



WASHINGTON STATE BOUNDARY REVIEW BOARD FOR YAKIMA COUNTY

128 North Second Street
Fourth Floor Courthouse
Yakima, Washington 98901

(509) 574-2300 • FAX (509) 574-2301

Date: December 7, 2022

TO: Boundary Review Board Members, Yakima County Fire District #3, Corporate Counsel, Town of Naches, Board of Yakima County Commissioners, Assessor, Treasurer, Elections Division, Sheriff's Office, Public Services (Director, Planning, Building & Fire Safety, Code Enforcement, Environmental Services, Water Resources, GIS), County Roads, Parks and Trails, Yakima Valley Libraries, Yakima Valley Conference of Governments, North Yakima Conservation District, Naches Valley School District, Yakama Nation, WSDOT South Central Region, and Washington State DNR Southeast Region.

FROM: Tua Vang
Chief Clerk - Boundary Review Board

SUBJ: **File No.: BRB2022-00005, Yakima County Fire District #3 – Naches RV Resort Annexation**

Enclosed is the Notice of Intention packet that proposes the annexation into the Yakima County Fire Protection District No. 3 of approximately **49** acres having an assessed valuation of \$157,400. The annexation is known as the **“Naches RV Resort Annexation.”**

The 45-day review period for this proposed annexation expires **January 21, 2023.**

Any governmental unit affected by this proposed annexation may compel the Board's review of this proposal by filing a request for review with the Chief Clerk by the expiration date in accordance with RCW 36.93.100(2). Certain registered voters and property owners may compel review in accordance with RCW 36.93.100(3) and (4).

Enclosure: Notice of Intention

Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, national origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300.

If this letter pertains to a meeting and you need special accommodations, please call us at 509-574-2300 by 10:00 a.m. three days prior to the meeting. For TDD users, please use the State's toll free relay service 1-800-833-6388 and ask the operator to dial 509-574-2300.

WASHINGTON STATE BOUNDARY REVIEW BOARD FOR YAKIMA COUNTY

NOTICE OF INTENTION

for office use only:

BRB FILE # 13RB2022-00005

1. Name of City, Town or special purpose district: Yakima Fire District 3
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. This proposal shall be known as: Naches RV Resort Annexation
4. Driving directions to location of proposed action: Approx 4 miles NE of Naches on Naches-Wenas Road. Across from the Caton Landfill
5. Briefly describe proposal: Annex the properties of Naches RV Resort into Fire District #3
6. Method used to initiate the proposed action: ☒ Petition ☐ Election ☐ Resolution
7. State statute under which action is sought: RCW 52.04

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	5	150	2000	2500
Residences	5	240		
Businesses	0	0		

2. What source is the basis for this projection information? _____
3. Acres within the proposed area 49 acres Acres within existing entity 85 sq miles
4. Assessed valuation of proposed area \$ 157,400 of existing entity \$ 227,000,000
5. Existing land use of the proposed area RLDP
6. Existing land use of the area surrounding the proposal: RLDP adjacent to parcels, R10/5 across Naches-Wenas Road

7. Are all surrounding & interior roads included in the annexation? ☒ Yes ☐ No
If no, why not? _____
8. Is there new residential, commercial, or industrial development that is associated with this proposal? ☐ Yes _____
If yes, describe any projects being considered or proposed: _____ Naches RV Resort has been built on one of the parcels _____
_____(and then subdivided) and is planned on the other two _____
9. If the proposal is approved, will there be land use changes within the next 18 months?
☐ Land Use _____ N/A _____
☐ Zoning _____ N/A _____
☐ Comprehensive Plan _____ N/A _____
10. Has the proposed area been the subject of land use action by Yakima County? _____
If so, please explain _____ SUB18-015, CUP18-064, SEP18-010 _____
11. a. Yakima County Comprehensive Plan designation for the proposed area: _____
b. For surrounding areas: _____
c. Yakima County Zoning for the proposed area: _____ RLDP _____
d. For surrounding areas: _____ RLDP and R10/5 _____
12. Is this proposal consistent with the coordinated water system plan, if any? ☐ Yes ☐ No
13. Does your jurisdiction have an adopted comprehensive plan? ☐ No _____ Date Adopted: _____
14. Describe how this proposal is consistent with the adopted comprehensive plan: _____ N/A _____
- a. Proposed city zoning upon annexation: _____
15. Has any portion of this area been previously reviewed by the Boundary Review Board? ☐ yes _____
Explain _____ in 2018 the RV project was approved _____ SUB2018-00015, CUP2018-00064 _____
16. Describe the following as required by RCW 36.93.170 and the effects on land use, accessibility and potential development:
a. Topography: _____ rolling hills _____
b. Natural Boundaries: _____ none _____
c. Drainage Basins: _____ valleys _____
17. Is the proposed area within the Urban Growth Area for your municipality? ☐ no _____

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	Fire District 3	Upon annexation	Property taxes
Stormwater				
Roads				
Parks				
Police				
School				
Library				

2. Does your jurisdiction have a current Capital Facilities Plan? _____ no _____
Does it consider the proposed area? _____
3. Describe the effect your jurisdiction's ordinances, governmental codes, regulations and resolutions will have on existing uses in the proposed area: _____ none _____

4. Describe the probable future needs for services and additional regulatory controls in the area? _____
_____ Fire District expects to have the need to respond to 911 calls for EMS and/or fire services _____
5. Describe the probable effects of the proposal on the cost and adequacy of services and regulatory controls:
a. In the proposed area? _will increase property taxes, will allow fire department to provide public services_

b. In the adjacent area? _____ none _____
6. Estimate the following to be incurred under the proposal:
- | | |
|--|-----------|
| a. Proponent Expenditures to be incurred: | \$ 60,000 |
| b. Proponent Revenues to be gained: | \$ 0 |
| c. County Revenue Lost: | \$ 0 |
| d. County Expenditure Reduction: | \$ 0 |
| e. Fire District Revenue Lost: | \$ 0 |
| f. Fire District Expenditure Reduction: | \$ 0 |
| 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 SEP18-010 ☐ No
If No, answer questions 2 through 5.

2. Expected impact of any proposed development to adjacent roads and highways: _____

3. Expected impact of any proposed development on air quality: _____

4. Does the area under consideration contain "critical areas"? (floodplain, wetland, steep slope wildlife habitat area, etc.): wildlife habitat area

5. Please describe any potential adverse impacts that could occur upon development: _____

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: _____ n/a _____

2. Use of physical boundaries, including but not limited to bodies of water, highways, and land contours: _____

_____ annexation uses roads and parcel lines _____

3. Creation and preservation of logical service areas: _____ annexation uses roads and parcel lines _____

4. Prevention of abnormally irregular boundaries: _____ annexation uses roads and parcel lines _____

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: _____ n/a _____

6. Dissolution of inactive special purpose districts: _____ n/a _____

7. Adjustment of impractical boundaries: _____ n/a _____

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

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 _____

EXHIBITS

See attached **Notice of Intention Filing Instrucitons** 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 3rd day of October, 2022.

