APR 18 2024

WASHINGTON STATE BOUNDARY RECOVERY BOARD FOR CHELAN COUNTY

NOTICE OF INTENTION FILING INSTRUCTIONS

Please submit this Notice of Intention form and the Exhibits listed below to the Boundary Review Board Office: care of: Chelan County Auditor, Elections Division, 350 Orondo Avenue, Level 3, Suite 306, Wenatchee, WA 98801. (509) 667-6800, for determination of sufficiency by the Chief Clerk of the Board. Please submit the original with all exhibits, and the required \$50.00 filing fee.

The Notice of Intention is to be completed by an elected official or employee of the governmental jurisdiction that is seeking the proposed annexation or boundary change or the proponent in the case of incorporation or formation.

The following items must be submitted and labeled as follows, pursuant to the adopted Rules of Practice and Procedure (III):

- **EXHIBIT A** A copy of the legal description of the boundaries of the area involved in the proposed action verified by the Chelan County Assessor's Office.
- **EXHIBIT B** A Chelan County Assessor's map on which the boundary of the area involved in the proposal and the size in acres must be clearly indicated. Include a list of all parcel numbers for lots in proposed area.
- EXHIBIT C A vicinity map or series of maps no larger than 11 x 17
 - 1. The boundary of the area involved in the proposal and the size in acres.
 - 2. The current corporate boundaries of the proposing entity.
 - 3. Existing water & sewer service area boundaries of the proposing entity as it relates to the subject annexation area.
 - **4.** Major physical features such as streets and highways, railways public facilities, etc.
 - 5. The boundaries of cities or special purpose districts having jurisdiction in or near the proposed area.
 - **6.** The location of the nearest service point(s) for the required utility services to the area. Show existing and proposed water/sewer lines and diameter.
 - 7. The Chelan County zoning, Comprehensive Plan designation, Urban Growth Area Boundary, and proposed city plan and zoning designations.
 - 8. Floodways or floodplains and all critical areas.
- EXHIBIT D Documentation of the process: copy of the petition; proof of assessed valuation; copy of Determination of Sufficiency from Assessor's Office; affidavit of publication of public hearing notice; copy of the minutes of public hearing; a signed and certified copy of the resolution accepting the proposal as officially passed, with effective date.

- **EXHIBIT E** A copy of the Threshold Determination and completed SEPA checklist pertaining to the proposed BRB action with full explanations. Include the list of persons who were sent the checklist and all written comments from governmental agencies and the general public.
 - NOTE: This is NOT to be completed by municipalities for annexation purposes.
- **EXHIBIT F** A copy of any Interlocal agreements entered into under RCW 39.34 (Interlocal Cooperation Act) and under RCW 36.115 (Service Agreements) establishing which jurisdictions should provide various local government services and facilities and how those services and facilities will be financed.

MUNICIPAL INCORPORATIONS: Exhibits A, B, C, a copy of assessed valuation and a copy of the petition calling for the incorporation as required.

WASHINGTON STATE BOUNDARY REVIEW BOARD FOR CHELAN COUNTY

NOTICE OF INTENTION

1. Name	of City, Town or spe	ecial purpose district: Anty Fire District	#3	
		Dissolution of Special P Water or Sewer Extension	f Special Purpose District urpose District on Size of Wate	er Line Sewer
3. Briefly	describe proposal:	single property	annexation in	o fire District
	d used to initiate the			Resolution
5. State st	EACTO	ction is sought: <u>LCW 5.</u>		
POPULA	TION AND LAN		ST CONSIDER	
1. Provide	e the following infor	rmation:		
POPU	JLATION OF P	PROPOSED AREA	POPULATIO	N OF EXISTING ENTITY
	EXISTING	10-YEAR PROJECTION	EXISTING	10-YEAR PROJECTION
People	_	4	5000	
Residences			3078	
Businesses		_		1
-	2019 0	_	county GIS	
3. Existin	g land use of the pro			

4.	Existing land use of the area surrounding the proposal within 1000 feet:
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?
	If yes, describe any projects being considered or proposed: residuntal - single Family home
7.	If the proposal is approved, will there be land use changes within the next 18 months? o Land Use
	o Zoning
	o Comprehensive Plan
8.	Has the proposed area been the subject of land use action by Chelan County in the last 6 years? If so, please explain
9.	a. Chelan County Comprehensive Plan designation for the proposed area:
	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:

