

1 WASHINGTON STATE BOUNDARY REVIEW BOARD IN AND FOR THE COUNTY OF CHELAN

2 **DECISION REGARDING NOTICE OF INTENTION 2026-001;**
3 **CHELAN COUNTY FIRE PROTECTION DISTRICT NO.9**

4
5 This matter, having been heard by this board at a duly advertised public hearing on February 25, 2026
6 hereby makes the following findings, conclusions, and decisions:

7 1. Notice of Intention No. 2026-001 was filed with the Washington State Boundary Review Board for Chelan
8 County on February 3, 2026 and includes eight (8) parcels inside the urban growth boundary for the City of
Leavenworth in Chelan County, Washington, located at the Standing Rock Ranch.

9 2. The proposed annexation is known as the **CHELAN COUNTY FIRE PROTECTION DISTRICT NO.9**
10 Annexation and was assigned Notice of Intention (NOI) No. 2026-001. The board discussed it at its February
25, 2026 meeting.

11 3. The subject parcels are owned by and generally described as follows:

12 a. James Parcel: 12315 Mule Tail Flats Road, Plain, Washington 98826
13 Assessor's parcel no. 261725726217 and PID no. 36329. General legal description is: NO 4 WENATCHEE PARK
BLOCK 30 LYING NORTH OF RR 8.0000 ACRES

14 b. Gaudio Parcel: 101 Standing Rock Lane, Plain, Washington 98826
15 Assessor's parcel no. 261725726140 and PID no. 36300. General legal description is: NO 4 WENATCHEE PARK
BLOCK 17 PARCEL A BDY ADJ #1667 19.5600 ACRES.

16 c. Steindorf Parcel: 12140 Mule Tail Flats Road, Plain, Washington 98826
17 Assessor's parcel no. 261725726145 and PID no. 36301. General legal description is: NO 4 WENATCHEE PARK
BLOCK 18 LOT B BLA#1667 18.0100 ACRES

18 d. Walton Parcel: 12240 Mule Tail Flats Road, Plain, Washington 98826
19 Assessor's parcel no. 261725726150 and PID no. 36302. General legal description is: NO 4 WENATCHEE PARK
BLOCK 19 PARCEL C BDY ADJ #1667 16.0100 ACRES.

20 e. River Rock MP, LLC., Parcel: 12310 Mule Tail Flats Road, Plain, Washington 98826 or 12310 Camp
21 Rd. 12, Plain, Washington 98826
22 Assessor's parcel no. 261725726155 and PID no. 36303. General legal description is: NO 4 WENATCHEE PARK
BLOCK 20 PARCEL D BDY ADJ #1667 9.7700 ACRES.

23 f. Painter Parcel: 12250 Mule Tail Flats Road, Plain, Washington 98826, or 12225 CAMP 12 RD PLAIN, WA
98826
24 Assessor's parcel no. 261725726218 and PID no. 36330. General Legal description is: NO 4 WENATCHEE
25 PARK LOT 31 LYING NORTH OF RR 4.2500 ACRES

1 g. Smith/Cappaert Parcel: 12145 Mule Tail Flats Road, Plain, Washington 98826
2 Assessor's parcel no. 261725726220 and PID no. 36331. General legal description is: NO 4 WENATCHEE PARK
3 LOT 32 LYING NORTH OF RR 4.8800 ACRES.

4 h. Michaelis: Unassigned, Plain, Washington 98826
5 Assessor's parcel no. 261725726222 and PID no. 36332. General legal description is: NO 4 WENATCHEE PARK
6 LOT 33 LYING N OF RR 6.9500 ACRES

7 4. No individuals commented to this board in opposition of annexation.

8 5. There were no written comments opposing annexation.

9 6. The owner of the 8 parcels referenced above presented petitions for annexation to the Board of
10 Commissioners for the Chelan County Fire Protection District No. 9.

