



DAVID E. GRIFFITHS
CHELAN COUNTY TREASURER

Boundary Review Board
Notice of Intention Filing
care of Chelan County Treasurer's office

Date 10/25/25

Name Maggie Boles (City of Leavenworth)

Address 700 Hwy 2

City Leavenworth State WA

Zip Code 98826

- | | |
|--|----------------------|
| <input checked="" type="checkbox"/> Notice of Intention (\$50) | 010.017.36991.00.000 |
| <input type="checkbox"/> Petition for Review (\$200) | 010.017.36991.00.000 |

For Treasurer's Office Use

Payment: Debit Card
~~Check~~ \$ 50.00
Cash \$ _____
Total \$ 50.00

lm Miscellaneous receipt in PACS, print 2 receipts:
initial
✓ Petitioner
✓ Boundary Review Board

SA Stamp the Notice of Intent with Treasurer's date received stamp
initial

SA Scan & email packet to the Boundary Review Board clerk: **BRB.Clerk@co.chelan.wa.us**
initial
✓ this form as the cover page
✓ PACS receipt
✓ full Notice of Intent

SA Print the sent email, clip everything together, and place in BRB drawer for pickup by board clerk
initial



DAVID E GRIFFITHS
CHELAN COUNTY TREASURER

PO BOX 1441
WENATCHEE, WA 98807-1441

Phone: (509) 667-6405 Fax: (509) 667-6488
WWW.CO.CHELAN.WA.US/TREASURER

Paid By: BRB 6 MAGGIE BOLES 6-25-2025

RECEIPT NUMBER

1801549

DATE

6/25/2025

Account Description	Account	Amount	Comment
BRB REVENUE PETITION OR NOTICE FEE	010.017.36991.00.000	50.00	
Total		50.00	

Payment Type: Payment	EFT	50.00
Payment Code: Full Payment	Total Paid:	50.00

Operator	Batch
<LISAM>	<22418> - ACCTG 6/25/2025

For Property Tax Information, please visit our website at: WWW.CO.CHELAN.WA.US/TREASURER

WASHINGTON STATE BOUNDARY REVIEW BOARD FOR CHELAN COUNTY

NOTICE OF INTENTION FILING INSTRUCTIONS

Please submit this Notice of Intention form and the Exhibits listed below to the Boundary Review Board Office: care of: Chelan County Auditor, Elections Division, 350 Orondo Avenue, Level 3, Suite 306, Wenatchee, WA 98801. (509) 667-6800, for determination of sufficiency by the Chief Clerk of the Board. Please submit the original with all exhibits, and the required \$50.00 filing fee.

The Notice of Intention is to be completed by an elected official or employee of the governmental jurisdiction that is seeking the proposed annexation or boundary change or the proponent in the case of incorporation or formation.

The following items must be submitted and labeled as follows, pursuant to the adopted Rules of Practice and Procedure (III):

- **EXHIBIT A** A copy of the legal description of the boundaries of the area involved in the proposed action verified by the Chelan County Assessor's Office.
- **EXHIBIT B** A Chelan County Assessor's map on which the boundary of the area involved in the proposal and the size in acres must be clearly indicated. Include a list of all parcel numbers for lots in proposed area.
- **EXHIBIT C** A vicinity map or series of maps no larger than 11 x 17
 1. The boundary of the area involved in the proposal and the size in acres.
 2. The current corporate boundaries of the proposing entity.
 3. Existing water & sewer service area boundaries of the proposing entity as it relates to the subject annexation area.
 4. Major physical features such as streets and highways, railways public facilities, etc.
 5. The boundaries of cities or special purpose districts having jurisdiction in or near the proposed area.
 6. The location of the nearest service point(s) for the required utility services to the area. Show existing and proposed water/sewer lines and diameter.
 7. The Chelan County zoning, Comprehensive Plan designation, Urban Growth Area Boundary, and proposed city plan and zoning designations.
 8. Floodways or floodplains and all critical areas.
- **EXHIBIT D** Documentation of the process: copy of the petition; proof of assessed valuation; copy of Determination of Sufficiency from Assessor's Office; affidavit of publication of public hearing notice; copy of the minutes of public hearing; a signed and certified copy of the resolution accepting the proposal as officially passed, with effective date.

RECEIVED

JUN 25 2025

**CHELAN COUNTY
TREASURER**

- **EXHIBIT E** A copy of the Threshold Determination and completed SEPA checklist pertaining to the proposed BRB action with full explanations. Include the list of persons who were sent the checklist and all written comments from governmental agencies and the general public.

NOTE: *This is NOT to be completed by municipalities for annexation purposes.*

- **EXHIBIT F** A copy of any Interlocal agreements entered into under RCW 39.34 (Interlocal Cooperation Act) and under RCW 36.115 (Service Agreements) establishing which jurisdictions should provide various local government services and facilities and how those services and facilities will be financed.

MUNICIPAL INCORPORATIONS: Exhibits A, B, C, a copy of assessed valuation and a copy of the petition calling for the incorporation as required.

WASHINGTON STATE BOUNDARY REVIEW BOARD FOR CHELAN COUNTY

NOTICE OF INTENTION

for office use only:

BRB FILE # _____

1. Name of City, Town or special purpose district:

City of Leavenworth

2. Action Sought:

☒

Annexation

☐

Formation of a Special Purpose District

☐

Incorporation

☐

Other Boundary Change

☐

Merger/Consolidation of Special Purpose District

☐

Dissolution of Special Purpose District

☐

Water or Sewer Extension _____ Size of Water Line _____ Sewer

Line

3. Briefly describe proposal: Annexation of parcel within UGA - Multifamily Residential zoning

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

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

FACTORS THE BOARD MUST CONSIDER

POPULATION AND LAND USE:

1. Provide the following information:

POPULATION OF PROPOSED AREA			POPULATION OF EXISTING ENTITY	
	EXISTING	10-YEAR PROJECTION	EXISTING	10-YEAR PROJECTION
People	0	22	2263 (est)	2350 (est)
Residences	0	14	1210 (est)	1320 (est)
Businesses	0	0	N/A	N/A

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

See below*

3. Existing land use of the proposed area

Multifamily Residential

*People Existing: Actual count; People 10 year projection: used possible units x 1.58 units per household (per 2021 Housing Action Plan); Residences Existing: Actual count; Residences Projection: used sq ft of lot divided by minimum sq ft per unit (2,000) in Multifamily Residential Zone
Population of Entity: Used data from the 2021 Housing Action Plan, the US Census Bureau (2020 Decennial Census), and Chelan County Population Allocations per Resolution 2015-112 for the last periodic update cycle.

4. Existing land use of the area surrounding the proposal within 1000 feet: Multifamily Residential, Residential Low Density 6,000 (RL-6), Tourist Commercial (TC)
5. Are all surrounding & interior roads included in the annexation? ☐ Yes ☒ No
If no, why not?
All surrounding roads are currently within city limits.
6. Is there new residential, commercial, or industrial development that is associated with this proposal?
The property owner indicated he would like to build one single-family residence on the lot; however no plans have been submitted for review and permitting at this time. Annexation will allow for additional sewer connections which allows for additional residential development of the property.
If yes, describe any projects being considered or proposed:
7. If the proposal is approved, will there be land use changes within the next 18 months?
- ☐ Land Use
No changes are proposed.
 - ☐ Zoning
No, zoning will remain Multifamily Residential
 - ☐ Comprehensive Plan
Yes - The 2026 Comprehensive Plan and associated Development Regulations are scheduled to be adopted in 2026
8. Has the proposed area been the subject of land use action by Chelan County in the last 6 years?
Yes
If so, please explain
Several boundary line adjustments have been processed by Chelan County in the last 6 years, including: BLA2022-378, recorded under AFN 2575363, and BLA2024-004, recorded under AFN 2592093.
9. a. Chelan County Comprehensive Plan designation for the proposed area:
Multifamily Residential
- b. For surrounding areas within 1000 feet:
Multifamily Residential, Residential Low Density 6,000 (RL-6), Tourist Commercial (TC)
- c. Chelan County Zoning for the proposed area:
Multifamily Residential
- d. For surrounding areas within 1000 feet:
Multifamily Residential, Residential Low Density 6,000 (RL-6), Tourist Commercial (TC)
10. Does your jurisdiction have an adopted comprehensive plan? Yes Date Adopted:
02/27/2018 - 2017 Comprehensive Plan and 12/14/2021 - 2021 Amendments to Housing & Land Use
11. Describe how this proposal is consistent with the adopted comprehensive plan:
LU Goal 1: Provide sufficient land area and densities to meet Leavenworth's projected needs for housing.
CF Policy 4.4: Proposed developments, which are within the Urban Growth Area but beyond the City limits, shall be reviewed to ensure extensions of city water, sewer, and/or storm sewer facilities concurrently with development, be paid for by those who are benefiting from the extensions, and my include annexation into the City as a requirement.
- a. Proposed city zoning upon annexation:
Multifamily Residential

12. Has any portion of this area been previously reviewed by the Boundary Review Board? No

Explain: _____

13. Describe the following as required by RCW 36.93.170 and the effects on land use, accessibility and potential development:

a. Topography:

No change

b. Natural Boundaries:

No change

c. Drainage Basins:

No change

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

Yes

MUNICIPAL SERVICES

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

	EXISTING PROVIDER	PROPOSED PROVIDER	TIME FRAME for SERVICES	HOW FINANCED
Water	N/A	City of Leavenworth	Upon Application and Payment to City	N/A
Sewer	N/A	City of Leavenworth	Upon Application and Payment to City	N/A
Fire	CCFD #3	CCFD #3	No Change	N/A
Stormwater	Chelan County / NA	City of Leavenworth	No Change	N/A
Roads	City of Leavenworth	City of Leavenworth	No Change	N/A
Parks	N/A	City of Leavenworth	No Change	N/A
Police	CC Sheriff	CC Sheriff	No Change	N/A
School	Cascade School Dist	Cascade School Dist	No Change	N/A
Library	NCRL	NCRL	No Change	N/A

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

Yes

Does it consider the proposed area?

