOTICE OF INTENTION TO COMMENCE ANNEXATION PROCEEDINGS

TO: Honorable Mayor and City Council of the City of Okanogan
PO Box 752
Okanogan, WA 98840

Honorable Mayor and City Council Members:

The undersigned hereby advises the Okanogan City Council that it is their desire to annex the generally described area identified as follows into the City of Okanogan:

Assessor's Parcel Number: 3326170209
Abbreviated Legal: TAX 209 PT NE SW Section 17, Township 33N., Range 26 EWM
Stated Acres 1.57 Acres in size.
Current Use: Parking Lot

The property is depicted on Exhibit A, attached.

The undersigned are owners of property within the considered territory comprise ownership of not less than 10% (100% in fact for the real property identified) in acreage of the real property described above for which annexation is sought; and

It is requested that the Okanogan City Council set a date, not later than 60 days following the filing of this Notice for a meeting with the undersigned owner to determine:

- (1) Whether the City Council will accept the proposed annexation; and
- (2) Whether conditions will be required of the petitioner(s) for approval of the annexation; and
- (3) Whether the City Council will require the adoption of zoning for the proposed area in substantial compliance of the City of Okanogan Comprehensive Plan; and
- (4) Whether the City Council will require the assumption of existing city indebtedness by the area to be annexed.

OWNER'S PRINTED NAME AND SIGNATURE

X John Brandt
Owner's Printed Name

X John Brandt 10-12-2023
Owner's Signature Date

EXHIBIT A
Vicinity Map






Yellow Parcel = Subject Property, parcel 3326170209

Light Grey = Adjacent parcels under common ownership that are currently within the City of Okanogan Municipal Boundaries, 3326170206, 3326170172

Blue Property + County parcel to be annexed, 3326170182

EXHIBIT B
Assessor's Information

	<h1 style="margin:0;">OKANOGAN COUNTY</h1> <h2 style="margin:0;">WASHINGTON</h2>	
SIMPLE SEARCH SALES SEARCH REETSIFTER COUNTY HOME PAGE CONTACT DISCLAIMER	 PAYMENT CART(0)	
<p style="font-size: small;">Larry D. Gilman Okanogan County Assessor 149 3rd North Avenue, Room 202 Okanogan, WA 98840</p>		

- | | | | |
|-----------------|------------------|------------------|------------------|
| Assessor | Treasurer | Appraisal | MapSifter |
|-----------------|------------------|------------------|------------------|

Parcel

Parcel#: 3326170209	Owner Name: OKANOGAN SENIOR CITIZENS CENTER
DOR Code: 79 - Recreational - Other Recreational	Address1:
Situs:	Address2: PO BOX 1216
Map Number: 33-26-17	City, State: OKANOGAN WA
Status: EXEMPT FULL YEAR	Zip: 98840
Description: TAX 209 PT NE SW N/HWY	
Comment: SAME	

2024 Market Value		2024 Taxable Value		2024 Assessment Data	
Land:	\$15,400	Land:	\$0	District:	514 - District 514
Improvements:	\$8,200	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0		
Total	\$23,600	Total	\$0	Total Acres:	0.30000

Ownership

Owner's Name	Ownership %	Owner Type
OKANOGAN SENIOR CITIZENS CENTER	100%	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
02/13/85	75-3527	2	30123	CARLSON	OKANOGAN SENIOR CITIZENS CENTER	\$8,000

EXHIBIT C
Legal Description

To be added