11 7. The 8 parcels referenced herein are residential parcels and are all be accessed Mule Trail Flats Road

12 8. The boundary review board considered the records and files herein and the comments and materials
13 provided by the public at this board's hearing.

14 9. The proposed annexation preserves the natural neighborhood and community.

15 10. Physical boundaries are utilized in creating the area proposed for annexation; i.e., roads and parcel
16 boundaries.

17 11. There are no anticipated impacts on local service areas including law enforcement, fire and rescue, the
18 school district, hospital/EMS, and the library district.

19 12. No abnormally irregular or impractical boundaries are created by this annexation

20 13. Only one municipality is in the vicinity; Plain. Thus, there is no possibility of multiple small
21 incorporations competing for territory for annexation.

22 14. Approval of this annexation will result in the incorporation into Chelan County Fire Protection District
23 No. 9.

24 15. The proposed annexation does not require dissolution of any inactive special purpose districts.

25 16. Protection of agricultural and rural lands which are designated for long term commercially productive
agricultural and/or resource use by the adopted county comprehensive plan is not at issue in this case.

17. The James Parcel is Land Use code 18. Incongruent zoning issues are not a significant factor in this
matter.

18. The Gaudio parcel The James Parcel is Land Use code 18. Incongruent zoning issues are not a significant
factor in this matter.

1 19. The Steindorf Parcel is Land Use code 88. Incongruent zoning issues are not a significant factor in this matter.

2 20. The Walton Parcel is Land Use code 18. Incongruent zoning issues are not a significant factor in this matter.

3
4 21. The River Rock MP, LLC., Parcel is Land Use code 18. Incongruent zoning issues are not a significant factor in this matter.

5 22. The Painter Parcel is Land Use code 19. Incongruent zoning issues are not a significant factor in this matter.

6
7 23. The Smith/Cappaert Parcel is Land Use code 19. Incongruent zoning issues are not a significant factor in this matter.

8 24. The Michaelis Parcel is Land Use code 19. Incongruent zoning issues are not a significant factor in this matter.

9
10 25. The subject parcels are currently or can be served by city infrastructure and services. Only road and fire services would change from county to city obligations upon annexation.

11
12 26. The Memorandum of Understanding regarding the urban growth areas executed in June of 1997 between Chelan County and the five cities in Chelan County do not operate to authorize this board to disregard the requirements of state law, e.g. the Growth Management Act and Chapter 36.93 RCW governing Boundary Review Boards in the State of Washington.

13
14 27. The provisions of chapter 43.21C RCW, the State Environmental Policy Act, do not apply to incorporation proceedings covered by chapter 35.02 RCW, annexations by cities or towns.

15
16 28. Approval of this annexation is consistent with the provisions of the Growth Management Act, Ch. 29.70A RCW, and the applicable comprehensive plans.

17
18 30. This board has considered the files and records herein

19 31. There is no evidence that the proposal is inconsistent with applicable law governing review of annexations by this board.

20 32. None of the members of the board has submitted a written statement addressing opposition to approval of the annexation as proposed to become part of the official record in this matter.

21
22 33. The unanimous conclusion of the three members of this board who were present and participated in this hearing, is that the annexation as proposed is logical and does meet the application of the factors contained in RCW 36.93.170 and the objectives contained in RCW 36.93.180.

23
24 Now, therefore, be it hereby ordered, the decision of the Washington State Boundary Review Board for Chelan County is to approve the proposed Chelan County Fire Protection District No. 9. annexation filed on
25 February 3, 2026, and assigned Notice of Intention (NOI) No. 2026-001.