No planned capital improvements are identified within the next six years for the subject area.

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

No change - same as current codes and regulations for Multifamily Residential

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

Connections to the City water and sewer system will be required for future development of the property.

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

- a. In the proposed area?

Water and sewer services are available in the Mill Street ROW. There are no anticipated shifts in costs incurred for services or changes in the ability to maintain regulatory controls.

- b. In the adjacent area?

No impacts to services or regulations.

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

- a. Proponent Expenditures to be incurred:

\$ None

- b. Proponent Revenues to be gained:

\$ 138.64; City of Leavenworth; based on 2025 property taxes on \$172,700 assessed value

- c. County Revenue Lost:

\$129.34; County Road; based on 2025 property taxes on \$172,700 assessed value

- d. County Expenditure Reduction:

\$ None

- e. Fire District Revenue Lost:

\$ None

- f. Fire District Expenditure Reduction:

\$ No changes to the Fire District boundary are proposed; No expenditure reduction will take place.

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

\$ No changes to the Fire District boundary are proposed; No expenditure reduction will take place.

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

No Impact. The property is currently located within the Cascade School District and will remain so.

ENVIRONMENTAL INFORMATION

1. Is there an existing environmental review pertinent or related to this proposal? ☐ Yes ☒ No
If No, answer questions 2 through 5.

2. Expected impact of any proposed development to adjacent roads and highways: _____
Minimal impacts associated with single-family residential use. Road improvements to W Benton may be required for larger development.

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

None. Residential development only - no commercial or industrial uses.

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

Yes, the site contains and identified Category III wetland (rated in 2016) and its associated buffer. The property also contains erodible soils (an potential geologically hazardous area). Additional studies and reports will likely be required at the time of development of the parcel.

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:
The proposal meets this objective in that it will retain the multifamily use of the property. The annexation will not impact the multifamily residential zoning of the property, with regulations in place that apply in both the City and the UGA. With the annexation, the residential character will be maintained and will allow for orderly development, consistent with City standards for zoning, access, and utilities.
2. Use of physical boundaries, including but not limited to bodies of water, highways, and land contours:
The proposal meets this objective as it includes annexation of a portion of Mine Street, adjacent to the property. This clears up a boundary issue between the city and county's ROW.
3. Creation and preservation of logical service areas:
The proposal meets this objective in that it enhances existing City water and sewer services. Future system development charges will be used to improve City services for the benefit of all residents.
4. Prevention of abnormally irregular boundaries:
The proposal meets this objective as the property is located within the existing Urban Growth Area.
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:
The proposal meets this objective as it does not include incorporation of a small city, but rather the inclusion of a parcel of land into the existing Leavenworth City limits.
6. Dissolution of inactive special purpose districts:
This objective does not apply to the proposed project. The annexation does not involve the dissolution of any inactive special purpose districts.

7. Adjustment of impractical boundaries:

The proposed annexation does not result in an impractical boundary; this objective has been met.

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

The parcel proposed for annexation is located within the City of Leavenworth's Urban Growth Area (UGA). The UGA is intended for city growth and development and is anticipated for annexation in accordance with the Growth Management Act. This objective has been met.

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:

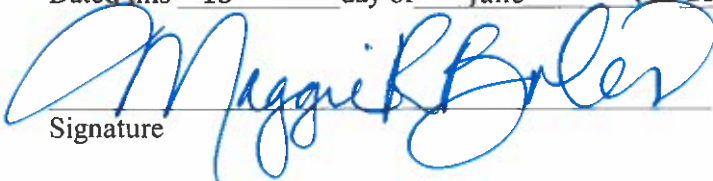
This objective does not apply to the proposal. The subject parcel is located in the Urban Growth Area, within the Multifamily Residential zoning district and does not contain any agricultural or rural lands designated for long-term productive agricultural and resource use.

EXHIBITS

See attached **Notice of Intention Filing Instructions** for explanation of Exhibits A, B, C, D, E, and F. Applicable Exhibits must accompany the Notice of Intention document.

I certify that the above is true and accurate, and that I am an official or employee of the governmental jurisdiction seeking boundary change action or the proponent for the incorporation or formation.

Dated this 13 day of June, 2025.


Signature

Maggie Boles
Name of person completing this form

Community Development Director
Title

(509) 548-5275 (ext. 132)
Phone Number

mboles@cityofleavenworth.com
Email Address

PO Box 287, Leavenworth, WA 98826
Mailing Address

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

Carl Florea, Mayor, cflorea@cityofleavenworth.com

Matthew "Selby", City Administrator, selby@cityofleavenworth.com

Andrea Fischer, City Clerk, afischer@cityofleavenworth.com

EXHIBIT A

Legal Description of Property to be Annexed

Lot B, of Boundary Line Adjustment No. 2024-004, recorded March 14, 2024, under Chelan County, Washington Auditor's File No. 2592093, described as follows:

Those portions of Parcel A of that Boundary Line Adjustment No. 2010-102 as filed December 6, 2010 under Auditor's File #2334476, records of Chelan County, Washington, and Parcel A of Boundary Line Adjustment No. 2022-378 as filed November 2, 2022 under Auditor's File #2575363, records of Chelan County, Washington, lying Southerly of the following described line: Beginning at the most Southwesterly corner of the said Parcel A of BLA 2010-102, a found 5/8" iron pin, thence N00°43'57"E 50.00 feet along the Westerly line of Parcel A of BLA No. 2022-378 to a set 5/8" rebar and the point of beginning of the said line, thence N56°28'04"E 195.32 feet to a set 5/8" rebar, thence N46°13'38"E 43.62 feet to a calculated point and the end of the said described line.