Kelli Mansfield
Signature

Kelli Mansfield
Name of person completing this form

District Secretary - Yakima Co FPD
Title

509 945-2989
Phone Number

n/a
Fax Number

PO Box 24 Naches WA 98937
Mailing Address

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

Robert Doremus boba2sound-investments.com

PO Box 2661 Gig Harbor WA 98335



Yakima County Roads

Matt Pietrusiewicz P.E. - County Engineer

128 North Second Street • Fourth Floor Courthouse • Yakima, Washington 98901

(509) 574-2300 • 1-800-572-7354 • FAX (509) 574-2301 • www.co.yakima.wa.us

November 9, 2022

Yakima County Fire Protection District No. 3

Attn: Kelli Mansfield, District Secretary

P.O. Box 24

Naches, WA 98937

RE: Legal Description Certification – Fire District Boundary Annexation of Naches RV Resort

As requested in your letter dated November 9th, 2022, the legal description for the properties established with the binding site plan recorded under auditor's file number 8128158 Tract A (Tax Parcel 17153514475), Tract B (Tax Parcel 17153514401), and Tract C (Tax Parcel 17153514402); as well as, Units 1-72 which were established under the auditor's file number 8129547 have been hereby certified as correct for the purposes of annexation into the Fire Protection District No. 3. The original exhibits are re-attached herein for ease and clarity.

If any further assistance is needed, please feel free contact us at 509-574-2300.

Sincerely,

FOR MATT

Clara Klingde

Matt Pietrusiewicz, P.E.

Yakima County Engineer

Yakima County Roads

Exhibit A

Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, national origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300.

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Fire Department

YAKIMA COUNTY FIRE PROTECTION DISTRICT NO. 3
P.O. BOX 24
NACHES, WASHINGTON 98937



Yakima County Engineer
128 North Second Street
Yakima, WA 98901

November 9, 2022

RE: Legal Description for an Annexation Petition – RV Resort

Yakima County Fire District #3 is processing an annexation request for an area bordering our fire district. The parcels incorporate approximately 49 acres found on the NW side of Naches-Wenas Road across from the Caton Landfill. Enclosed, please find map and legal description for the proposed annexation. Please determine if the legal description is correct and accurate.

If you have any questions or require additional documentation, please contact me at (509)945-2989.

Thank you,

A handwritten signature in cursive script that reads "Kelli Mansfield".

Kelli Mansfield,
District Secretary, Yakima Co. FPD #3 (Naches)

Legal Descriptions of Property Desiring to be Annexed:

Real Property owned by Naches RV Properties, LLC, a Washington Limited Liability Company.

Binding Site Plan NACHES RV RESORT AF#8128158, Tract A, Tract B and Tract C, located in

Section 35 Township 15 Range 17 Quarter NE, Yakima County, Washington.

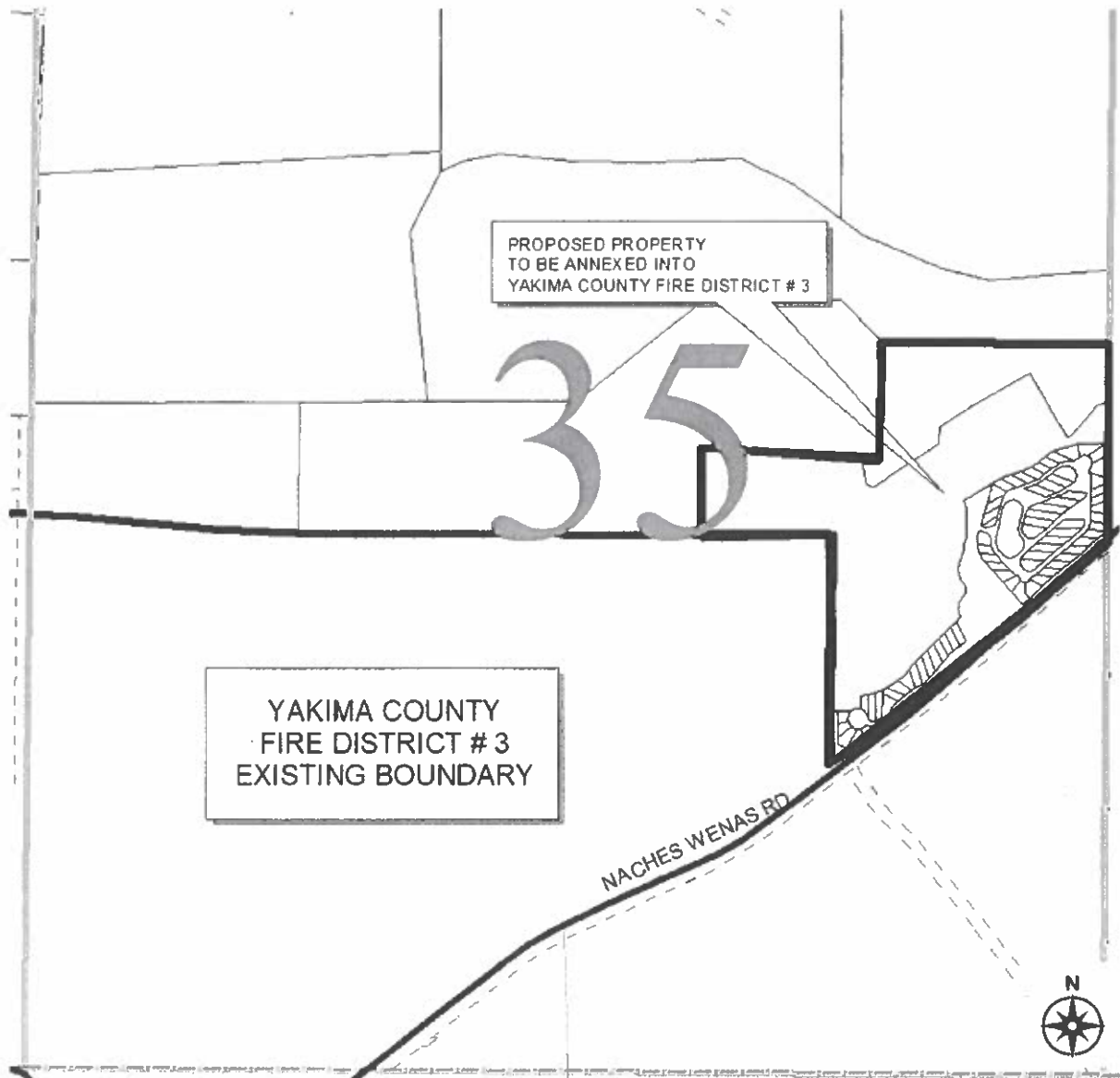
Parcel No. 171535-14001 and 171535-14002

And,

Units 1-72, NACHES RV RESORT, AN AIR SPACE CONDOMINIUM, PHASE 1, according to the map and plans recorded under Auditor's File Number 8129547, and according to the Declaration of Condominium recorded under Auditor's File Number 8129548, records of Yakima County, Washington. (72 individual Parcel Numbers)

MAP OF PROPOSED ANNEXATION

SECTION 35 TOWNSHIP 15 RANGE 17



* Yellow are sold lots.

