

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:** BOUNDARY REVIEW BOARD PMT

**RECEIPT NUMBER**

1711243

**DATE**

8/5/2024

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 1888	50.00
<b>Payment Code:</b> Full Payment	<b>Total Paid:</b>	<b>50.00</b>

Operator	Batch
<LISAM>	<21014> - ACCTG 08/06/2024

Chelan County  
Auditor

AUG 05 2024

Received  
Wenatchee, WA

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

Chelan County Auditor

AUG 05 2024

Received  
Wenatchee, WA

# 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 Fire And Rescue

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 to Chelan FD#7

Citizen initiated annexation request calls to incorporate aprox 21.10 acres into CCFD7 district

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

5. State statute under which action is sought: RCW35A.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	2	2		
Residences				
Businesses				

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

Past use and current zoning

3. Existing land use of the proposed area

Residential

4. Existing land use of the area surrounding the proposal within 1000 feet: Residential and Public Land

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:

Rural Residential

b. For surrounding areas within 1000 feet:

Rural Residential

c. Chelan County Zoning for the proposed area:

RR20

d. For surrounding areas within 1000 feet:

RR20

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:  
Hills

b. Natural Boundaries:

c. Drainage Basins:  
Columbia River

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

**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	CCFD7	On Going	Tax Levy
Stormwater				
Roads				
Parks				
Police	Chelan County Sheriff	No change	N/A	N/A
School	Chelan School District	No Change	N/A	N/A
Library	NCRL	No Change	N/A	N/A

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

Yes \_\_\_\_\_

Does it consider the proposed area?

No planned capital improvements \_\_\_\_\_

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

No Change

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

No Change

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

- a. In the proposed area?

No effects due to surrounding areas are protected by CCFD7

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- b. In the adjacent area?

Consistant

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6. Estimate the following to be incurred under the proposal:

- a. Proponent Expenditures to be incurred:

\$ 0

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- b. Proponent Revenues to be gained:

\$ 0

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- c. County Revenue Lost:

\$ 0

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- d. County Expenditure Reduction:

\$ 0

---

- e. Fire District Revenue Lost:

\$ 0

---

- f. Fire District Expenditure Reduction:

\$ 0

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- g. Financial Impact to Special Districts (library, parks, hospital):

\$ 0

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

N/A

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**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: \_\_\_\_\_  
Development is not proposed. Annexation only.
3. Expected impact of any proposed development on air quality: \_\_\_\_\_  
Development is not proposed. Annexation only.
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 district boundaries together
2. Use of physical boundaries, including but not limited to bodies of water, highways, and land contours:  
Private land
3. Creation and preservation of logical service areas: \_\_\_\_\_  
Within Fire District service area
4. Prevention of abnormally irregular boundaries:  
Adjacent to existing Fire District 7
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 into district

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

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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

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**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 17 day of July, 2024.

B. Asher  
Signature

Brauden Asher  
Name of person completing this form

Fire Chief  
Title

(509) 682-4476  
Phone Number

basher@cf7.org  
Email Address

PO Box 1317 Chelan, WA 98816  
Mailing Address

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

Misty Fifield

P.O. Box 1317 Chelan WA 98816

(509) 682-4476

m.fifield@cf7.org

2024-03-F7-McIntyre

RECEIVED

PETITION FOR ANNEXATION

APR 03 2024

TO: Fire Commissioners, Chelan County Fire Protection District No. 7, DBA Chelan Fire and Rescue.

CHELAN COUNTY ASSESSOR

The undersigned, who constitute sixty (60) percent or more of the area of land for which this annexation is petitioned, respectfully petition the Fire Commissioners of Chelan County Fire Protection District No. 7 DBA Chelan Fire and Rescue, for the annexation of such areas into said Fire Protection District upon the following showing:

I.

That the area proposed to be annexed into the said District is described as follows:

SEE EXHIBIT "A" ATTACHED

II.