Explain:				-
13. Describe the potential de			nd the effects on land use	
a. Topo	ography: hills	. Himbe	to the We	est:
b. Natu	ural Boundaries:	es hill	to the We	
c. Drai	nage Basins:	1		
14. Is the propo	osed area within the Urb	oan Growth Area for yo	our municipality?	
		MUNICIPAL S	SERVICES	
1. What serv	ices will be provided	in the proposed area	?	
	EXISTING PROVIDER	PROPOSED PROVIDER	TIME FRAME for SERVICES	HOW FINANCED
Water				
Sewer				
Fire	none	ccF03	ongoing	Property tares
Stormwater				
Roads				
Parks				
Police				ă,
School				
Library				
2. Does your	jurisdiction have a cu	urrent Capital Facilit	ies Plan?	0
D	oes it consider the pro	mosed area?		

	the probable future needs for services and additional regulatory controls in the area? Change The Change The Change The Proposal on the cost and adequacy of services and regulators: In the proposed area? The Proposed area? Change The Cosponer to area not controls in the area?
ntrol	S:
ntrol	S:
a.	mine proposed area? privides fire response to area not currently covered
	Currently covered
	the range of the second
	2)
b.	In the adjacent area?
٠.	In the adjacent area? adjacent property already served
	- Compare property of the compare of
stima	te the following to be incurred under the proposal:
a.	Proponent Expenditures to be incurred:
	\$
b.	Proponent Revenues to be gained:
	\$
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):
	\$
	a. b. c. d. e.

	ENVIRONMENTAL INFORMATION
1.	Is there an existing environmental review pertinent or related to this proposal? Yes 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.):_
	ho.
	OBJECTIVES OF THE BOUNDARY REVIEW BOARD
De	pnosal does not meet. Please give your reasons for each of the objectives chosen:
	Preservation of natural neighborhoods and communities:
pr 1.	
pr 1.	Preservation of natural neighborhoods and communities: 15 10 0 105 de had regulated with with the limited to bodies of water, highways, and land
 pr 2. 	Preservation of natural neighborhoods and communities: 15 10 0 10 5 de had 14 14 14 15 10 10 10 10 10 10 10 10 10 10 10 10 10
 pr 2. 	Preservation of natural neighborhoods and communities: IS IN a residual rughborhood Use of physical boundaries, including but not limited to bodies of water, highways, and land contours: Creation and preservation of logical service areas: CFP3 so the clusest fire district to provide Service Prevention of abnormally irregular boundaries:
 pr 2. 	Preservation of natural neighborhoods and communities: IS IN W 185 described respectively Use of physical boundaries, including but not limited to bodies of water, highways, and land contours: Creation and preservation of logical service areas: CFP3 so the closest fire district to provide service.
pr 1. 2. 3.	Preservation of natural neighborhoods and communities: IS IN ON NESS About A LIGHBORHOOD Use of physical boundaries, including but not limited to bodies of water, highways, and land contours: Creation and preservation of logical service areas: CFP3 So the closest fire district to provide Service and Jacent to Justing district boundaries: Adjacent to Justing district boundary
pr 1. 2. 3.	Preservation of natural neighborhoods and communities: IS IN W 185 declara regular boundaries. Use of physical boundaries, including but not limited to bodies of water, highways, and land contours: Creation and preservation of logical service areas: (CFP3 so the closest fire destrict to provide service areas: A jacent to further distinct boundaries: Observation of abnormally irregular boundaries: Observation of small cities and encouragement of incorporation of small cities and encouragement of incorpora
pr 1. 2. 3.	Preservation of natural neighborhoods and communities: IS IN W RESIDENCE TURNED WAS AUGUSTANDED Use of physical boundaries, including but not limited to bodies of water, highways, and land contours: Creation and preservation of logical service areas: CFP3 W HE Closest fire district to provide service Prevention of abnormally irregular boundaries: Adjacent to furthers district boundary 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:

7.	Adjustment of impractical boundaries:
	brings properly within fire Distract boundary.
8.	Incorporation as cities or towns or annexation to cities and towns of unincorporated areas which are urban in character:
	nla
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:

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.

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 • info@chelanfd3.org

RESOLUTION 2024-02

RESOLUTION AUTHORIZING AN ANNEXATION PETITION 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 annexation petition signed by over 60% of the registered land owners of the parcel included in the attached legal description located on Icicle Rd; and,

WHEREAS, the Chelan County Assessor has verified the signatures of the petitioner and issued a certificate of sufficiency; and

WHEREAS, the registered owners who signed the petition to annex believe that it would be conducive to 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 description and plat 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 10, 2024, 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 10th day of April 2024.

