



DAVID E. GRIFFITHS
CHELAN COUNTY TREASURER

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

Date 11/21/2025

Name City of Leavenworth

Address 700 US Hwy 2 / BOX 287

City Leavenworth State WA

Zip Code 98826

☒ **Notice of Intention (\$50)** 010.017.36991.00.000
☐ **Petition for Review (\$200)** 010.017.36991.00.000

For Treasurer's Office Use

Payment: Check \$ _____
Cash \$ 50.00
Total \$ 50.00

RECEIVED

NOV 21 2025

**CHELAN COUNTY
TREASURER**

SA/LM
initial

Miscellaneous receipt in PACS, print 2 receipts:

- ✓ Petitioner
- ✓ Boundary Review Board

SA
initial

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

SA
initial

Scan & email packet to the Boundary Review Board clerk: **BRB.Clerk@co.chelan.wa.us**

- ✓ this form as the cover page
- ✓ PACS receipt
- ✓ full Notice of Intent

SA
initial

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



DAVID E GRIFFITHS
CHELAN COUNTY TREASURER

PO BOX 1441
WENATCHEE, WA 98807-1441

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

Paid By: BOUNDARY REVIEW BOARD 11-21-25

RECEIPT NUMBER

1841209

DATE

11/21/2025

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

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

Operator	Batch
<LISAM>	<23061> - ACCTG 11/24/2025

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



City of Leavenworth

700 US Hwy 2 | PO Box 287
Leavenworth, WA 98826
(509) 548-5275
cityofleavenworth.com

November 21, 2025

Chelan County Boundary Review Board
c/o Chelan County Auditor, Elections Division
350 Orondo Avenue, Level 2, Ste 306
Wenatchee, WA 98801

RE: City of Leavenworth, Willkommen-Pfleeger Annexation

Dear Members of the Chelan County Boundary Review Board,

Please find attached the annexation notice of intention (NOI) and associated fee for your review and consideration. The annexation petition is in reference to a 60 percent representation, encompassing two parcels of land situated within the Urban Growth Area (UGA). The area is zoned Multifamily Residential and Tourist Commercial and is currently vacant.

No immediate development plans are currently in place. Upon annexation, water and sewer connections will be available for future development of the area.

No new impacts on local service providers, including law enforcement, fire and rescue, the school district, hospital/EMS, and the library district, are anticipated, as the proposed annexation does not alter the boundaries of the existing service providers.

The Chelan County Assessor has certified the annexation, confirming the sufficiency of the 60 percent petition on October 28, 2025.

A public hearing on the proposed annexation was conducted by the Leavenworth City Council on November 12, 2025. Pending approval from the Boundary Review Board, the Council will finalize the annexation through an Ordinance.

Should you require supplementary information, please feel free to contact me at your convenience.

Respectfully submitted,

Maggie Boles
Community Development Director

Enclosures

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 Treasurer, 350 Orondo Avenue, Level 2, Suite 203, Wenatchee, WA 98801. (509) 667-6405, for determination of sufficiency by the Chief Clerk of the Board. Please submit the original with all exhibits, and the required \$50.00 filing fee.

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

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

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

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

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

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

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

WASHINGTON STATE BOUNDARY REVIEW BOARD FOR CHELAN COUNTY

NOTICE OF INTENTION

RECEIVED

for office use only:

BRB FILE # _____

NOV 21 2025

CHELAN COUNTY
TREASURER

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 two parcels in the City of Leavenworth - 33.9 acres

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	unknown	3,111 (est)	3,329 (est)
Residences	0	unknown	1,427(est)	1,584 (est)
Businesses	0	unknown	181 (est)	228 (est)

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

*See Below

3. Existing land use of the proposed area

The two lots are currently vacant

*Population of Entity: (People and Residences) Used data from the 2021 Housing Action Plan, the US Census Bureau, OFM population estimates, and Chelan County Population Allocations per Resolution 2015-112 for the 2026 periodic update. (Businesses) Used assumptions of 1.7 jobs per household, housing occupancy rate of 0.95, and 12.5 jobs per business.

4. Existing land use of the area surrounding the proposal within 1000 feet: Federal forest land, Commercial Amusement, residential
5. Are all surrounding & interior roads included in the annexation? ☒ Yes ☐ No
If no, why not?
Mine Street and the continuation of W Benton St are within the annexation boundary.
6. Is there new residential, commercial, or industrial development that is associated with this proposal?
No, there are currently no applications submitted for development of these properties.
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
None known

☐ Zoning
No, Zoning will remain the same

☐ Comprehensive Plan
No, Comprehensive Plan Designation will remain the same

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

Boundary line adjustments (BLA) processed by Chelan County.

BLA2022-378, BLA2024-004

9. a. Chelan County Comprehensive Plan designation for the proposed area:
Multifamily Residential and Tourist Commercial (UGA)
- b. For surrounding areas within 1000 feet:
Multifamily Residential, Tourist Commercial, Residential Low 6,000, RR10, RR20
- c. Chelan County Zoning for the proposed area:
Multifamily Residential and Tourist Commercial (UGA)
- d. For surrounding areas within 1000 feet:
Multifamily Residential, Tourist Commercial, Residential Low 6,000, RR10, RR20

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:

The project is consistent with the following Goals and Policies:

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 and Tourist Commercial

12. Has any portion of this area been previously reviewed by the Boundary Review Board? Yes

Explain: The Pfleegeer property was submitted previously and then withdrawn to be included in this propo+

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

a. Topography:

The properties contain steep slopes with some flat areas for development. Grading will be required for future land development. A geologic s assessment will be necessary to address potential impacts. The property currently abuts W Benton St to the East and US Hwy 2 to the south.

b. Natural Boundaries:

The property is bounded by forest land to the west; this boundary will not change

c. Drainage Basins:

There are no known streams or drainages on the properties; however, there are identified wetlands on both properties. A wetland delineatio will be required prior to development of the property, along with any required mitigation.

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	unknown	Developer
Sewer	N/A	City of Leavenworth	unknown	Developer
Fire	CCFD #3	no change	N/A	N/A
Stormwater	N/A	Private - onsite	unknown	Developer
Roads	City and WSDOT	City and WSDOT	unknown	Developer
Parks	N/A	City of Leavenworth	N/A	N/A
Police	CC Sheriff	no change	N/A	N/A
School	Cascade SD	no change	N/A	N/A
Library	NCRL	no change	N/A	N/A

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

Yes

Does it consider the proposed area?

No planned improvements are identified within the current CIP for this area.

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

Minimal impacts as the County currently implements the City's zoning code within the UGA.

