



DAVID E. GRIFFITHS  
CHELAN COUNTY TREASURER

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

Date 6/13/25

Name Chelan County Fire District #3

Address 228 Chumstick Hwy

City Leavenworth State WA

Zip Code 98826

<input checked="" type="checkbox"/> Notice of Intention (\$50)	010.017.36991.00.000
<input type="checkbox"/> Petition for Review (\$200)	010.017.36991.00.000

For Treasurer's Office Use

Payment:

Check \$ 50.00

Cash \$ \_\_\_\_\_

Total \$ 50.00

RECEIVED

JUN 13 2025

CHELAN COUNTY  
TREASURER

EM  
initial

Miscellaneous receipt in PACS, print 2 receipts:

- ✓ Petitioner
- ✓ Boundary Review Board

DA  
initial

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

SA  
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

Duplicate copy

PO BOX 1441  
WENATCHEE, WA 98807-1441

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

**Paid By:** BOUNDARY REVIEW BOARD 6-13-25

**RECEIPT NUMBER**

1800974

**DATE**

6/13/2025

Account Description	Account	Amount	Comment
BRB REVENUE PETITION OR NOTICE FEE	010.017.36991.00.000	50.00	
<b>Total</b>		<b>50.00</b>	

<b>Payment Type:</b> Payment	Check 2504	50.00
<b>Payment Code:</b> Full Payment	<b>Total Paid:</b>	<b>50.00</b>

Operator	Batch
<LISAM>	<22389> - ACCTG 6/13/2025

For Property Tax Information, please visit our website at [WWW.CO.CHELAN.WA.US/TREASURER](http://WWW.CO.CHELAN.WA.US/TREASURER)

**WASHINGTON STATE BOUNDARY REVIEW  
BOARD  
FOR CHELAN COUNTY**

**NOTICE OF INTENTION**

for office use only:

**BRB FILE #** \_\_\_\_\_

CHELAN COUNTY  
TREASURER

JUN 13 2025

**RECEIVED**

1. Name of City, Town or special purpose district:

Chelan County Fire District #3

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 property into Fire District

4. Method used to initiate the proposed action:

☒ Petition

☐ Election

☐ Resolution

5. State statute under which action is sought:

RCW 52.04.031

**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	EXISTING	10-YEAR PROJECTION
People	4	4		
Residences	1	1		
Businesses	-	-		

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

\_\_\_\_\_

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?

o Land Use

no

o Zoning

no

o Comprehensive Plan

no

8. Has the proposed area been the subject of land use action by Chelan County in the last 6 years?

no

If so, please explain  
\_\_\_\_\_  
\_\_\_\_\_

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

residential

b. For surrounding areas within 1000 feet:

✓

c. Chelan County Zoning for the proposed area:

✓

d. For surrounding areas within 1000 feet:

✓

10. Does your jurisdiction have an adopted comprehensive plan? \_\_\_\_\_ Date Adopted: \_\_\_\_\_

11. Describe how this proposal is consistent with the adopted comprehensive plan:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

a. Proposed city zoning upon annexation:  
\_\_\_\_\_

12. Has any portion of this area been previously reviewed by the Boundary Review Board? \_\_\_\_\_

Explain: \_\_\_\_\_

13. Describe the following as required by RCW 36.93.170 and the effects on land use, accessibility and potential development:

a. Topography:

\_\_\_\_\_

b. Natural Boundaries:

\_\_\_\_\_

c. Drainage Basins:

\_\_\_\_\_

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

\_\_\_\_\_

### 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	none	CCFD3	on-going	Tax Levy
Stormwater				
Roads				
Parks				
Police				
School				
Library				

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

yes

Does it consider the proposed area?

no planned changes

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

no change

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?

no change

- 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:

\$ 300<sup>00</sup>

- c. County Revenue Lost:

\$ —

- d. County Expenditure Reduction:

\$ —

- e. Fire District Revenue Lost:

\$ —

- f. Fire District Expenditure Reduction:

\$ —

- 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: \_\_\_\_\_  
none
3. Expected impact of any proposed development on air quality: \_\_\_\_\_  
none
4. Does the area under consideration contain "critical areas"? (floodplain, wetland, steep slope wildlife habitat area etc.): \_\_\_\_\_  
no

## 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:  
ties into existing district boundary
2. Use of physical boundaries, including but not limited to bodies of water, highways, and land contours:  
private property, hillside
3. Creation and preservation of logical service areas:  
within district service area
4. Prevention of abnormally irregular boundaries:  
adjacent to properties already in District.
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:

brings property into boundary of district

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

n/a

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 15<sup>th</sup> day of May, 2025.