Commissioners:

Ross Frank

John Dawson

Mahala Martir

Secretary:

Stephanie Kuch

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.

Larissa + Carter Shae
Property owner(s) or contract buyer(s)
241723330150
Property description (Assessor's parcel #)
Cicle Rd., Leavenworth, WA 9882Lo Property Address
Co45 Meadows Dr N, Wenatchee, WA 98801 Mailing Address (if different from above)
907-227-0948 509-421-2501 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: Lanissa Shae
Date: 12/13/2023
Return to: Chelan County Fire District #3, 228 Chumstick Hwy, Leavenworth, WA 98826
For Office Use Only
Fire Prevention Preview Date Inspector's Signature
Letter Sent
Recorded:



Wes Cornelius CHELAN COUNTY ASSESSOR

350 Orondo Ave, Suite 6 Wenatchee, WA 98801-2885 PHONE: 509-667-6365 FAX: 509-667-6664 WEBSITE: http://www.co.chelan.wa.us/assessor

MEMO: ANNEXATION TERMINAL DATE

Memo Date: ///7/2024

Annexation: 2024-02-F3 SHAE

Terminal Date: 1/23/2024

To:

Board of Commissioners of Chelan County Fire Protection District #

Chelan County Board of County Commissioners

Chelan County Elections

Chelan County Planning Department

Chelan County Public Works

Chelan County Boundary Review Board

This memo gives notice that an Annexation Terminal Date has been set. Comments for the subject tax district may be directed to that district prior to the Terminal Date.

Erin Fonville, Chief Deputy

1/17/2024 Date

Property Owner:

Carter & Larissa Shae 645 Meadows Dr. Wenatchee, WA 98801

Property Address:

Unassigned: Icicle Rd. Leavenworth, WA 98826

Property ID #29720 Geo ID 2417 2333 0150

Legal Description:

Lot 3 McMullin Short Plat No. 1484, Chelan County, Washington, according to the Short Plat thereof recorded in Book SP-4 of Short plats, Page 59, under Auditor's File No. 8612230034, records of said County.

Chelan County Assessor

Property Search Results > 29720 SHAE CARTER & LARISSA for Year 2022 - 2023

Property

Account			
Property ID:	29720	Abbreviated Legal Description:	T 24N R 17EWM S 23
			SS#1484
			PARCEL 3
			9.8000 ACRES
Geographic ID:	241723330150	Agent Code:	7101120
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:	24N	Section:	23
Range:	17EWM	Legal Acres:	9.8000
Location			
Address:	UNASSIGNED LEAVENWORTH, WA 98826	Mapsco:	
Neighborhood:	Cycle 3 Leavenworth unincorp div 5 RES	Map ID:	3LUNC05R01
Neighborhood CD:	3LUNC05R01		
Owner			
Name:	SHAE CARTER & LARISSA	Owner ID:	122603
Mailing Address:	645 MEADOWS DR WENATCHEE, WA 98801	% Ownership:	%
		Exemptions:	