LOCATED IN SECTION 36, TOWNSHIP 13 NORTH, RANGE 17 EAST, 4th
PACIFIC TERRITORY, WYOMING.

PIASE 1

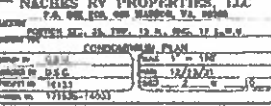


Exhibit B

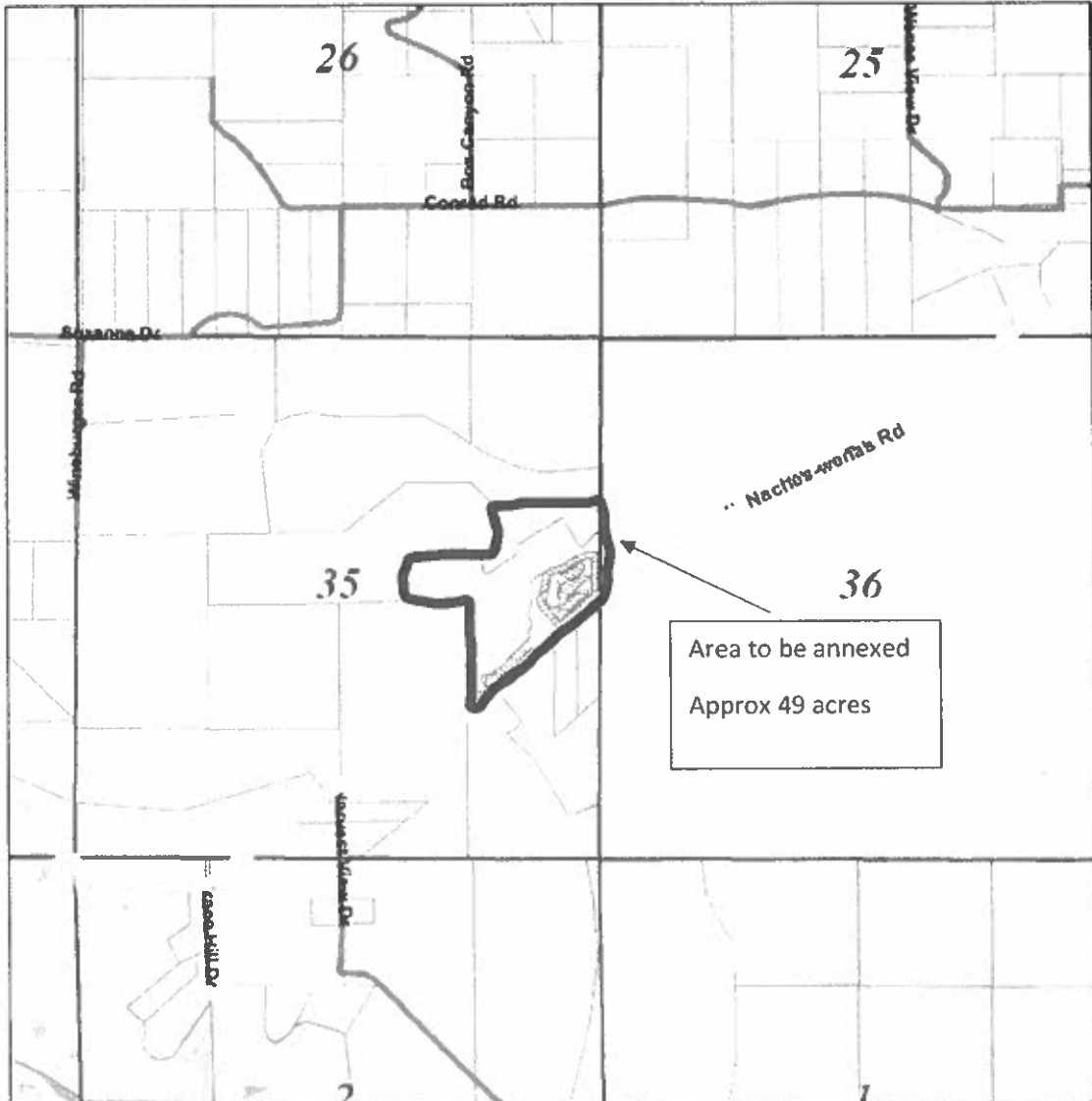
10/27/22, 2:54 PM

Yakima County GIS

Yakima County GIS - Washington
Land Information Portal

[Print Map](#)
[Close Map](#)

Yakimap.com



Map Center: Range:17 Township:15 Section:35

City Limits
 Sections

WWW.YAKIMAP.COM
Yakima County GIS
128 N 2nd Street
Yakima, WA 98901
(509)574-2992



One Inch = 1600 Feet
Feet 1000 2000

MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED. THIS IS NOT A LEGAL DOCUMENT
AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION

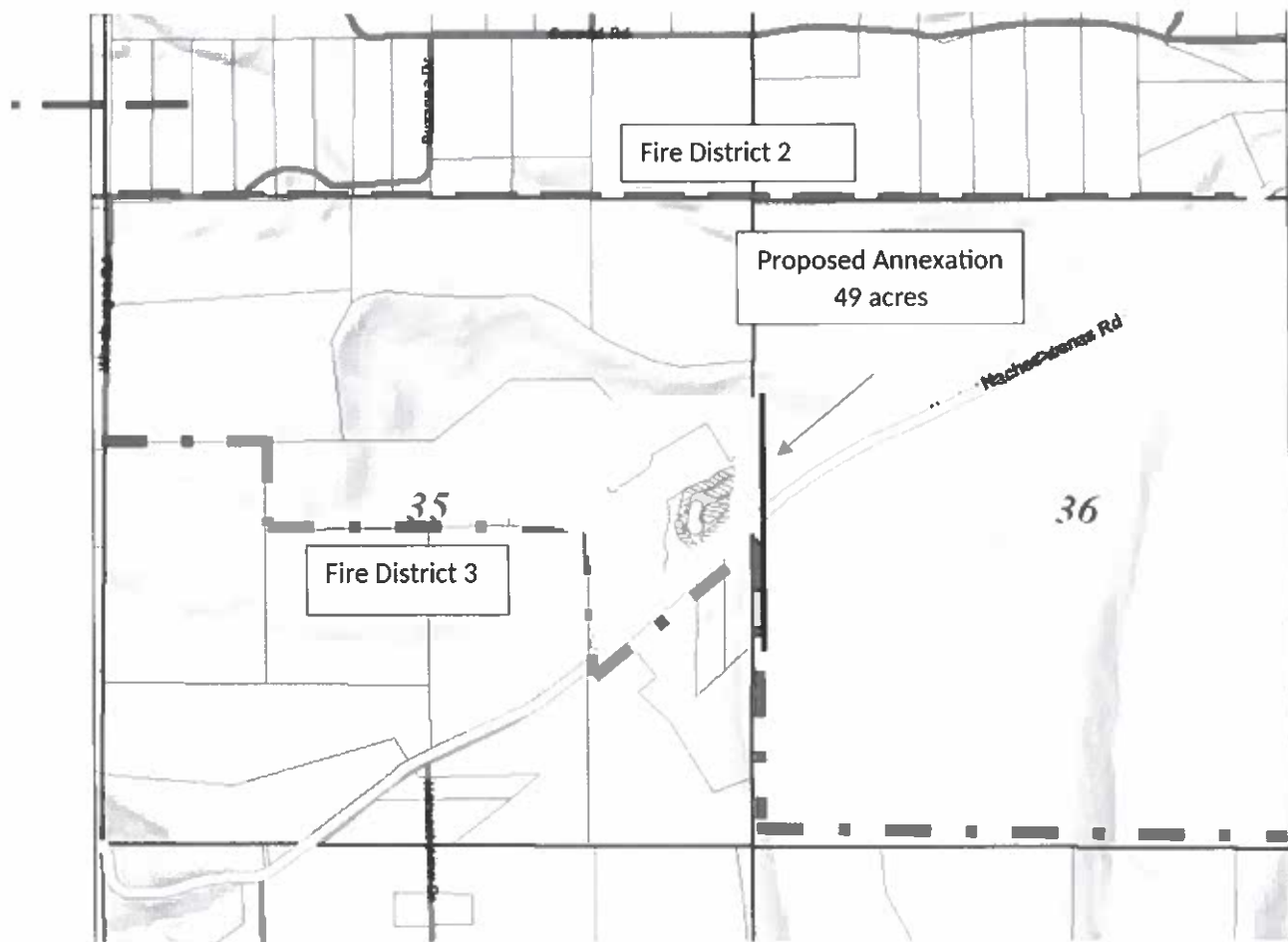
Copyright (c) Yakima County GIS
Printed On: 10/26/2020 2:55:42 PM