Kelly O'Brien  
Signature

Kelly O'Brien  
Name of person completing this form

Fire Chief  
Title

509-548-7711  
Phone Number

chief3@chelanfed3.org  
Email Address

228 Chumstick Hwy, 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:

Stephanie Kuch, District Secretary  
228 Chumstick Hwy  
Leavenworth WA 98826

Stephanie@chelanfed3.org

# CHELAN COUNTY FIRE DISTRICT #3

*The Bavarian Village in the heart of Washington State*

228 Chumstick Hwy. • Leavenworth, WA. 98826 • (509) 548-7711 • [www.chelanfd3.org](http://www.chelanfd3.org) • [info@chelanfd3.org](mailto:info@chelanfd3.org)



## RESOLUTION 2025-04

### RESOLUTION AUTHORIZING ANNEXATION PETITIONS BY THE BOARD OF COMMISSIONERS OF CHELAN COUNTY FIRE PROTECTION DISTRICT #3.

WHEREAS, the Board of Commissioners of Chelan County Fire Protection District #3 was presented with an annexation petition signed by over 60% of the registered land owners of the parcel included in the attached legal descriptions located at 145 Rabbit Ln; and,

WHEREAS, the registered owners who signed the petitions to annex believe that it would be conducive to the public safety, welfare, and peace of mind to be included in the fire district; and,

WHEREAS, the area is located in no fire protection district and is adjacent to current fire district boundaries.

THEREFORE BE IT RESOLVED, that the Board of Commissioners does hereby adopt a resolution accepting the annexation petitions set forth in the attached legal descriptions and plats of the boundaries of the area to be annexed; and,

BE IT FURTHER RESOLVED, that in accordance with RCW 52.04.031, this resolution was adopted after the public hearing on April 9<sup>th</sup>, 2025, had taken place in response to RCW 52.04.041.

ADOPTED at the regular meeting of the Board of Commissioners of Chelan County Fire Protection District Number 3 on this 14<sup>th</sup> day of May 2025.

Commissioners:

Ross Frank

A handwritten signature in black ink, appearing to read "Ross Frank", written over a horizontal line.

John Dawson

A handwritten signature in black ink, appearing to read "John Dawson", written over a horizontal line.

Mahala Murphy-Martin

A handwritten signature in black ink, appearing to read "Mahala Murphy-Martin", written over a horizontal line.

Secretary:

Stephanie Kuch

A handwritten signature in black ink, appearing to read "Stephanie Kuch", written over a horizontal line.

**AFFIDAVIT OF PUBLICATION**

State of Florida, County of Broward, ss:

India Johnston, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Wenatchee World, a newspaper printed and published in the City of Wenatchee, County of Chelan, State of Washington, and that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

**PUBLICATION DATES:**

Apr. 5, 2025

**NOTICE ID:** Bcn0EdubvMj11s3itjIZ

**PUBLISHER ID:** WWO001352

**NOTICE NAME:** Copy Annexation - 290 Rabbit Ln

**Publication Fee:** 86.69

I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct

*India Johnston*

(Signed) \_\_\_\_\_



**VERIFICATION**

State of Florida  
County of Broward

Subscribed in my presence and sworn to before me on this: 04/08/2025

*S. Smith*

Notary Public

Notarized remotely online using communication technology via Proof.