Taxes and Assessment Details

Property Tax Information as of 01/08/2024

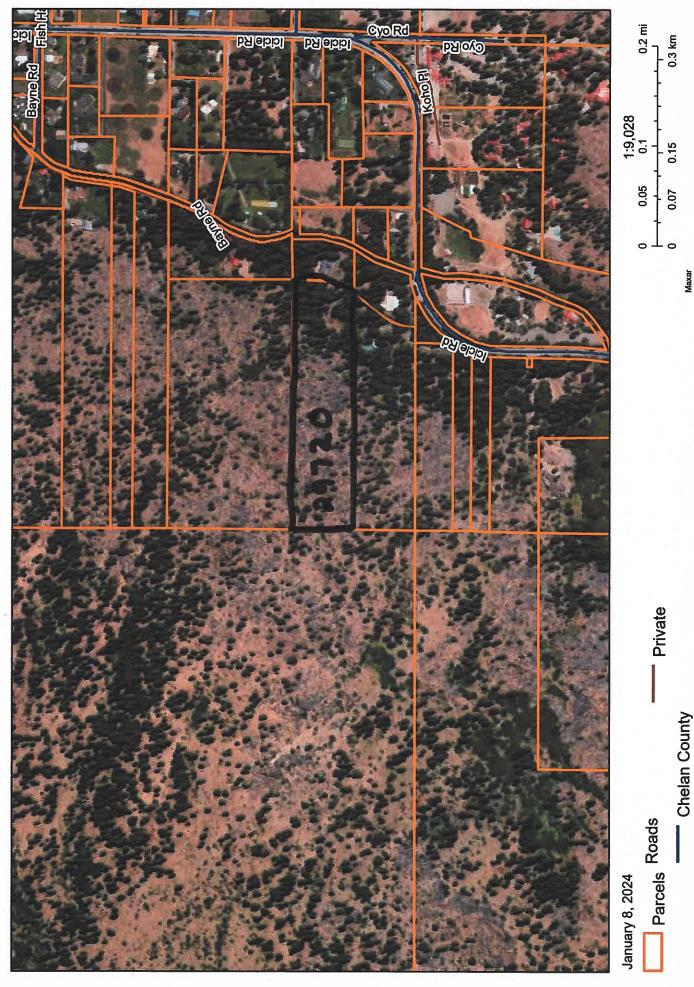
Amount Due if Paid on:

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
▶ Stat	ement Details						
2023	18032	\$1263.12	\$1263.01	\$0.00	\$0.00	\$2526.13	\$0.00
▶ Stat	ement Details						
2022	18092	\$1079.78	\$1079.66	\$0.00	\$0.00	\$2159.44	\$0.00
▶ Stat	ement Details						

ArcGIS Web Map



Web AppBuilder for ArcGIS
Maxar | Aspect Consulting LLC (2021) - based on WRIA Boundaries (Washington Department of Ecology), 8th and 10th digit hydrologic units (HUCs) from the National Watershed Boundary Dataset (WBD). | Brad Scott - Community Development | The Watershed

Owner Identification # 122603	SHAE CARTER & LARISSA nos: Null	Chelan County Map Search
Owner Ide	Name: Exemptions: DBA:	25 Chela
Property Information: 2023	Legal Description: T 24N R 17EWM S 23 SS#1484 PARCEL 3 9.8000 ACRES Abstract: Null Neighborhood: Cycle 3 Leavenworth unincorp div 5 RES Appraised Value: N/A Jurisdictions: Null	29830
		29715
Property Identification #:	Geo ID: 241723330150 Situs Address: UNASSIGNED LEAVENWORTH, WA 98826 Property Type: Real State Code: 11	

Chelan County Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, enginearing, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Chelan County Assessor expressly disclaims any and all liability in connection herewith.

 29739 29738

29940 VCICIE THE

 County of Kittitas, Bureau of I.

Moto pl

Cemetery



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: 2024-02-F3 SHAE
Date petition submitted to County Assessor: 1/16/2024
Terminal Date: 1/23/2024
The petition DOES DOES NOT meet the required minimum 60% of total land area required for annexation.
Total land area of proposed annexation area: 9.8 AERES
Total land area of petition: 9.8 ARRES
Percent of land area: 100 %

Erin Fonville, Chief Deputy

Date

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 • info@chelanfd3.org

AFFIDAVIT OF POSTING

Date: 4/11/2024
I certify that on <u>IPDODY</u> a notice of a public hearing regarding the annexation of parcel (s) located at <u>NNA ICCLE Pd TD29700</u> was posted at the following locations: <u>Fire Stahan</u> , <u>clustred</u> website and at the property to be annexed and poster Wendcher world.
The notice included the date, location and time of the hearing. (copy attached)

Stephanie Kuch, District Secretary

shanufuch

PUBLIC NOTICE

ON <u>APRIL 10, 2024</u> AT 6PM, THE BOARD OF COMMISSIONERS OF CHELAN COUNTY FIRE DISTRICT #3 WILL HOLD A PUBLIC HEARING REGARDING THE ANNEXATION OF PROPERTY ID29720

(ADDRESS NOT ASSIGNED ICICLE RD.)

INTO THE FIRE DISTRICT.