EXHIBIT B



MARSON
C LEE
241711130300
10.99

WILLKOMMEN LLC
241711420050
33.41

MARLER
CHESTER L
241711130250
1.4

PFLIEGER
ADAM
241711130320
0.49

MULLINS
ROBERT B & JENNIFER L
241711818045
0.28

JACOBSEN DEBORAH ANDREWS
241711697297
0.17

FERRIER GLEN L & KISLING
241711697286
0.19

RINGEL KIERAN K
241711697300
0.19

W Benton St

STANEN THOMAS
& STILES KARI A
241711697303
0.16

BECHTEL MARC
& GREENING MALIA
241711697110
0.28

ACREA
MARK M
241711697105
0.28

TUNBERG
ROGOZA
241711697100
0.3

MC MAHON DENNIS
& MIK
241711410350
1.34

BUTLER
ADAM S &
JESSA L
241711697095
0.3

KEZIAH
THOMAS D
241711697090
0.6

MURPHY
JR
THOMAS W
241711697085
0.3

HOLT
SUSAN LYNN
241711697140
0.14

B RIERCE
PROPERTIES LLC
241711697250
0.07

B PIERCE PROPERTIES LLC
241711697145
0.07

MITCHELL KATELYN R &
CRONK TYLER J
241711697130
0.28

KRUMHOLD ERIC
C & HEIDI K
241711697160
0.14

COOPER
MICHAEL A
241711697155
0.14

Mill St



Pfleeger Annexation City of Leavenworth Zoning/Comp Plan Map















EXHIBIT C

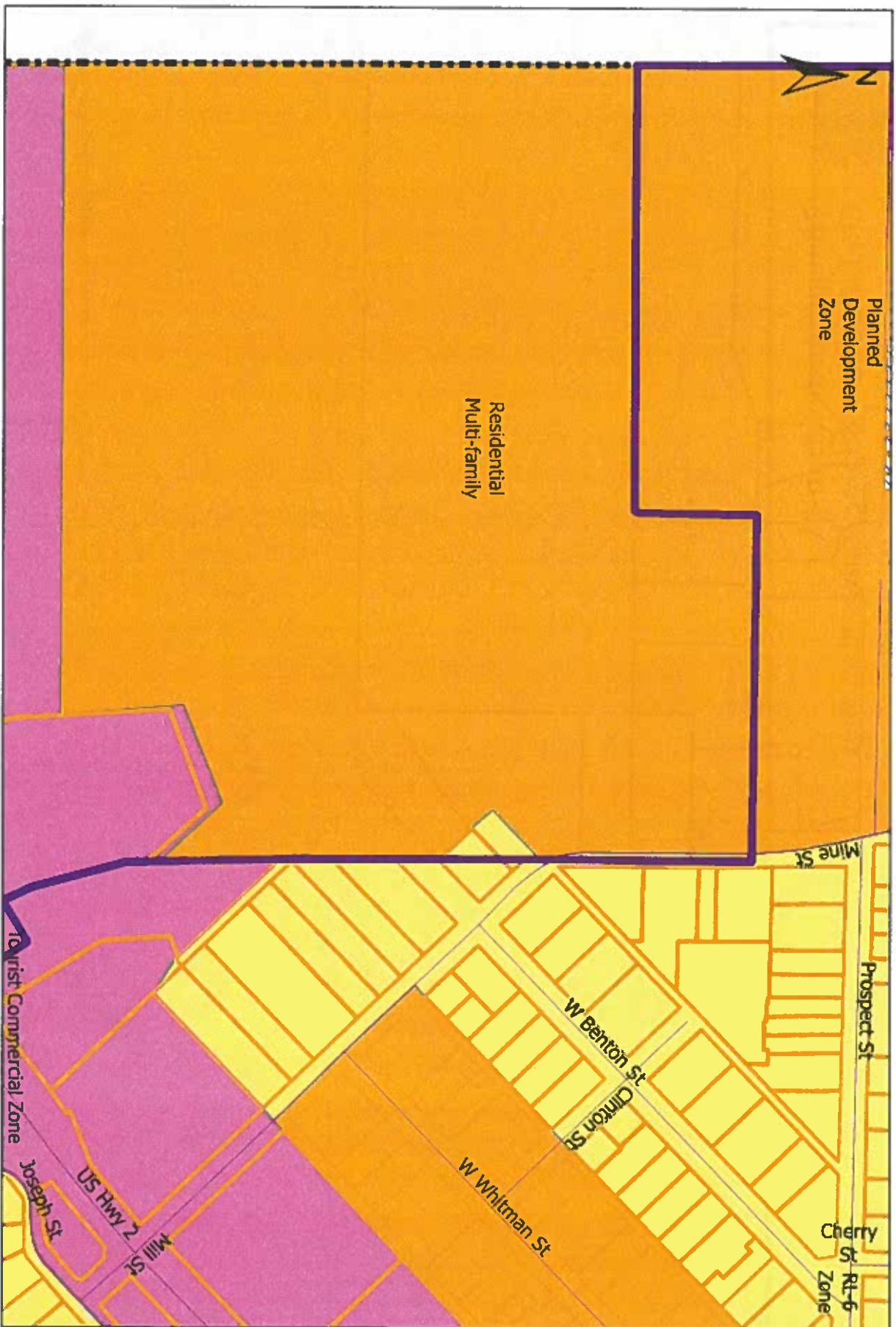


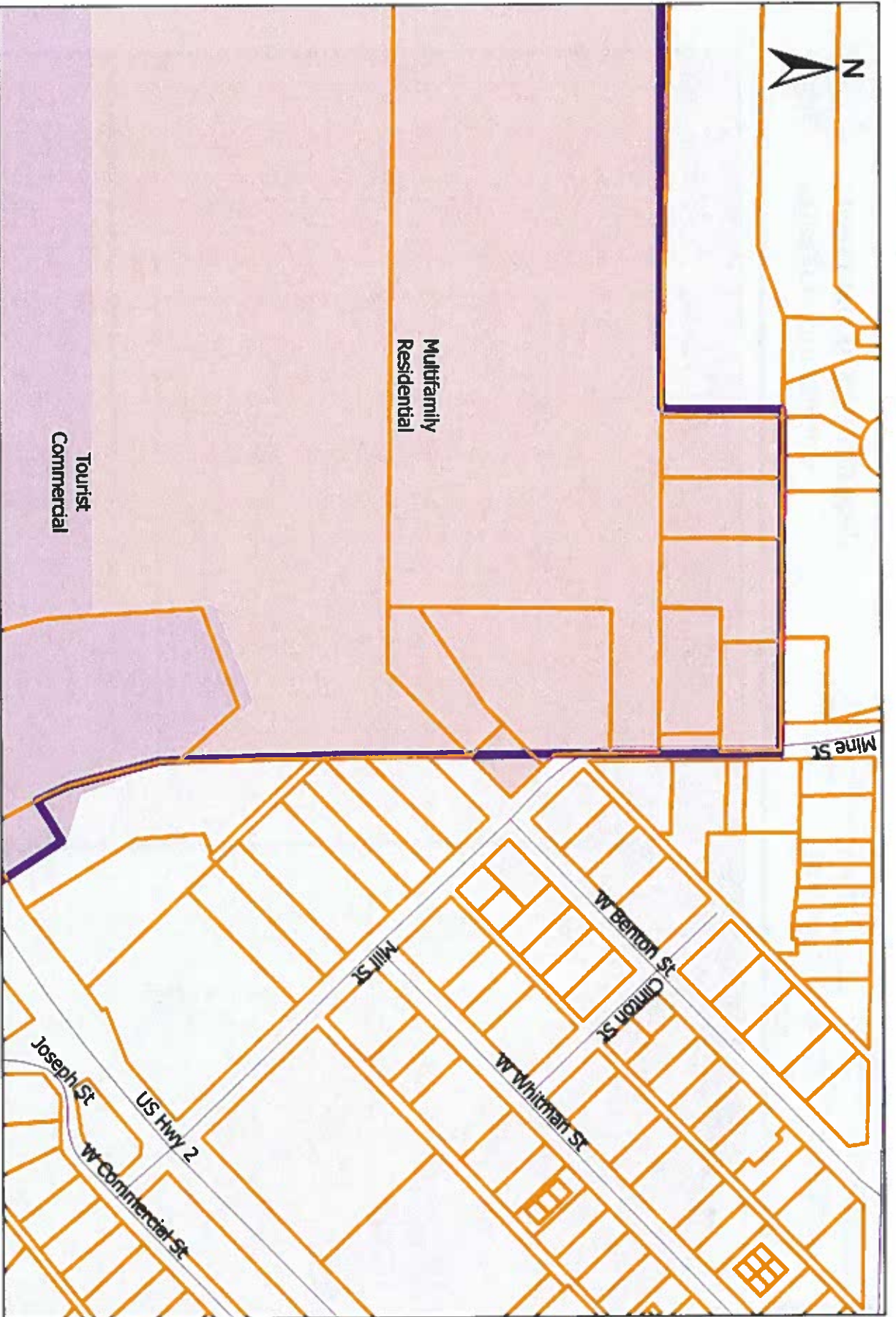
Pfleger Annexation Leavenworth Zoning Map



Legend

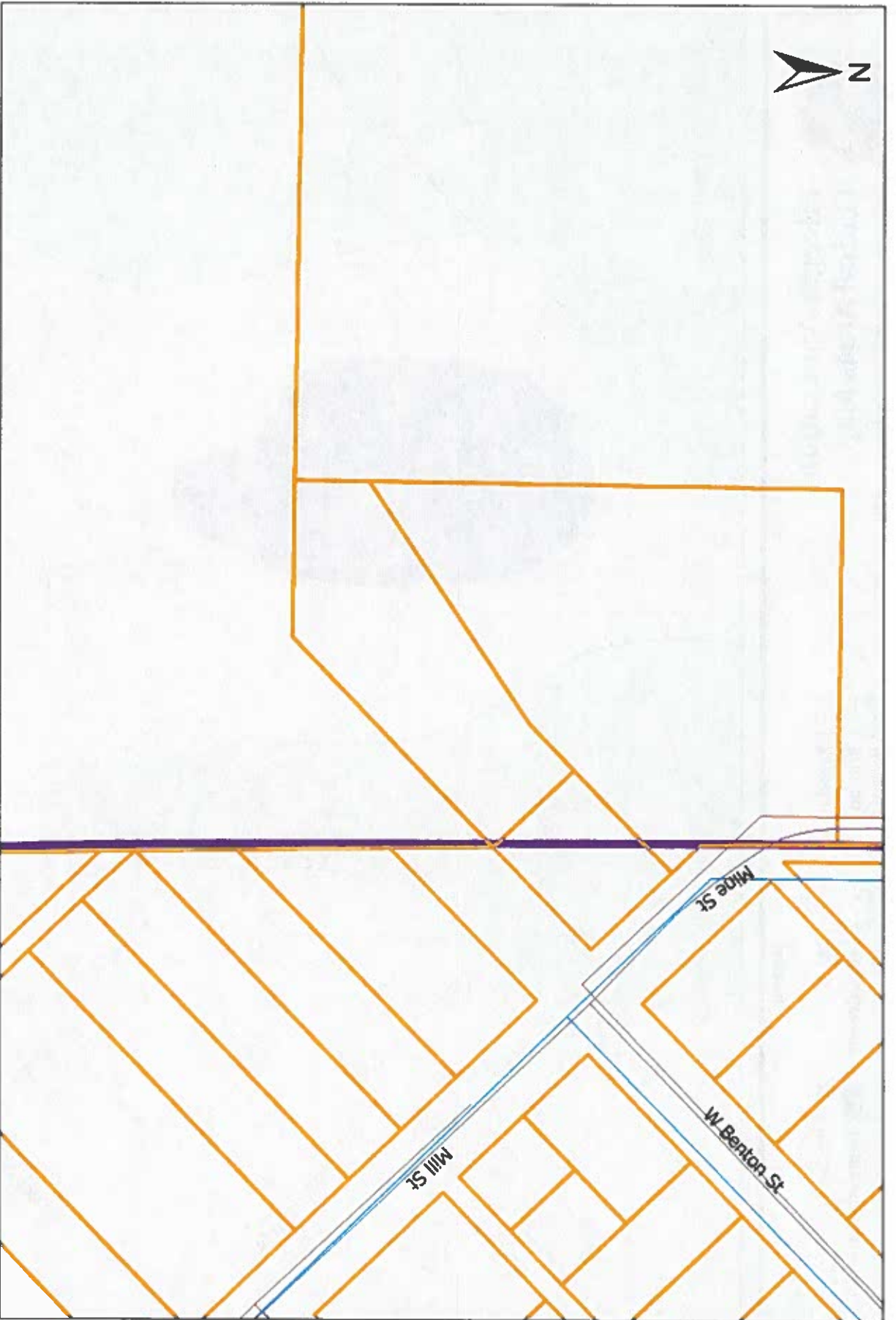
- Zoning_2022**
- | | | | | | |
|---|-------------------|---|-----------------------------------|---|-----------------------------|
|  | Roads |  | Multi-Family Residential District |  | Residential 8 District |
|  | City Limits |  | Planned Development District |  | Residential Low 6 District |
|  | Urban Growth Area |  | General Commercial District |  | Tourist Commercial District |
|  | Parcels |  | Light Industrial District | | |
| | |  | Recreation Public District | | |





