

**PORT OF CHELAN COUNTY RESOLUTION NO. 2022-02**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF CHELAN COUNTY DECLARING CERTAIN REAL PROPERTY LOCATED IN CHELAN COUNTY WASHINGTON AS SURPLUS TO THE NEEDS OF THE PORT OF CHELAN COUNTY AND AMENDING THE PORT OF CHELAN COUNTY'S COMPREHENSIVE SCHEME OF HARBOR IMPROVEMENTS (THE "COMPREHENSIVE PLAN") TO REMOVE PROPERTY FROM THE COMPREHENSIVE PLAN.**

**Whereas** the Port of Chelan County (the "POCC") has an option to purchase real property located in Chelan County, Washington and legally described on Exhibit "A" ("Curtis Property") and owns real property located in Chelan County, Washington, and legally described on Exhibit "B" ("Torres Property"), which are attached hereto and incorporated herein by this reference; and

**Whereas** the Torres Property was acquired in 2021 and is included as part of the POCC's inventory and is considered part of the POCC's Comprehensive Plan also known as the Comprehensive Scheme of Harbor Improvements; and

**Whereas** the Curtis Property is an intervening parcel between the Torres Property and the Lojo Property acquired in 2019 and located to the east of the Curtis Property. The Lojo Property has previously been declared surplus by the POCC. In light of the foregoing, if the Torres Property is declared surplus, the Curtis Property will also be deemed surplus to the POCC's needs and upon exercising the option to purchase, the Curtis Property will not be incorporated into the POCC's Comprehensive Plan; and

**Whereas** the Port gave proper public notice of the hearing to consider declaring the Torres Property as surplus to the POCC's needs, to declare the Curtis Property surplus to the POCC's needs upon exercising the option to purchase, and to amend the POCC's Comprehensive Plan accordingly; and

**Whereas** the opportunity for public testimony was provided and all public testimony was considered by the Board of Commissioners; and

**Whereas** the Board of Directors of the Chelan Douglas Regional Port Authority, as the manager of the Property, support and approve the decision to declare the Property surplus; and

**Whereas** after a public hearing held on February 8, 2022, and careful consideration of the public testimony, the POCC Commissioners decided that retaining the Torres Property and the Curtis Property is not necessary or needed for the POCC's purposes and concluded that the Comprehensive Plan should be amended to remove the Torres Property from the Comprehensive Plan and to provide that the Curtis Property will not be incorporated into the Comprehensive Plan if the option to purchase the Curtis Property is exercised.

**EXHIBIT "A"**  
**Legal Description of Curtis Property**

Lots 3 and 4, as described in and delineated on Melton-Curtis Short Plat No. 650, recorded March 17, 1980, under Auditor's File No. 811106, being a portion of Section 35, Township 22 North, Range 21, E.W.M., Chelan County, Washington.

**EXHIBIT "B"**  
**Legal Description of Torres Property**

Lot 2 of Melton-Curtis Short Plat Subdivision No. 650, as recorded under Auditors File No. 811106, recorded March 17, 1980, being a portion of the Northwest quarter of the Northeast quarter of Section 35, Township 22 North, Range 21, E.W.M., Chelan County, Washington.

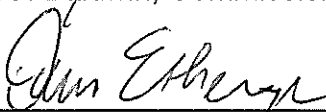
**Now, Therefore,** the Board of Commissioners for the Port of Chelan County hereby resolve as follows:

1. The Property legally described on Exhibit "B", i.e. the Torres Property, is no longer needed or necessary for the POCC's purposes, and is hereby declared to be surplus.
2. The POCC's Comprehensive Plan is hereby amended to delete the Torres Property from the Comprehensive Plan.
3. Notwithstanding any prior Resolution to the contrary, in the event the POCC exercises the option to purchase the Curtis Property, upon acquisition, the Curtis Property will not be incorporated into the Comprehensive Plan and will be deemed surplus to the POCC's needs.
4. Some or all of the Torres Property and Curtis Property (if the option to purchase the Curtis Property is exercised) may be leased or sold on such terms and conditions as the Board of Directors of the Chelan Douglas Regional Port Authority deem appropriate. Any decision to lease or sell all or a portion of the Property shall be made in a future open public meeting.
5. Nothing herein precludes the POCC Commission from deciding, in the future, to incorporate all or a portion of the Torres Property or the Curtis Property (if the option to purchase the Curtis Property is exercised) as part of the POCC's Comprehensive Plan.

**ADOPTED** by the Commission of the Port of Chelan County, following a hearing, at a public meeting thereof held this 8<sup>th</sup> day of February, 2022.

**PORT OF CHELAN COUNTY**

  
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J.C. Baldwin, Commissioner

  
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Donn Etherington, Commissioner

  
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Rory Turner, Commissioner