Naches RV Properties, LLC; Ownership

Parcel	Lot
171535-14403	1
171535-14404	2
171535-14407	5
171535-14408	6
171535-14423	21
171535-14424	22
171535-14425	23
171535-14426	24
171535-14427	25
171535-14428	26
171535-14429	27
171535-14430	28
171535-14432	30
171535-14433	31
171535-14434	32
171535-14435	33
171535-14436	34
171535-14438	36
171535-14439	37
171535-14440	38
171535-14441	39
171535-14442	40
171535-14443	41
171535-14444	42
171535-14445	43
171535-14446	44
171535-14447	45
171535-14448	46
171535-14449	47
171535-14450	48
171535-14451	49
171535-14452	50
171535-14453	51
171535-14454	52
171535-14455	53
171535-14456	54

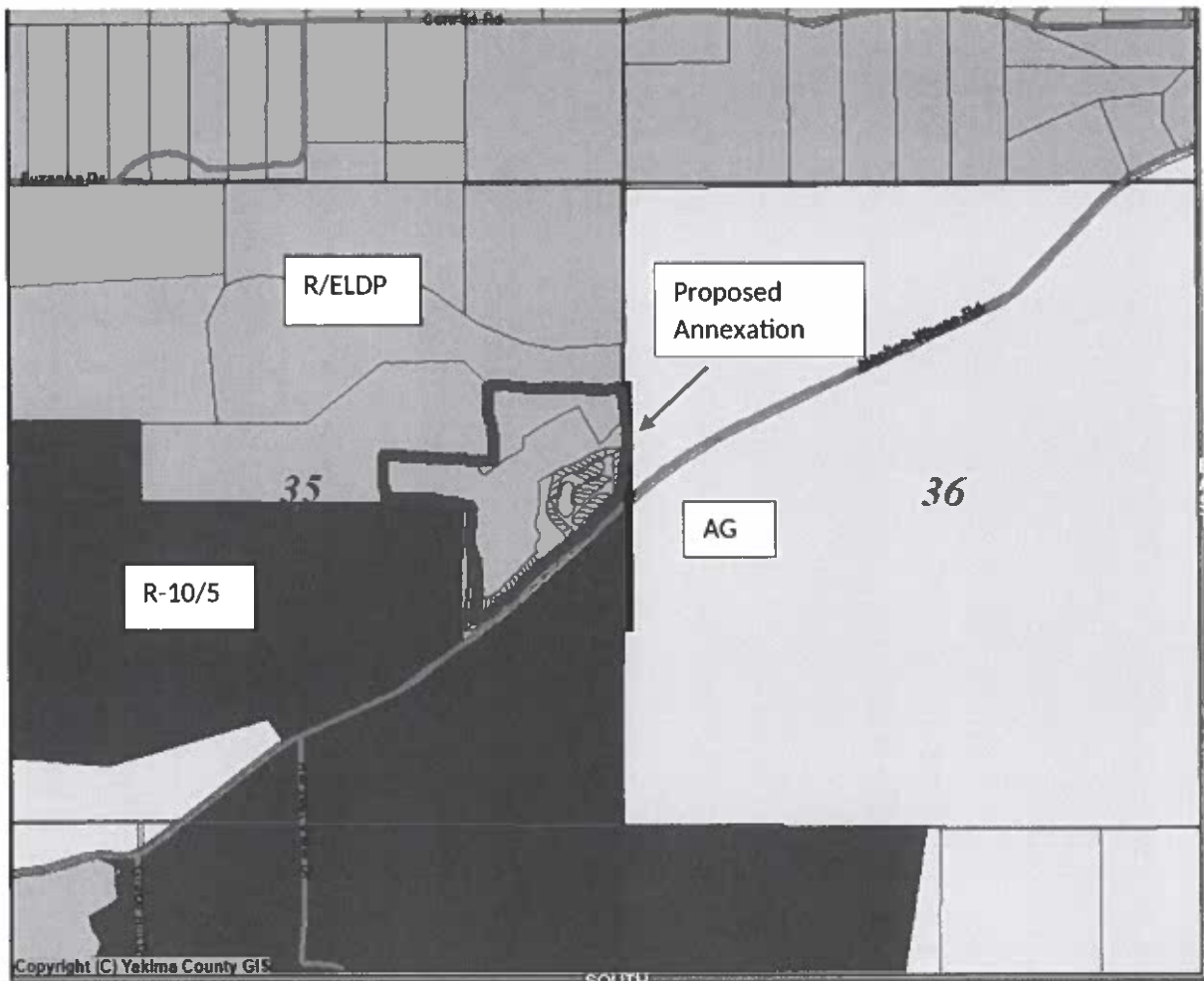
Parcel	Lot
171535-14458	56
171535-14459	57
171535-14460	58
171535-14461	59
171535-14462	60
171535-14463	61
171535-14464	62
171535-14468	66
171535-14469	67
171535-14470	68
171535-14471	69
171535-14472	70
171535-14473	71
171535-14474	72
171535-14475	common
171535-14402	28 acres
171535-14401	10 acres

Exhibit C



Town of Naches

Exhibit C: 1, 2, 4, 5



Yakima County Zoning YCC Title 19

	Forest Watershed (FW)
	Agriculture (AG)
	Remote/Extremely Limited (R/ELDP)
	Rural-10/5 (R-10/5)