STATION 31 228 CHUMSTICK HWY LEAVENWORTH, WA 98826

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



See Proof on Next Page

AFFIDAVIT OF PUBLICATION

State of New Jersey, County of Hudson, ss:

Nicole Riegert, 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. 2, 2024

NOTICE ID: w2SHRwrlHy7l9MkJhxe7

PUBLISHER ID: WWO000538

NOTICE NAME: PN Annexation - Icicle Rd. - April 10, 2023

Publication Fee: 40.83

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



VERIFICATION

State of New Jersey County of Hudson

Vance & Halmes

SHANNEA H HOLMES NOTARY PUBLIC STATE OF NEW JERSEY My Commission Expires August 1, 2026

Subscribed in my presence and sworn to before me on this: 04/03/2024

Notary Public Notarized remotely online using communication technology via Proof.

PUBLIC NOTICE

ON APRIL 10, 2024. AT 6PM, THE BOARD OF COMMISSIONERS OF CHELAN COUNTY FIRE DISTRICT #3 WILL HOLD A PUBLIC HEARING REGARDING THE ANNEXATION OF PROPERTY ID29720 (ADDRESS NOT ASSIGNED ICICLE RD.) INTO THE FIRE DISTRICT. MEETING WILL BE HELD AT: STATION 31, 228 CHUMSTICK HWY LEAVENWORTH, WA 98826 FOR MORE INFORMATION, CONTACT STEPHANIE KUCH, DISTRICT SECRETARY 509-548-7711





Column Software PBC PO Box 208098 Dallas, TX 75320-8098 help.column.us

Paid by Chelan County Fire District 3 Receipt number
Invoice number
Notice ID
Publisher
Date paid
Payment method

458A952C-0002 w2SHRwrIHy7l9MkJhxe7 Wenatchee World Mar 22, 2024 VISA - 0789

Description	Qty	Unit price	Amount
04/02/2024: Custom notice (Tuesday Rate)	1	37.12	37.12
=== Notes === Notice Name: PN Annexation - Icicle Rd April 10, 2023 Order Number: WWO000538		Net Subtotal	\$37.12
		Tax	0.00
		Processing Fee	3.71
		Amount paid	\$40.83



Location: Station 31
Date: 4/10/2024

Time: 6:00pm

MINUTES

Attending: Commissioner Frank, Commissioner Martin, Chief O'Brien, Secretary Stephanie Kuch, and Sharon Waters along with Firefighter Calhoon, LT Powell, BC Burlingame and their families.

- Call to order by Commissioner Frank at 6:00 pm and flag salute.
- Pinning Ceremony for Firefighter Cody Calhoon, LT Mike Powell and BC David Burlingame.
- Public Hearing regarding annexation of Property ID 29720 located on Icicle Rd. No public comments were received.
- **Motion** to Approve the Minutes from March 13, 2024 by Commissioner Martin. Commissioner frank concurred. Passed.
- **Financial Report and Voucher Approval** See attached financial report. Commissioner Martin made a **motion** to approve the vouchers. Commissioner Frank concurred. Passed.
 - o Vouchers \$53,800.93
 - o Payroll/Benefits \$75,016.50
- Reports
 - Chief O'Brien See attached
 - Captain Tibbetts
 - Training ground updates are on schedule
 - Discussed the nuisance marmots
- Old Business
 - o None
- New Business

- Resolution 2024-02 Annexation of Property ID 29720 located on Icicle Rd. Motion made by Commissioner Martin to approve the resolution. Commissioner Frank concurred.
 Passed.
- Due to scheduling conflicts, the regular meeting scheduled for May 8th will be cancelled and a special meeting will be held on May 1st.
- O Chief O'Brien presented concerns about the Cascadia Prescribed Burn Association regarding liability. Our insurance representative, while not speaking about any specific property owner's policy, suggested that a prescribed burn is not likely covered by a regular homeowner's policy. As the PBA is not providing liability coverage, the District does not want to be involved until the issue is resolved.
- City Council Rep. Sharon Waters gave a brief update about some of the current issues the City is working on such as the Osborn playground updates, Front Street updates, the Adventure Park impact and residential zoning considerations.

Adjournment @ 7:35 pm

Ross Frank, Chairman

Stephanie Kuch, District Secretary



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:

CHELAN CO FIRE DIST 3

RECEIPT NUMBER

1674267

DATE

4/18/2024

Account Description

Account

Amount

BRB REVENUE PETITION OR NOTICE FEE 010.017.36991.00.000

50.00

Comment

Total

50.00

Payment Type: Payment

Check 2407

50.00

Payment Code: Full Payment

Total Paid:

50.00

Operator Batch

<THERESAP> <20487> - ACCTG 04/18/2024