



**DAVID E. GRIFFITHS
CHELAN COUNTY TREASURER**

**Boundary Review Board
Notice of Intention Filing
care of Chelan County Treasurer's office**

Date 1/30/2026

Name David Walker

Address 21696 Lake Wenatchee Hwy

City Leavenworth State WA

Zip Code 98826



Notice of Intention (\$50)

010.017.36991.00.000



Petition for Review (\$200)

010.017.36991.00.000

For Treasurer's Office Use

Payment: Check \$ 50.00

Cash \$ _____

Total \$ _____

LM initial Miscellaneous receipt in PACS, print 2 receipts:

- ✓ Petitioner
- ✓ Boundary Review Board

mhil initial Stamp the Notice of Intent with Treasurer's date received stamp

mhil initial Scan & email packet to the Boundary Review Board clerk: **BRB.Clerk@co.chelan.wa.us**

- ✓ this form as the cover page
- ✓ PACS receipt
- ✓ full Notice of Intent

Print the sent email, clip everything together, and place in BRB drawer for pickup by board clerk
initial



DAVID E GRIFFITHS
CHELAN COUNTY TREASURER

PO BOX 1441
WENATCHEE, WA 98807-1441

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

Paid By: BRB REVIEW 1-30-2026

RECEIPT NUMBER

1844794

DATE

1/30/2026

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

Payment Type: Payment	Check 1874	50.00
Payment Code: Full Payment	Total Paid:	50.00

Operator	Batch
<LISAM>	<23275> - ACCTG 1/30/2026

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

RECEIVED

JAN 30 2026

CHELAN COUNTY
TREASURER

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:

CCFO #9 DBA LAKE WENATCHEE FIRE AND RESCUE

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: ANNEX PROPERTIES IDENTIFIED INTO FIRE DISTRICT

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

5. State statute under which action is sought: _____

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	
People	7	8	3700
Residences	5	6	3200
Businesses	0	0	20

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

LAST 5 YEARS GROWTH AVG. PROJECTED FORWARD

3. Existing land use of the proposed area

RESIDENTIAL

4. Existing land use of the area surrounding the proposal within 1000 feet: RESIDENTIAL

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
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?
 Land Use

 Zoning

 Comprehensive Plan

8. Has the proposed area been the subject of land use action by Chelan County in the last 6 years?
NONE
If so, please explain

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

b. For surrounding areas within 1000 feet:
RESIDENTIAL

c. Chelan County Zoning for the proposed area:
88

d. For surrounding areas within 1000 feet:
88

10. Does your jurisdiction have an adopted comprehensive plan? NO Date Adopted:
STRATEGIC PLAN 2025

11. Describe how this proposal is consistent with the adopted comprehensive plan:
PROVIDE FIRE AND EMS SERVICE TO IDENTIFIED COMMUNITIES

a. Proposed city zoning upon annexation:

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: HILLS

b. Natural Boundaries: RIVER TO WEST, RIDGE TO EAST

c. Drainage Basins: WENATCHEE RIVER

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

NA

MUNICIPAL SERVICES

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

	EXISTING PROVIDER	PROPOSED PROVIDER	TIME FRAME for SERVICES	HOW FINANCED
Water				
Sewer				
Fire	<u>No Protection</u>	<u>CCFD #9</u>	<u>ongoing</u>	<u>Tax Levy</u>
Stormwater				
Roads				
Parks				
Police				
School				
Library				

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

YES

Does it consider the proposed area?

YES

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

IMPROVED INSURANCE RATING

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

NO CHANGE

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

a. In the proposed area?

IMPROVED - WILL GAIN FIRE PROTECTION

b. In the adjacent area?

NO CHANGE

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

a. Proponent Expenditures to be incurred:

\$ _____

b. Proponent Revenues to be gained:

\$ 7,000 IN TAX LEVY

c. County Revenue Lost:

\$ _____

d. County Expenditure Reduction:

\$ _____

e. Fire District Revenue Lost:

\$ NONE

f. Fire District Expenditure Reduction:

\$ NONE

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

\$ _____

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

NONE

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: _____
N/A
3. Expected impact of any proposed development on air quality: _____
N/A
4. Does the area under consideration contain "critical areas"? (floodplain, wetland, steep slope, wildlife habitat area etc.): _____
Unknown

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:

Completes all properties w/in Standing Rock Ranch

2. Use of physical boundaries, including but not limited to bodies of water, highways, and land contours:

River and Ridge Boundaries mark Community Boundary

3. Creation and preservation of logical service areas:

Completes CCFD #9 Service in Standing Rock Community

4. Prevention of abnormally irregular boundaries:

Fixes issue

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:

N/A

6. Dissolution of inactive special purpose districts:

N/A

7. Adjustment of impractical boundaries:

Fixes Boundary issues

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

Below Population Threshold

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:

N/A

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 29th day of January, 2026.


