

New Service Center Additional Property Acquisition

Dan Frazier – Director - Shared Services
Feb. 3, 2020







Today's Presentation

- Background on Service Center property acquisition
- Details regarding purchase of property at 5 Horan Road
- Benefits of land purchase
- Preview proposed resolution
- Review next steps

Information Only – No Action Required



Service Center Properties

-  2001 – Port of Chelan County
-  2019 – Port of Chelan County
-  2019 – Tontini Living Trust
-  2020 – Proposed Purchase



*Graphic representation – not surveyed property lines

Proposed Purchase & Sale Agreement

5 Horan Road Property Details

- Land area approximately 0.26 Acres
- House – 1,100 square feet w/ 900 Square foot basement
- Occupied (rental) through end of Jan. 2020
- Subject to 25 foot Wenatchee River Fishing Easement

Purchase Terms

- Price - \$300,000
- Closing – On or before March 5th



*Graphic representation – not surveyed property lines

Reasons for Property Purchase

Service Center Development

- Vacation of Horan Road Right-of-Way
 - Building setback requirements
 - Site security
 - Efficient site utilization
 - Site circulation
- Shoreline land use application
 - Ownership of all area within shoreline setback
 - Increase opportunity for mitigation

Recreational Facility Development

- Location to develop extension to loop trail
- Existing structure foundation for visual access to river
- Bank trail provides physical access to river



Next Steps

Resolution to approve purchase

- Feb. 18 Board Meeting

Shoreline Conditional Use Permit (SCUP)

- State Environmental Policy Act (SEPA) process underway
- JARPA (Joint Aquatics Resource Permit Application) – Application documents nearly complete
- Requires approval by City and Dept. of Ecology

Building/Site permit applications

- Site development – June 2020
- Building Permits – September 2020

Obtain permits/easements for recreational facilities

Questions?