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

Currently unknown at this time as there are no pending development proposals. Water and sewer services are located within 200 feet of the properties. Line extensions will be necessary to serve future uses. W Benton St will require improvements for any development except residential infill. Access connection approval and improvements may be necessary for any proposed access off WSDOT right-of-way.

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

- a. In the proposed area?

There are no anticipated impacts to existing services or regulatory controls nor anticipated shifts in costs incurred for for services.

- b. In the adjacent area?

There are no anticipated impacts to existing services or regulatory controls nor anticipated shifts in costs incurred for for services.

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

- a. Proponent Expenditures to be incurred:

\$ 0

- b. Proponent Revenues to be gained:

\$ \$490.00

- c. County Revenue Lost:

\$ 505.40

- d. County Expenditure Reduction:

\$ None

- e. Fire District Revenue Lost:

\$ None

- f. Fire District Expenditure Reduction:

\$ None

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

\$ None - no changes

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

None. This area is currently served by 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: None
No proposed development or zoning changes with this annexation request

3. Expected impact of any proposed development on air quality:
None

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

Yes. The area contains steep slopes, wildlife habitat, and wetlands; however there are no proposed changes or developments that would impact this area. Any future development will require compliance with SEPA and Critical Areas Regulations.

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 annexation will not change the existing neighborhood or community as the zoning regulations will remain consistent. The regulations apply within the city limits and the county's UGA. The proposal meets this objective.
2. Use of physical boundaries, including but not limited to bodies of water, highways, and land contours:
The annexation follows topographic features as the hillside extends to Federal Forest Land to the west and it follows the state highway to the south. The proposal meets this objective.
3. Creation and preservation of logical service areas:
The properties are currently within the planned water and sewer service area of the city. Future development will require expansion of the city system, including payment of system development charges to connect. The proposal meets this objective.
4. Prevention of abnormally irregular boundaries:
The annexation will not create an abnormally irregular boundary. The properties share a contiguous boundary with the city limits and are located within the existing Urban Growth Area. The proposal meets this objective.
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 annexation does not include the incorporation of a small city; this does not apply.
6. Dissolution of inactive special purpose districts:
The annexation does not involve the dissolution of inactive special purpose districts; this does not apply.

7. Adjustment of impractical boundaries:

The annexation does not result in an impractical boundary. As stated above, the properties share a contiguous boundary with the city limits and are located within the existing Urban Growth Area. The proposal meets this objective.

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

This request includes the incorporation of properties within a designated Urban Growth Area. As currently zoned, this area was planned and intended for an urban level of development. The proposal meets this objective.

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:

The properties involved in this annexation are located within the City's Urban Growth area and zoned for Multifamily and Tourist Commercial Uses. There are no designated long-term productive agricultural or resource uses; this does not apply.

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 20th day of November, 2025.



Signature

Maggie Boles

Name of person completing this form

Community Development Director

Title

509-548-5275 x 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:

Thomas Lin - willkommenllc@yahoo.com

Adam Pfleeger - adam.pfleeger@gmail.com

EXHIBIT A

Legal Descriptions of Properties to be Annexed

Willkommen LLC (Lin) Property – APN 241711420050

All that portion of Government Lot 5 in Section 11, Township 24 North, Range 17, lying northerly of P.S.H. No. 15, EXCEPT that portion thereof lying within the boundaries of the following described tract:

Begin at the East quarter corner of said Section 11 and running along the East and West center line of said section a distance of 1277.7 feet to the True Point of Beginning; thence continuing West along said center line a distance of 333.1 feet; thence running South 3° 24' East 65.3 feet; thence running South 14°24' East 100 feet; thence running South 23° 24' East 300.9 feet; thence running North 9° 24' West 160.8 feet to the aforementioned point of beginning.

TOGETHER WITH Lot 3, Short Plat No. 864, Chelan County, Washington, recorded under Auditor's No. 830597, in Book 791, Pages 1916 to 1919.

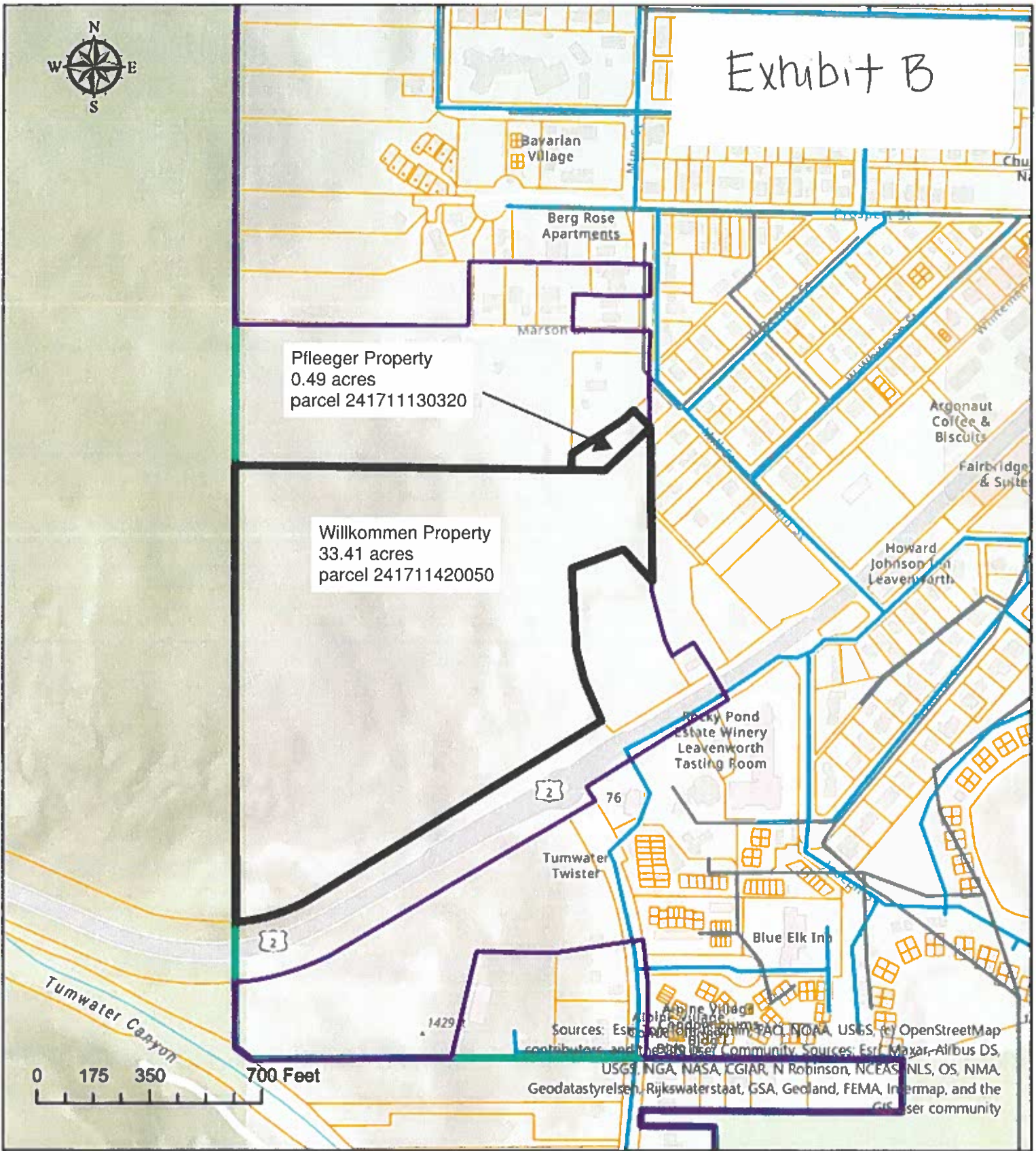
EXCEPT The North 160 feet (the Southwest corner of said North 160 feet monumented by a 5/8" rebar as shown on survey recorded under Auditor's No. 9202030026) lying Northwesterly of the Southwesterly extension of the Northerly right of way for West Benton Street.