Signature

DAVID WALKER
Name of person completing this form

Fire Chief
Title

509-763-3040
Phone Number

21696 LAKE LEAVENWORTH Hwy
Email Address

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:

Diane Pottinger DIANEP@NORTHCITYWATER.ORG

CHELAN COUNTY FIRE PROTECTION DISTRICT NO. 9
LAKE WENATCHEE FIRE AND RESCUE
ANNEXATION PETITION

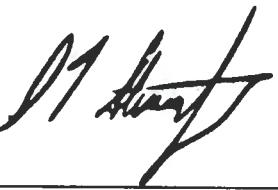
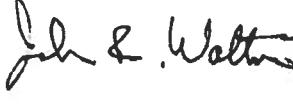
To: BOARD OF COMMISSIONERS

The undersigned legal property owners owning property in the territory described below, petition the Board of Commissioners of the District to annex the described territory into the District. The territory is in reasonable proximity to the District, is not in another fire protection district and its annexation into the District will be conducive to the public safety, welfare and convenience and will be a benefit to the properties to be annexed.

The undersigned acknowledge and accept that upon annexation the property will be subject to the District's regular tax levies.

The legal description of each property to be annexed by property.

Plat Map: Exhibit A

DATE SIGNED	SIGNATURE	PRINTED NAME	ADDRESS/ GEOGRAPHIC ID	ABBREVIATED LEGAL DESCRIPTION
12/31 25		Mary Gaudio	101 Standing Rock Lane/ 261725726140	NO 4 WENATCHEE PARK BLOCK 17 PARCEL A BDY ADJ #1667
		Steve & Anne Steindorf	12140 Muletail Flats Road/ 261725726145	NO 4 WENATCHEE PARK BLOCK 18 LOT B BLA#1667
11/20/2025		John & Peggy Walton	12220 Muletail Flats Road/ 261725726150	NO 4 WENATCHEE PARK BLOCK 19 PARCEL C BDY ADJ #1667
		River Rock MP LLC	12310 Muletail Flats Road/ 261725726155	NO 4 WENATCHEE PARK BLOCK 20 PARCEL D BDY ADJ #1667

CHELAN COUNTY FIRE PROTECTION DISTRICT NO. 9
LAKE WENATCHEE FIRE AND RESCUE
ANNEXATION PETITION

To: BOARD OF COMMISSIONERS

The undersigned legal property owners owning property in the territory described below, petition the Board of Commissioners of the District to annex the described territory into the District. The territory is in reasonable proximity to the District, is not in another fire protection district and its annexation into the District will be conducive to the public safety, welfare and convenience and will be a benefit to the properties to be annexed.

The undersigned acknowledge and accept that upon annexation the property will be subject to the District's regular tax levies.

The legal description of each property to be annexed by property.

Plat Map: Exhibit A

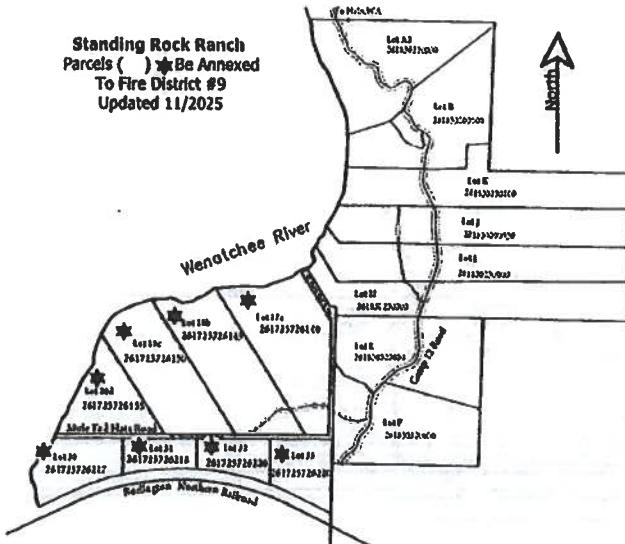
DATE SIGNED	SIGNATURE	PRINTED NAME	ADDRESS/ GEOGRAPHIC ID	ABBREVIATED LEGAL DESCRIPTION
		Mary Gaudio	101 Standing Rock Lane/ 261725726140	NO 4 WENATCHEE PARK BLOCK 17 PARCEL A BDY ADJ #1667
		Steve & Anne Steindorf	12140 Muletail Flats Road/ 261725726145	NO 4 WENATCHEE PARK BLOCK 18 LOT B BLA#1667
		John & Peggy Walton	12220 Muletail Flats Road/ 261725726150	NO 4 WENATCHEE PARK BLOCK 19 PARCEL C BDY ADJ #1667
11/20/25	<i>Michele Peter</i>	River Rock MP LLC	12310 Muletail Flats Road/ 261725726155	NO 4 WENATCHEE PARK BLOCK 20 PARCEL D BDY ADJ #1667

