

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.

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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:

City of Cashmere

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: Annexation of Chelan County Parcel #'s 23-19-05-210-750, 23-19-05-210-850 and frontage right-of-way.

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

5. State statute under which action is sought: RCW 35A.14.120

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	78	3280	4112
Residences	0	30	1347	1555
Businesses	0	0	0	0

2. What source is the basis for this projection information? Actual count and residences

People of Proposed:

Existing: Actual Count

10-yr Projection: Used the possible residential dwelling units' times the Persons Per Household

People of Existing Entity:

Existing: Used the 2021 Population from OFM

10-yr Projection: Used Table 4 in the Cashmere Comp Plan 2019 for year 2025

Residences of Existing:

Existing Entity: 10-yr Projection: Used Table 5 of the Cashmere Comp Plan 2019 for year 2037, 124 increase in dwelling units for 124 Units divided by 20 minus 13 for an estimated count for 2035.

Business of proposed area:

Existing: There are no businesses registered with the Washington state Department of Revenue at the addresses in the proposed annexation area.

Since the area is zoned for residential, no additional businesses are projected.

3. Existing land use of the proposed area. Suburban Residential
4. Existing land use of the area surrounding the proposal within 1000 feet: MF, Commercial/Lt. Industrial, Public, UGA

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? Yes

If yes, describe any projects being considered or proposed:

The applicant, Marc Spears, has 11 lot subdivisions with single family homes designed, and had a predevelopment meeting with Chelan County Community Development. The Christ Center Church intends to subdivide their 20 acres into two lots. The lot without the church will be sold to a developer for a subdivision of approximately 19 homes.

7. If the proposal is approved, will there be land use changes within the next 18 months? YES

- o Land Use – Vacant parcels will be subdivided for Single Family Residential homes.
- o Zoning – Change from SR to SF
- o Comprehensive Plan – No changes expected.

8. Has the proposed area been the subject of land use action by Chelan County in the last 6 years? YES
If so, please explain: **Christ Center Church was constructed.**

9. a. Chelan County Comprehensive Plan designation for the proposed area: **SR Cashmere**
b. For surrounding areas within 1000 feet: **MF, SR Cashmere, Mixed Commercial-Lt Industrial**
c. Chelan County Zoning for the proposed area: **SR**
d. For surrounding areas within 1000 feet: **MF, SR Cashmere, Mixed Commercial-Lt Industrial**

10. Does your jurisdiction have an adopted comprehensive plan? YES Date Adopted: June 2019

11. Describe how this proposal is consistent with the adopted comprehensive plan: **City Wide Goal 2, Allow annexation of land where City services and utilities are readily available or can be made available in a specified period.**

- a. Proposed city zoning upon annexation: SF

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: **No Changes**
- b. Natural Boundaries: **No Changes**
- c. Drainage Basins: **No Changes**

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

MUNICIPAL SERVICES

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

	EXISTING PROVIDER	PROPOSED PROVIDER	TIME FRAME for SERVICES	HOW FINANCED
Water	City of Cashmere	City of Cashmere	No Change	N/A
Sewer	City of Cashmere	City of Cashmere	No Change	N/A
Fire	FIRE DIST #6	City of Cashmere	Immediate	N/A
Stormwater	N/A	PROPERTY OWNER	N/A	N/A
Roads	Chelan County	City of Cashmere	Immediate	N/A
Parks	City of Cashmere	City of Cashmere	No Change	N/A
Police	Chelan County	Chelan County	No Change	N/A
School	City of Cashmere	City of Cashmere	No Change	N/A
Library	City of Cashmere	City of Cashmere	No Change	N/A

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

Does it consider the proposed area? Yes, General Capital Facility Goal 1, Ensure that adequate public facilities and services are planned for, located, designed and maintained to accommodate the changing needs of all residents with the Cashmere urban area. Policy 1.

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

There will be some development changes in code due to the County last adoption, 2010 of city zoning and design standards.

Applicant Spears has been given a pre-annexation agreement to build his subdivision using the current County design standards on record for the city if an application for a subdivision is submitted prior to January 1, 2024, to the city. He had met with Community Development, February 10, 2022, to discuss his pre-application for a development.

The city minimum lot size is 7,000 sq./ft for SF, a decrease from SR 10,000 sq/ft requirements.

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

The Christ Center parcel is currently using city water and sewer. Any future development on the Spears parcel will need to extend city sewer and water lines north on Evergreen Rd if they choose not to use the lines in Kimber Rd.

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

- a. **In the proposed area?** All services currently provided by the city or county will continue as such except for Fire, which will be provided by the city.
 - b. **In the adjacent area?** None
6. **Estimate the following to be incurred under the proposal:**
- a. **Proponent Expenditures to be incurred:** No immediate cost to be incurred. As development occurs there will be public safety costs for expanded city limits. Future cost to chip seal the road will be incurred as maintenance requires.
 - b. **Proponent Revenues to be gained:** \$ 1410.64. Property taxes as the current use
 - c. **County Revenue Lost:** \$ 710.73 annual County Road Fund revenues from property taxes
 - d. **County Expenditure Reduction:** \$ 710.73
 - e. **Fire District Revenue Lost:** \$ 515.46 annual Fire District 6 revenue from property taxes
 - f. **Fire District Expenditure Reduction:** \$ 515.46
 - g. **Financial Impact to Special Districts (library, parks, hospital):** \$ 0
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:** The potential impact from the annexation as the current land use or of future development on adjacent roads, is the same whether the annexation is approved or not as the development regulations are similar in the county or the city.
- 3. **Expected impact of any proposed development on air quality:** The potential impact of future development on air quality is the same whether the annexation is approved or not as the development regulation are the same either way. Air quality is regulated by the Washington State Department of Ecology
- 4. **Does the area under consideration contain “critical areas”? (floodplain, wetland, steep slope wildlife habitat area etc.):** Brender Creek runs through the South end of the Spears property. The riverine habitat is classified as a R4SBC on the National Wetlands Inventory.

OBJECTIVES OF THE BOUNDARY REVIEW BOARD
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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:** Annexation will not change the neighborhood but will allow for natural growth of the area. Future development will be consistent with current city zoning.
- 2. **Use of physical boundaries, including but not limited to bodies of water, highways, and land contours.** This annexation meets this objective, it uses public right-of-way.

3. **Creation and preservation of logical service areas:** The proposed annexation will result in minimal to no change in the services. The property is currently served by city water and sewer. The library and school district service will remain the same. For those services that would be affected: fire and EMT.
4. **Prevention of abnormally irregular boundaries:** Parcel follows adjacent to city boundaries.
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:** Not applicable. This proposal is not a municipal incorporation.
6. **Dissolution of inactive special purpose districts:** Not applicable. It does not apply to this annexation.
7. **Adjustment of impractical boundaries:** Not applicable. The annexation is not an adjustment of an impractical boundary.
8. **Incorporation as cities or towns or annexation to cities and towns of unincorporated areas which are urban in character:** This annexation meets this objective, the annexation area is urban in character.
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 applicable. The proposed annexation area is not identified as a long-term productive agricultural and resources by either the City of Cashmere or Chelan County.

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 18 day of April, 2023.

Signature

Tammy Miller
Name of person completing this form

Director of Planning & Building
Title

509.782.3513
Phone Number

Tammy@cityofcashmere.org
Email Address

Cashmere City Hall, 101 Woodring St., Cashmere, WA 98815

Mailing Address

Names, Addresses and Email Addresses of other persons who should receive correspondence from the BRB in regard to this Notice:
