

Boundary Review Board
Received 5/14/2025
FILED EFFECTIVE 5/23/2025
BRB File No. 2025-02

Sonya Kraski, Chief Clerk

NOTICE OF INTENTION COVER SHEET
Snohomish County Boundary Review Board (BRB)

As required by Chapter [36.93 RCW](#), a Notice of Intention (NOI) is hereby submitted for the:

Proposed Annexation

Name of Proposal: Gosser Annexation

WA State statute under which proceedings were initiated: RCW 57.24.070

Type of Proposal

Proposal method (check appropriate method):

☒ Petition Method:

☐ Election Method:

= Number of qualified electors in area to be annexed or formed

= Percentage of above figure represented by signers

☐ Interlocal Agreement (ILA) – Effective date of ILA:

Is assumption of existing indebtedness to be required? Select Y/N

The following items are labeled and attached to this cover sheet:

☒ Exhibit A: Explanation of the proposal

☒ Exhibit B: Legal Description of Proposed Area certified by a licensed engineer or land surveyor

☒ Exhibit C: Perimeter of proposed area and vicinity indicated on a Snohomish County Assessor's Map

☒ Exhibit D: Certified copy of Resolution authorizing the submission of an NOI

☒ Exhibit E: Documentation of the Process, including:

☒ Signed Petitions (*if applicable*) and Certificate of Sufficiency from Assessor's Office

☒ Affidavit of Publication of Public Hearing Notice

☒ Certified copy of Minutes of public hearing

☒ Exhibit F: Response to Factors and Objectives to be considered by the BRB (RCW [36.93.170](#) and [.180](#))

☐ Exhibit G: Corresponding Annexation Interlocal Agreement(s) (*if applicable*)

☒ Exhibit H: SEPA Checklist and Determination or Environmental Impact Statement (*if applicable*)

Population and Land

Number of Residences in Area	10
Current Population of Area	29

Acreage	20.47
Square Miles	0.032
Assessed Valuation	N/A

Service Providers

	<u>Current Provider</u>	<u>Proposed Provider</u>
Sewer	N/A	when developed, Lake Stevens Sewer District
Water	Public Utility District No. 1, Snohomish County	No Change
Roads	Snohomish County	No Change
Fire District	Snohomish Regional Fire & Rescue	No Change
Police	Lake Stevens Police Dept	No Change
Other		

Notifications

The following entities and persons should receive correspondence from the BRB regarding this proposal (check all that apply and complete contact information):

	Jurisdiction or Entity	Contact Person	E-Mail Address
<input type="checkbox"/>	Initiator / Proponent		
<input type="checkbox"/>	Attorney for Initiator		
<input checked="" type="checkbox"/>	Consultant for Initiator	Keith Stewart	kstewart@g-o.com
<input type="checkbox"/>	Fire District		
<input type="checkbox"/>	Hospital District		
<input type="checkbox"/>	School District		
<input checked="" type="checkbox"/>	Sewer District	LKSSD Management	management@lkssd.org
<input type="checkbox"/>	Utilities		
<input type="checkbox"/>	Other		
<input type="checkbox"/>	Other		
<input type="checkbox"/>	Other		

By typing my signature below, I certify that the above information and attachments contained in this Notice of Intention Packet are true and accurate, and that I am an official or employee of the jurisdiction seeking the action contained in this submittal.

Dated: 5-14-2025 Printed Name & Title: Johnathan Dix, Assistant General Manager, LKSSD

Phone Number: 425-339-3572 Signature: Johnathan Dix

E-Mail Address: Johnathan.Dix@lkssd.org

Mailing Address: 1106 Vernon Rd, Suite A, Lake Stevens, WA 98258

SECTION 1

NOTICE OF INTENTION COVER SHEET

SECTION 2

BACKGROUND AND MAPS

Exhibit 2.A - Description of and Reason for Seeking Proposed Action

DESCRIPTION OF AND REASON FOR SEEKING PROPOSED ACTION:

Annexation of approximately 20.47 acres into the Lake Stevens Water District.

This annexation will include ten parcels within the Lake Stevens Sewer District planning boundaries, eventually allowing properties to be served by sewer rather than septic.

LEGAL DESCRIPTION

That portion of the Southeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 17, Township 29 North, Range 6 East, Willamette Meridian, Snohomish County, Washington, described as follows:

BEGINNING at the intersection of the Westerly Right of Way line of North Nyden Farms Road and the Southerly line of the Northeast 1/4 of the Southwest 1/4 of said Section 17;

THENCE Westerly along said Southerly Line to its intersection with the Westerly line of the Northeast 1/4 of the Southwest 1/4 of said Section 17;

THENCE Northerly along said Westerly Line to its intersection with the Southeasterly line of Lot 2 of Short Plat ZA9003133 recorded under Auditor's File Number 9203170342, records of Snohomish County, Washington;

THENCE Northeasterly along said Southeasterly line to its intersection with the Southwesterly Right of Way line of Purple Pennant Road;

THENCE Southeasterly along said Southwesterly Right of Way line of Purple Pennant Road to its intersection with the Westerly Right of Way line of North Nyden Farms Road;

THENCE Southerly along said Westerly Right of Way line of North Nyden Farms Road to its intersection with the Northerly line of Lot 1 of Short Plat 351 (10-80) recorded under Auditor's File Number 8105040140, records of Snohomish County, Washington;

THENCE Westerly along said Northerly line to the Northwest corner of said Lot 1;

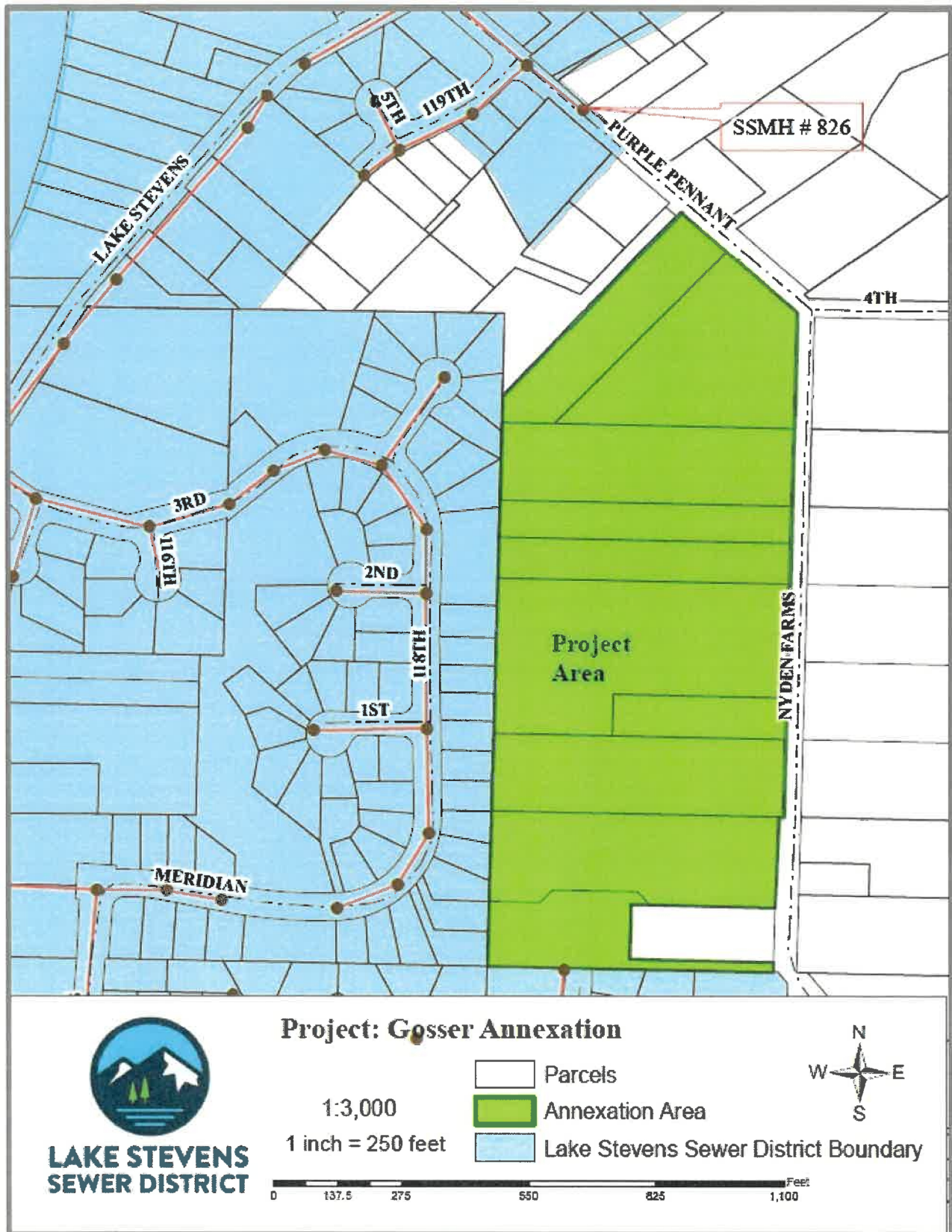
THENCE Southerly along the Westerly line of said Lot 1 to its Southwest corner;