11/20/25	<i>Jeff G. James</i>	Jeff & Lori James	12315 Muletail Flats Road/ 261725726217	NO 4 WENATCHEE PARK BLOCK 30 LYING NORTH OF RR
		Jim & Mary Painter	12225 Muletail Flats Road/ 261725726218	NO 4 WENATCHEE PARK LOT 31 LYING NORTH OF RR
		Paul Smith & Cynthia Cappaert	12145 Muletail Flats Road/ 261725726220	NO 4 WENATCHEE PARK LOT 32 LYING NORTH OF RR
		Matt & Lauren Michaelis	Unassigned/ 261725726222	NO 4 WENATCHEE PARK LOT 33 LYING N OF RR

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.

EXHIBIT A

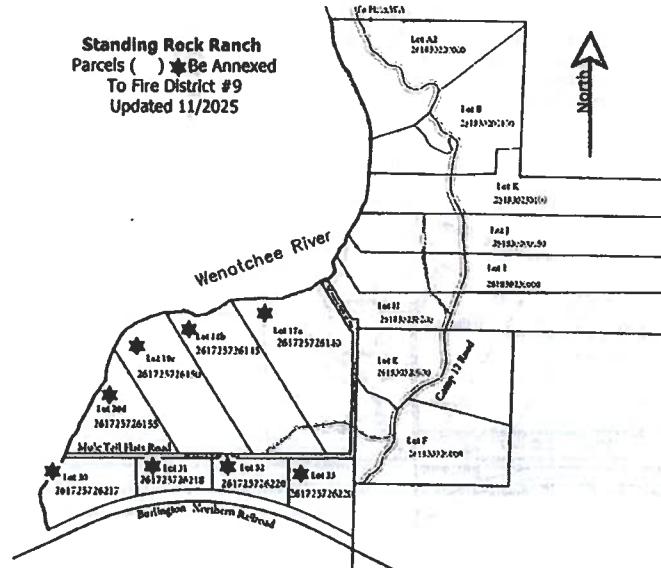


		Jeff & Lori James	12315 Muletail Flats Road/ 261725726217	NO 4 WENATCHEE PARK BLOCK 30 LYING NORTH OF RR
	<i>Jim Painter Mary Painter</i>	Jim & Mary Painter	12225 Muletail Flats Road/ 261725726218	NO 4 WENATCHEE PARK LOT 31 LYING NORTH OF RR
	<i>Cynthia Cappaert</i>	Paul Smith & Cynthia Cappaert	12145 Muletail Flats Road/ 261725726220	NO 4 WENATCHEE PARK LOT 32 LYING NORTH OF RR
		Matt & Lauren Michaelis	Unassigned/ 261725726222	NO 4 WENATCHEE PARK LOT 33 LYING N OF RR

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.