Pfeeger Annexation
Chelan County Zoning/Comp Plan Map





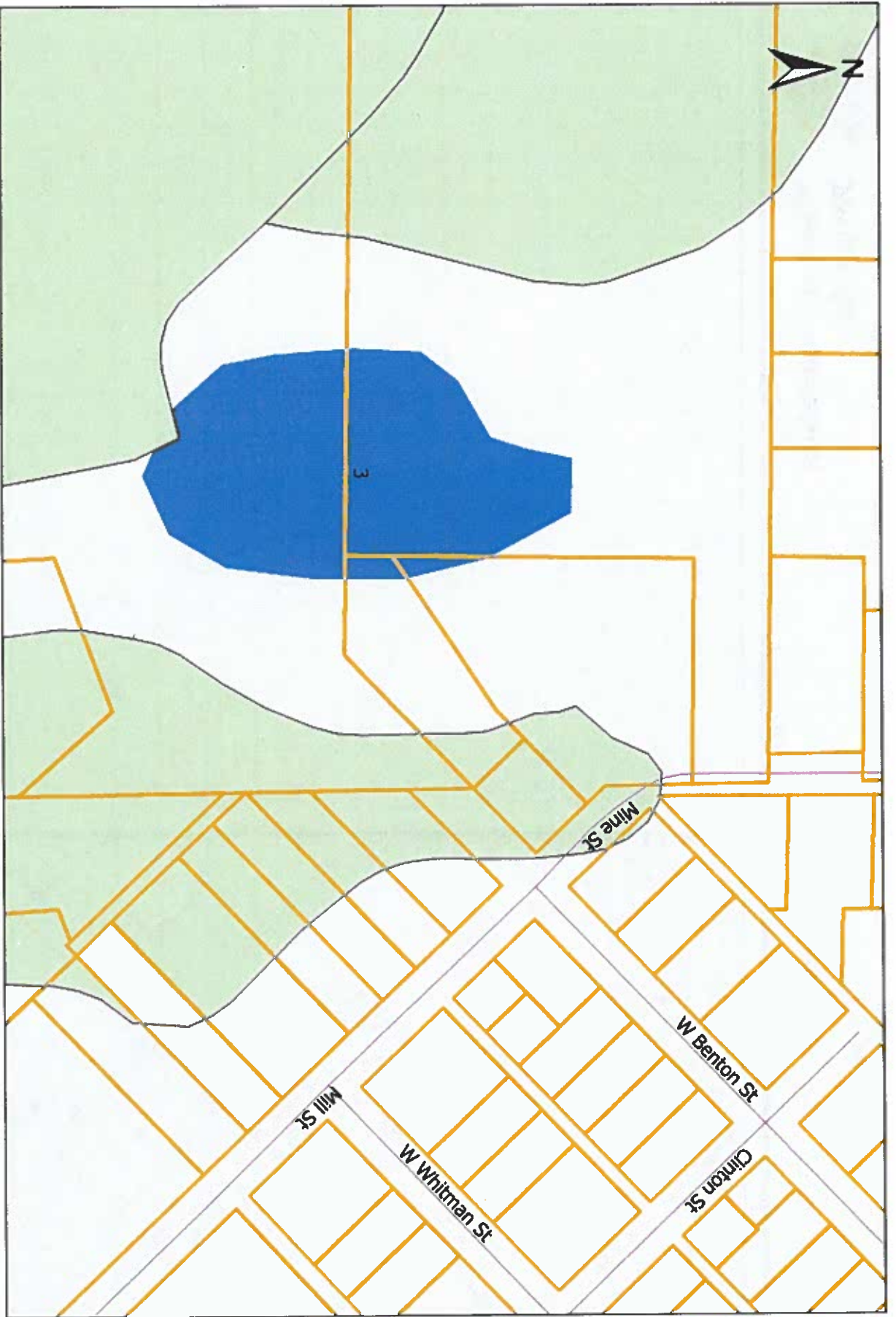
Pfleger Annexation Parcel Map



- Roads
- Sewer Lines
- Water Lines

Legend

- Parcels
- City Limits
- Urban Growth Area



Legend



Pleegeer Annexation Critical Areas Map



- Parcels
- Erosion Hazards
- Landslide Hazards

- Roads
- Urban Growth Area

- 2015 Wetlands
- Depressional Slope
- n/a

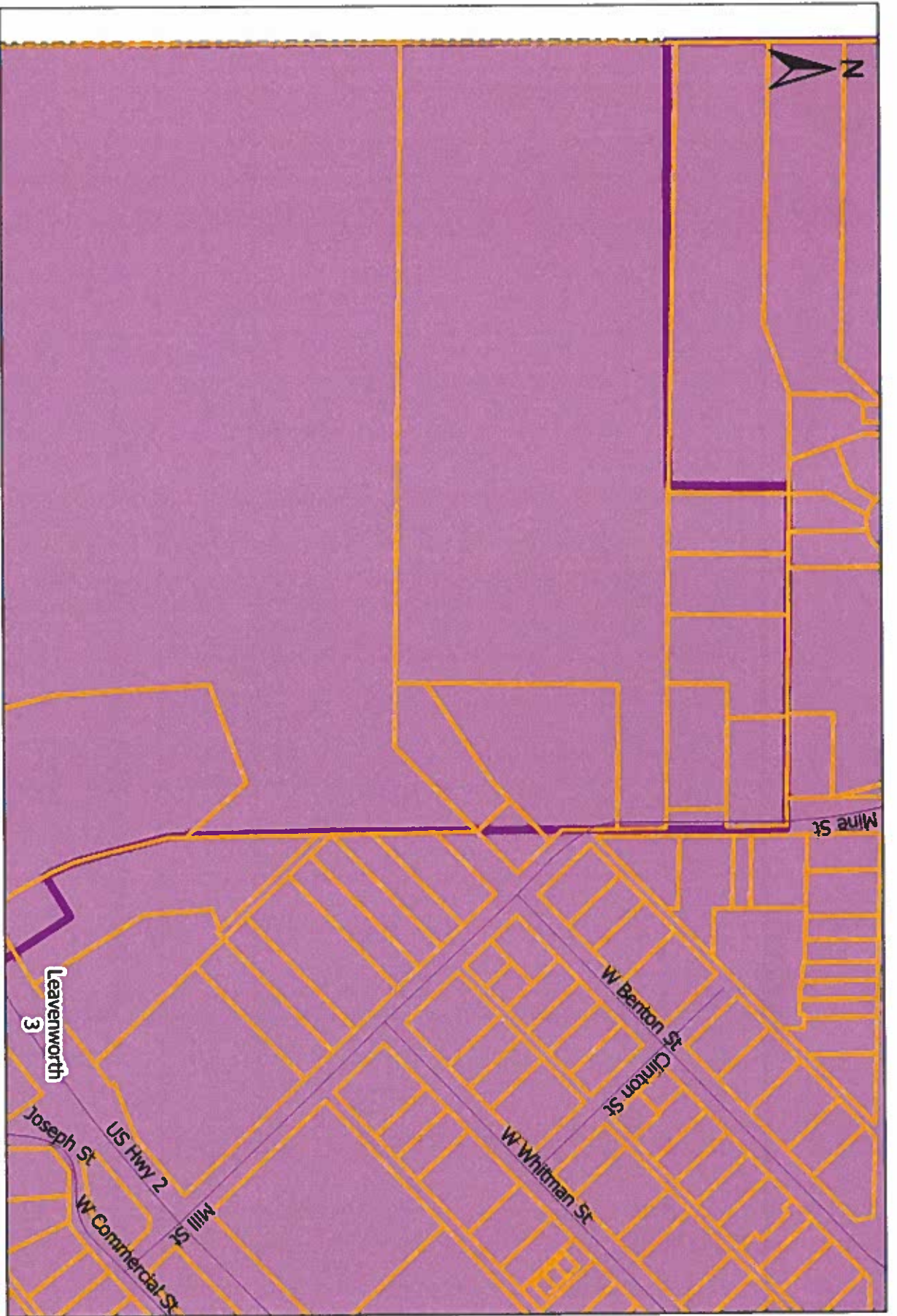


Pleegeer Annexation School Dist Map



School Districts





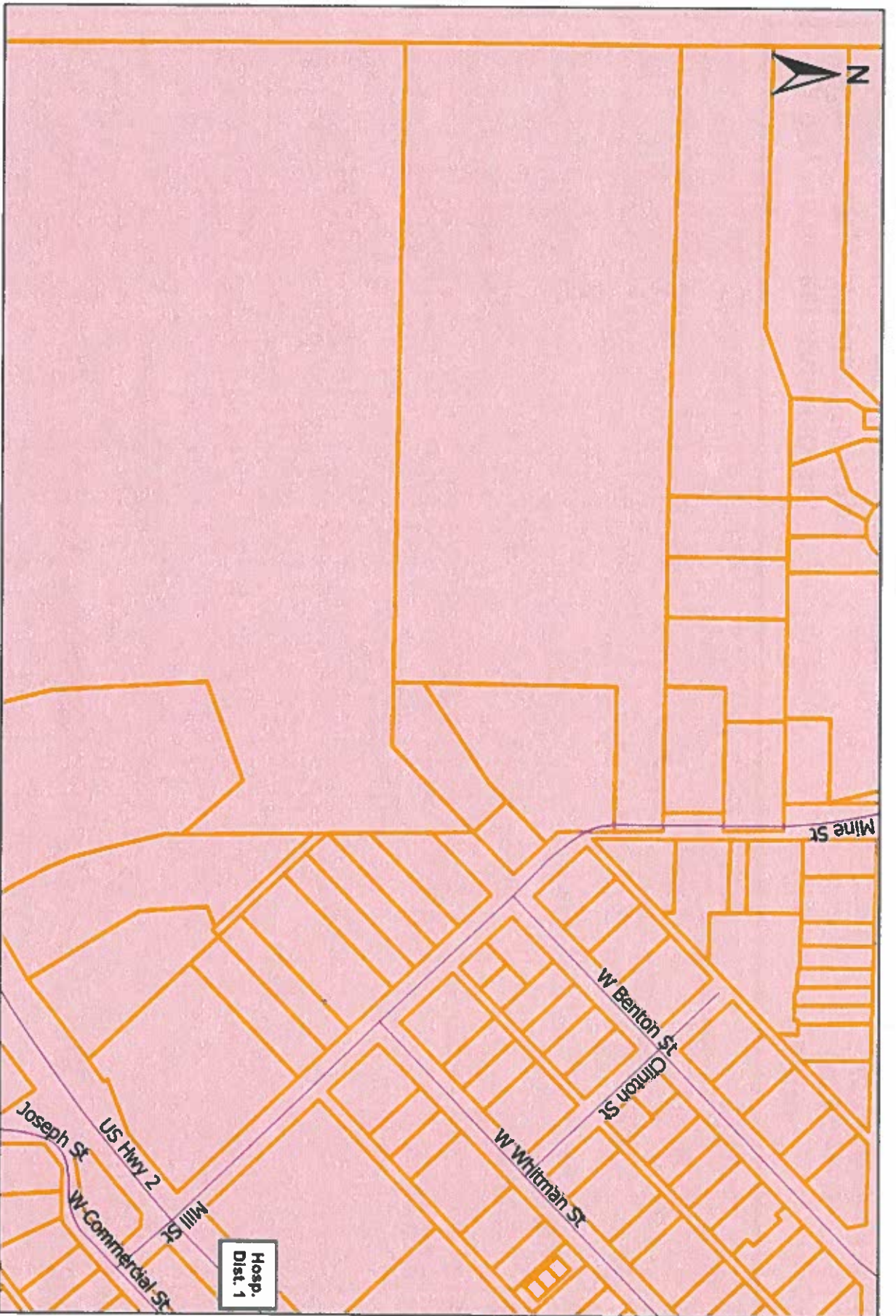
Pleegeer Annexation Fire District Map



Roads
Parcels
Fire Districts
Cashmere

Legend

Chelan
Entiat
Leavenworth
Lake Wenatchee
Manson
Ponderosa
Stehekin
Wenatchee
City Limits
Urban Growth Area