Also known as Parcel B of Boundary Line Adjustment No. 2022-378, Chelan County, Washington, recorded November 2, 2022 under Auditor's File No. 2575363.

Pfleeger Property- APN 241711130320

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.



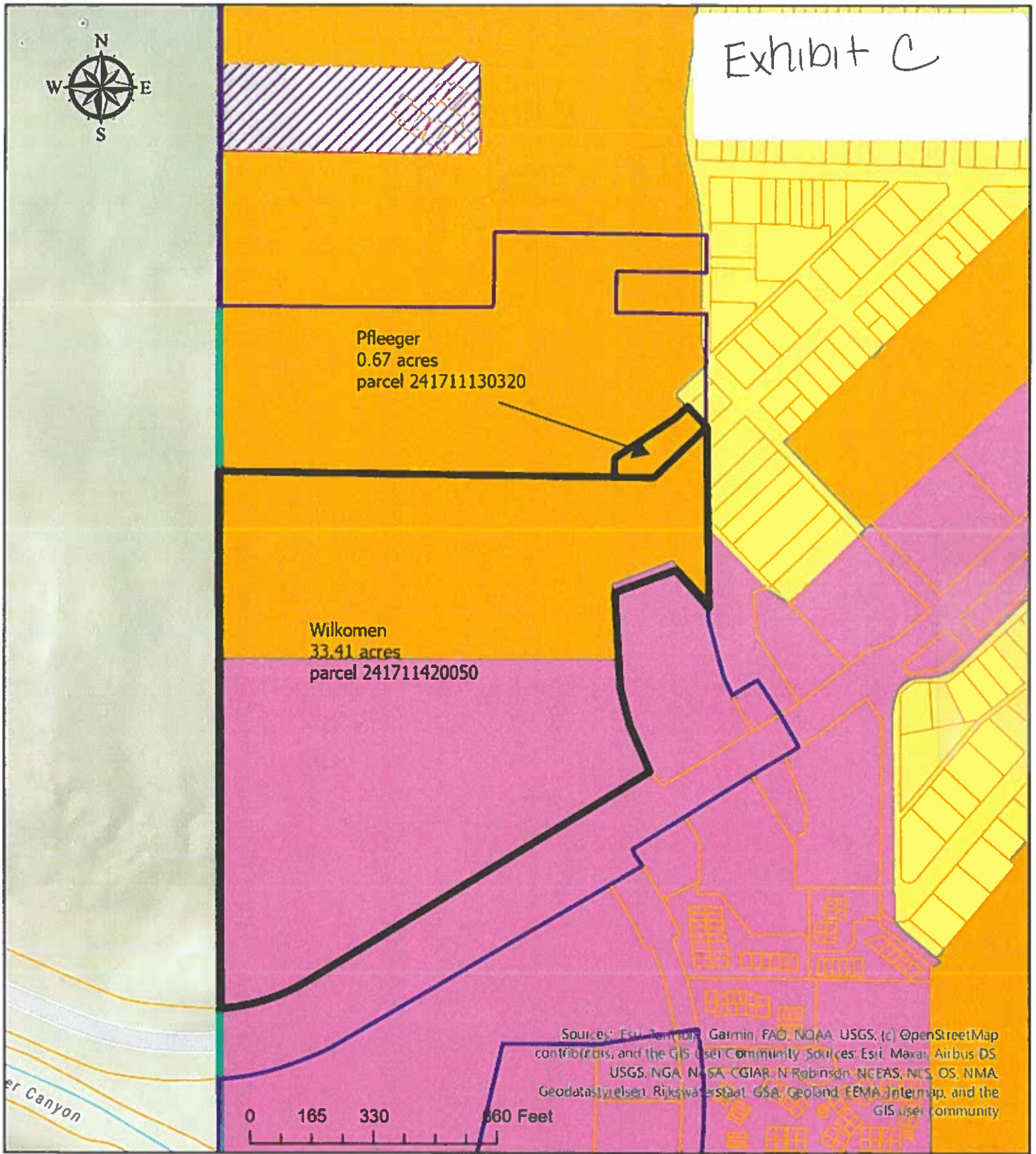
Legend

- City Limits
- Urban Growth Area
- water lines
- sewer lines
- annexation parcels