EXHIBIT A

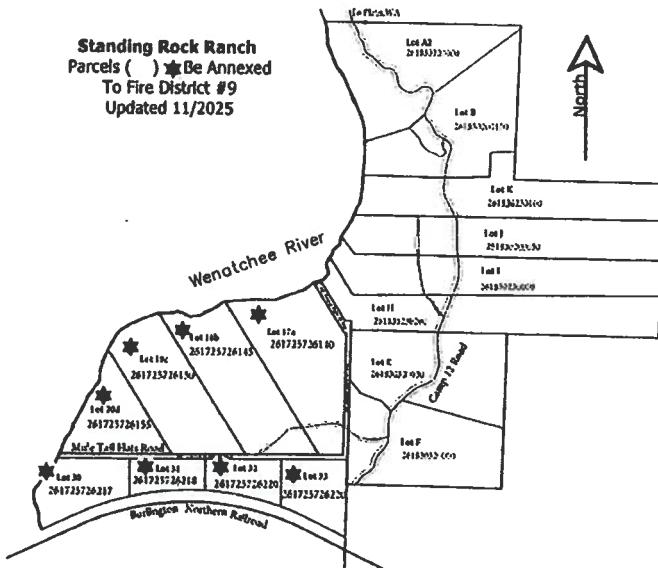


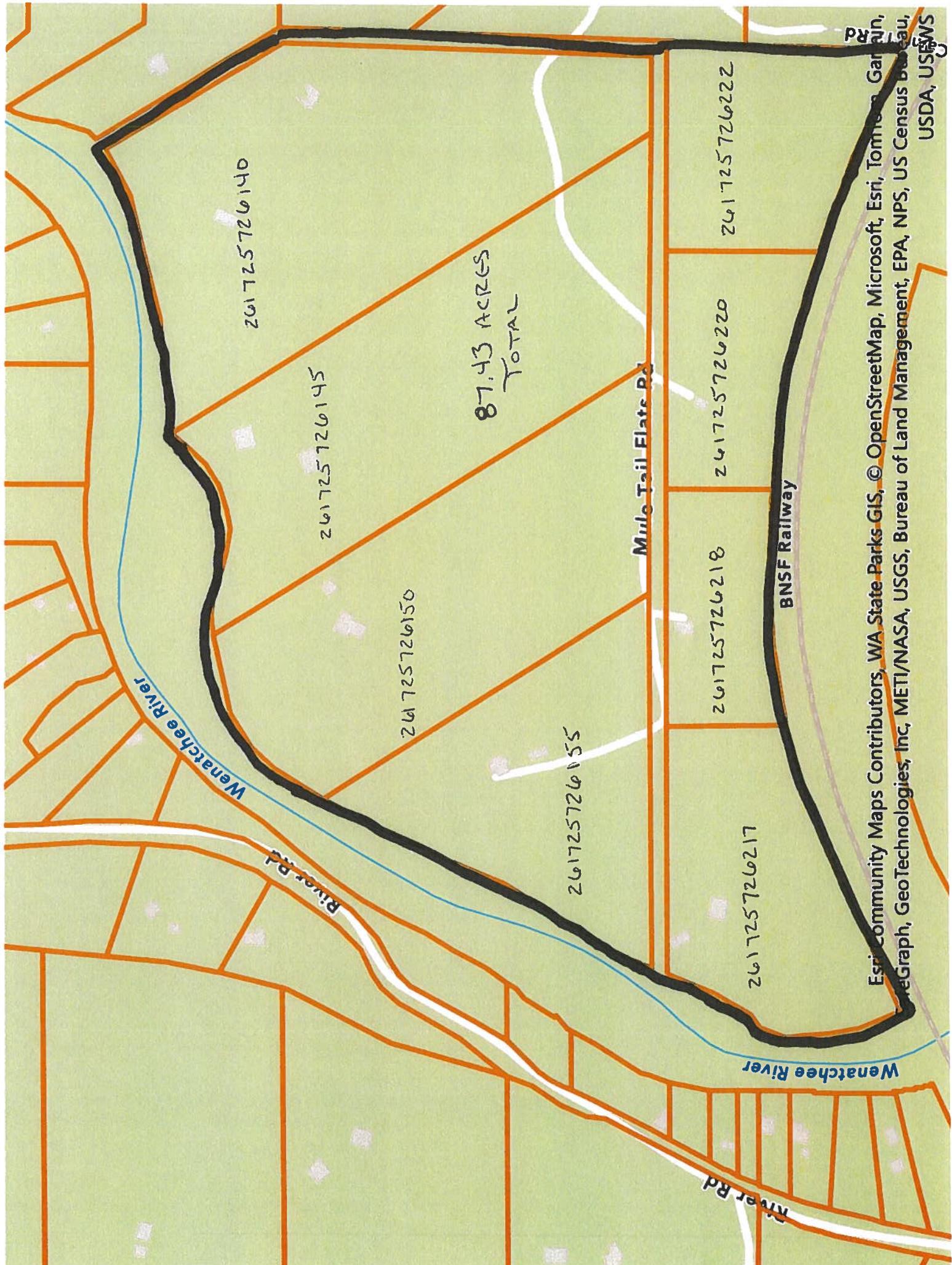
		Jeff & Lori James	12315 Muletail Flats Road/ 261725726217	NO 4 WENATCHEE PARK BLOCK 30 LYING NORTH OF RR
	<i>Jim Painter Mary Painter</i>	Jim & Mary Painter	12225 Muletail Flats Road/ 261725726218	NO 4 WENATCHEE PARK LOT 31 LYING NORTH OF RR
		Paul Smith & Cynthia Cappaert	12145 Muletail Flats Road/ 261725726220	NO 4 WENATCHEE PARK LOT 32 LYING NORTH OF RR
	MICHAELIS, MATT HEW.ATWOOD.11 86846571 <i>h</i>	Matt & Lauren Michaelis	Unassigned/ 261725726222	NO 4 WENATCHEE PARK LOT 33 LYING N OF RR

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.