That the above-described area is not within the areas of a city or town or other fire protection district.

III.

That the purpose of such annexation would be the obtaining of fire protection and prevention facilities for such district that would be conducive to the public safety, welfare, and convenience of the population of the area and would be of benefit to the property included within.

IV.

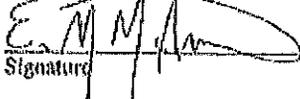
Attached hereto and incorporated herein as Exhibit "A" is a plat that outlines the boundaries of the property sought to be annexed.

V.

The area to be annexed shall assume any financial obligations of Chelan County Fire District No. 7, as it now exists at the time of this petition. Wherefore, the petitioners ask the said Commissioners to approve such annexation, and they cause that said petition to be filed with the Auditor of Chelan County, Washington, to examine the validity of the signatures hereon.

Eric McIntyre

Print Name



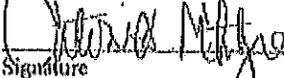
Signature

Oct 1, 2023

Date

Catherine McIntyre

Print Name



Signature

Oct 1, 2023

Date

Parcel 272229230060 at 121 Downie Canyon Rd, Chelan, WA -- AND --  
Parcel 272230140050 at Unassigned, Chelan, WA

Parcel Address

eric@classg.net

Email Address

303-647-5728

Phone

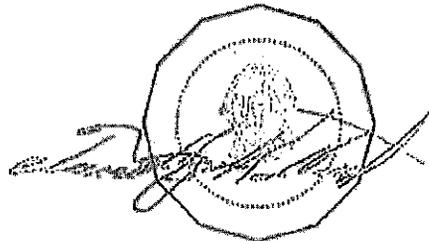
Signed Petitions may be emailed to [basher@cf7.org](mailto:basher@cf7.org)

## Knapp Coulee Area 2023 Annexation Legal Description for Chelan County Fire District 7

### Parcel Description

Portions of the Northwest Quarter of Section 29 and the Northeast Quarter of Section 30, all in Township 29 North, Range 22 East of the Willamette Meridian, Chelan County, Washington, more particularly described as follows:

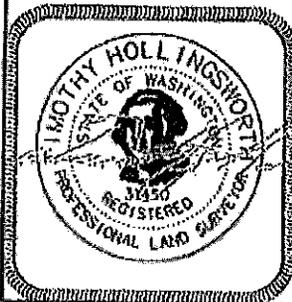
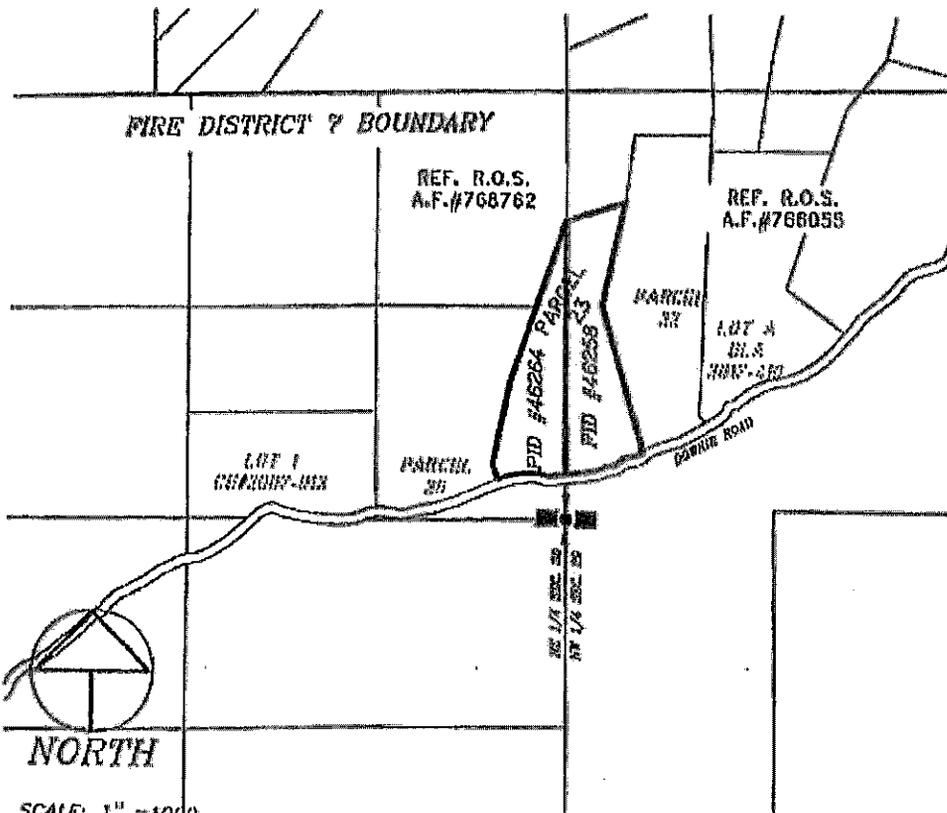
- 1) PID #46258 & #46264 (reference dead Auditor's File No. 9405170074):  
Lot 23 of the record of survey of Butte Ridge, a parcel of property situated in Sections 29, and 30, Township 27 North, Range 22 E.W.M., Chelan County, recorded January 26, 1977 in Book 4 of Surveys at page 34, under Chelan County Auditor's File No. 768762.