**PUBLIC NOTICE - ANNEXATION**

**PUBLIC NOTICE**

ON APRIL 9TH, 2025 AT 6PM, THE BOARD OF COMMISSIONERS OF CHELAN  
COUNTY FIRE DISTRICT #3 WILL HOLD A PUBLIC HEARING REGARDING THE  
ANNEXATION OF PROPERTY ID33128 LOCATED AT:  
145 RABBIT LN., LEAVENWORTH, WA 98926  
INTO THE FIRE DISTRICT.

**STATION 31**

**228 CHUMSTICK HWY  
LEAVENWORTH, WA 98926**

FOR MORE INFORMATION, CONTACT STEPHANIE KUCH, DISTRICT SECRETARY  
509-548-7711

Date: April 5, 2025  
WW0001352

# CHELAN COUNTY FIRE DISTRICT #3

*The Bavarian Village in the heart of Washington State*



228 Chumstick Hwy. • Leavenworth, WA. 98826 • (509) 548-7711 • [www.chelanfd3.org](http://www.chelanfd3.org) • [info@chelanfd3.org](mailto:info@chelanfd3.org)

## AFFIDAVIT OF POSTING

Date: 4/9/25

I certify that on April 7<sup>th</sup>, 2025 a notice of a public hearing regarding the annexation of parcel (s) located at \_\_\_\_\_ was posted at the following locations: 145 Rabbit Ln, Leavenworth  
Station 31-228 Chumstick Hwy, Leavenworth  
Website - chelanfd3.org

The notice included the date, location and time of the hearing. (copy attached)

Stephanie Kuch

Stephanie Kuch, District Secretary

# **PUBLIC NOTICE**

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INTO THE FIRE DISTRICT.

**STATION 31**  
**228 CHUMSTICK HWY**  
**LEAVENWORTH, WA 98826**

FOR MORE INFORMATION, CONTACT STEPHANIE  
KUCH, DISTRICT SECRETARY 509-548-7711



Wes Cornelius  
**CHELAN COUNTY ASSESSOR**

350 Orondo Ave, Suite 206  
Wenatchee, WA 98801-2885  
PHONE: 509-667-6365 FAX: 509-667-6664  
WEBSITE: <http://www.co.chelan.wa.us/assessor>

**DETERMINATION OF SUFFICIENCY  
OF PETITION FOR ANNEXATION**

Name of Annexation: 2025-03-F3-BOSKET

Date petition submitted to County Assessor: 4/3/2025

Terminal Date: 4/10/2025

The petition ☒ DOES ☐ DOES NOT meet the required minimum 60% of total land area required for annexation.

Total land area of proposed annexation area: 3.71 ACRES

Total land area of petition: 3.71 ACRES

Percent of land area: 100%

Total assessed value of petition: \$536,115

  
Erin Fonville, Chief Deputy

4/11/2025  
Date

**PETITION FOR ANNEXATION TO  
CHELAN COUNTY FIRE PROTECTION DISTRICT #3**

I/We, the undersigned constituting the owners or contract purchasers of the hereinafter described property, do, under and pursuant to the provisions of Title 33, Chapter 13 and 14, of the Washington State RCW's, hereby petition the Commissioners of Chelan County District #3, that the hereinafter described property be annexed to and become a part of Chelan County Fire District #3.

Spencer Bosket, Hanne Beener  
Property owner(s) or contract buyer(s)

251831440070  
Property description (Assessor's parcel #)

145 Rabbit Ln, Leavenworth WA 98826  
Property Address

same  
Mailing Address (if different from above)

509-433-0016 (Spencer Bosket); 509-998-5103 (Hanne Beener)  
Phone Number

Other Comments: i.e. Locked Gate Access? Special Water Sources?

With my signature to this petition, I (we) agree to an Annexation Hearing within 180 days of the receipt of this petition by the Chelan County Fire District #3 Board of Commissioners.