EXHIBIT A





CHELAN COUNTY FIRE PROTECTION DISTRICT NO. 9

RESOLUTION NO. 2026-01

RESOLUTION PROVIDING FOR ANNEXATION

Background: WHEREAS, Chelan County Fire Protection District No. 9 is a municipal corporation of the State of Washington organized and existing under Title 52 RCW; and

WHEREAS, in accordance with RCW 52.04.031 the District received a petition to annex an area into the District signed by the owners of more than sixty percent (60%) of the area of land included in the annexation petition; and

WHEREAS, the Board of Commissioners, in accordance with RCW 52.04.041 held a public hearing in regard to the annexation and provided notice as required by statute;

WHEREAS, The Washington State Boundary Review Board for Chelan County has approved the annexation; and

WHEREAS, the Board of Commissioners has determined that the proposed annexation would be in the best interest of the citizens of the District.

Resolution: NOW THEREFORE, in accordance with RCW 52.04.051 it is hereby RESOLVED, by the Board of Commissioners of Chelan County Fire Protection District No. 9 that the following described real property shall be annexed into and made a part of Chelan County Fire Protection District No. 9:

See Exhibit A

The Board of Commissioners authorizes and directs staff to file this Annexation Resolution with the Chelan County Board of Commissioners and take all other actions necessary to implement the annexation.

Adoption: ADOPTED by the Board of Commissioners of Chelan County Fire Protection District No. 9 at an open public meeting of the Board on the 15 day of January 2026, the following Commissioners being present and voting.


B. L. M. M. Mukherjee
Commissioner
Commissioner

Commissioner

by: Kim Wiley
Secretary

CHELAN COUNTY FIRE PROTECTION DISTRICT NO. 9

RESOLUTION NO. 2025-07

RESOLUTION ACCEPTING ANNEXATION PETITION AND SCHEDULING HEARING

Background: WHEREAS, Chelan County Fire Protection District No. 9 is a municipal corporation of the State of Washington organized and existing under Title 52 RCW; and

WHEREAS, in accordance with RCW 52.04.031 the District received a petition to annex an area “Standing rock ranch Annexation” into the District signed by the owners of more than sixty percent (60%) of the area of land included in the annexation petition which is described as follows:

SEE EXHIBIT A

WHEREAS. The Board of Commissioners has reviewed and studied the proposal and has considered the Environmental Checklist prepared by the Chief in consultation with District legal counsel provided for under WAC 197-11-960.

WHEREAS, the Board of Commissioners, in accordance with RCW 52.04.041 is required to hold a public hearing in regard to the annexation and provide notice as required by statute;

WHEREAS, the Board of Commissioners, in accordance with RCW 52.04.0011 is required to obtain approval from the Washington State Boundary Review Board for Chelan County prior to completing the annexation;

Resolution: NOW THEREFORE, in accordance with RCW 52.04.001 and .041 it is hereby RESOLVED by the Board of Commissioners of Chelan County Fire Protection District No. 9 as follows:

1. The sixty percent petition for annexation is verified and accepted by the Board of Commissioners.
2. The Board declares itself lead agency for SEPA review; finds that such annexation will not significantly affect the environment; and, therefore, hereby adopts the attached final Determination of Nonsignificance;
3. The Board of Commissioners shall hold a public hearing on the petition at Station 91 on January 2nd at 1300hrs.
4. The District Secretary is directed to publish notice of the hearing in the Wenatchee World, a newspaper of general circulation in the District, and to post notice of the hearing in three public places in the proposed annexation area.

Adoption: ADOPTED by the Board of Commissioners of Chelan County Fire Protection District No. 9 at a regular open public meeting of the Board on the 18, Dec, the 2025 following Commissioners being present and voting.

John S. Mueller Commissioner
John S. Mueller Commissioner
John S. Mueller Commissioner

Kim Wiley
Secretary