



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](http://WWW.CO.CHELAN.WA.US/TREASURER)

**Paid By:** FIRE 9 BOUNDARY REV PYMT 03.05

**RECEIPT NUMBER**

1659636

**DATE**

3/5/2024

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 1849	50.00
<b>Payment Code:</b> Full Payment	<b>Total Paid:</b>	<b>50.00</b>

Operator	Batch
<RITAR>	<20201> - ACCTG 03/05/2024

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 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

for office use only:

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

1. Name of City, Town or special purpose district:  
Chelan Co Fire District #9 DBA Lake Wenatchee Fire & Rescue
2. Action Sought:  

<input checked="" type="checkbox"/>	Annexation
<input type="checkbox"/>	Formation of a Special Purpose District
<input type="checkbox"/>	Incorporation
<input type="checkbox"/>	Other Boundary Change
<input type="checkbox"/>	Merger/Consolidation of Special Purpose District
<input type="checkbox"/>	Dissolution of Special Purpose District
<input type="checkbox"/>	Water or Sewer Extension _____ Size of Water Line _____ Sewer

Line \_\_\_\_\_
3. Briefly describe proposal: Annex property identified at home owners request
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	EXISTING	10-YEAR PROJECTION
People	0	2		
Residences	0	1		
Businesses	0	0		

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:

residential

c. Chelan County Zoning for the proposed area:

d. For surrounding areas within 1000 feet:

10. Does your jurisdiction have an adopted comprehensive plan? no 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? 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: \_\_\_\_\_

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>NONE</u>	<u>Fire Dist # 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:

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?

To be included to closest Fire District protection

- b. In the adjacent area?

consistant

6. Estimate 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):

\$ NA

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

NA

## 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: NA
3. Expected impact of any proposed development on air quality: NA
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:  
IS WITHIN ESTABLISHED DEVELOPMENT.
2. Use of physical boundaries, including but not limited to bodies of water, highways, and land contours:  
WITHIN GEOGRAPHIC FEATURES OF POWDERGROVE COMMUNITY
3. Creation and preservation of logical service areas:  
W/N FIRE DISTRICT SERVICE AREA
4. Prevention of abnormally irregular boundaries:  
ADJACENT TO EXISTING 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:  
None
6. Dissolution of inactive special purpose districts:  
None



7. Adjustment of impractical boundaries:

BRINGS PROPERTY w/in DISTRICT

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

BRINGS INTO SERVICE ASSOCIATED w/ POWDERA

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:

NOT AGRICULTURAL

## 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 5 day of March, 2024

Kim Wiley  
Signature

Kim Wiley  
Name of person completing this form

District Administrator  
Title

509-763-3034  
Phone Number

KWiley@LWFR.ORG  
Email Address

21696 Lake Wenatchee 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:

David Walker      Dwalker@LWFR.ORG  
same address & phone#

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

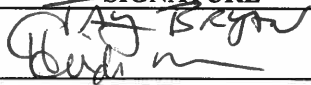
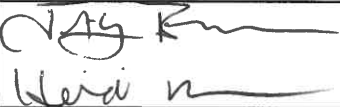
**To: BOARD OF COMMISSIONERS**

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.

Legal description of the territory to be annexed: Exhibit A

Plat Map: Exhibit B

DATE	SIGNATURE	PRINTED NAME	ADDRESS	PARCEL NO.
9/21 2023		JAY & Heidi BRYAN	NNA BAVARIAN LANE Leavenworth	26172444 0075
9/21 2023		JAY & Heidi BRYAN	NNA BAVARIAN LN. Leavenworth	26172444 0050

**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.



**CHELAN COUNTY FIRE PROTECTION DISTRICT NO. 9**

**RESOLUTION NO. 2023-07**

**A RESOLUTION OF THE BOARD OF FIRE COMMISSIONERS OF CHELAN COUNTY FIRE PROTECTION DISTRICT NO. 9, ANNEXING - JAY & HEIDI BRYAN PID 35666 INTO CHELAN COUNTY FIRE PROTECTION DISTRICT NO. 9.**

**WHEREAS**, pursuant to RCW 52.06.090, more than fifteen percent (15%) of the qualified electors residing in an area, which is not a part of any Chelan County Fire Protection District wants to be annexed into Chelan County Fire Protection District No. 9.