Pleegeer Annexation Hospital District Map

150 75 0 150 300 450 600

US Feet

Legend

Roads

Parcels

Hospital Districts

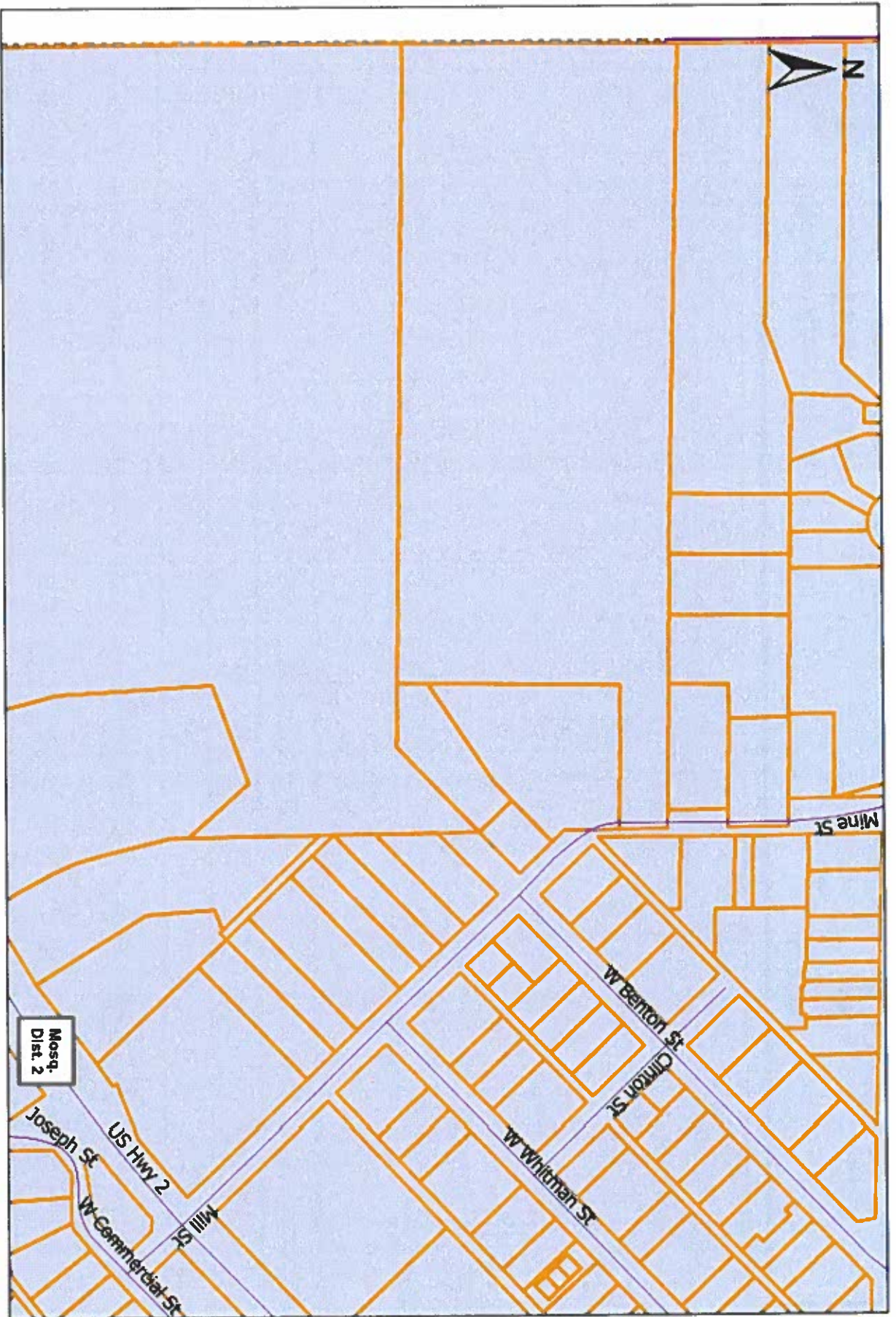
1

2

City Limits

Urban Growth Area

1



Pfeeger Annexation Mosquito District Map



US Feet

Legend

- Roads
- Parcels
- Mosquito Districts
- City Limits
- Urban Growth Area

EXHIBIT D

NOTICE OF INTENTION TO COMMENCE ANNEXATION PROCEEDINGS

February 10th, 2025
The Honorable Mayor and City Council
City of Leavenworth
700 Highway 2
Leavenworth, WA 98826

Dear Mayor and City Council:

The undersigned, who is the owner of 100% of the property within the proposed area to be annexed as described in Exhibit "A", hereby advise the city council of the City of Leavenworth that it is the desire of the owners to commence annexation proceedings.

The property herein referred to contains approximately 0.5 acres and is legally described on Exhibit "A" attached hereto and is geographically depicted on a Chelan County Parcel map on Exhibit "B" further attached hereto.

It is requested that the city council of the City of Leavenworth set a date, not later then sixty (60) days after filing of this request, for a meeting with the undersigned to determine:

1. Whether the city will accept, reject, or geographically modify the proposed annexation;

The Undersigned owners of the property, Adam Pfleeger, respectfully submit this notice of intention to petition for annexation as of the date specified above.

Sincerely,

Adam Pfleeger

Owner

Exhibit "A"

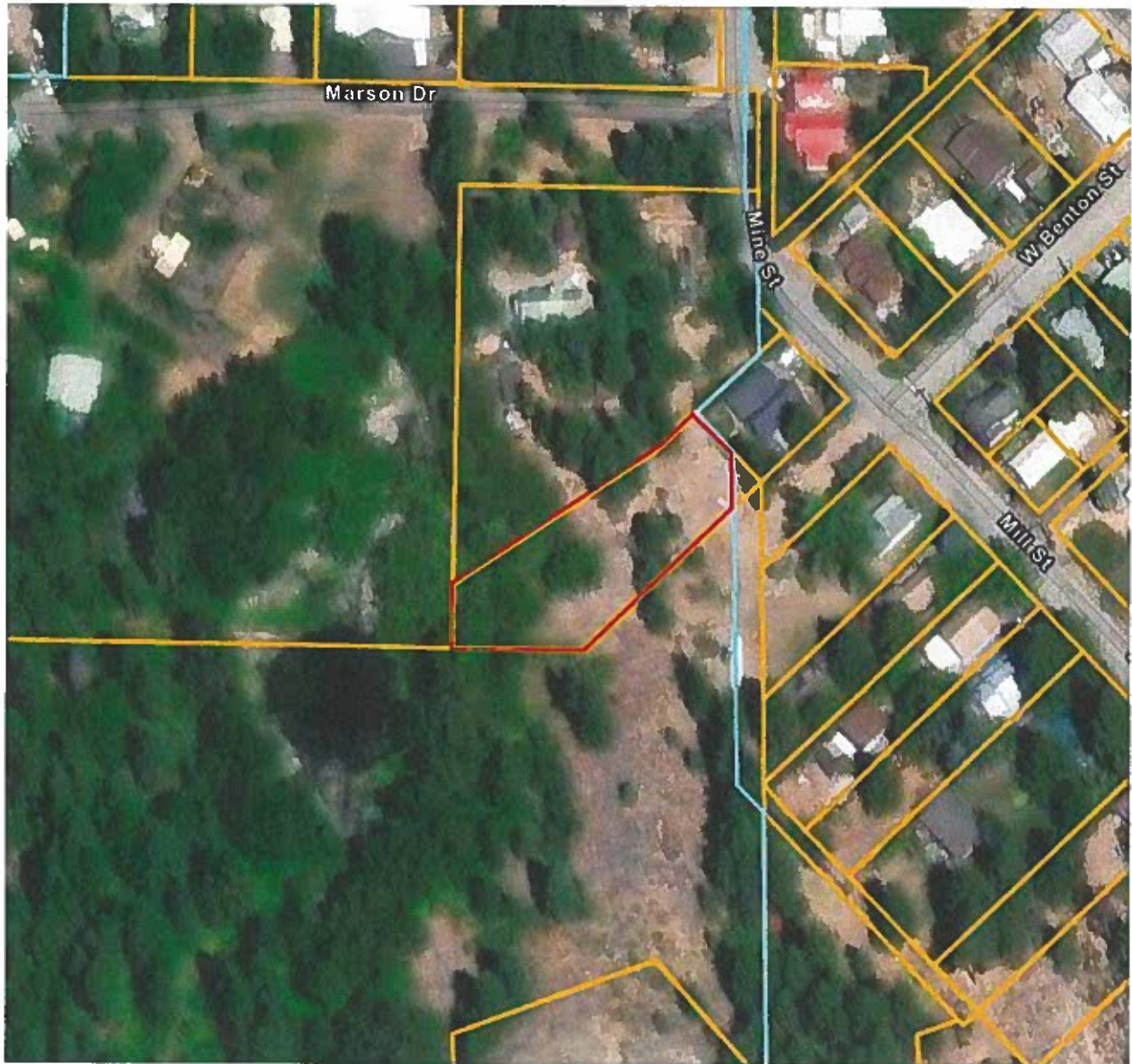
ADAM PFLEEGER, a single male as his sole property ("Grantee"), is the owner of the following described property:

Tax Parcel No. 241-711-130-320:

New Parcel B of Chelan County Boundary Line Adjustment #2024-004,
further described as follows:

Those portions of Parcel A of that Boundary Line Adjustment No. 2020-102 as filed December 6, 2010 under Auditor's File #2334476, records of Chelan County, Washington, and Parcel A of Boundary Line Adjustment No. 2022-378 as filed November 2, 2022 under Auditor's File #2575363, records of Chelan County, Washington, lying Southerly of the following described line: Beginning at the most Southwesterly corner of the said Parcel A of BLA 2010-102, a found 5/8" iron pin, thence N00°43'57"E 50.00 feet along the Westerly line of Parcel A of BLA No. 2022-378 to a set 5/8" rebar and the point of beginning of the said line, thence N56°28'04"E 195.32 feet to a set 5/8" rebar, thence N46°13'38"E 43.62 feet to a calculated point at the end of the said described line.