Willkommen/Pfleeger Annexation



November 2025



Legend

Zoning & Comp Plan Designations

- Central Commercial District
- General Commercial District

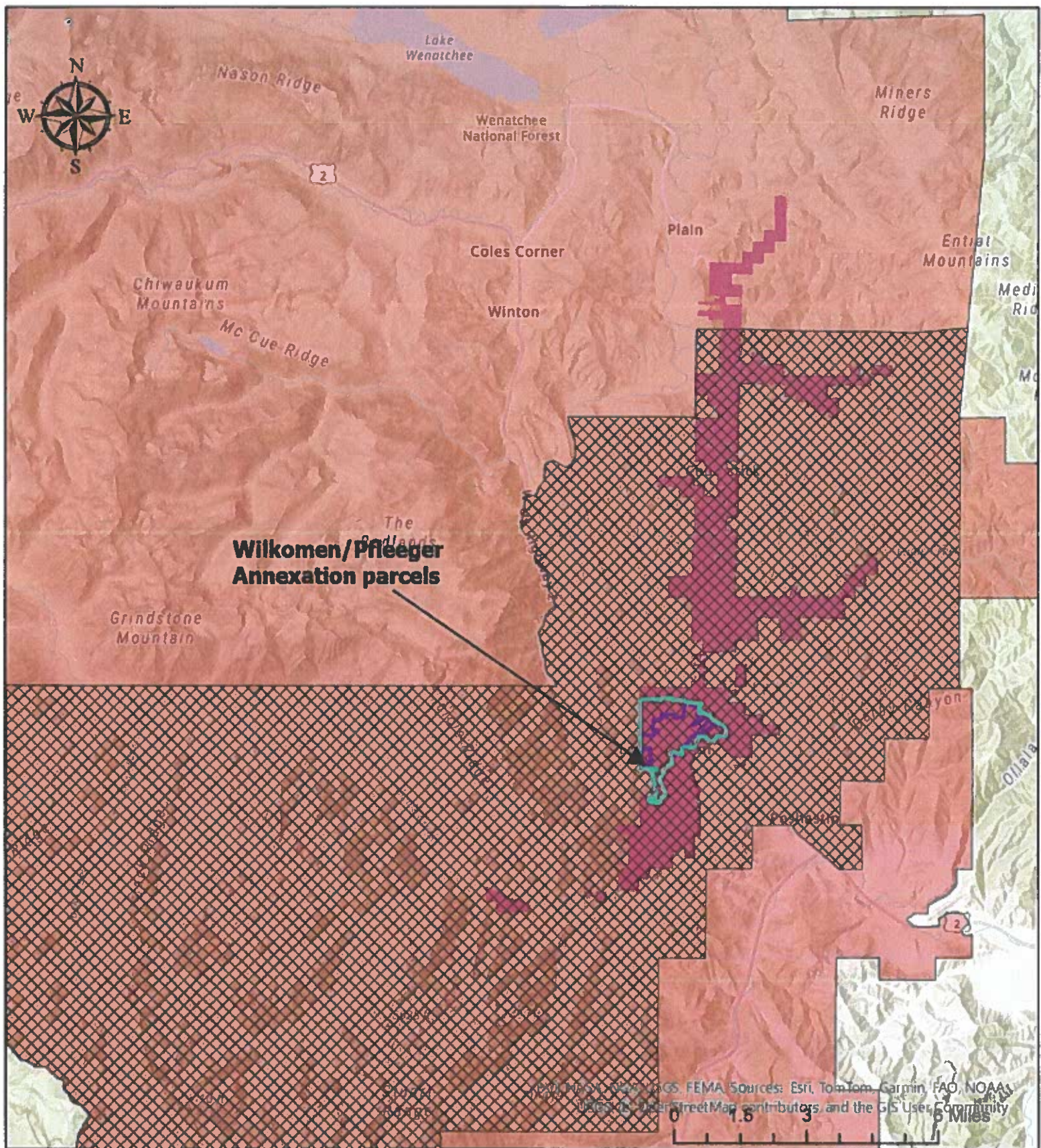
- Light Industrial District
- Multi-Family Residential District
- Planned Development District
- Recreation District
- Recreation Public District

- Residential S District
- Residential Low Density District
- Tourist Commercial District
- Urban Growth Area
- City Limits
- annexation parcels

Wilkommen/Pfleeger Annexation Zoning and Comprehensive Plan Designations



November 2025



Legend

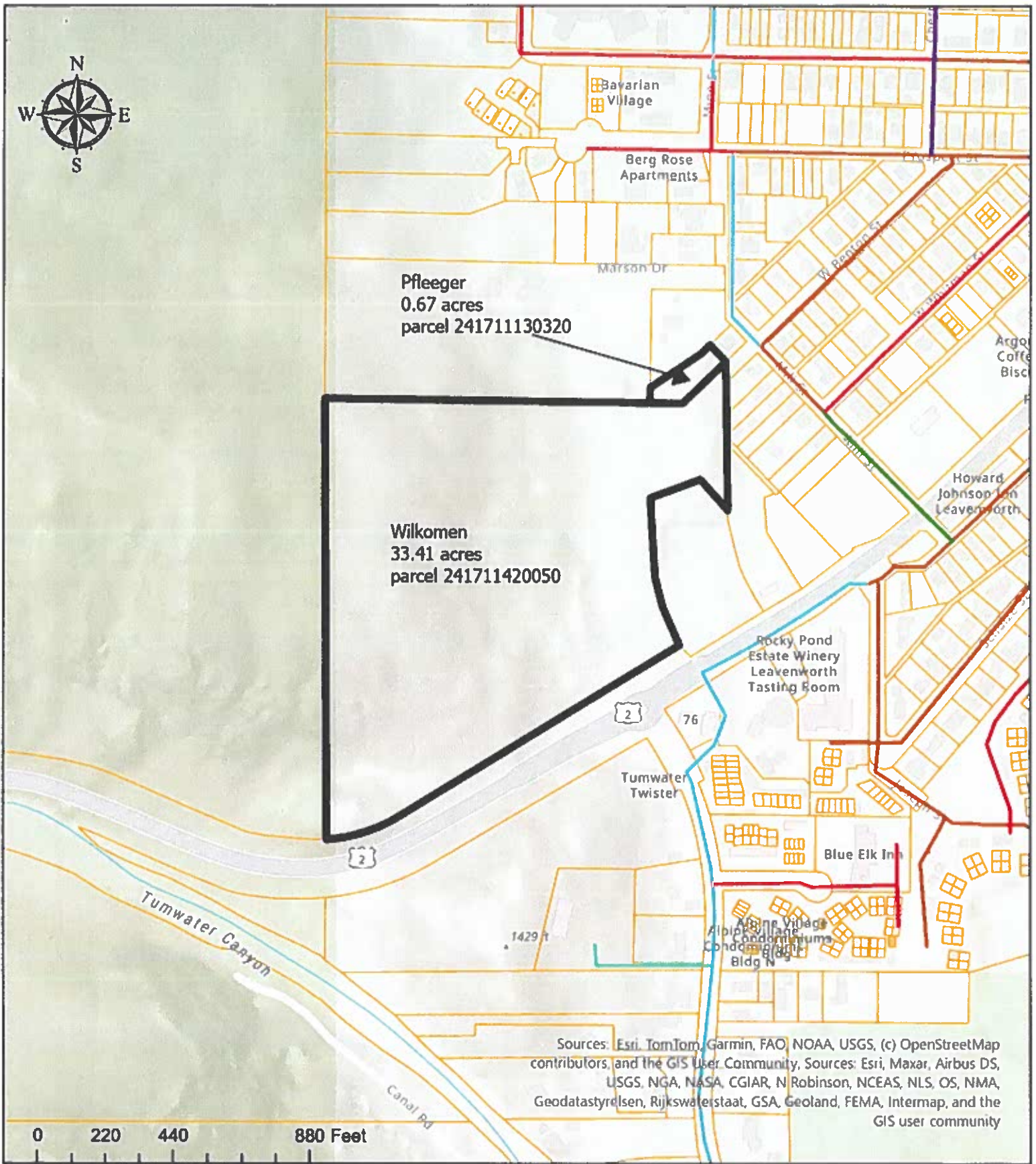
- Cascade School District
- Leavenworth City Limits
- Urban Growth Area
- PRSA Boundary