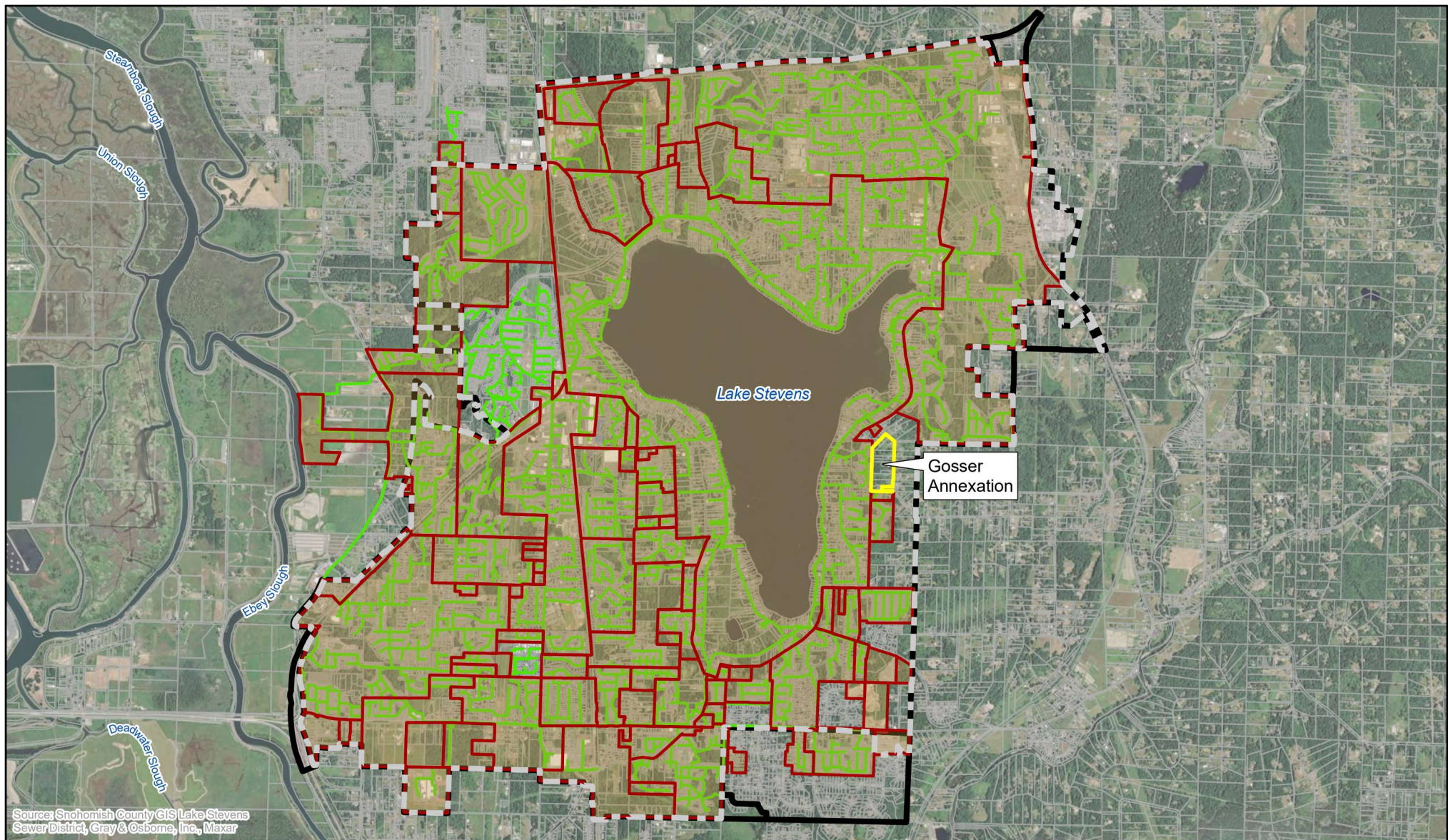
THENCE Easterly along the Southerly line of said Lot 1 to the Westerly Right of Way line of North Nyden Farms Road;

THENCE Southerly along the Westerly Right of Way line of North Nyden Farms Road to the POINT OF BEGINNING.

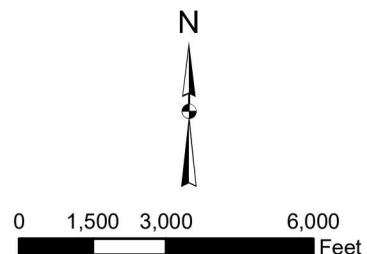
Exhibit 2.C - Snohomish County Assessor's Map

VICINITY MAP





- Sewer Main
- Annexation Parcels
- LSSD Boundary & Previous Annexations
- City Limits
- Urban Growth Area
- Parcel



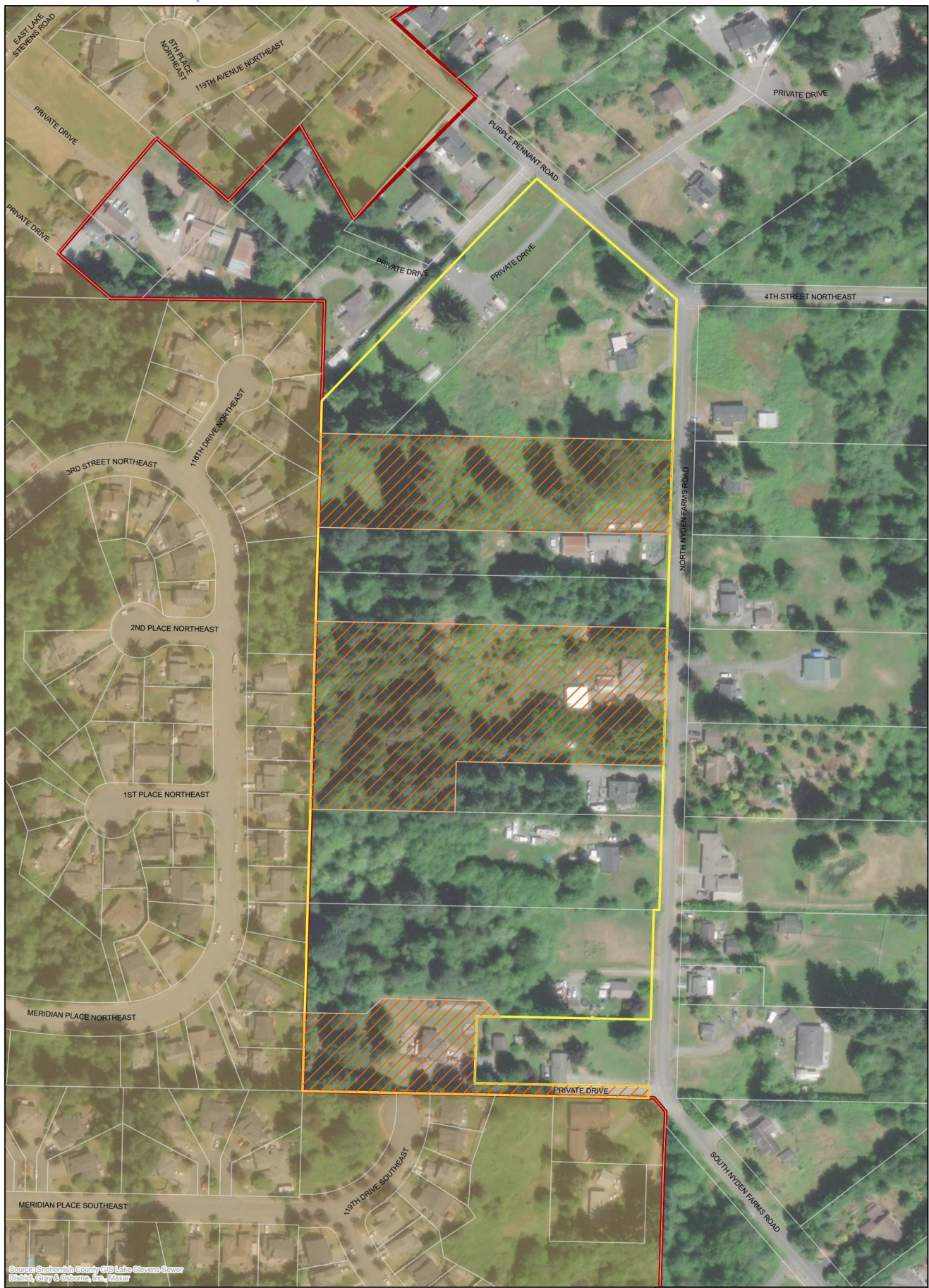
LAKE STEVENS SEWER DISTRICT

GOSSER ANNEXATION

FIGURE 2E

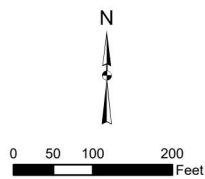
SEWER SYSTEM





Source: Snohomish County GIS Lake Stevens Sewer District, Gray & Osborne, Inc., Mixer