Signatures:

Date:

Return to:  
Chelan County Fire District #3, 228 Chumstick Hwy, Leavenworth, WA 98826

Fire Prevention Preview Date

For Office Use Only

Inspector's Signature

Letter Sent

Recorded:




# ArcGIS Web Map

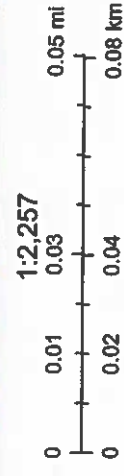


March 25, 2025

 Parcels

 Roads

 Private, As-built, <Null>; Private, Retired, <Null>; Private, As-built, Private; Private, As-built, Unmaintained



Maxar, Microsoft

Chelan County Assessor

Property Search Results > 33128 BOSKET SPENCER ETAL for Year 2024 - 2025

Property

Account

Property ID:	33128	Abbreviated Legal Description:	T 25N R 18EWM S 31; L 1 SP08-103; LD BLA05-042; BLA03-074; LC CE97-02; 3.7100 ACRES
Geographic ID:	251831440070	Agent Code:	
Type:	Real		
Tax Area:	28 - 228 H1 PK2	Land Use Code	11
Open Space:	N	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:	25N	Section:	31;
Range:	18EWM	Legal Acres:	3.7100

Location

Address:	145 RABBIT LN LEAVENWORTH, WA 98826	Map ID:	3LUNC04R01
Neighborhood:	Cycle 3 Leavenworth unincorp div 4 RES		
Neighborhood CD:	3LUNC04R01		

Owner

Name:	BOSKET SPENCER ETAL	Owner ID:	103849
Mailing Address:	145 RABBIT LN LEAVENWORTH, WA 98826	% Ownership:	%
		Exemptions:	

Pay Tax Due

There is currently No Amount Due on this property.

Taxes and Assessment Details

Property Tax Information as of 03/25/2025

Amount Due if Paid on:  **NOTE:** If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due	
▼ Statement Details								
Year	Statement ID	Taxing Jurisdiction	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
2025	21287	ST SCH - STATE SCHOOL	\$721.17	\$721.15	\$0.00	\$0.00	\$1442.32	\$0.00
2025	21287	CC-GEN - CHELAN COUNTY	\$211.84	\$211.82	\$0.00	\$0.00	\$423.66	\$0.00
2025	21287	LIB - LIBRARY	\$72.15	\$72.15	\$0.00	\$0.00	\$144.30	\$0.00
2025	21287	CC RD - ROAD DISTRICT	\$229.89	\$229.88	\$0.00	\$0.00	\$459.77	\$0.00
2025	21287	PORT - PORT OF CHELAN COUNTY	\$44.86	\$44.86	\$0.00	\$0.00	\$89.72	\$0.00
2025	21287	UVPKREC - UPPER VALLEY PK & REC	\$20.30	\$20.29	\$0.00	\$0.00	\$40.59	\$0.00
2025	21287	HD 1 - HOSPITAL 1	\$180.70	\$180.68	\$0.00	\$0.00	\$361.38	\$0.00
2025	21287	SD 228 - CASCADE SD 228	\$550.26	\$550.24	\$0.00	\$0.00	\$1100.50	\$0.00
2025	21287	FC - FLOOD CONTROL ZONE	\$11.38	\$11.37	\$0.00	\$0.00	\$22.75	\$0.00
2025	21287	CASCADIA - CONSERVATION DISTRICT CHARGE	\$2.32	\$2.31	\$0.00	\$0.00	\$4.63	\$0.00
2025	21287	FP - FOREST FIRE PROTECTION	\$11.50	\$11.50	\$0.00	\$0.00	\$23.00	\$0.00
2025	21287	PEST - HORT PEST ASSESSMENT	\$1.75	\$1.75	\$0.00	\$0.00	\$3.50	\$0.00
2025	21287	WEED - NOXIOUS WEED ASSESSMENT	\$5.22	\$5.21	\$0.00	\$0.00	\$10.43	\$0.00
2025	21287	FP FEE - FIRE PATROL FEE TO COUNTY	\$0.25	\$0.25	\$0.00	\$0.00	\$0.50	\$0.00
2025	21287	TOTAL:	\$2063.59	\$2063.46	\$0.00	\$0.00	\$4127.05	\$0.00
▶ Statement Details								
2024	21335		\$1932.19	\$1932.09	\$0.00	\$0.00	\$3864.28	\$0.00