Fire Districts

Wilkommen/Pfleger Annexation Special Use Districts



November 2007

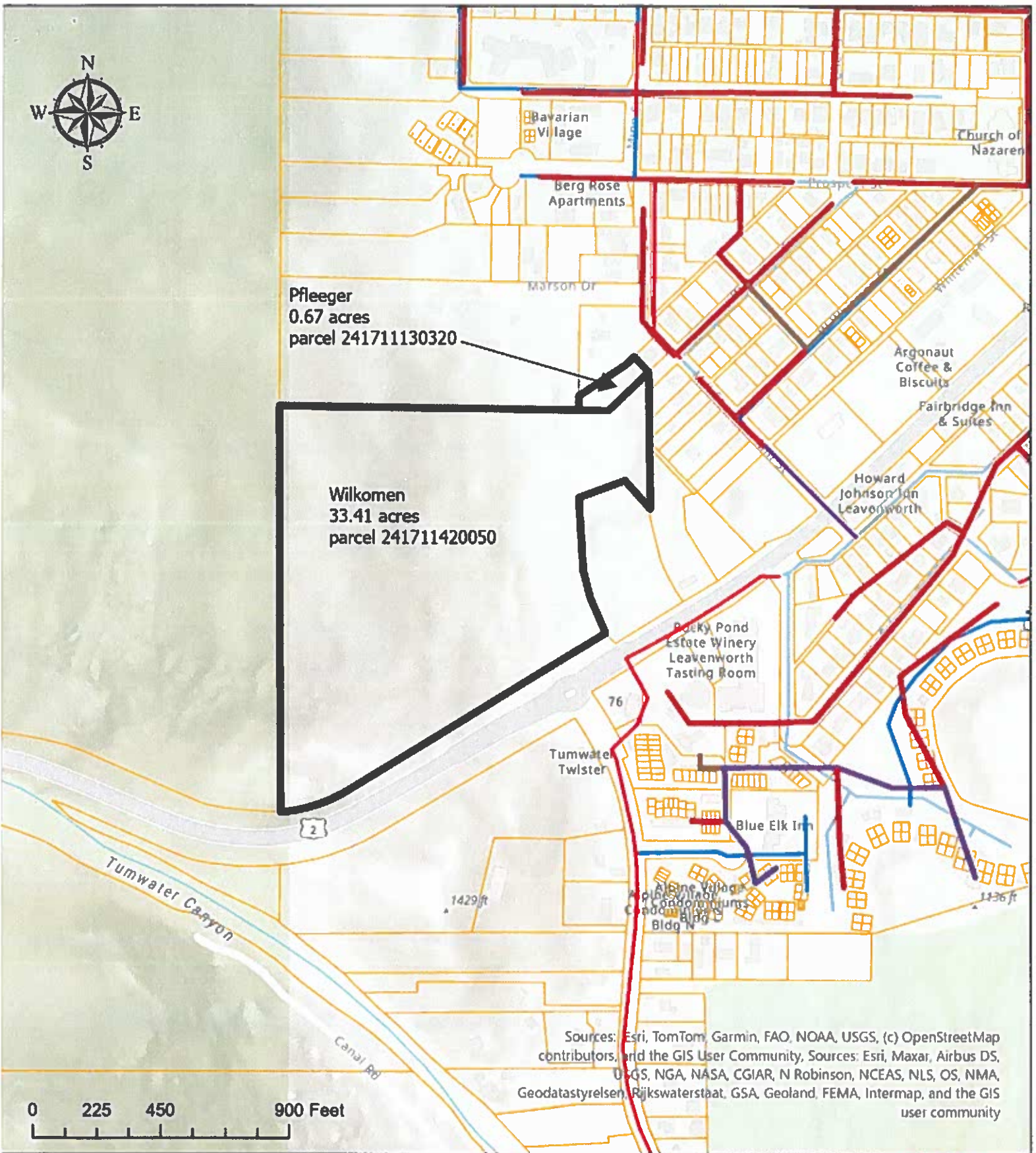


Legend

Water lines	8
Diameter (inches)	10
	12
	14

Wilkommen/Pfleeger Annexation Water lines



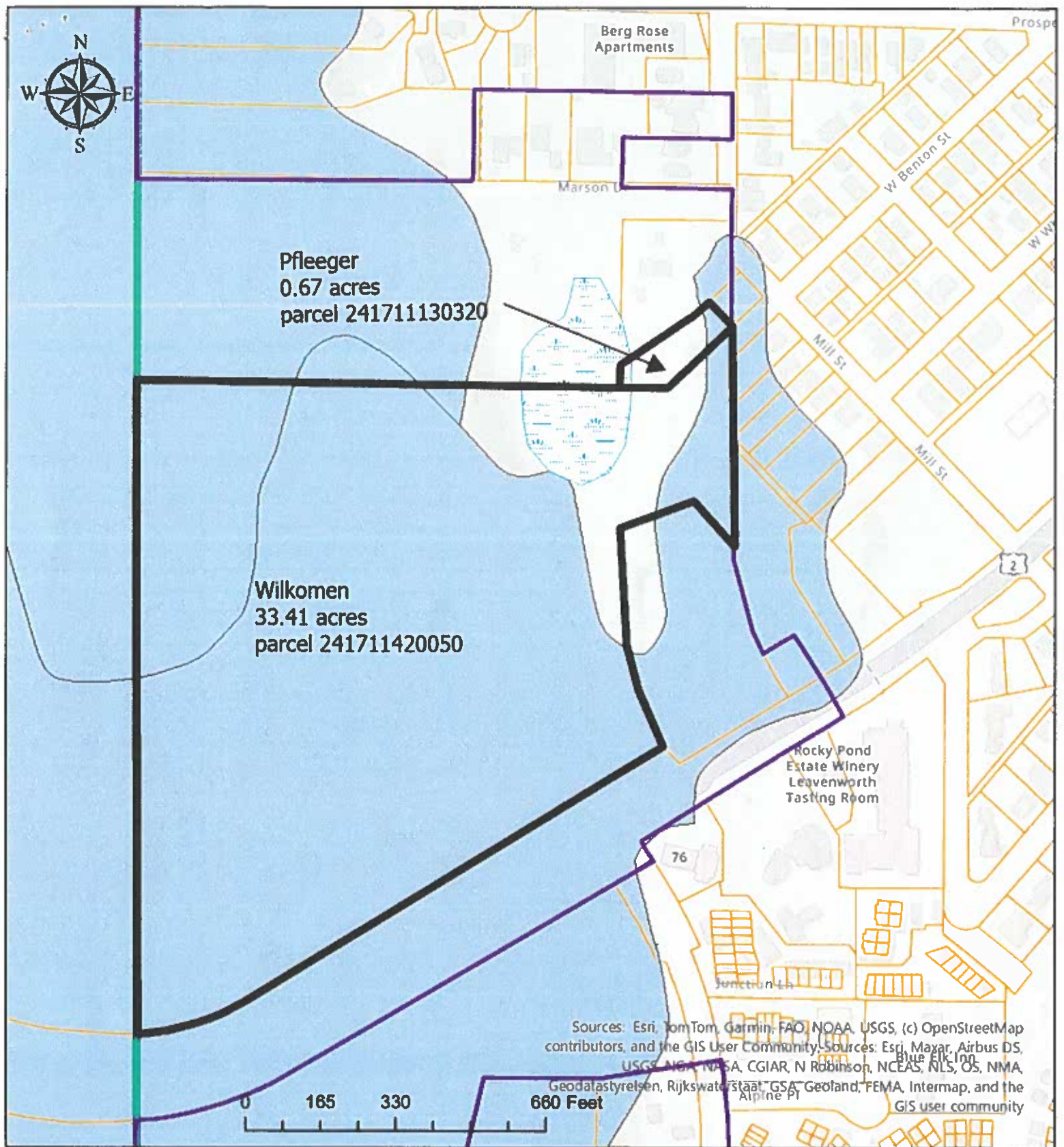


Legend
Sewer lines
Diameter (inches)

8
10
12

Wilkommen/Pfleeger Annexation Sewer lines





Wilkommen/Pfleeger Annexation Critical Areas



November 2025

Exhibit D

NOTICE OF INTENTION TO COMMENCE ANNEXATION PROCEEDINGS

August 22, 2025

Mayor Florea
City of Leavenworth
700 US Hwy 2
Leavenworth, WA 98826

Dear Mayor and City Council:

The undersigned, who are the owners of 100% of the properties within the proposed areas 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.

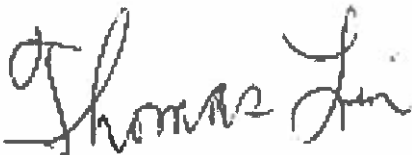
The two properties herein referred to contain approximately 33.4 acres and 0.67 acres, for a total of 35.07 acres, and are legally described in Exhibit "A," and geographically depicted on Chelan County Parcel Map, Exhibit "B," further attached hereto.

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

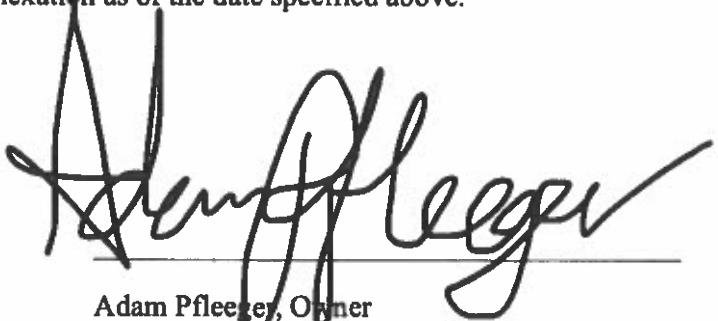
1. Whether the City will accept, reject, or geographically modify the proposed annexation.