- Proposed Annexation Area
- Non-Signee Parcel
- Lake Stevens Sewer District Boundary
- Snohomish County Parcel



LAKE STEVENS SEWER DISTRICT
 GOSSER ANNEXATION PETITION
FIGURE 2F
PROPOSED ANNEXATION AREA


Gray & Osborne, Inc.
 CONSULTING ENGINEERS

SECTION 3

LEGAL DOCUMENTATION



**LAKE STEVENS
SEWER DISTRICT**

Lake Stevens Sewer District
1106 Vernon Rd, Suite A
Lake Stevens, WA 98258
Development@lkssd.org
(425)334-8588 Fax (425)335-5947

APPLICATION FOR ANNEXATION

Petitioner name and information:

Name: RIC JASON GOSSET
Address: 11801 7th ST NE
City: LAKE STEVENS State: WA Zip Code: 98258
Cell Phone: (425) 330 1314
Email Address: JASON@eGuildmortgage.net

Property Information:

Street Address/Location

00533400003800

00533400003701

*00533400003900, 00533400004001, 533400004100

00533400004002, 00533400004300,

00533400004400, 533400004200, 00533400004501

Parcel Number

322 N Nyden Farms Rd

12008 Purple Penant Rd

LAKE STEVENS WA 98258

Required Documentation

- Legal Description of Entire Annexation Area
- Annexation Area Property Map
- Letter of Intent
- SEPA Environmental Checklist
- Signed Reimbursement Agreement
- Signature Form Signed by all Property Owners in Annexation Area
- Deposit of \$1,500.00
- If a property is owned by a trust, estate or corporate entity, submit documentation showing the signer has authority to enter into contracts and agreements for the trust, estate or corporation.
- Any additional materials deemed necessary by staff
- Notarized Authorization of Owner (if Applicable)

Disclaimer and Signature

PLEASE SUBMIT YOUR APPLICATION WITH ALL REQUIRED ATTACHMENTS. SUBMISSIONS OF INCOMPLETE APPLICATIONS WILL DELAY REQUIRED PUBLIC HEARINGS.

(have read and agree to the terms and conditions set forth in this application.)

Applicant Signature

RIC JASON GOSSET
RIC JASON GOSSET

Owner Signature

Date

11/26/24

Date

11/26/24

NOTARIZED AUTHORIZATION OF OWNER (to be completed if applicant is not a property owner)

I/We Ric Jason Gasser as the owner(s) of the property described as
(address or parcel number) 00533400003800 authorize Insight Engineering
to act as my (our) agent to complete the annexation of the above referenced property (ties) into the
Lake Stevens Sewer District's legal boundary.

Ric Jason Gasser
Owner's Signature

Chilly R. Wilson
Owner's Signature

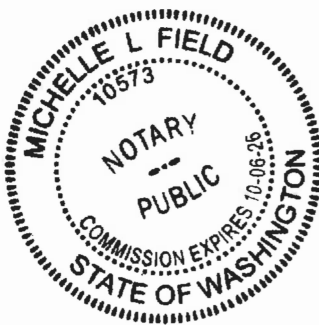
STATE OF WASHINGTON)

) ss.

COUNTY OF SNOHOMISH)

On this day personally appeared before me Ric Jason Gasser Chilly R. Wilson to me known to
be the individual described in and who executed the within and foregoing instrument and
acknowledged to me that they signed the same as they free and voluntary act and
deed for the uses and purposes therein mentioned.

SUBSCRIBED AND SWORN to before me on the 26th day of November, 2024.



Michelle L. Field
Printed: Michelle L. Field
NOTARY PUBLIC in and for the State of Washington,
Residing at Lake Stevens
My commission expires: 10-06-2026

AGREEMENT FOR CONSULTANT, ENGINEERING, LEGAL, ADVERTISING RECORDING & ON-SITE SURVEY COSTS

The Lake Stevens Sewer District contracts for certain consultant, engineering and legal services related to its review and preparation of documents for annexations. All fees charged by any such consultant, engineering and/or legal service providers are required to be paid by the **owner/applicant**. In addition, the **owner/applicant** is required to pay all publication posting and recording costs in connection with application submitted by the undersigned.

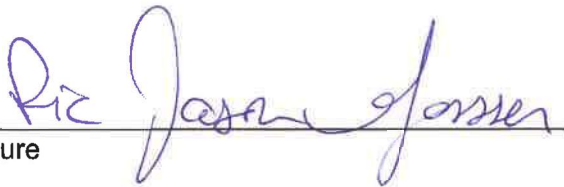


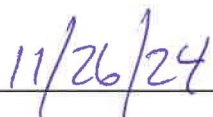
The undersigned agrees that it shall be billed by the District for one hundred percent (100%) of the actual costs incurred, plus a fifteen (15%) administrative fee on both direct and indirect costs for coordinating and reviewing the application submitted by the undersigned, including, but not limited to, the following:

- **Engineering Review**
- **On Site Survey**
- **Legal**
- **Publication Posting Costs**
- **Recording Costs**

The owner/applicant does hereby grants access to the property for on-site survey and sign posting by District staff, consultants, elected and appointed officials for purposes related to this annexation.

The undersigned agrees to pay the above-referenced fees within sixty (60) days of the invoice date for same and further, agrees to pay to the District interest on the unpaid balance at the rate of one percent (12%) per annum for any fees not remitted within sixty (60) days of the due date identified on the invoice.

OWNER/APPLICANT:

	
Signature	Printed Name
	
Title	Date



February 6, 2025

Mrs. Mariah Low
General Manager
Lake Stevens Sewer District
1106 Vernon Road, Suite A
Lake Stevens, Washington 98258

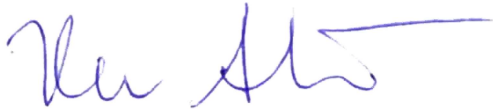
SUBJECT: GOSSER ANNEXATION
LAKE STEVENS SEWER DISTRICT, SNOHOMISH COUNTY,
WASHINGTON
G&O #24409.01

Dear Mrs. Low:

The proponent signers of the subject-referenced petition constitute ownership of land that amounts to 62.09 percent of the total petition area. Attached is a map showing the properties requesting annexation, a spreadsheet showing our calculations, and a legal description of the parcels requesting annexation.

Sincerely,

GRAY & OSBORNE, INC.



Keith P. Stewart

KPS/sr
Encl.