Knapp Coulee 2023  
Annexation Exhibit

FOR  
Chelan County Fire District 7

NW 1/4 of Section 29 & NE 1/4 of Section 30, all in Township  
29 North, Range 22 East of the Willamette Meridian



**Pinnacle Surveying**  
Tim Hollingsworth, PLS

501 W. Woodin Ave., P.O. Box 1107 - Chelan Washington, 98816  
509.682.2266 - holly@pinnacle-surveying.com

DRAWN BY: AW	LAYOUT: SKETCH
DATE: Sep. 6, 23	FILE NO: KNAPP COULEE 2023 SKETCH.dwg
SCALE: 1" = 1000'	JOB NO: H:\219006\Drawg

46132  
OSWALD ERIC & FRANCES

46294  
OSWALD ERIC & FRANCES

46151  
TNT PROPERTIES LLC

Big Sage Ln

46260  
OSWALD ERIC & FRANCES

46259  
OSWALD ERIC & FRANCES

Chelan- CCFD# 7

46255  
ENSMINGER VICKI C

46256  
MATSON ANGELA K & ROLAND D

Downie Ridge Ln

46261  
KOLLMEYER MARK S

46263  
LINGLE RAYMOND E JR

46254  
MONTYRE ERIC M & CATHERINE A

46264  
MONTYRE ERIC M & CATHERINE A

Downie Canyon Rd

Columbia River Rd

46262  
KOLLMEYER MARK S

46250  
WA STATE DEPT. FISH & WILDLIFE

46269  
O & D INVESTMENTS LLC



## CHELAN FIRE and RESCUE

**To whom it may concern,**

Chelan Fire and Rescue has been approached by property owner(s) and/or has responded to emergency 911 calls in your area, which are outside of our jurisdiction. We would like to invite you to join the fire district through an annexation process as outlined in RCW 52.04.031, 041 and 051, copies of which have been added to the end of this document.

The Washington Survey and Rating Bureau provides fire protection ratings for properties within a fire district/department. Any property outside of a fire district/department will generally receive a Fire Protection class 10 rating, resulting in the highest fire insurance premiums, if insurance can even be obtained. If you are currently enjoying a fire protection class rating of a nearby fire department, but are not in their jurisdiction, your insurance coverage may be compromised if a claim is filed. You can check to see if you are in a fire district/department by checking your tax statement or going to the county assessor site and seeing if you pay taxes to a fire district or fire department. If your property is annexed into the fire district, your Fire Protection Class will drop to a 9a or possibly lower, which should provide a reduction in your insurance premiums.