The undersigned owners of the properties, Thomas Lin (Willkommen LLC) and Adam Pfleege, respectfully submit this Notice of Intention to Petition for Annexation as of the date specified above.

Sincerely,



Thomas Lin (Willkommen LLC), Owner
APN 241711420050



Adam Pfleege, Owner
APN 24171130320

EXHIBIT A

Legal Descriptions of Properties to be Annexed

Willkommen LLC (Lin) Property - APN 241711420050

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Begin at the East quarter corner of said Section 11 and running along the East and West center line of said section a distance of 1277.7 feet to the True Point of Beginning; thence continuing West along said center line a distance of 333.1 feet; thence running South 3° 24' East 65.3 feet; thence running South 14°24' East 100 feet; thence running South 23° 24' East 300.9 feet; thence running North 9° 24' West 160.8 feet to the aforementioned point of beginning.

TOGETHER WITH Lot 3, Short Plat No. 864, Chelan County, Washington, recorded under Auditor's No. 830597, in Book 791, Pages 1916 to 1919.

EXCEPT The North 160 feet (the Southwest corner of said North 160 feet monumented by a 5/8" rebar as shown on survey recorded under Auditor's No. 9202030026) lying Northwesterly of the Southwesterly extension of the Northerly right of way for West Benton Street.