Exhibit "B"



— = Current City Limits

— = Area Proposed for Annexation

* Map not to scale. For illustrative purposes only.

PETITION FOR ANNEXATION (RCW 35A.14)



TO

THE CITY OF LEAVENWORTH, WASHINGTON

TO THE HONORABLE MAYOR AND CITY COUNCIL

The undersigned, being the owners as defined in RCW 35A.01.040(9)(a-d), of not less than sixty percent (60%) in value, according to the assessed valuation for general taxation of the property for which annexation is petitioned, do hereby petition that such territory be annexed to and made a part of the City of Leavenworth, Washington, under the provisions of RCW 35A.14 et seq, and any amendments thereto, of the State of Washington.

The territory sought to be annexed is legally described on the attached **Exhibit A**, which is incorporated herein, which legal description complies with RCW 35A.14.410. A map outlining the boundaries of the real property sought to be annexed is attached hereto and marked **Exhibit B** and is incorporated herein.

The City Council of the City of Leavenworth met with the initiating parties at a regular, open public meeting on May 13, 2025, and determined that the City would accept processing the proposed annexation, on the conditions set forth below:

1. Consider the acceptance for annexation from Adam Pfleeger of one property located at NNA W Benton St, Assessor's Tax Parcel Number 241711130320.
2. For purposes of annexation, the annexed property will retain the existing zoning; and,
3. The City will require the assumption of City indebtedness by the area proposed to be annexed.

The above conditions are disclosed by motion of the Leavenworth City Council during the meeting on May 13, 2025.

WHEREFORE, the undersigned petition the City of Leavenworth, Washington as follows:

- (a) That appropriate action be taken to entertain this petition, fixing a date for a public hearing, causing a notice of the hearing to be published in one or more issues of the Leavenworth Echo and causing notice of the hearing to be posted in three public places within the territory proposed for annexation, specifying the time and place of

such hearing, and inviting interested persons to appear and voice approval or disapproval of such annexation; and

- (b) That following such hearing, the City Council determine by ordinance that such annexation shall be made, that such property annexed shall become a part of the City of Leavenworth, Washington subject to its laws and ordinances then and thereafter in force, and subject to the requirements with respect to transfer of water rights to the City of Leavenworth and construction of necessary infrastructure in accordance with City of Leavenworth ordinances.

The petitioners subscribing hereto agrees that all property within the territory hereby sought to be annexed shall be assessed and taxed at the same rate and on the same basis as other property within the City of Leavenworth, Washington, including assessments or taxes in payment of any bonds issued or debts contracted prior to or existing at the date of annexation.

WARNING

Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions or signs a petition seeking an election when he or she is not a legal voter or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

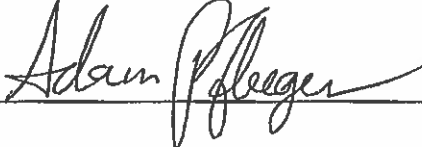
<u>Date</u>	<u>Signature of Petitioner</u>	<u>Tax Parcel No.</u>
5/7/2025		24171130320

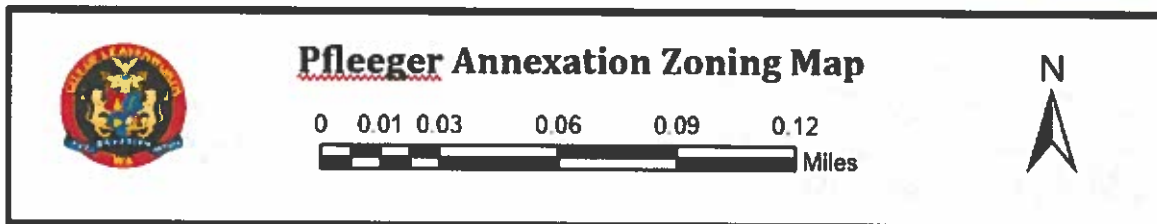
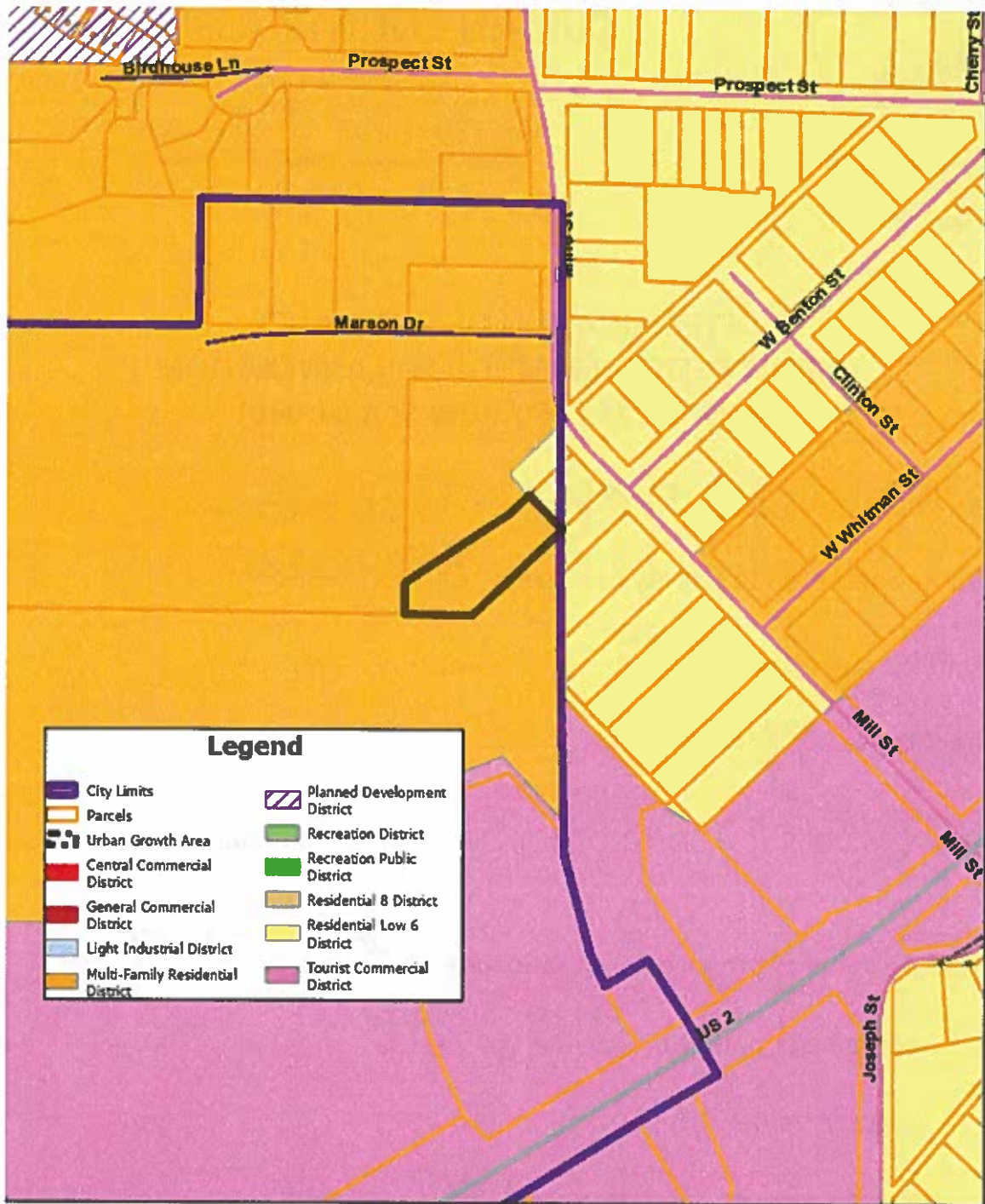
EXHIBIT A

Legal Description of Property to be Annexed

Lot B, of Boundary Line Adjustment No. 2024-004, recorded March 14, 2024, under Chelan County, Washington Auditor's File No. 2592093, described as follows:

Those portions of Parcel A of that Boundary Line Adjustment No. 2010-102 as filed December 6, 2010 under Auditor's File #2334476, records of Chelan County, Washington, and Parcel A of Boundary Line Adjustment No. 2022-378 as filed November 2, 2022 under Auditor's File #2575363, records of Chelan County, Washington, lying Southerly of the following described line: Beginning at the most Southwesterly corner of the said Parcel A of BLA 2010-102, a found 5/8" iron pin, thence N00°43'57"E 50.00 feet along the Westerly line of Parcel A of BLA No. 2022-378 to a set 5/8" rebar and the point of beginning of the said line, thence N56°28'04"E 195.32 feet to a set 5/8" rebar, thence N46°13'38"E 43.62 feet to a calculated point and the end of the said described line.