**WHEREAS**, in fact the petitions are signed by 100% of the qualified electors in the area to be merged and therefore no election on the question of merger is necessary; and

**WHEREAS**, the Chelan County Auditor has verified the signatures of the petitioners and issued a certificate of sufficiency; and

**WHEREAS**, The District has filed a Notice of Intention with the Washington State Boundary Review Board for Chelan County; and

**WHEREAS**, the Commissioners of Fire Protection District No. 9 wish to authorize the annexation of the Jay & Heidi Bryan property into District No. 9 to improve fire service to the area;

**NOW, THEREFORE**, be it resolved by the Board of Fire Commissioners of Chelan County Fire Protection District No. 9 that:

Section 1. The area described in the legal description attached hereto marked Exhibit A and the map attached and marked as Exhibit B both of which are hereby incorporated herein by this reference can be better served by District No. 9.

Section 2. The merger shall be effective upon approval by the Washington State Boundary Review Board for Chelan County.


**Adoption:** ADOPTED by the Board of Commissioners of Chelan County Fire Protection District No. 9, Chelan County, Washington, at an open public meeting of such Board on the 18 day of October 2023, the following commissioners being present and voting:

# BOARD OF COMMISSIONERS

Chairman



Commissioner



Commissioner

Attest:



Secretary

Henry - Goodline  
CW1 : Lane

OFFICIAL STATEMENT OF CANVASS

May 16, 1978

FORMATION OF CHELAN COUNTY FIRE PROTECTION DISTRICT NO. 4

Shall Chelan County Fire Protection District No. 4 be formed, consisting of the area described in the Notice of Election, and outlined on the map.

Formation, yes - - - - 35 - - - - ☐

Formation, No - - - - 0 - - - - ☐

Henry J. Soetaert - - - 34 - - - -

Ralph Stroschein - - - 33 - - - -

James Krakora, Jr. - - - 34 - - - -

TOTAL VOTES CAST AT POLLING PLACE..... 0

TOTAL VOTES CAST BY ABSENTEE BALLOT..... 35

TOTAL VOTES CAST WITHIN DISTRICT..... 35

I DO SOLEMNLY SWEAR THAT THE ABOVE ARE THE FULL, TRUE AND CORRECT RETURNS OF THE SEVERAL PRECINCTS INVOLVED IN THE ABOVE ELECTION, AND THAT THEY HAVE BEEN IN NO WISE ALTERED BY ADDITIONS OR ERASURES AND THAT THEY ARE THE SAME AS WHEN THEY WERE DEPOSITED IN MY OFFICE, SO HELP ME GOD.

Earl Miller

CHELAN COUNTY AUDITOR, EX OFFICIO SUPERVISOR OF ELECTIONS

ATTEST:

ACTING

Olaf Kroschinski

CHAIRMAN, BOARD OF CHELAN COUNTY COMMISSIONERS

WE, THE UNDERSIGNED CHELAN COUNTY CANVASSING BOARD, HEREBY CERTIFY THAT THE ABOVE ARE THE FULL, TRUE AND CORRECT RETURNS OF THE ABOVE ELECTION.

DATED AT WENATCHEE, WASHINGTON THIS 22ND DAY OF MAY, 1978.

CHELAN COUNTY CANVASSING BOARD

Earl Miller

not be  
filed  
in current year but pay  
for 1978

RESOLUTION NO. 78-63

Re: Formation of Chelan County Fire  
Protection District No. 4

WHEREAS, the Board of Chelan County Commisioners has examined the certificate of the canvassing officials of the election held in part of Lake Wenatchee precinct on Tuesday, May 16, 1978, on the proposition of establishing Chelan County Fire Protection District No. 4, and

WHEREAS, the Board has found that more than two-thirds of the votes cast were for the propostion "Chelan County Fire Protection District No. 4, Yes," and

WHEREAS it has found that the three men receiving the highest number of votes for fire commissioner were Henry J. Soetaert--34, Ralph Stroschein--33, and James Krakora, Jr.--34, now therefore