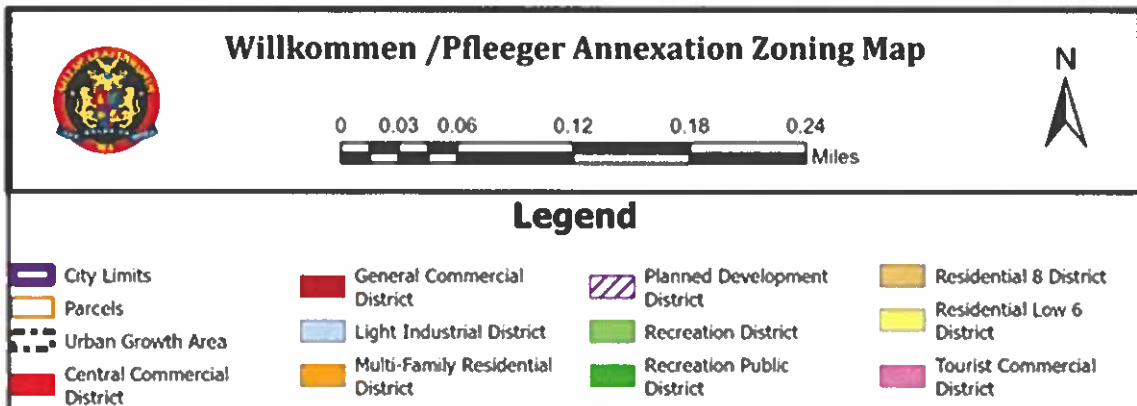
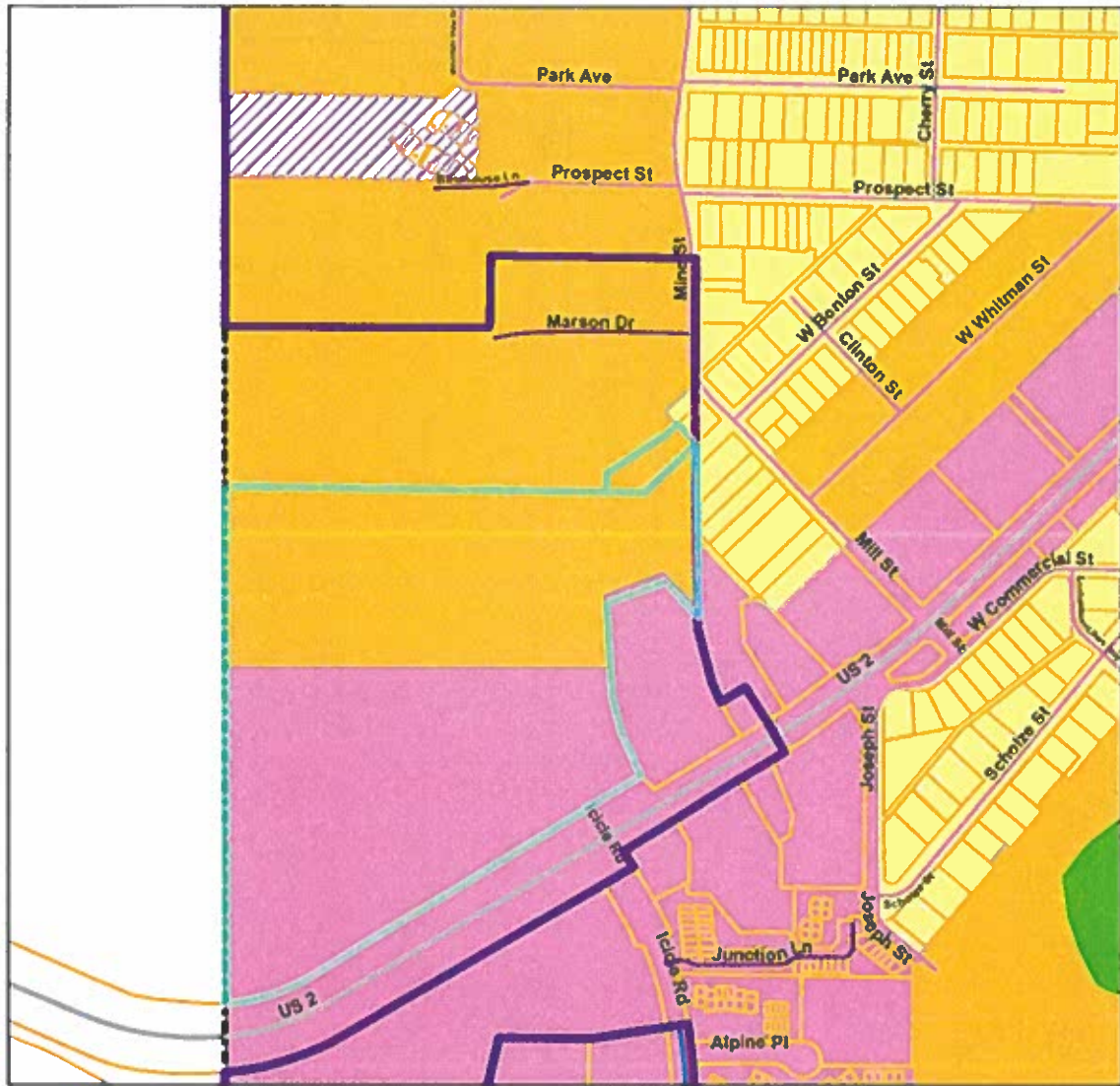
Also known as Parcel B of Boundary Line Adjustment No. 2022-378, Chelan County, Washington, recorded November 2, 2022 under Auditor's File No. 2575363.

Pfleeger Property- APN 241711130320

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



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 territories sought to be annexed are legally described on the attached **Exhibit A**, which is incorporated herein, which legal descriptions comply with RCW 35A.14.410. A map outlining the boundaries of the real properties 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 September 9, 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 Thomas Lin (Willkommen LLC) of one property located at NNA W Benton St, Assessor's Tax Parcel Number 241711420050; and
2. Consider the acceptance for annexation from Adam Pfleeger of one property located at NNA W Benton St, Assessor's Tax Parcel Number 241711130320; and
3. For purposes of annexation, the annexed properties will retain the existing zoning; and,
4. 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 September 9, 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 agree 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 their true name, or who knowingly signs more than one of these petitions or signs a petition seeking an election when they are not a legal voter or signs a petition when they are otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

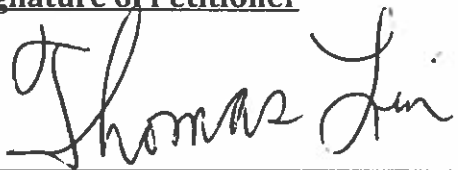
<u>Date</u>	<u>Signature of Petitioner</u>	<u>Tax Parcel No.</u>
10/13/2025		241711420050
10/13/2025		241711130320

EXHIBIT A
Legal Descriptions of Properties to be Annexed

Willkommen LLC (Lin) Property – APN 241711420050

All that portion of Government Lot 5 in Section 11, Township 24 North, Range 17, lying northerly of P.S.H. No. 15, EXCEPT that portion thereof lying within the boundaries of the following described tract:

Begin at the East quarter corner of said Section 11 and running along the East and West center line of said section a distance of 1277.7 feet to the True Point of Beginning; thence continuing West along said center line a distance of 333.1 feet; thence running South 3° 24' East 65.3 feet; thence running South 14°24' East 100 feet; thence running South 23° 24' East 300.9 feet; thence running North 9° 24' West 160.8 feet to the aforementioned point of beginning.

TOGETHER WITH Lot 3, Short Plat No. 864, Chelan County, Washington, recorded under Auditor's No. 830597, in Book 791, Pages 1916 to 1919.

EXCEPT The North 160 feet (the Southwest corner of said North 160 feet monumented by a 5/8" rebar as shown on survey recorded under Auditor's No. 9202030026) lying Northwesternly of the Southwesterly extension of the Northerly right of way for West Benton Street.