1 Parcels subject to NOI 2026-001 are approved for annexation hereby, and which are all within the United
2 States Postal Service area for Plain, Washington, 98826, are:

3 a. James Parcel: 12315 Mule Tail Flats Road, Plain, Washington 98826
4 Assessor's parcel no. 261725726217 and PID no. 36329. General legal description is: NO 4 WENATCHEE PARK
5 BLOCK 30 LYING NORTH OF RR 8.0000 ACRES

6 b. Gaudio Parcel: 101 Standing Rock Lane, Plain, Washington 98826
7 Assessor's parcel no. 261725726140 and PID no. 36300. General legal description is: NO 4 WENATCHEE PARK
8 BLOCK 17 PARCEL A BDY ADJ #1667 19.5600 ACRES.

9 c. Steindorf Parcel: 12140 Mule Tail Flats Road, Plain, Washington 98826
10 Assessor's parcel no. 261725726145 and PID no. 36301. General legal description is: NO 4 WENATCHEE PARK
11 BLOCK 18 LOT B BLA#1667 18.0100 ACRES

12 d. Walton Parcel: 12240 Mule Tail Flats Road, Plain, Washington 98826
13 Assessor's parcel no. 261725726150 and PID no. 36302. General legal description is: NO 4 WENATCHEE PARK
14 BLOCK 19 PARCEL C BDY ADJ #1667 16.0100 ACRES.

15 e. River Rock MP, LLC., Parcel: 12310 Mule Tail Flats Road, Plain, Washington 98826 or 12310 Camp
16 Rd. 12, Plain, Washington 98826
17 Assessor's parcel no. 261725726155 and PID no. 36303. General legal description is: NO 4 WENATCHEE PARK
18 BLOCK 20 PARCEL D BDY ADJ #1667 9.7700 ACRES.

19 f. Painter Parcel: 12250 Mule Tail Flats Road, Plain, Washington 98826, or 12225 CAMP 12 RD PLAIN, WA
20 98826
21 Assessor's parcel no. 261725726218 and PID no. 36330. General Legal description is: NO 4 WENATCHEE
22 PARK LOT 31 LYING NORTH OF RR 4.2500 ACRES

23 g. Smith/Cappaert Parcel: 12145 Mule Tail Flats Road, Plain, Washington 98826
24 Assessor's parcel no. 261725726220 and PID no. 36331. General legal description is: NO 4 WENATCHEE PARK
25 LOT 32 LYING NORTH OF RR 4.8800 ACRES.

h. Michaelis: Unassigned, Plain, Washington 98826
Assessor's parcel no. 261725726222 and PID no. 36332. General legal description is: NO 4 WENATCHEE PARK
LOT 33 LYING N OF RR 6.9500 ACRES

The above referenced parcels are hereby approved for annexation into Chelan County Fire Protection
District No. 9.

This is a final and appealable order of this board pursuant to the requirements of applicable law including
but not necessarily limited to Chapter 36.93 RCW.

1 Decided and approved on the 17th day of March, 2026, and this written decision and order signed
2 on this 17th day of March, 2026:

3
4 
Duane Goehner, Chair

5 
Carl T. Blum, Vice Chair

6
7 _____
Dennis Johnson, Member

8 Attest: 
9
10 _____
Lisa de Vera, Clerk of the Board
Dated: 3/17/2026

11 _____
Larry Cordes, Member

12 _____
Aaron Young, Member

13 Approved as to form:

14 Robert Sealby
Robert W. Sealby, WSBA 21330
Chelan County Prosecuting Attorney
Dated: Mar 17, 2026

1 Decided and approved on the 17th day of March, 2026, and this written decision and order signed
2 on this 17th day of March, 2026:

3
4 _____
Duane Goehner, Chair

5 _____
Carl T. Blum, Vice Chair

6
7 _____
Dennis Johnson, Member

8
9 Attest:

8 _____
Larry Cordes, Member

9
10 _____
Lisa de Vera, Clerk of the Board
Dated: 3/17/2026

10 _____
Aaron Young, Member

11
12 Approved as to form:

13 Robert Sealby
Robert Sealby Mar 17 2026 14:57:31 PDT
14 Robert W. Sealby, WSBA 21330
Chelan County Prosecuting Attorney
Dated: Mar 17, 2026