EXHIBIT B





Wes Cornelius
CHELAN COUNTY ASSESSOR

350 Orondo Ave, Suite 6
Wenatchee, WA 98801-2885
PHONE: 509-667-6365 FAX: 509-667-6664
WEBSITE: <http://www.co.chelan.wa.us/assessor>

**DETERMINATION OF SUFFICIENCY
DIRECT PETITION METHOD FOR ANNEXATION
(RCW 35.21.005 / RCW 35A.01.040)**

Name of Annexation: *2025-04-LV-PFLIEDER*

Date petition submitted to County Assessor: *5/23/2025*

Terminal Date: *6/2/2025*

Assessment Date: *1/1/2025*

The petition ☒ DOES ☐ DOES NOT meet the required minimum 60% of assessed value.

Total Assessed Value of proposed annexation area: *\$159,753*

Total Assessed Value of petition: *\$159,753*

Percent of Assessed Value: *100%*

Total land area of proposed annexation: *0.49 ACRES*

[Signature]
Erin Fonville, Chief Deputy

6/3/2025
Date

LEAVENWORTH CITY COUNCIL MINUTES

May 13, 2025

Mayor Carl J. Florea called the May 13, 2025 Leavenworth City Council meeting to order at 7:00 PM. Councilmember Thayer led the City Council in the Pledge of Allegiance.

ROLL CALL

Council Present: Mayor Carl J. Florea, Sharon Waters, Clint Strand, Anne Hessburg, Zeke Reister, Shane Thayer, Travis McMaster and Mike Bedard.

Staff Present: Matthew "Selby", Chantell Steiner, Maggie Boles, Andi Zontek-Backstrum and Andrea Fischer.

APPROVAL OF THE CONSENT AGENDA

Consent Agenda

1. Approval of Agenda
2. Approval of April 22, 2025 Study Session Meeting Minutes
3. Approval of April 22, 2025 Regular Meeting Minutes
4. 2025 Claims \$1,257,545.98
5. April 2025 Payroll \$479,348.09
6. Noise Variance – Alpine Lakes Elementary School
7. Mayoral Re-Appointment of Drew Foulk for Planning Commission Position No. 4 – Expires 4/2029 and James Whitesides for Planning Commission Position No. 5 – Expires 4/2029

Councilmember Thayer moved to approve the consent agenda. The motion was seconded by Councilmember Hessburg and passed unanimously.

COMMENTS FROM THE PUBLIC ON ITEMS NOT ON THE AGENDA

BeeJay Robinson expressed his active engagement in various City functions and advisory committees. He highlighted the recent PRSA meeting where Finance Director Chantell Steiner explained an issue regarding the PRSA levy. He stated that nearly 80% of voters in the two City precincts supported the levy and stressed the importance of honoring public trust. He requested that the Council and Mayor formally invite Assessor Wes Cornelius to appear publicly at the meeting when the PRSA loan is voted on. He clarified that this request was not about delay, but about transparency, participation, and trust.

He also noted that as a teacher at Alpine Lakes Elementary, his class is preparing for its first jog-a-thon, an inclusive event for all students. He mentioned that the students would be visiting City Hall on Thursday.

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Mayor Florea read the proclamation for Public Works Week, recognizing the importance of public works professionals and their contributions to sustainable communities, public health, and quality of life. The proclamation acknowledged the 65th annual National Public Works Week

sponsored by the American Public Works Association. Mayor Florea declared May 18-24, 2025 as Public Works Week in the City of Leavenworth.

RESOLUTIONS, ORDINANCES, ORDERS AND OTHER BUSINESS

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Councilmember Thayer moved to adopt Ordinance 1711 – Code of Ethics Update. The motion was seconded by Councilmember Bedard and passed unanimously.

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Councilmember Bedard moved to approve Resolution 13-2025 – Chelan-Douglas Transportation Council Governance Agreement. The motion was seconded by Councilmember Strand and passed unanimously.

11. Commercial Street Pedestrian Guardrail Project Acceptance

Councilmember McMaster moved to accept the Commercial Street Pedestrian Guardrail project and authorize the Mayor to execute the associated Final Contract Voucher Certificate. The motion was seconded by Councilmember Hessburg and passed unanimously.

12. Pfleeger Petition to Annex and Set Public Hearing for Annexation of Property at NNA W. Benton Street on June 10, 2025 @ 7:00 PM

Councilmember Strand moved to accept processing the proposed annexation of parcel number 241711130320, with conditions as outlined in the petition; and set a public hearing for the annexation of parcel number 241711130320 for June 10, 2025 @ 7:00 PM. The motion was seconded by Councilmember Thayer and passed unanimously.

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The Councilmembers expressed concerns about the lack of specificity in how the \$50,000 from the City would be used, particularly the \$25,000 allocated for contractual services and infrastructure improvements. Administrator Selby acknowledged the need for more clarity and offered to bring the item back at the May 27, 2025 meeting with more detailed information and invite the natural resources staff to discuss the specifics.

COUNCILMEMBER REPORTS

Councilmember Waters stated the Autumn Leaf Festival Royal Lady Float was revealed at Osborn Elementary. She attended the Chumstick Wildfire Coalition town hall meeting, the Cascade

School District recognition as a green ribbon school district, Community Engagement Night, the Central Regions Organics Summit held at Wenatchee Valley College, the Planning Commission meeting, the Upper Valley Parks & Recreation Service Area (PRSA) meeting and participated in the Maifest Parade with the Royal Ladies.

Councilmember Strand stated he was Master of Ceremonies for the Mr. Kodiak contest and attended Community Engagement Night as a representative of Cascade Medical Center.

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Councilmember Thayer attended the Mr. Kodiak Competition, Community Engagement Night, the PRSA Board meeting and the Maifest Parade.

Councilmember McMaster attended the PRSA Board meeting and Community Engagement Night.

Councilmember Bedard attended the Washington student cycling race at Ski Hill, the Cascade School District recognition as a green ribbon school and Community Engagement Night.

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Mayor Florea attended the Central Regions Organics Summit held at Wenatchee Valley College. After visiting Bavaria, he is interested in an opportunity to have a Sister City in Bavaria and will proceed with exploring it. He invited the Council to attend the Association of Washington Cities annual meeting on June 26, 2025.

City Administrator Selby reported the Parking Advisory Committee will help staff with choosing a consultant. The first step is to narrow the eight proposals down to three then proceed with interviews.

He visited Bavaria with the Mayor, Director Boles and Director Zontek-Backstrum and took a lot of pictures. He participated in the Maifest parade in his new authentic Bavarian clothing.

He will be a panelist at the Brownfields Conference in Yakima on Wednesday, May 21, 2025. On May 22, 2025 City Hall will be closed for Professional Development Day and will also be closed on May 23, 2025 for City Hall renovations.

He announced that County Assessor Wes Cornelius will be attending the May 27, 2025 City Council meeting to explain why the PRSA is not getting the tax revenue it should have received.

Finance Director Chantell Steiner stated the PRSA and Lodging Tax annual reports have been completed, and the City's annual report is the last one to complete.

Applications for the Accounts Payable (AP) Specialist position are due on Friday, May 16, 2025.

She is presenting the Council with a 3-year interfund loan to make up for the property taxes that were not collected and an Interlocal Agreement with PRSA at the May 27, 2025 City Council meeting.

Community Development Director Maggie Boles thanked the Council for opportunity to go to Bavaria, and while there, she bought a new dirndl that she wore in the Maifest Parade. The Comprehensive Plan consultants were at the Community Engagement Night and are sending out a survey for the Parks plan.

Public Works Director Andi Zontek-Backstrum stated she was excited to visit Bavaria and found it interesting how everyone was looking through a different lens during the visit. There are three new employees in the Parks department.

The curb ramp project will be commencing soon and will start on Commercial Street.

The new pool filters have arrived, and she is anticipating the pool to open on June 13, 2025.

INFORMATION ITEMS & FUTURE CONSIDERATIONS

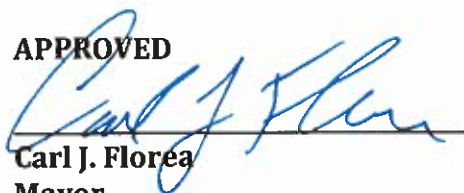
15. Reminder: Community Block Party – August 21, 2025 from 4:00-8:00 PM

ADJOURNMENT


Seeing no other business, Councilmember Thayer moved to adjourn the May 13, 2025 meeting of the Leavenworth City Council. The motion was seconded by Councilmember Hessburg and passed unanimously.

The meeting was adjourned at 8:14 PM.

APPROVED


Carl J. Florea
Mayor

ATTEST


Andrea Fischer
City Clerk

City of Leavenworth
P.O. BOX 287
LEAVENWORTH WA 98826-0287
USA

29 S. Wenatchee Avenue, Ste. A
Wenatchee, WA 98801
509-548-5286

STATE OF WASHINGTON)
) S.S.
COUNTY OF CHELAN)
Affidavit of Publication

Terry Ward, being first duly sworn, on oath deposes and says:

That he is the Administrative Assistant of the Lake Chelan Mirror, Cashmere Valley Record and Leavenworth Echo and that said newspaper is a legal newspaper and it now is and has been for more than six months prior to the date of publication hereafter referred to, published in the English language continually as a weekly newspaper in Leavenworth, Cashmere, and Chelan, Chelan County, Washington, and it is now and during all of said time published in an office maintained at the aforesaid place of publication of said newspaper.

That the annexed is a true copy of 10071 NOTICE OF CITY COUNCIL HEARING published in regular form (and not in supplement form) of said newspaper(s) once a week for a period of 4 week(s) commencing on the 5/28/2025, and ending on the 6/4/2025 and that such newspaper regularly distributed to its subscribers during all of said period.

That the full amount of the fee charges foregoing publication is the sum of 116.00.

This newspaper has been approved as a legal newspaper by order of the Superior Courts of Chelan County, Washington, as provided in Chapter 213 Session of Laws of 1941.