BE IT RESOLVED, that the following described territory situate in Chelan County, State of Washington, to wit:

Plat of Primitive Park # 1,2,3,4,5 and 6 in Section 24,  
Township 26 north, Range 17 E.W.M., and Plat no. 1 of  
Wenatchee Park - Lots 19,20 and the South 200' of Lot  
18 all in Section 13, Township 26 north, Range 17 E.W.M

is hereby declared to be duly organized as a fire protection district under the name "Chelan County Fire Protection District No. 4," and

BE IT FURTHER RESOLVED, that Henry J. Soetaert, Ralph Stroschein and James Krakora, Jr. are hereby declared to be the duly elected first fire commissioners of said district.

DATED this 22nd day of May, 1978.

BOARD OF CHELAN COUNTY COMMISSIONERS

James L. Young

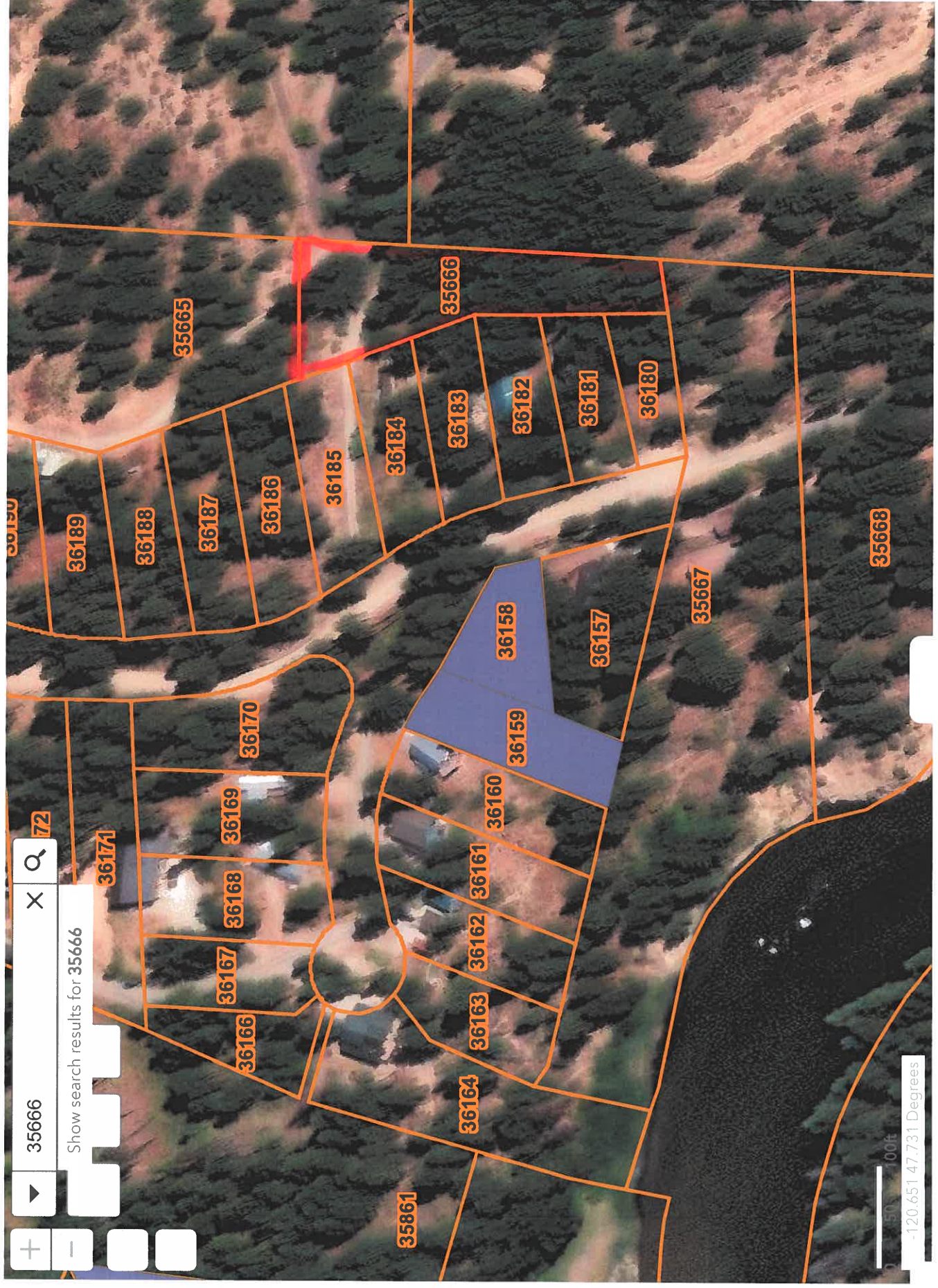
Thomas A. Green

Alan J. Krönschnabel

ATTEST:

EARL MILLER, CLERK OF THE BOARD







36174  
261724794275

36173  
261724794270

36172  
261724794265

36171  
261724794260

36169  
261724794250

36170  
261724794255

Tax Code 29  
228 F9 H1

Riata St

36161  
261724794215

36160  
261724794210

36159  
261724794205

36158  
261724794200

36157  
261724794195

36192  
261724794365

36191  
261724794360

36190  
261724794355

36189  
261724794350

36188  
261724794345

36187  
261724794340

36186  
261724794335

36185  
261724794330

36184  
261724794325

36183  
261724794320

36182  
261724794315

36181  
261724794310

36180  
261724794305

Camp 12 Rd

35667  