Exhibit 3.A - Annexation Application

Annexation Name: Gosser Annexation							
Number	Tax ID #	Signer of Petition	Legal Owner		Parcel Size		Verified (Signed) Acres
			Name	Source	Acres	Method	
1	00533400003701	Barbara Angela	Barbara A. Angela	SCOPI, Prop. Acct. Summ.	1.80	SCOPI, Prop. Acct. Summ.	1.80
2	00533400003800	Jason Gosser	Ric J. Gosser / Chilly R. Wilson	SCOPI, Prop. Acct. Summ.	2.66	SCOPI, Prop. Acct. Summ.	2.66
3	00533400003900	-	Erik B. Bard / Ione L. Bard	SCOPI, Prop. Acct. Summ.	2.42	SCOPI, Prop. Acct. Summ.	0.00
4	00533400004001	Bradley Bliven / Brianna Bliven	Bradley S. Bliven / Brianna M. Bliven	SCOPI, Prop. Acct. Summ.	1.21	SCOPI, Prop. Acct. Summ.	1.21
5	00533400004002	Jerry Smith	Jerry Smith	SCOPI, Prop. Acct. Summ.	1.21	SCOPI, Prop. Acct. Summ.	1.21
6	00533400004100	-	Leslie Davidson	SCOPI, Prop. Acct. Summ.	4.07	SCOPI, Prop. Acct. Summ.	0.00
7	00533400004200	David Rochon	David Rochon / Deborah Rochon	SCOPI, Prop. Acct. Summ.	0.77	SCOPI, Prop. Acct. Summ.	0.77
8	00533400004300	James Hanson	James B. Hanson / Beverly R. Hanson	SCOPI, Prop. Acct. Summ.	2.42	SCOPI, Prop. Acct. Summ.	2.42
9	00533400004400	Stoyan Binev	Stoyan Binev / Jessica A. Binev	SCOPI, Prop. Acct. Summ.	2.64	SCOPI, Prop. Acct. Summ.	2.64
10	00533400004501	-	James Perin / Jamie Perin	SCOPI, Prop. Acct. Summ.	1.27	SCOPI, Prop. Acct. Summ.	0.00
					Total Annexation (Acres)		20.47
					Total Verified (Acres)		12.71
					Percent Verified (60% Required)		62.09%
					Total Required (Acres)		12.28

RESOLUTION NO. 1084

A RESOLUTION OF THE BOARD OF SEWER COMMISSIONERS DETERMINING TO ENTERTAIN A PETITION FOR ANNEXATION OF AN AREA CONTIGUOUS TO THE LAKE STEVENS SEWER DISTRICT KNOWN AS THE GOSSER ANNEXATION AND FIXING THE DATE FOR PUBLIC HEARING.

WHEREAS, there has been filed with the Board of Sewer Commissioners a Petition For Annexation of an area contiguous to the Lake Stevens Sewer District in the form attached hereto, as Exhibit A, and by this reference made a part hereof, signed by the owners, according to the records of the Snohomish County Auditor, as verified by Gray & Osborne, Inc., engineering consultants to the Lake Stevens Sewer District, of not less than 60% of the area of land for which annexation is petitioned, setting forth a description of the property sought to be annexed according to government legal subdivisions of legal plats and accompanied by a plat map which outlines the boundaries of the property sought to be annexed;

NOW THEREFORE, BE IT HEREBY RESOLVED by the Board of Sewer Commissioners of Lake Stevens Sewer District, Snohomish County, Washington, as follows:

Section 1. The above, described Petition for Annexation in the form attached hereto is hereby found to comply with the requirements of law and the Board shall entertain such petition.

Section 2. The date for public hearing thereon is hereby fixed at 9:00 a.m. on the 10th day of April 2025 at the Lake Stevens Sewer District Office, 1106 Vernon Road, Suite A, Lake Stevens, Washington, and remotely from this location on this date with the remote access instructions being made available through the Lake Stevens Sewer District website. The Secretary of the Board of Sewer Commissioners of the Lake Stevens Sewer District is hereby authorized and directed to cause notice of such hearing to be published in one issue of the Everett Herald, a newspaper of general circulation in the area proposed to be annexed and posted in three public places within the area proposed for annexation, such notice to be in the form as required by law.

ADOPTED by the Board of Sewer Commissioners of Lake Stevens Sewer District, Snohomish County, Washington, this 27th day of March 2025, the following Commissioners being present and voting.





Dan Lorentzen, Secretary and Commissioner



Andrea Wright, President and Commissioner

Kevin Kosche, Commissioner

Exhibit A

**PETITION FOR ANNEXATION TO
LAKE STEVENS SEWER DISTRICT**

We, the undersigned owners of not less than sixty percent (60%) of the area of land within the territory hereinafter described, do hereby petition the Commissioners of Lake Stevens Sewer District, a municipal corporation in Snohomish County, that the territory hereinafter described be annexed and become a part of the Lake Stevens Sewer District, that all legal requirements be carried out to effectuate such annexation in accordance with RCW 57.24.070 and 57.24.090.

The area sought to be annexed is contiguous to the boundaries of the District and is described under the "Legal Description" section of this form and by this reference made a part hereof, and a map outlining the area sought to be annexed is under the "Vicinity Map" section also on this form and by this reference is made a part hereof.

WARNING

Every person who signs this petition with any other than his true name, or who knowingly signs more than one of these petitions, or who signs this petition when he is not a legal owner of property to be annexed, shall invalidate the petition and may lead to termination of the pending annexation proceedings.

DATE	NAME (PRINTED)	SIGNATURE	ADDRESS	PHONE #	TAX PARCEL #
1/16/25	Barbara Angela	Barbara Angela	12008 Purple Pennant Rd Lake Stevens, WA 98258	425-334-1725	00533400003701
1/16/25	Jason Gosser	Jason Gosser	322 N Nyden Farms Rd Lake Stevens, WA 98258	425-330-3141	00533400003800
			xxx N Nyden Farms Rd Lake Stevens, WA 98258		00533400003900
1/17/2025	BRADLEY BLIVEN Brigman Bliven	Bradley Bliven	224 N Nyden Farms Rd Lake Stevens, WA 98258	425-923-4044	00533400004001
1/18/2025	Jerry Smith	Jerry Smith	216 N Nyden Farms Rd Lake Stevens, WA 98258	425-784-8205	00533400004002
			208 N Nyden Farms Rd Lake Stevens, WA 98258		00533400004100
1-16-25	David Rochon	David Rochon	124 N Nyden Farms Rd Lake Stevens, WA 98258	425-387-4861	00533400004200
1-22-25	James B. Hanson	James B. Hanson	108 N Nyden Farms Rd Lake Stevens, WA 98258	564-603-4829	00533400004300
1/19/25	Stoyan Biner	Stoyan Biner	24 N Nyden Farms Rd Lake Stevens, WA 98258	425-760-8558	00533400004400
			4 N Nyden Farms Rd Lake Stevens, WA 98258		00533400004501

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 29 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF NORTH NYDEN FARMS ROAD AND THE SOUTHERLY LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17;

THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO ITS INTERSECTION WITH THE WESTERLY LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17;

THENCE NORTHERLY ALONG SAID WESTERLY LINE TO ITS INTERSECTION WITH THE SOUTHEASTERLY LINE OF LOT 2 OF SHORT PLAT ZA9003133 RECORDED UNDER AUDITOR'S FILE NUMBER 9203170342, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF PURPLE PENNANT ROAD;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF PURPLE PENNANT ROAD TO ITS INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF NORTH NYDEN FARMS ROAD;

THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE OF NORTH NYDEN FARM

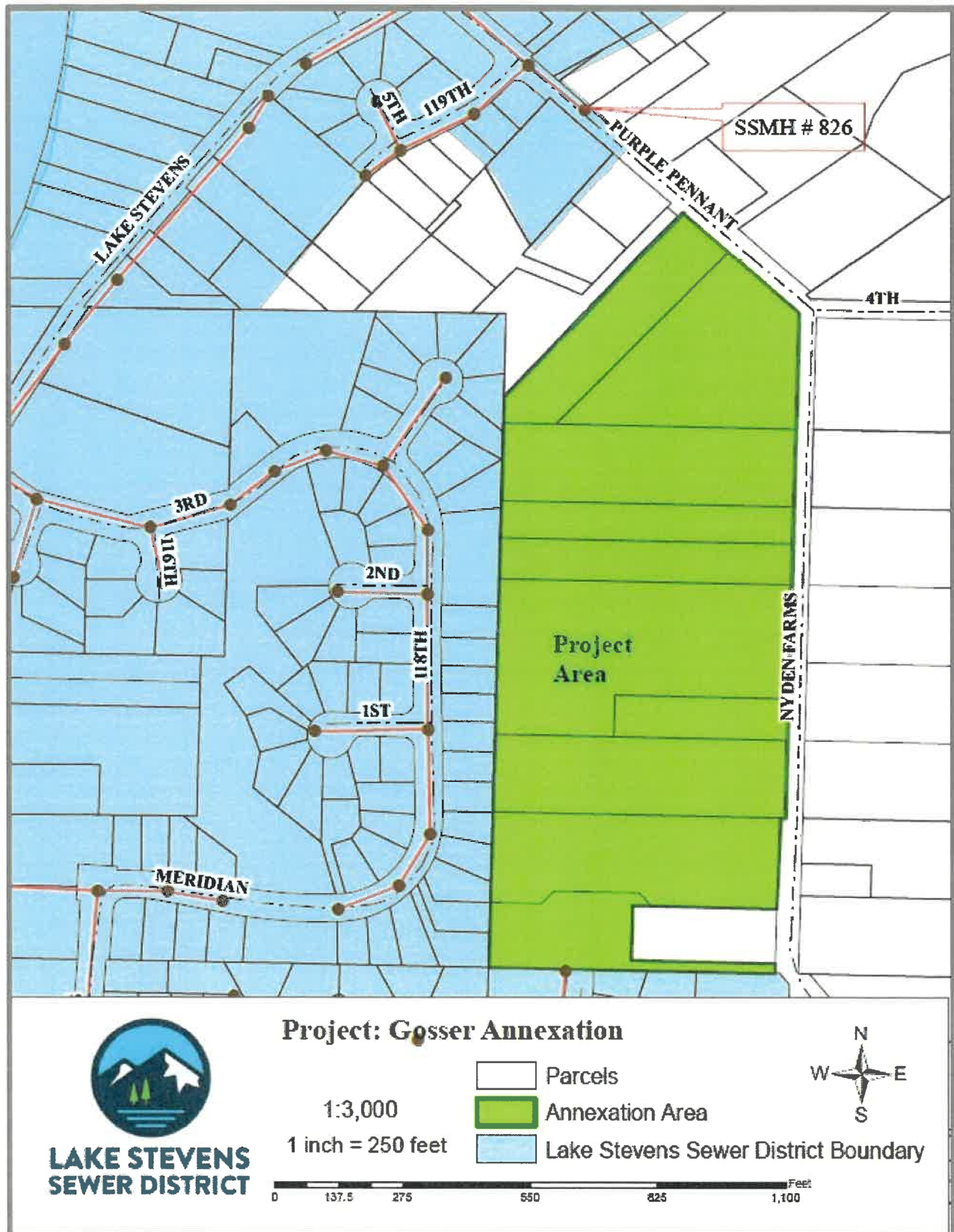
S ROAD TO ITS INTERSECTION WITH THE NORTHERLY LINE OF LOT 1 OF SHORT PLAT 351 (10-80) RECORDED UNDER AUDITOR'S FILE NUMBER 8105040140, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

THENCE WESTERLY ALONG SAID NORTHERLY LINE TO THE NORTHWEST CORNER OF SAID LOT 1;

THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1 TO ITS SOUTHWEST CORNER;

THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 1 TO THE WESTERLY RIGHT OF WAY LINE OF NORTH NYDEN FARMS ROAD;

THENCE SOUTHERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF NORTH NYDEN FARMS ROAD TO THE POINT OF BEGINNING.



RESOLUTION NO. 1081

A RESOLUTION OF THE BOARD OF SEWER COMMISSIONERS DETERMINING TO APPROVE A PETITION FOR ANNEXATION OF AN AREA CONTINGUOUS TO THE DISTRICT KNOWN AS THE GOSSER ANNEXATION AND REFERRING THE MATTER TO THE BOUNDARY REVIEW BOARD

WHEREAS, a petition for annexation has been filed with the Board of Sewer Commissioners signed by the owners of not less than 60% of the land area for which annexation is petitioned, which is contiguous to the District and for which the legal description and vicinity map is attached. Such petition and its attached legal description and vicinity map are attached as Exhibit “A” and Exhibit “B” and incorporated herein by this reference; and

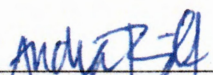
WHEREAS, the Board of Sewer Commissioners, on March 27, 2025, reviewed the said petition for annexation and scheduled a hearing for April 10, 2025, at 9:00 a.m. and caused notice of such hearing to be published and posted in accordance with law; and

WHEREAS, the Board of Sewer Commissioners, on April 10, 2025, having held a hearing, reviewed the files and records, and heard all testimony in connection with said annexation.

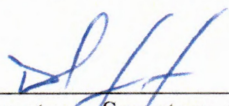
NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SEWER COMMISSIONERS OF LAKE STEVENS SEWER DISTRICT, SNOHOMISH COUNTY, WASHINGTON, that the petition for annexation known as the Gosser Annexation, attached as Exhibit “A” hereof, is hereby approved, subject to review and/or approval by the county legislative authority or Boundary Review Board in accordance with Chapter 36.93 RCW and with RCW 57.02.040, 57.02.045 and 57.24.090.

ADOPTED at the conclusion of the public hearing held on April 10, 2025, by the Board of Sewer Commissioners of Lake Stevens Sewer District, Snohomish County, Washington, this 10th day of April 2025, the following Commissioners being present and voting.





Andrea Wright, President and Commissioner



Dan Lorentzen, Secretary and Commissioner
Kevin Kosche

Kevin Kosche, Commissioner

Untitled

Final Audit Report

2025-04-10

Created:	2025-04-10
By:	Melonie Grieser (Melonie.Grieser@lkssd.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAnbOEX8p2WC04QvhjMTkv3dzrLZtsn2

"Untitled" History







-  Document created by Melonie Grieser (Melonie.Grieser@lkssd.org)
2025-04-10 - 6:44:18 PM GMT
-  Document emailed to kevin.kosche@lkssd.org for signature
2025-04-10 - 6:44:39 PM GMT
-  Email viewed by kevin.kosche@lkssd.org
2025-04-10 - 7:03:26 PM GMT
-  Signer kevin.kosche@lkssd.org entered name at signing as Kevin Kosche
2025-04-10 - 7:05:37 PM GMT
-  Document e-signed by Kevin Kosche (kevin.kosche@lkssd.org)
Signature Date: 2025-04-10 - 7:05:39 PM GMT - Time Source: server
-  Agreement completed.
2025-04-10 - 7:05:39 PM GMT

Exhibit A

**PETITION FOR ANNEXATION TO
LAKE STEVENS SEWER DISTRICT**

We, the undersigned owners of not less than sixty percent (60%) of the area of land within the territory hereinafter described, do hereby petition the Commissioners of Lake Stevens Sewer District, a municipal corporation in Snohomish County, that the territory hereinafter described be annexed and become a part of the Lake Stevens Sewer District, that all legal requirements be carried out to effectuate such annexation in accordance with RCW 57.24.070 and 57.24.090.

The area sought to be annexed is contiguous to the boundaries of the District and is described under the "Legal Description" section of this form and by this reference made a part hereof, and a map outlining the area sought to be annexed is under the "Vicinity Map" section also on this form and by this reference is made a part hereof.

WARNING

Every person who signs this petition with any other than his true name, or who knowingly signs more than one of these petitions, or who signs this petition when he is not a legal owner of property to be annexed, shall invalidate the petition and may lead to termination of the pending annexation proceedings.

DATE	NAME (PRINTED)	SIGNATURE	ADDRESS	PHONE #	TAX PARCEL #
1/16/25	Barbara Angela	Barbara Angela	12008 Purple Pennant Rd Lake Stevens, WA 98258	425 334 1725	00533400003701
1/16/25	Jason Gaiser	Jason Gaiser	322 N Nyden Farms Rd Lake Stevens, WA 98258	425 330 3114	00533400003800
			xxx N Nyden Farms Rd Lake Stevens, WA 98258		00533400003900
1/17/2025	BRADLEY BLIVEN Bradley Bliven	Bradley Bliven	224 N Nyden Farms Rd Lake Stevens, WA 98258	425 923-4014	00533400004001
11/18/2025	Jerry Smith	Jerry K. Smith	216 N Nyden Farms Rd Lake Stevens, WA 98258	425-784-8200	00533400004002
			208 N Nyden Farms Rd Lake Stevens, WA 98258		00533400004100
1-16-25	David Rochon	David E Rochon	124 N Nyden Farms Rd Lake Stevens, WA 98258	425-387-4861	00533400004200
1-22-25	James B. Hanson	James B. Hanson	108 N Nyden Farms Rd Lake Stevens, WA 98258	509-603-4829	00533400004300
1/19/25	Stacy Biner	Stacy Biner	24 N Nyden Farms Rd Lake Stevens, WA 98258	425-760-9588	00533400004400
			4 N Nyden Farms Rd Lake Stevens, WA 98258		00533400004501

Exhibit B

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 29 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF NORTH NYDEN FARMS ROAD AND THE SOUTHERLY LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17;

THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO ITS INTERSECTION WITH THE WESTERLY LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17;