Exhibit C: 7

This proposed annexation is not near any Urban Growth Areas or Town Limits
It is also not near any floodways or flood plains

Waterways - Type 5 Only

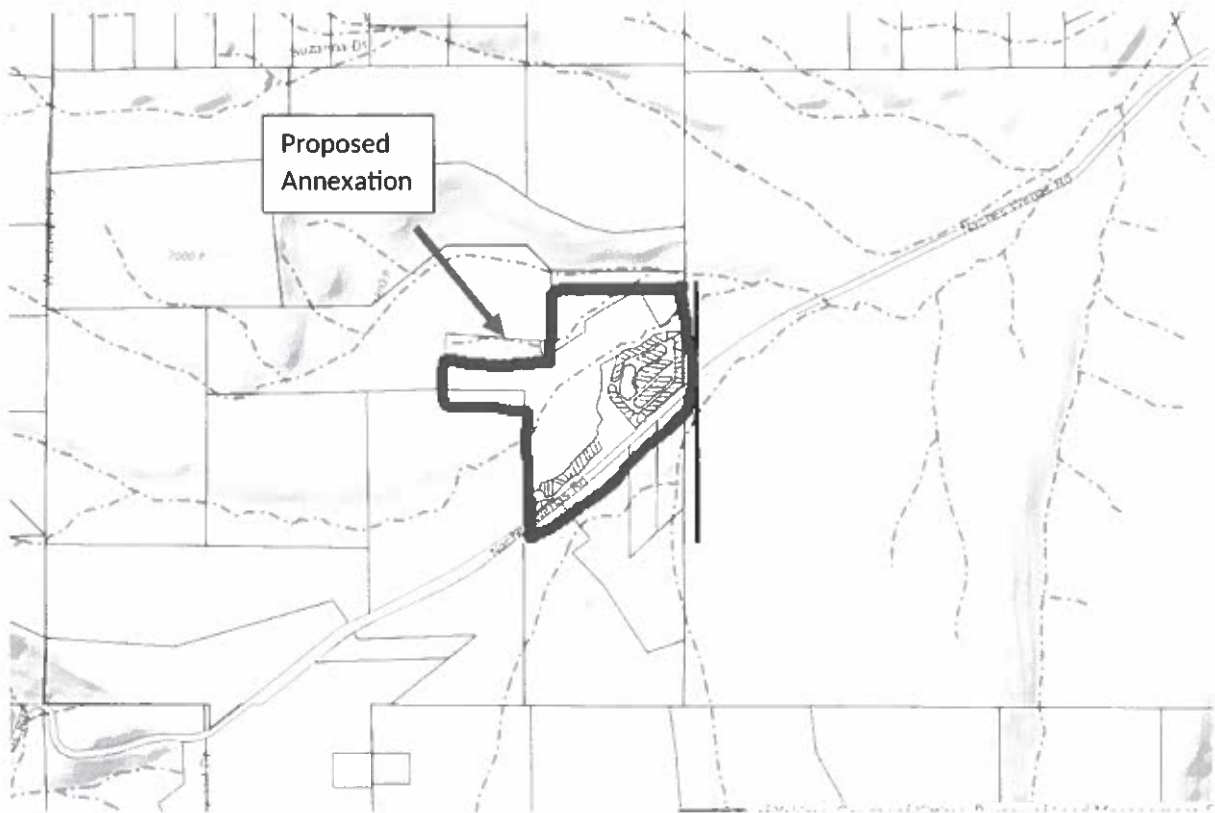


Exhibit C: 8

Exhibit D

NACHES RV RESORT



To: The Honorable Board of Fire Protection Commissioners, Yakima County, Washington

From: Naches RV Resort, 2945 Naches-Wenas Rd. Naches, WA.; Naches RV Properties, LLC, the property owners of the Resort

RE: Annexation into Fire Protection District #3

Date: May 10, 2022

Dear Board of Fire Protection Commissioners,

We are the registered landowners of the Naches RV Resort, a gated- 71 lot RV community located at 2945 Naches-Wenas Road, Naches, WA. 98937. We believe that it would be a benefit to our property, for the protection of life and property and the elimination of fire hazards, if you would consider annexing our property into Fire Protection District #3.

As of today, we have sold 29 RV lots to individual third parties, but we still own 41 lots, plus the community center lot.

We do hereby request that you accept this annexation petition for the following described area which we own (see attached map and parcel list of lots and property.)

Naches RV Properties, LLC
By: Naches RV Resort, LLC, Manager



By: Robert L. Doremus, Manager
Naches RV Resort, LLC

E-mail: bob@sound-investments.com
Cell Phone: 253-307-3725

Naches RV Properties, LLC; Ownership

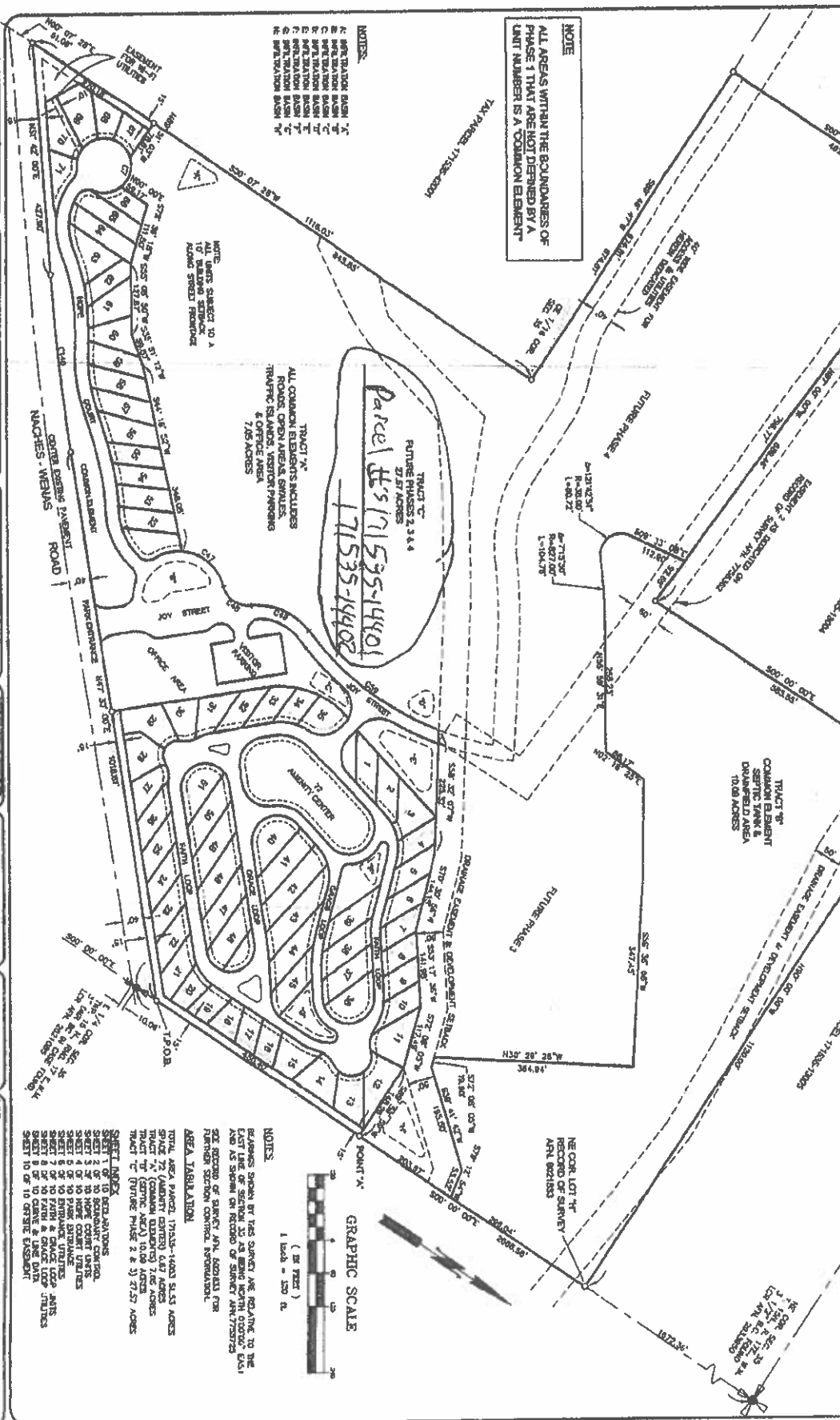
Parcel	Lot
171535-14403	1
171535-14404	2
171535-14407	5
171535-14408	6
171535-14423	21
171535-14424	22
171535-14425	23
171535-14426	24
171535-14427	25
171535-14428	26
171535-14429	27
171535-14430	28
171535-14432	30
171535-14433	31
171535-14434	32
171535-14435	33
171535-14436	34
171535-14438	36
171535-14439	37
171535-14440	38
171535-14441	39
171535-14442	40
171535-14443	41
171535-14444	42
171535-14445	43
171535-14446	44
171535-14447	45
171535-14448	46
171535-14449	47
171535-14450	48
171535-14451	49
171535-14452	50
171535-14453	51
171535-14454	52
171535-14455	53
171535-14456	54