261724440100

Tax Code 24  
228 H1

35668  
261724440150

35665  
261724440050

Snowflake Ln

Bavarian Ln

35666  
261724440075

36693  
261819330075

Tax Code 28  
228 H1 PK2

36692  
261819330050

Bavarian Ln

Legend

Parcels

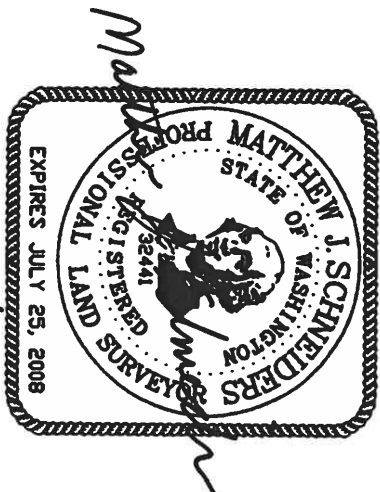
Road Centerlines



Tax Code 39  
228 F9 H1 PK2

# SURVEY NARRATIVE

LOT 6 WAS CALCULATED BY PROPORTIONING BETWEEN FOUND CENTERLINE MONUMENTS AND BETWEEN THE IRON PIPES AT THE NORTHEAST CORNER OF LOT 6 AND LOT 3. THE NORTH LINE OF PARCEL B IS CALCULATED FROM RECORD OF SURVEY AFN 493986. THE WEST LINE OF PARCEL B, ALSO BEING THE EAST LINE OF THE PLAT OF PRIMITIVE PARK 5TH ADD. WAS CALCULATED BY HOLDING THE FOUND CENTERLINE MONUMENTS ADJACENT TO LOTS 7 AND 9.



DATE: 9/27/07



**DETAIL**  
SCALE: 1"=20'

WITH CONC. AND TACK  
DOWN 0.2'  
(VISITED 3-21-07)

50.21'  
196.6'

## AFN 2267684 AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF MIKE YASKUS  
THIS 11<sup>th</sup> DAY OF October 2007 A.D. AT 40  
MINUTES PAST 1 O'CLOCK P M. AND RECORDED IN VOLUME  
50 OF SURVEYS ON PAGE 87, RECORDS OF  
CHELAN COUNTY, WASHINGTON.

Evelyn L. Arnold  
COUNTY AUDITOR

Shirley Dent  
DEPUTY AUDITOR

## SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MAP  
UNDER MY DIRECTION IN CONFORMANCE WITH THE  
REQUIREMENTS OF THE SURVEY RECORDING ACT A  
REQUEST OF MIKE YASKUS, THIS 27<sup>th</sup> DAY  
OF SEPT. 2007.

Matthew J. Schneiders  
REGISTERED LAND SURVEYOR

L.S. NO.