THENCE NORTHERLY ALONG SAID WESTERLY LINE TO ITS INTERSECTION WITH THE SOUTHEASTERLY LINE OF LOT 2 OF SHORT PLAT ZA9003133 RECORDED UNDER AUDITOR'S FILE NUMBER 9203170342, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF PURPLE PENNANT ROAD;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF PURPLE PENNANT ROAD TO ITS INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF NORTH NYDEN FARMS ROAD;

THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE OF NORTH NYDEN FARM

S ROAD TO ITS INTERSECTION WITH THE NORTHERLY LINE OF LOT 1 OF SHORT PLAT 351 (10-80) RECORDED UNDER AUDITOR'S FILE NUMBER 8105040140, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

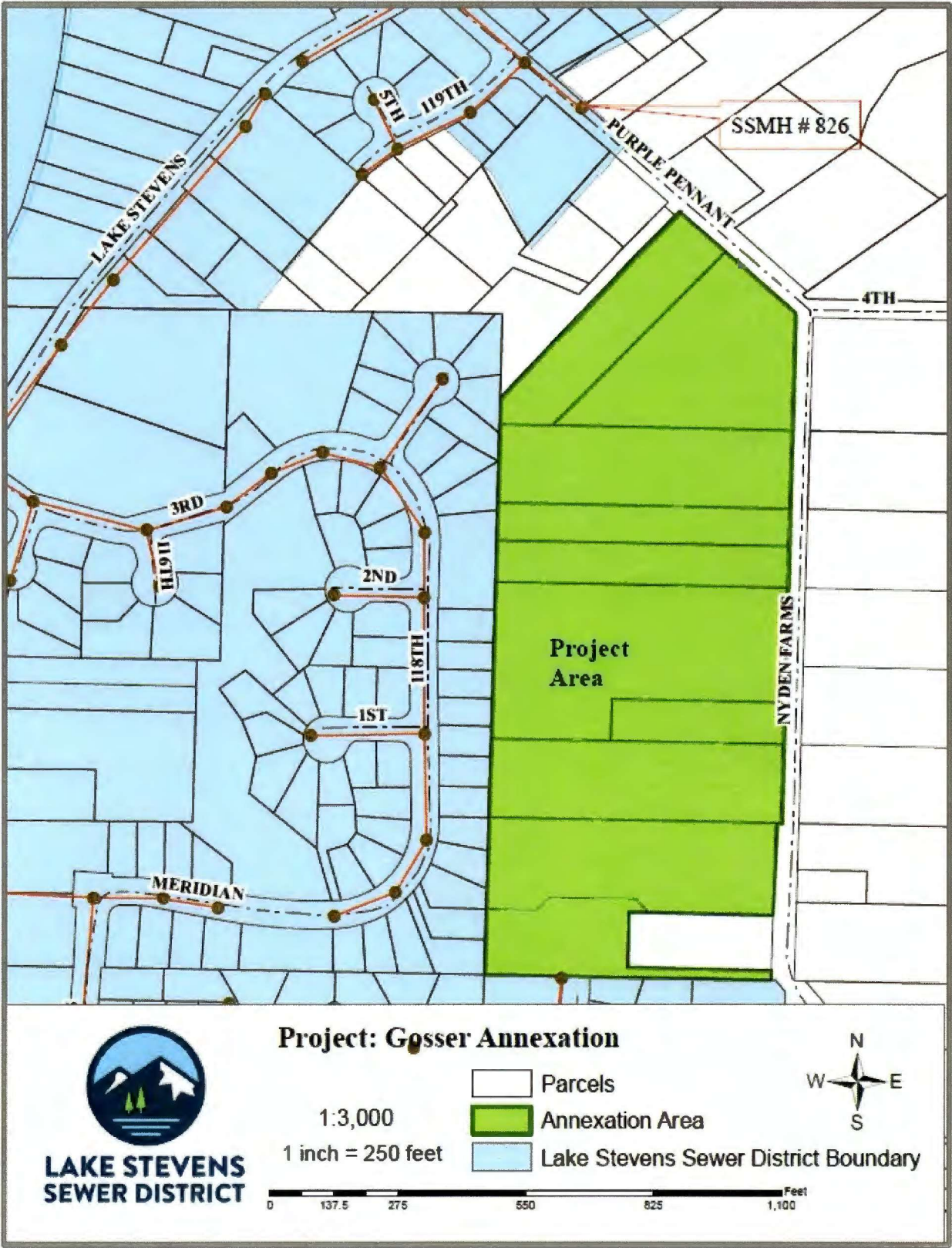
THENCE WESTERLY ALONG SAID NORTHERLY LINE TO THE NORTHWEST CORNER OF SAID LOT 1;

THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1 TO ITS SOUTHWEST CORNER;

THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 1 TO THE WESTERLY RIGHT OF WAY LINE OF NORTH NYDEN FARMS ROAD;

THENCE SOUTHERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF NORTH NYDEN FARMS ROAD TO THE POINT OF BEGINNING.

Exhibit B Cont.
VICINITY MAP



SECTION 4

ENVIRONMENTAL DOCUMENTATION

DETERMINATION OF NON-SIGNIFICANCE

Responsible Official: Mariah Low
Position/Title: General Manager
Address: Lake Stevens Sewer District
1106 Vernon Rd, Suite A
Lake Stevens, WA 98258

Description of Proposal: GOSSER ANNEXATION

Proponent: Lake Stevens Sewer District
1106 Vernon Rd, Suite A
Lake Stevens, WA 98258

Location of Proposal: 322 N Nyden Farms Rd
Lake Stevens, WA 98258

Lead Agency: Lake Stevens Sewer District
1106 Vernon Rd, Suite A
Lake Stevens, WA 98258
425-334-8588

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 this agency. This information is available to the public on request.

This DNS is issued under WAC 197-11-340(2); lead agency will not act on this proposal for 14 days from the date below. Written comments must be received by April 10, 2025, or within 14 days after publication.

LAKE STEVENS SEWER DISTRICT 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 and EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of 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, 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 non-project proposals:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS (part D).

For non-project 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.

ENVIRONMENTAL CHECKLIST FORM

A. BACKGROUND

1. Name of proposed project, if applicable:
Gosser PRD
2. Name of applicant:
Ric Jason Gosser
Barbara Angela
3. Address and phone number of applicant and contact person:
Applicant (Jason): 2915 Hewitt Ave, Everett, WA 98201 | (425) 330-1314
Applicant (Barbara): 12008 Purple Pennant Rd, Lake Stevens, WA 98258 | (425) 308-4878
Contact person: Brian Kalab, P.E. | PO Box 1478, Everett, WA 98206 | (425) 303-9363
4. Date checklist prepared:
February 4, 2025
5. Agency requesting checklist:
City of Lake Stevens
6. Proposed timing or schedule (including phasing, if applicable):
Annexation would commence upon receipt of all necessary permit approvals.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Yes, there will also be a 12-lot subdivision for the construction of 12 new single-family homes at 322 N Nyden Farms Rd.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
A critical areas report will be handed in with this application.
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.
Preliminary Long Plat application is in review through the City of Lake Stevens.
10. List any government approvals or permits that will be needed for your proposal, if known.
SEPA Determination, Sewer Annexation Approval
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.)
We are requesting annexation into the Lake Stevens Sewer District.

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.

322 N Nyden Farms Rd, 12008 Purple Pennant Rd, Unaddressed (tpn: 00533400003900), 224 N Nyden Farms Rd, 216 N Nyden Farms Rd, 208 N Nyden Farms Rd, 124 N Nyden Farms Rd, 108 N Nyden Farms Rd, 24 N Nyden Farms Rd, 4 N Nyden Farms Rd, Lake Stevens, WA 98258
Located in the SW 1/4 of Section 23, Township 29 North, Range 5 East of the W.M.

B. ENVIRONMENTAL ELEMENTS

1. *Earth*

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other:
- b. What is the steepest slope on the site (approximate percent slope)?
Approximately 15%
- 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 prime farmland.
Tokul gravelly medial loam, 0 to 8 percent slopes; and Tokul gravelly medial loam, 8 to 15 percent slopes, per the USDA Natural Resources Conservation Service.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
No indications of unstable soil history are present.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
No filling or grading is proposed for the annexation into Lake Stevens Sewer.
- f. Could erosion occur as a result of clearing, construction or use? If so, generally describe.
Yes, the potential for on-site erosion will increase in the short-term where soils are exposed during site preparation.
- 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 measure to reduce or control erosion, or other impact to the earth, if any:
None proposed.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.
Installation of sewer pipes will likely emit equipment emissions typical of construction sites.
- b. Are there any off-site sources of emissions or odor that may affect your proposal?
If so, generally describe.
None known.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
None proposed.