[illegible]

* Naches RV Properties, LLC, Owned Properties

* Yellow are sold lots.

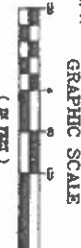
NACHES RV RESORT
AN AIR SPACE CONDOMINIUM
 LOCATED IN SECTION 35, TOWNSHIP 15 NORTH, RANGE 17 EAST, W.M.
 YAKIMA COUNTY, WASHINGTON
PHASE 1



NOTE
 ALL AREAS WITHIN THE BOUNDARIES OF PHASE 1 THAT ARE NOT DENIED BY A UNIT NUMBER IS A COMMON ELEMENT

NOTES
 1. ALL LOTS SUBJECT TO A 10' BUFFER ZONE TO ADJACENT STREET FRONTAGE
 2. ALL COMMON ELEMENTS INCLUDES TRAFFIC ISLANDS, VERTICAL PARKING & OFFICE AREA
 7.75 ACRES
 3. ALL LOTS SUBJECT TO A 10' BUFFER ZONE TO ADJACENT STREET FRONTAGE
 4. ALL LOTS SUBJECT TO A 10' BUFFER ZONE TO ADJACENT STREET FRONTAGE
 5. ALL LOTS SUBJECT TO A 10' BUFFER ZONE TO ADJACENT STREET FRONTAGE
 6. ALL LOTS SUBJECT TO A 10' BUFFER ZONE TO ADJACENT STREET FRONTAGE
 7. ALL LOTS SUBJECT TO A 10' BUFFER ZONE TO ADJACENT STREET FRONTAGE
 8. ALL LOTS SUBJECT TO A 10' BUFFER ZONE TO ADJACENT STREET FRONTAGE
 9. ALL LOTS SUBJECT TO A 10' BUFFER ZONE TO ADJACENT STREET FRONTAGE
 10. ALL LOTS SUBJECT TO A 10' BUFFER ZONE TO ADJACENT STREET FRONTAGE

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 6. ALL LOTS SUBJECT TO A 10' BUFFER ZONE TO ADJACENT STREET FRONTAGE
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 9. ALL LOTS SUBJECT TO A 10' BUFFER ZONE TO ADJACENT STREET FRONTAGE
 10. ALL LOTS SUBJECT TO A 10' BUFFER ZONE TO ADJACENT STREET FRONTAGE



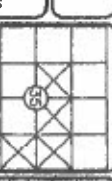
EQUIPMENT AND PROCEDURES USED
 1. TOTAL STATION
 2. 5 SEC. EDM TOTAL STATION
 3. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS ESTABLISHED IN WAC 17A-130-020

AUDITOR'S CERTIFICATE
 I, _____, JURY OF _____, UNDER AUDITOR'S FILE NUMBER _____, HAVE REVIEWED THE RECORDS OF THE SURVEY OF _____, YAKIMA COUNTY, WASHINGTON, AT THE REQUEST OF _____, BY DEPUTY _____.

SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY OF _____, YAKIMA COUNTY, WASHINGTON, AT THE REQUEST OF _____, BY DEPUTY _____.



Gray Surveying & Engineering, Inc.
 1000 N. 10th St., Ste. 100
 Yakima, WA 98901 (509) 249-4544



NAME
NACHES RV PROPERTIES, LLC
P.O. BOX 203, GRAY BLVD., WA 98933

DATE
12/13/21
SCALE
1" = 120'
BY
16133
2
10

RE: proof of assessed value

From: Jacob Tate (jacob.tate@co.yakima.wa.us)

To: nachesfd@yahoo.com

Date: Monday, July 11, 2022 at 11:46 AM PDT

Hello Dan,

We do not have values for the majority of the lots as they will not be valued for the first time until next year. Current Assessed Value for the area is 40,600 + 33,600 + 24,800 or 99,000. The total value next year will be quite a bit higher.

From: Dan Mansfield <nachesfd@yahoo.com>

Sent: Monday, July 11, 2022 11:26 AM

To: Jacob Tate <jacob.tate@co.yakima.wa.us>

Subject: proof of assessed value

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Jacob,

I am working with Naches RV Resort to annex their property into our fire district. One of the steps outlined in the Notice of Intent is proof of assessed valuation,

Is this something your office can provide for us?

Parcels are 171535-14001, 171535-14002, and 171535-04401 through 171535-14473

Thank you,

Kelli Mansfield

AFFIDAVIT OF PUBLICATION

Kelli Mansfield
Yakima County Fire Protection Dist #3
Po Box 24
Naches WA 98937

STATE OF WASHINGTON, COUNTIES OF YAKIMA

The undersigned, on oath states that he/she is an authorized representative of Yakima Herald-Republic, Inc., publisher of Yakima Herald-Republic and El Sol de Yakima, of general circulation published daily in Yakima County, State of Washington. Yakima Herald-Republic and El Sol de Yakima have been approved as legal newspapers by orders of the Superior Court of Yakima County.