Terry Ward

Subscribed and sworn before me this
6/18/2025

Ruthedna Keys

Notary Public in and for the State of Washington



**NOTICE OF CITY COUNCIL
HEARING**

NOTICE IS HEREBY GIVEN

that the Leavenworth City Council will hold a public hearing on the annexation of one property located at NNA W Benton St, Assessor and Tax Parcel Number 241711130320. The hearing will be on June 10, 2025 at 7:00 PM in the City Hall Council Chambers, 700 Highway 2, Leavenworth, Washington and via Zoom

(<https://cityofleavenworth.com/your-city-hall/calendar/>).

Interested citizens are encouraged to comment and/or attend the public hearing. Questions may be directed to Community Development Director, Maggie Botes at City Hall, phone 509-548-5275 or email

mboles@cityofleavenworth.com.

Published online at www.leavenworthecho.com/cashmerevalleyrecord.com May 29-June 3, 2025 and in The Leavenworth Echo/Cashmere Valley Record on June 4, 2025. #10071

LEAVENWORTH CITY COUNCIL MINUTES

June 10, 2025

Mayor Carl J. Florea called the June 10, 2025 Leavenworth City Council meeting to order at 7:00 PM. Councilmember Hessburg led the City Council in the Pledge of Allegiance.

ROLL CALL

Council Present: Mayor Carl J. Florea, Sharon Waters, Clint Strand, Anne Hessburg, Zeke Reister, Shane Thayer and Mike Bedard.

Council Absent: Travis McMaster.

Staff Present: Matthew "Selby", Chantell Steiner, Maggie Boles, Brantley Bain and Andi Zontek-Backstrum.

Councilmember Thayer moved to excuse Councilmember McMaster from the June 10, 2025 City Council meeting. The motion was seconded by Councilmember Reister and passed unanimously.

APPROVAL OF THE CONSENT AGENDA

Consent Agenda

1. Approval of Agenda
2. Approval of May 27, 2025 Study Session Meeting Minutes
3. Approval of May 27, 2025 Regular Meeting Minutes
4. 2025 Claims \$490,826.32
5. May 2025 Payroll \$468,377.67

Mayor Florea amended the consent agenda to include the project acceptance of the public works mobile office building.

Councilmember Bedard moved to approve the consent agenda as amended. The motion was seconded by Councilmember Waters and passed unanimously.

COMMENTS FROM THE PUBLIC ON ITEMS NOT ON THE AGENDA

Mayor Florea opened the floor for public comments on items not on the agenda. No comments were received.

6. Proclamation 05-2025: June as Ride Transit Month

Mayor Florea read a proclamation declaring June as Ride Transit Month in Leavenworth. The proclamation highlighted the vital role of public transportation in connecting people to jobs, schools, healthcare, and essential services. It emphasized the benefits of riding transit, including reducing traffic congestion, lowering greenhouse gas emissions, and contributing to a cleaner, more sustainable environment. The proclamation also recognized the dedicated transit system staff and the economic and social benefits of increasing transit ridership.

The proclamation was signed and presented to Anne Hessburg, who mentioned she would share it with Link Transit at their board meeting.

7. Public Hearing - Annexation of Property at NNA W. Benton Street (APN - 241711130320) on June 10, 2025 @ 7:00 PM

Mayor Florea opened the public hearing at 7:06 PM.

Community Development Director Maggie Boles provided a staff report on the annexation request. She noted that the property size was 0.6967 acres, correcting an error in the agenda write-up. The property is located in the City's Urban Growth Area (UGA) in a multifamily zoning district and is a legal lot of record. The property owner requested an annexation to provide City water and sewer services for future development.

Director Boles mentioned that the petition for annexation was routed to the Assessor's office for determination of sufficiency, and notice was posted on the property.

Adam Pfleeger – PO Box 22, stated his intention to build a single-family residence on the parcel. He discussed potential options for connecting to the City's water system, expressing a preference for accessing the water main via the extension of West Benton Street, though noting that cost considerations might affect the final decision.

Councilmembers asked questions about water access, driveway access, and the potential use of the multifamily tax exemption. Pfleeger clarified that he was working with the City on solutions for these issues.

Amanda Taub – 203 W. Benton, a neighbor and GIS analyst, raised concerns about the annexation creating an irregular boundary between City and County jurisdictions. She recommended working to include the neighboring property in the annexation to clean up the boundary. Director Boles acknowledged this issue and stated that it was a goal to address it in the future.

Hearing no additional comments, Mayor Florea closed the public hearing at 7:18 PM.

8. Public Hearing - 2026-2031 Six-Year Transportation Improvement Plan on June 10, 2025 @ 7:00 PM

Mayor Florea opened the public hearing at 7:18 PM.

City Engineer Brantley Bain presented an overview of the 2026-2031 Six-Year Transportation Improvement Plan. He highlighted several key projects and answered clarifying questions for the Council.

Hearing no additional comments, Mayor Florea closed the public hearing at 7:32 PM.

RESOLUTIONS, ORDINANCES, ORDERS AND OTHER BUSINESS

9. Resolution 16-2025 - Acceptance of Housing and Land Use Technical Appendices for the 2026 Comprehensive Plan

Councilmember Hessburg moved to approve Resolution 16-2025, accepting the work completed by BHC Consulting in drafting the 2026 Comprehensive Plan Land Use and Housing Appendices. The motion was seconded by Councilmember Thayer and passed unanimously.

10. Resolution 17-2025 – 2026-2031 Six-Year Transportation Improvement Plan

Councilmember Thayer moved to approve Resolution 17-2025, accepting the 2026-2031 Six-Year Transportation Improvement Plan. The motion was seconded by Councilmember Hessburg and passed unanimously.

11. Resolution 18-2025 – Park Policy – All City Parks

Councilmember Bedard moved to approve Resolution 18-2025, accepting the Park Policy – All City Parks. The motion was seconded by Councilmember Reister and passed with a vote of 5-1 with Councilmember Waters opposed.

12. USIC Contract Amendment

Councilmember Reister moved to approve and authorize the Mayor to sign an amendment to the contract with USIC to modify the method by which supplemental annual price increases are assessed for utility locating within the Leavenworth City limits. The motion was seconded by Councilmember Hessburg and passed unanimously.

13. Acceptance of Supervisor's Collective Bargaining Agreement

Councilmember Bedard moved to authorize the Mayor to sign the 2025-2027 Supervisor Unit Collective Bargaining Agreement previously ratified in concept by the Council. The motion was seconded by Councilmember Reister and passed unanimously.

Councilmember Thayer moved to ratify any actions by the City taken after January 1, 2025 that are consistent with the 2025-2027 Supervisor Unit Collective Bargaining Agreement. The motion was seconded by Councilmember Bedard and passed unanimously.

COUNCILMEMBER REPORTS

Councilmember Waters was a judge for the Cascade High School project citizen showcase. She attended the Tea put on by the Upper Valley Historical Society at the Grange, the Solid Waste Council meeting, the Mosquito Board meeting and the Chelan County Sheriff Office Behavioral Health Unit presentation.

Councilmember Strand had no report.

Councilmember Hessburg attended the Economic Development Committee meeting.

Councilmember Reister reported his son received his doctorate and announced the Bike and Brew is happening on June 13-15th.

Councilmember Thayer attended the Economic Development Committee meeting, the TREAD Stakeholder meeting and reported the Leavenworth Bavarian Adult Mixed Softball League is going on now.

Councilmember Bedard attended the TREAD Stakeholder meeting.

MAYOR/ADMINISTRATION REPORTS

Mayor Florea attended the TREAD Stakeholder meeting, he will be speaking with the U.S. Forest Service Ranger Erika Taecker to discuss volunteers and what this summer will look like with reduced staff. He will be traveling to Boston soon to visit his grandson.

City Administrator Selby is working on getting the paperwork completed for the licensing rights to "*Miracle Town*" to be made into a musical. He has found an attorney and has signed the contract to move forward with this.

He has been attending river recreation meetings with the Chamber, the County and other stakeholders. The Fish Hatchery parking lot will be closed after the fishing season ends, and the stakeholders are trying to navigate how to park all the cars for rafting this summer. The river shuttle will run on weekends beginning on July 4th to try to keep cars out of the put-ins and off of the road.

The river recreation parking lot conditional use permit is progressing at the County. A notice of application has been issued and will be posted on the site on Norling Lane soon with a comment period through June 26th.

Finance Director Chantell Steiner stated all the annual reports are complete for this year and the State Auditors will begin the City's audit on June 23rd.

Community Development Director Maggie Boles stated there was a Planning Commission Public Hearing on June 4, 2025 regarding potential Accessory Dwelling Unit (ADU) code changes, which was not attended by the public. This will be brought to the Council in July.

The feasibility/nexus study for inclusionary zoning is moving forward but Director Boles will need to figure out where to get more funding as the amount budgeted is not sufficient for both studies.

City Engineer Brantley Bain attended a pre-construction meeting for the Icicle Road transmission main which will be starting on June 23rd.

Public Works Director Andi Zontek-Backstrum offered an update on the pool repairs. The locker room floors have been completed, and the zero-entry liner will be completed soon. The pool got new filters this year but are not able to backwash due to faulty installation. The original contractor is coming soon to fix it. The pool will be opening on June 21st if there are no other issues.

The next Study Session on June 24th will be dedicated to talking about snow removal and code changes. A discussion at the June 24th City Council meeting about the capital projects around the utility rates for 2026.

INFORMATION ITEMS & FUTURE CONSIDERATIONS

14. Reminder: Community Block Party – August 21, 2025 from 4:00-8:00 PM

ADJOURNMENT

Seeing no other business, Councilmember Thayer moved to adjourn the June 10, 2025 meeting of the Leavenworth City Council. The motion was seconded by Councilmember Bedard and passed unanimously.

The meeting was adjourned at 8:28 PM.

APPROVED

Carl J. Florea
Mayor

ATTEST

Andrea Fischer
City Clerk

LEAVENWORTH CITY COUNCIL MINUTES

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APPROVED


Carl J. Florea
Mayor

ATTEST


Andrea Fischer
City Clerk