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.
A Category III wetland (Wetland A) and an associated Type Ns stream are located in the area.
- 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.
While work will occur with 200 feet of the waters, it will happen outside wetland and stream buffers.
- 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.
None.
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose and approximate quantities if known.
No.
- 5) Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.
No.

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

No.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water?

Give general description, purpose, and approximate quantities if known.

No.

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 human the system(s) are expected to serve.

None.

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 water? If so, describe.

N/A

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

No.

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

None.

4. Plants

a. Check or circle 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

☐ wet soil plants: cattail, buttercup, bulrush, 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?

No vegetation will be removed or altered during the sewer annexation.

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

None known.

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

None.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other: Crow, Robin
mammals: deer, bear, elk, beaver, other: Rodents & Squirrels
fish: bass, salmon, trout, herring, shellfish, other:

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

None known.

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

All of Western Washington is located in the Pacific Flyaway. The site is not a significant factor in the Pacific Flyway.

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

The application does not propose any measures to preserve or enhance wildlife.

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.

None.

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

No.

- 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:

None.

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.

The project would not create any environmental health hazards.

- 1) Describe special emergency services that might be required.

None known.

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

None.

b. Noise

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

Traffic on existing roads near the site would be audible. There are no other sources of noise that would affect the project

- 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.

None.

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

None.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

The site currently hosts two single-family homes. The surrounding properties are mostly residential.

- b. Has the site been used for agriculture? If so describe.

To our knowledge, this site has not been used as working farmland.

- c. Describe any structure on the site.

The site currently hosts two single-family homes.

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

Not at this time. All existing structures are to be demolished eventually for future development on 322 N Nyden Rd. The house on Purple Pennant Rd is to remain.

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

R6

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

MDR

- g. If applicable, what is the current shoreline master program designation of the site?

N/A

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
Yes, a Category III wetland (Wetland A) and an associated Type Ns stream are located in the southeastern corner of the site and extend off-site to the south.
- i. Approximately how many people would reside or work in the completed project?
N/A. This is just for sewer annexation.
- j. Approximately how many people would the completed project displace?
N/A
- k. Proposed measures to avoid or reduce displacement impacts, if any:
None.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
None.

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:
None.

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?
None.
- c. Proposed measures to reduce or control aesthetic impacts, if any:
None.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
None.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No.
- c. What existing off-site sources of light or glare may affect your proposal?
The primary off-site source of light and glare would be from the existing area roadways.
Existing off-site sources of light and glare should not affect the subject proposal
- d. Proposed measures to reduce or control light and glare impacts, if any:
None proposed.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
None.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
None.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state or local preservation registers known to be on or next to the site/ If so, generally describe.
No.
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
None known.
- c. Proposed measures to reduce or control impacts, if any:
None.

14. Transportation

- a. Identify public street and highways serving the site and describe proposed access to the existing street system. Show on site plans, if any.
The site will be accessed via North Nyden Farms Rd.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
The nearest transit stop is 0.8 miles away at 16th St NE & Main St.

- c. How many parking spaces would the completed project have? How many would the project eliminate?
N/A
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
No.
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No.
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
N/A. This is just for sewer annexation.
- g. Proposed measures to reduce or control transportation impacts, if any:
None.

15. Public Service

- a. Would the project result in an increased need for public service (for example: fire protection, police protection, health care, schools, other)? If so, generally describe
No.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
None.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
- 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.
Annexation to City of Lake Stevens Sewer is proposed.

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: Brian Kalab

Date Submitted: 02/04/2025

D. SUPPLEMENTAL SHEET FOR NON-PROJECT 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?

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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, floodplains, or prime farmlands.

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

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?

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

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

Proposed measure 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.

**AFFIDAVIT OF POSTING
PUBLIC HEARING and DETERMINATION OF NON-SIGNIFICANCE
LAKE STEVENS SEWER DISTRICT
Snohomish County, Washington**

Gosser **Annexation**
Lake Stevens Sewer District

STATE OF WASHINGTON)
) ss.
SNOHOMISH COUNTY)

I, Melanie T. Grieser, being first duly sworn on oath depose and state:

I am a representative of the Lake Stevens Sewer District, Snohomish County, Washington. On March 19, 2025 I posted within the area copies of the Public Hearing Notice and the notice of Determination of Non-Significance at the following locations:

1. 1106 Vernon Rd, Suite A, Lake Stevens, WA 98258
2. _____
3. _____

DATED: 3/19/25

Sign: Melanie T. Grieser

Print: Melanie T. Grieser

SUBSCRIBED AND SHOWN to before me this 19th day of March, 2025.



Rosalind B. Gorc
Rosalind B. Gorc
Notary Public in and for the
State of Washington,
Residing at Lake Stevens
My commission expires:

**AFFIDAVIT OF POSTING
PUBLIC HEARING and DETERMINATION OF NON-SIGNIFICANCE
LAKE STEVENS SEWER DISTRICT
Snohomish County, Washington**

Gosser Annexation
Lake Stevens Sewer District


STATE OF WASHINGTON)
) ss.
SNOHOMISH COUNTY)

I, Bryan Steen, being first duly sworn on oath depose
and state:

I am a representative of the Lake Stevens Sewer District, Snohomish County,
Washington. On _____, 20__ I posted within the area copies of the
Public Hearing Notice and the notice of Determination of Non-Significance at the
following locations:

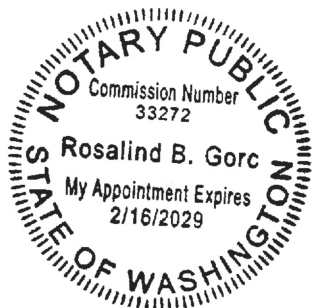
1. 12008 N NYDEN, LAKE STEVENS WA 98258
2. 202 N NYDEN, LAKE STEVENS WA 98258
3. 24 N NYDEN, LAKE STEVENS WA 98258
1812 MAIN ST, LAKE STEVENS WA 98258

DATED: 3/19/2025

Sign: 

Print: BRYAN C STEEN

SUBSCRIBED AND SHOWN to before me this 19th day of March, 2025.



Rosalind B. Gorc
Rosalind B. Gorc
Notary Public in and for the
State of Washington,
Residing at Lake Stevens
My commission expires:

Everett Daily Herald

Affidavit of Publication

State of Washington }

County of Snohomish } ss

Michael Gates being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH1010884 DNS GOSSER ANNEXATIO as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 2 issue(s), such publication commencing on 03/22/2025 and ending on 03/29/2025 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$170.52.

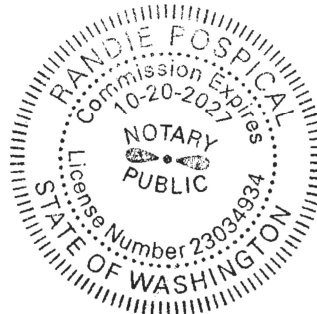
Subscribed and sworn before me on this
18th day of April,

2025.

Randie P. P.

Notary Public in and for the State of
Washington.

Lake Stevens Sewer District/LEGALS | 14106735
MELONIE GRIESER



Classified Proof

LAKE STEVENS SEWER DISTRICT
DETERMINATION OF NON-SIGNIFICANCE

Responsible Official:	Manah Low
Position/Title:	General Manager
Address:	Lake Stevens Sewer District 1106 Vernon Rd, Suite A Lake Stevens, WA 98258
Description of Proposal:	GOSSER ANNEXATION
Proponent:	Lake Stevens Sewer District 1106 Vernon Rd, Suite A Lake Stevens, WA 98258
Location of Proposal:	322 N Nyden Farms Rd Lake Stevens, WA 98258
Lead Agency:	Lake Stevens Sewer District 1106 Vernon Rd, Suite A Lake Stevens, WA 98258 425-334-8588

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 this agency. This information is available to the public on request.

This DNS is issued under WAC 197-11-340(2); lead agency will not act on this proposal for 14 days from the date below. Written comments must be received by April 10, 2025, or within 14 days after publication.

Published: March 22, 29, 2025. EDH1010884

Everett Daily Herald

Affidavit of Publication

State of Washington }

County of Snohomish } ss

Michael Gates being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH1010886 NPH GOSSER ANNEXATI as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 2 issue(s), such publication commencing on 03/22/2025 and ending on 03/29/2025 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$399.84.