The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

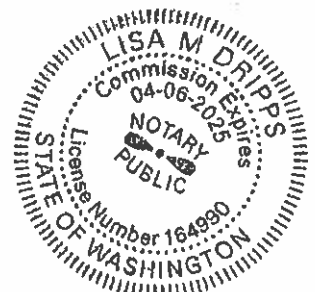
07/01/2022

Agent JACKIE CHAPMAN Signature Jackie Chapman

Subscribed and sworn to before me on July 5, 2022

Lisa M. Driggs
(Notary Signature) Notary Public in and for the State of Washington, residing at Yakima

Publication Cost: \$117.60
Order No: 33719
Customer No: 23396
PO #:



**Notice of Public Hearing –
Proposed Annexation**

Publication Cost: \$117.60
Order No: 33719
Customer No: 23396
PO #:

NOTICE IS HEREBY GIVEN
that Yakima County Fire
District #3 Board of Fire
Commissioners will hold a
public hearing at the Fire
Station, 101 W 2nd St,
Naches, WA, on July 11, 2022
at 7:30 pm
The Board of Commissioners
will hear testimony from
interested persons and
consider the Petition for
Annexation of Parcels
#171535-14403 (and its sub-
divisions), 171535-14401 and
171535-14402 into Fire
District 3.

This proposal seeks to annex
approximately 52 acres of
unprotected privately owned
property into Yakima County
Fire District 3 boundaries
pursuant to RCW 52.01.
The subject annexation is
being processed by petition
method. The 60% petition was
accepted June 6, 2022, by the
Yakima County Fire District 3
Board of Fire Commissioners.
The application seeks to
annex property for the
purpose of fire protection
services.

The owners of said property
will assume the financial
obligation of the fire district's
regular and excess tax levies.

(33719) July 1, 2022



Fire Department

YAKIMA COUNTY FIRE PROTECTION DISTRICT NO. 3

P.O. BOX 24

NACHES, WASHINGTON 98937

BOARD OF COMMISSIONERS PUBLIC HEARING MINUTES



Naches Fire Station

July 11, 2022

Role call – Chad, Dave, Emma, Kelli, and Alan.

Public in attendance: DC Jeff Walker, Capt Dan Mansfield, Bob Rothschiller

Emma opened the hearing at 19:33. Asked if there was any public input regarding the Annexation of the property in question.

Bob Rothschiller introduced himself as the project manager of Naches RV Resort. He stated that they very much want to be annexed, and to help support the fire district by paying property taxes. He also presented gate entry cards, due to the request from the department after delay in response due to the locked gate on the property. He also offered a map of the completed portion of the resort, for use in responses. He explained the short and long term plans for the resort, and emphasized that it is not a campground, but more of a vacation property. Each lot is separately owned.

There were no other public comments. No written comments had been received.

This hearing was advertised in the Yakima Herald. Notice of the hearing was posted on the door of the station, and at the proposed annexation site. The Naches Firefighter's Association also posted notice on their Facebook page.

The public hearing was closed at 19:44.

Signed :

Attest:



Fire Department
YAKIMA COUNTY FIRE PROTECTION DISTRICT NO. 3
P.O. BOX 24
NACHES, WASHINGTON 98937



RESOLUTION 2022-6

A RESOLUTION of the Board of Fire Commissioners (the "Board") of Yakima County Fire Protection District #3 ("the District"), regarding accepting petition for annexation of unincorporated area into the District.

WHEREAS, the District has received a petition signed by greater than 60 % of the owners of the area which has the legal descriptions attached hereto as Exhibit "A" and that includes properties having the tax parcel numbers attached hereto as Exhibit "B" ("the Territory"); and

WHEREAS, the Territory is an unincorporated area adjacent to the District, but not within the boundaries of any fire protection district, city or town; and

WHEREAS, the Annexation Petition appears to be in compliance with RCW 52.04.031; and

WHEREAS, the District accepted the Annexation Petition at the public meeting held on 6/06/2022; and

WHEREAS, The Board has held a Public Hearing on 7/11/2022 to receive input from any interested parties; and

WHEREAS, the Board finds that it would be in the public's best interest, welfare, safety and convenience that the Territory be annexed into the District; and

WHEREAS, pursuant to RCW 52.04.011, The Boundary Review Board must approve an annexation before the County may require the area to assume the District's indebtedness,

NOW THEREFORE:

1. The Territory shall be annexed into the District, subject to review by the Yakima County Boundary Review Board, if such jurisdiction is invoked.
2. The Territory shall be provided Fire and EMS services while the annexation process is being completed, however, the District shall submit claims for costs to Yakima County Department of Emergency Medical Services (YCDEMS) for any EMS calls that the District responds to until such time that the annexation is complete and tax revenue is being collected and distributed back to the District by YCDEMS.
3. The District shall collect cost for service for any fire-related response from the property owner(s) who received the benefit of such services. These costs shall be based on Washington State Rates as provided by WaDNR.
4. For Mutual Aid or DNR/State of Washington inter-local agreement purposes, the Territory will be treated as though it were already an annexed portion of the District for the purpose of requesting assistance or reimbursement.

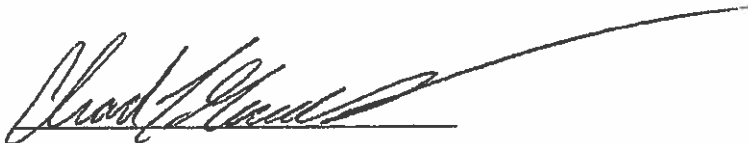
ADOPTED by the Board of Fire Commissioners of Yakima County Fire Protection District #3, at an open public meeting thereof this 11th day of July, 2022 of which notice was given in the manner provided by law, the following Commissioners being present and voting




Emma Charlet - Chair



Dave Clark – Fire Commissioner



Chad Greenwalt – Fire Commissioner

Attested by: 

Kelli Mansfield – District Secretary



Fire Department
YAKIMA COUNTY FIRE PROTECTION DISTRICT NO. 3
P.O. BOX 24
NACHES, WASHINGTON 98937



DETERMINATION OF NONSIGNIFICANCE

Description of Proposal – The annexation of Naches RV Resort properties into Yakima County Fire District #3

Proponent – Naches RV Resort

Lead Agency – Yakima County Fire District #3

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by 9/27/2022

Responsible official Emma Charlet

Position/title Chair – Board of Commissioners, Yakima County Fire District #3

Address PO Box 24, Naches, WA 98937

Date 9/12/2022 Signature 

Exhibit E



SEPA ENVIRONMENTAL CHECKLIST SUBMITTAL SUPPLEMENTAL

Form # PLN ENR 003-SS1-A
Revised: 8/12/14

Yakima County Public Services
128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901
(509) 574-2300 · 1-800 572-7354 · FAX (509) 574-2301 · www.co.yakima.wa.us

WAC 197-11-960 Environmental checklist.