If you agree that your property may be annexed into the fire district, you will be charged a property tax rate per thousand dollars of your property's assessed valuation ("AV"). The current authorized rate for the fire district is \$0.87 per thousand and cannot exceed the maximum rate of \$1.50 per thousand dollars AV.

To determine what your fire tax would be, if your property was annexed into the fire district, take the AV of your property, divide by 1,000, and multiply by \$0.87 or whatever the actual current rate per thousand is. The actual current rate per thousand can be obtained from Chelan Fire and Rescue. For example, if your property is worth \$250,000, your property tax would be \$217.50 (\$250,000 divided by \$1,000 multiplied by \$0.87).

Following this process, if Chelan Fire and Rescue is requested to respond to an emergency on your property, we will be required to bill you for our services in order that we comply with RCW 52.12.160 and the Washington Constitution. Otherwise our services would be considered a gift of public funds (services) which is illegal under Article VIII Section 7 of the Washington Constitution.

We look forward to working with you for improved fire and emergency services protection.

Respectfully,

A handwritten signature in black ink, appearing to read "B. Asher".

Brandon Asher  
Fire Chief

**RCW 52.04.031****Annexation by petition method—Petition—Signers—Content.**

A petition for annexation of an area adjacent to a fire district shall be in writing, addressed to and filed with the board of fire commissioners of the district to which annexation is desired. Such territory may be located in a county or counties other than the county or counties within which the fire protection district is located. It must be signed by the owners, according to the records of the county auditor or auditors, of not less than sixty percent of the area of land included in the annexation petition, shall set forth a legal description of the property and shall be accompanied by a plat which outlines the boundaries of the property to be annexed. The petition shall state the financial obligation, if any, to be assumed by the area to be annexed.

**RCW 52.04.041****Annexation by petition method—Hearing—Notice.**

If the petition for annexation filed with the board of commissioners complies with the requirements of law, the board may accept the petition, fix a date for public hearing, and publish notice of the hearing in a newspaper of general circulation in the area proposed to be annexed and also post the notice in three public places within the area proposed for annexation. The notice shall specify the time and place of the hearing and invite interested persons to attend. The expense of publication of the notice shall be paid by the district.

**RCW 52.04.051****Annexation by petition method—Resolution providing for annexation.**

After the hearing, the board of fire commissioners shall determine by resolution whether the area shall be annexed. It may annex all or any portion of the proposed area but may not include in the annexation property not described in the petition. The proposed annexation shall be subject to action by the county legislative authority, as provided under RCW 52.04.011, to the same extent as if the annexation were done under the election method of annexation. If the area proposed to be annexed under this procedure is reduced, the annexation shall occur only if the owners of not less than sixty percent of the remaining area have signed the petition. After adoption of the resolution a copy shall be filed with the county legislative authority or authorities within which the territory is located.

PETITION FOR ANNEXATION

TO: Fire Commissioners, Chelan County Fire Protection District No. 7, DBA Chelan Fire and Rescue.

The undersigned, who constitute sixty (60) percent or more of the area of land for which this annexation is petitioned, respectfully petition the Fire Commissioners of Chelan County Fire Protection District No. 7 DBA Chelan Fire and Rescue, for the annexation of such areas into said Fire Protection District upon the following showing:

I.

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SEE EXHIBIT "A" ATTACHED

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IV.

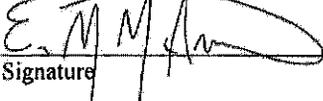
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V.