Subscribed and sworn before me on this

1st day of April,

2025.

Randie P. C.

Notary Public in and for the State of Washington.

Lake Stevens Sewer District/LEGALS | 14106735
MELONIE GRIESER



Classified Proof

LAKE STEVENS SEWER DISTRICT
NOTICE OF PUBLIC HEARING
ENTERTAIN A PETITION FOR ANNEXATION
OF AN AREA CONTIGUOUS TO THE LAKE
STEVENS SEWER DISTRICT KNOWN AS THE
GOSSER ANNEXATION

WHEREAS, the Lake Stevens Sewer District ("District") operates a sewerage system in the vicinity of Lake Stevens, Snohomish County, Washington, and

WHEREAS, there has been filed with the Board of Sewer Commissioners for the District a Petition For Annexation of an area contiguous to the Lake Stevens Sewer District, signed by the owners, according to the records of the Snohomish County Auditor, as verified by Gray & Osborne, Inc., engineering consultants to the Lake Stevens Sewer District, of not less than 50% of the area of land for which annexation is petitioned, setting forth a description of the property sought to be annexed according to government legal subdivisions of legal plats and accompanied by a plat map which outlines the boundaries of the property sought to be annexed.

NOW THEREFORE, BE IT HEREBY RESOLVED by the Board of Sewer Commissioners of Lake Stevens Sewer District, Snohomish County, Washington, as follows:

Section 1. The above-described Petition For Annexation is hereby found to comply with the requirements of law and the Board of Sewer Commissioners shall entertain such petition.

Section 2. The date for public hearing thereon is hereby fixed at 9:00 a.m. on the 10th day of April 2025 at the Lake Stevens Sewer District Office, 1106 Vernon Road, Suite A, Lake Stevens, Washington, and remotely from this location on this date with the remote access instructions being made available through the Lake Stevens Sewer District website. The Secretary of the Board of Sewer Commissioners of the Lake Stevens Sewer District is hereby authorized and directed to cause notice of such hearing to be published in two issues of the Everett Herald, a newspaper of general circulation in the area proposed to be annexed, and also posted in three public places within the area proposed for annexation, such notice to be in the form as required by law.

LEGAL DESCRIPTION

That portion of the Southeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 17, Township 29 North, Range 6 East, Willamette Meridian, Snohomish County, Washington, described as follows: BEGINNING at the intersection of the Westerly Right of Way line of North Nyden Farms Road and the Southerly line of the Northeast 1/4 of the Southwest 1/4 of said Section 17; THENCE Westerly along said Southerly Line to its intersection with the Westerly line of the Northeast 1/4 of the Southwest 1/4 of said Section 17; THENCE Northerly along said Westerly Line to its intersection with the Southeasterly line of Lot 2 of Short Plat ZA9003133 recorded under Auditor's File Number 9203170342, records of Snohomish County, Washington; THENCE Northeasterly along said Southeasterly line to its intersection with the Southwesterly Right of Way line of Purple Pennant Road; THENCE Southeasterly along said Southwesterly Right of Way line of Purple Pennant Road to its intersection with the Westerly Right of Way line of North Nyden Farms Road; THENCE Southerly along said Westerly Right of Way line of North Nyden Farms Road to its intersection with the Northerly line of Lot 1 of Short Plat 351 (10-80) recorded under Auditor's File Number 8105040140, records of Snohomish County, Washington; THENCE Westerly along said Northerly line to the Northwest corner of said Lot 1; THENCE Southerly along the Westerly line of said Lot 1 to its Southwest corner; THENCE Easterly along the Southerly line of said Lot 1 to the Westerly Right of Way line of North Nyden Farms Road; THENCE Southerly along the Westerly Right of Way line of North Nyden Farms Road to the POINT OF BEGINNING.

Published: March 22, 29, 2025.

EDH1010886

SECTION 5

OTHER DOCUMENTATION

1) OVERVIEW:

- a) Population of proposal – 29 (assuming 2.9 people/residence)
- b) Territory – 20.47 acres
- c) Population Density - capita/acre – 1.4
- d) Assessed Valuation – Not applicable.

2) LAND USE:

- a) Existing – Urban Low Density Residential
- b) Proposed – Urban Low Density Residential

3) COMPREHENSIVE PLANS:

- a) Snohomish County Comprehensive Plan:
 - i) This proposal is supported by the following policies in the Snohomish County Comprehensive Plan:
 - (1) 6.2 - Annexations should be allowed in urban areas.
 - (2) 6.3 - Sewer services should be carefully staged to achieve orderly development.
 - (3) The proposal fulfills this requirement.
 - (4) 6.4 - The annexation should comply with existing land use.
 - ii) Lake Stevens Sewer District Comprehensive Plan
 - (1) The adopted plan classification/zoning in the annexation area is as follows:
 - (a) Urban Low Density Residential
 - (2) Policies relating to Agricultural lands which relate to the proposal are as follows:
 - (a) Not applicable - property within this proposal not zoned agricultural.
 - (3) Snohomish County Surface Water Management Plan:
 - (a) Not applicable.
- b) Lake Stevens Sewer District Comprehensive Plan:
 - i) This proposal is contained in the Lake Stevens Sewer District Comprehensive Plan.

- ii) The Comprehensive Plan of the Lake Stevens Sewer District was approved August 1983 and amended and updated in 1991, 1998, 2007, 2010, 2016, and 2022. The area being annexed remains the same in all versions of the plan.
- iii) A pre-zoning annexation zoning agreement is not applicable.
- iv) Land use and zoning regulations are not applicable.

4) PLANNING DATA:

- a) Revenue/Estimates – Not Applicable
- b) Services
 - i) Sewer service will be provided to this area through extensions as required. All sewer lines and appurtenances will be constructed in accordance with the standards, rules and regulations of the District and the standards of the State Department of Ecology as specified in the Lake Stevens Sewer District's Comprehensive Plan. Sewage to be disposed through the Lake Stevens Sewer District treatment plant.

5) EXTENSION OF SERVICES:

- a) Not applicable.

6) TOPOGRAPHY AND NATURAL BOUNDARIES:

- a) The site is generally sloped from W to E.

7) PROJECTED GROWTH:

- a) The City of Lake Stevens Comprehensive Plan shows an annual residential growth rate of 1.43% between 2017 and 2035.

8) MUNICIPAL OR COMMUNITY SERVICES:

- a) Not applicable.

9) DELAY IN IMPLEMENTING SERVICES:

- a) Not applicable.

10) SERVICE TO THE AREA:

- a) Sewer service to the area will be provided on a project-specific basis as part of the development of the property through a Developer Extension Agreement.

11) TAX COST:

- a) Not applicable.

Objectives of RCW 36-93-180

The decisions of the boundary review board shall attempt to achieve the following objectives:

(1) Preservation of natural neighborhoods and communities;

The proposed annexation incorporates an area within the Lake Stevens Urban Growth Area into the Lake Stevens Sewer District. The area is currently adjacent to the boundary of Lake Stevens Sewer District.

(2) Use of physical boundaries, including but not limited to bodies of water, highways, and land contours;

The proposed annexation area is located south west of the intersection of Purple Pennant Road, 4th Street NE, and N Nyden Farms Road, and east of the Lake Stevens UGA boundary.

(3) Creation and preservation of logical service areas;

The proposed annexation area is currently adjacent to the boundary of Lake Stevens Sewer District. This proposal maintains a logical sewer service area.

(4) Prevention of abnormally irregular boundaries;

The proposed annexation extends the Lake Stevens Sewer District boundary with a rectangular shape and will not create an irregular boundary.

(5) Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities in excess of ten thousand population in heavily populated urban areas;

Not applicable. No new or existing municipal annexation is proposed.

(6) Dissolution of inactive special purpose districts;

Not applicable. The Lake Stevens Sewer District is an active special purpose district.

(7) Adjustment of impractical boundaries;

Not applicable. The Lake Stevens Sewer District has regular boundaries in this area.

(8) Incorporation as cities or towns or annexation to cities or towns of unincorporated areas which are urban in character; and

Not applicable. No new or existing municipal annexation is proposed.

(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 entirely within the Lake Stevens Urban Growth Area.

LAKE STEVENS SEWER DISTRICT

GOSSER ANNEXATION

BOUNDARY REVIEW BOARD APPLICATION PACKET

*PREPARED BY: GRAY & OSBORNE, FOR THE LAKE STEVENS SEWER DISTRICT
SUBMITTAL PREPARED ON MAY 12, 2025*

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