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

For nonproject proposals complete this checklist and the supplemental sheet for nonproject actions (Part D). The lead agency may exclude any question for the environmental elements (Part B) which they determine do not contribute meaningfully to the analysis of the proposal.

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

(For Staff Use Only)

DATE: _____
REVIEWED BY: _____
PROJECT #: _____
CASE #: _____
RELATED FILES: _____

A. BACKGROUND

STAFF USE ONLY

1. Name of proposed project, if applicable:

Naches RV Resort Annexation

2. Name of applicant:

~~Fire District #3~~

Naches RV Resort

3. Address and phone number of applicant and contact person:

~~PO Box 24 101 W 2nd St Naches, WA 98937~~

~~509-945-2989 or 509-653-2380~~

~~Kelli Mansfield~~

Bob Doremus

Sound Investments, LLC

PO Box 2661

Gig Harbor, WA 98335

253-307-3725

4. Date checklist prepared:

6/8/2022

5. Agency requesting checklist:

Yakima County ~~BRB~~ Fire Dist. 3

6. Proposed timing or schedule (including phasing, if applicable):

BRB Timeline

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

no

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

SEP2018-010

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

no

10. List any government approvals or permits that will be needed for your proposal, if known.

BRB

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

annexing property belonging to Naches RV Resort in order to provide Fire and EMS services

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Approximately 4 miles NE of Town of Naches on Naches-Wenas Road.
Across from Caton Landfill

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other.....
rolling hills

b. What is the steepest slope on the site (approximate percent slope)?
majority of hills are 3-8%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

clay, loam. No affect

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

N/A

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

N/A

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

N/A

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

N/A

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

N/A

b. Are there any offsite sources of emissions or odor that may affect your proposal? If so, generally describe.

N/A

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

N/A

3. Water

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

N/A

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

N/A

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

N/A

5) Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.

No

STAFF USE ONLY

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

N/A

b. Ground:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well? Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

N/A

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A

c. Water runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

N/A

2) Could waste materials enter ground or surface waters? If so, generally describe.

N/A

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

N/A

d. Proposed measures to reduce or control surface, ground, runoff water, and drainage pattern impacts, if any:

N/A

4. Plants

a. Check the types of vegetation found on the site:

☐ Deciduous tree: Alder, maple, aspen, other

☐ Evergreen tree: Fir, cedar, pine, other

☒ Shrubs

☒ Grass

☐ Pasture

☐ Crop or grain

☐ Orchards, vineyards or other permanent crops.

☐ Wet soil plants: Cattail, buttercup, bullrush, skunk cabbage, other

☐ Water plants: Water lily, eelgrass, milfoil, other

☐ Other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

N/A

c. List threatened and endangered species known to be on or near the site.

N/A

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

N/A

e. List all noxious weeds and invasive species known to be on or near the site.

N/A

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: Hawk, heron, eagle, songbirds, other: *hawk, songbirds*

Mammals: Deer, bear, elk, beaver, other: *Coyote, skunk, gray diggers*

Fish: Bass, salmon, trout, herring, shellfish, other: *None*
none

b. List any threatened and endangered species known to be on or near the site.

none

c. Is the site part of a migration route? If so, explain.

no

d. Proposed measures to preserve or enhance wildlife, if any:

N/A

e. List any invasive animal species known to be on or near the site.

N/A

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

N/A

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

N/A

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

N/A

1) Describe any known or possible contamination at the site from present or past uses.

N/A

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

N/A

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

N/A

4) Describe special emergency services that might be required.

N/A

5) Proposed measures to reduce or control environmental health hazards, if any:

N/A

STAFF USE ONLY

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

N/A

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?

Indicate what hours noise would come from the site.

N/A

3) Proposed measures to reduce or control noise impacts, if any:

N/A

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

~~N/A~~ RV Resort

Limited purpose landfill, grazing

NO

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

N/A

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

c. Describe any structures on the site.

club house, tiny homes, RVs

d. Will any structures be demolished? If so, what?

NO

e. What is the current zoning classification of the site?

RELDP

f. What is the current comprehensive plan designation of the site?

RURAL REMOTE

g. If applicable, what is the current shoreline master program designation of the site?
none

h. Has any part of the site been classified critical area by the city or county? If so, specify.

~~NO~~ Yes
Upland Wildlife Habitat Area

i. Approximately how many people would reside or work in the completed project?
estimated 150

j. Approximately how many people would the completed project displace?
none

k. Proposed measures to avoid or reduce displacement impacts, if any:
N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
annexation of these parcels will expand Fire District 3's protection area

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
N/A

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
N/A

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
N/A

c. Proposed measures to reduce or control housing impacts, if any:
N/A

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
N/A

b. What views in the immediate vicinity would be altered or obstructed?
N/A

c. Proposed measures to reduce or control aesthetic impacts, if any:

N/A

STAFF USE ONLY

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A

b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A

c. What existing offsite sources of light or glare may affect your proposal?

N/A

d. Proposed measures to reduce or control light and glare impacts, if any:

N/A

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Hunting, fishing, boating, hiking, golf, skiing, sight seeing, wineries

b. Would the proposed project displace any existing recreational uses? If so, describe.

N/A

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

N/A

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation. This may include human burials or old cemeteries. Is there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

N/A

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the

department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

N/A

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area, and describe proposed access to the existing street system. Show on site plans, if any.

Proposed annexation borders Naches-Wenas road which will provide access to the parcels noted.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No

c. How many additional parking spaces would the completed project or nonproject proposal have? How many would the project or proposal eliminate?

N/A

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

N/A

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

N/A

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

h. Proposed measures to reduce or control transportation impacts, if any:

N/A

STAFF USE ONLY

15. Public services

STAFF USE ONLY

a. Would the project result in an increased need for public services (for example: Fire protection, police protection, public transit health care, schools, other)? If so, generally describe.

This annexation will allow for the provision of response from the Fire Department for Fire/EMS services which are currently lacking

b. Proposed measures to reduce or control direct impacts on public services, if any.
N/A

16. Utilities

a. Circle utilities currently available at the site: Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
Electricity, water, septic

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
N/A

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Kell J Mansfield

Date Submitted: 7/12/2022

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

N/A

Proposed measures to avoid or reduce such increases are:

N/A

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

N/A

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

N/A

3. How would the proposal be likely to deplete energy or natural resources?

N/A

Proposed measures to protect or conserve energy and natural resources are:

N/A

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains, or prime farmlands?

N/A

Proposed measures to protect such resources or to avoid or reduce impacts are:

N/A

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

N/A

Proposed measures to avoid or reduce shoreline and land use impacts are:

N/A

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Annexation will allow fire department to respond to provide 911 public service and to collect taxes to pay for those services

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

N/A

SEPA/DNS notice sent to the following agencies:

R3planning@dfw.wa.gov

phil.hoge@co.yakima.wa.us

chrisp@co.yakima.wa.us

southeast.region@dnr.wa.gov

jessica@yakama.com,corrine_camuso@yakama.com,kate_valdez@yakama.com,enviroreview@yakama.com

SEPA checklist was also published on the SEPA website.

The Fire District has received no comments regarding this annexation proposal.