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Eric McIntyre

Print Name



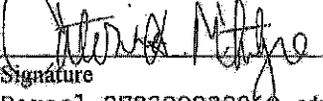
Signature

Oct 1, 2023

Date

Catherine McIntyre

Print Name



Signature

Oct 1, 2023

Date

Parcel 272229230060 at 121 Downie Canyon Rd, Chelan, WA - AND -  
Parcel 272230140050 at Unassigned, Chelan, WA

Parcel Address

eric@classg.net

Email Address

303-547-5728

Phone

Signed Petitions may be emailed to basher@cf7.org



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.cu.chelan.wa.us/assessor>

**DETERMINATION OF SUFFICIENCY  
OF PETITION FOR ANNEXATION**

Name of Annexation: *2024-03-F7-McINTYRE*

Date petition submitted to County Assessor: *4/3/2024*

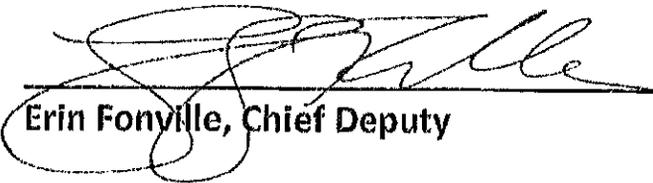
Terminal Date: *4/16/2024*

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

Total land area of proposed annexation area: *21.10 ACRES*

Total land area of petition: *21.10 ACRES*

Percent of land area: *100%*

  
Erin Fonville, Chief Deputy

*4/19/24*  
Date



CHELAN COUNTY FIRE PROTECTION DISTRICT NO. 7  
DBA: CHELAN FIRE AND RESCUE  
232 EAST WAPATO AVE / PO BOX 1317  
CHELAN, WA 98816  
509-682-4476

AFFIDAVIT OF POSTING  
MCINTRYE ANNEXATION 2 LOTS  
Total 9.4 and 11.7 Acres

I hereby certify that a sign giving notice of a public hearing was posted prominently at 121 Downie Canyon Road, Chelan, WA 98816, Chelan County Fire Protection District No 7.

Date of Public Hearing: July 17, 2024, Time: 15:00  
Address of Location: 232 East Wapato Ave, Chelan, WA 98816

Print Name and Title: Brandon Asher, Fire Chief

Signature: 

Date Signed: 05/15/2024



## CHELAN FIRE AND RESCUE

232 East Wapato St / PO Box 1317  
Chelan, WA 98816

### RESOLUTION: 2024-04

#### Resolution authorizing an Annexation petition by the Board of Commissioners of Chelan County Fire Protection District #7

WHEREAS Chelan County Fire District 7 was presented with an annexation petition signed by over 60% of the registered land owners in the areas of: Navarre Coulee Area. Attached is the legal descriptions of the annexed areas;

WHEREAS, the registered owners who signed the petition 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

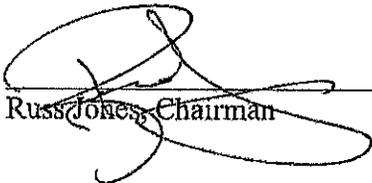
WHEREAS, the area is located in no fire protection district and is adjacent to current fire district boundaries.

THEREFORE BE IT RESOLVED, that Chelan County Fire District 7 Board of Commissioners does hereby adopt a resolution accepting the annexation petition set forth in the attached legal description and plat of the boundaries of the area to be annexed: and

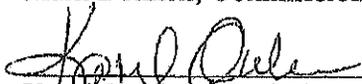
BE IT FURTHER RESOLVED, that in accordance with RCW 52.04.031, this resolution was adopted after the public hearing on 17<sup>th</sup> day of July, 2024 had taken place in response to RCW 52.04.041

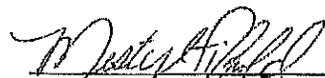
ADOPTED at the regular meeting of the Board of Commissioners of Chelan County Fire Protection District 7 on this 17<sup>th</sup> day of July, 2024.

Chelan County Fire Protection District 7  
Board of Commissioners:

  
\_\_\_\_\_  
Russ Jones, Chairman

\_\_\_\_\_  
Mark Donnell, Commissioner

  
\_\_\_\_\_  
Karyl Oyles, Commissioner

  
\_\_\_\_\_  
Attest: Misty Fifield, District Secretary