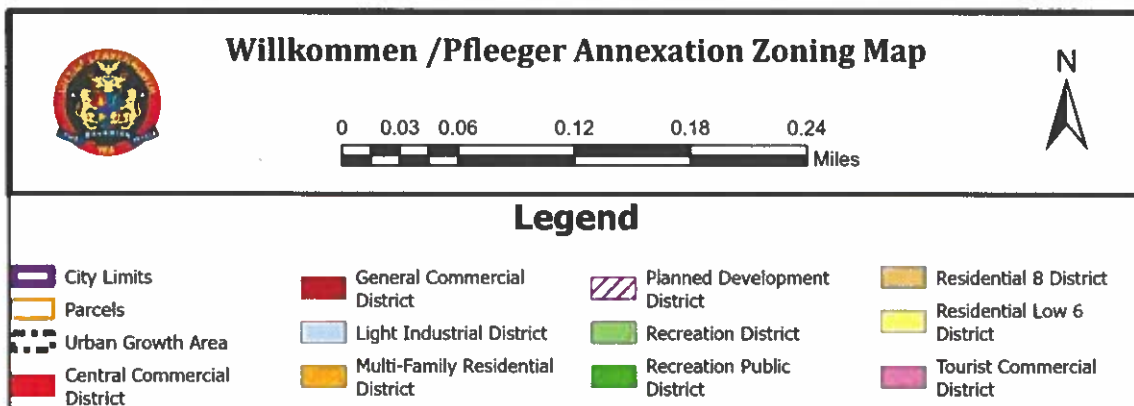
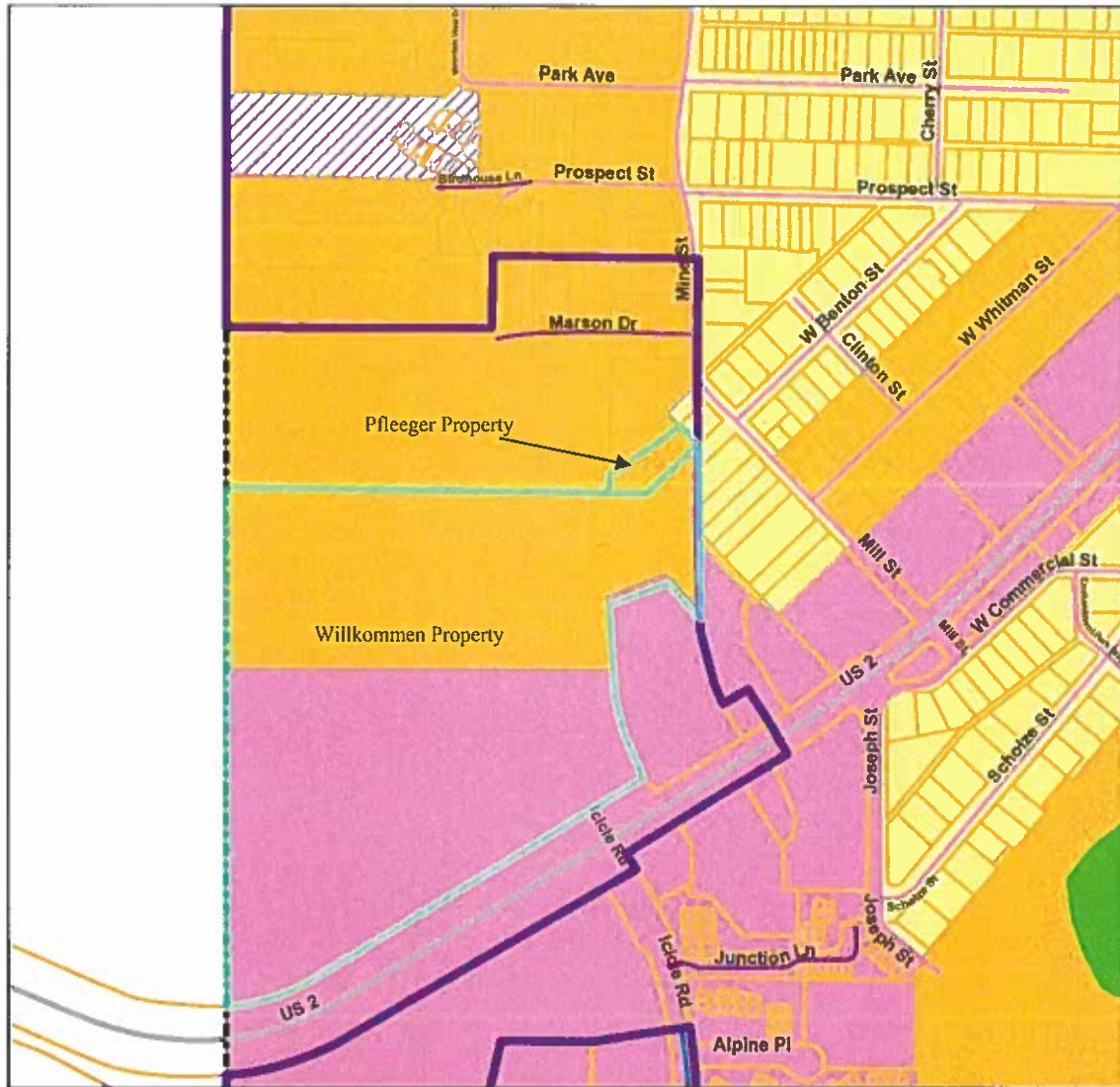
Also known as Parcel B of Boundary Line Adjustment No. 2022-378, Chelan County, Washington, recorded November 2, 2022 under Auditor's File No. 2575363.

Pfleeger Property- APN 241711130320

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 **Zoning and Boundary Map of Properties to be Annexed**





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: *2025-05-LV-WILLKOMMEN-FLEEGER*

Date petition submitted to County Assessor: *10/20/2025*

Terminal Date: *10/27/2025*

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: *\$625,786*

Total Assessed Value of petition: *\$625,786*

Percent of Assessed Value: *100%*

Total land area of proposed annexation: *33.9 ACRES*

[Signature]
Erin Fonville, Chief Deputy

10/28/2025
Date

10/29/2025

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

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 10842 City Council Hearing annexation of two properties published in regular form (and not in supplement form) of said newspaper(s) once a week for a period of 2 week(s) commencing on the 10/29/2025, and ending on the 10/29/2025 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 50.76.

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.

Subscribed and sworn before me this
10/29/2025

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 two properties located at NNA W Benton St, Assessor's Tax Parcel Numbers 241711420050 and 241711130320. The hearing will be on November 12, 2025 at 7:00 PM in the City Hall Council Chambers, 700 Highway 2, Leavenworth, Washington and via Zoom 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 Boles at City Hall, phone 509-548-5275 or email mboles@cityofleavenworth.com. Published in The Leavenworth Echo and The Cashmere Valley Record October 29, 2025 #10842



City of Leavenworth

Community Development Department

Notice of City Council Public Hearing

Project Name: Willkommen LLC / Pfleeger Annexation
File Number: LUA2025-024
Site Address: NNA W Benton St, Leavenworth
Date of Notice: October 23, 2025

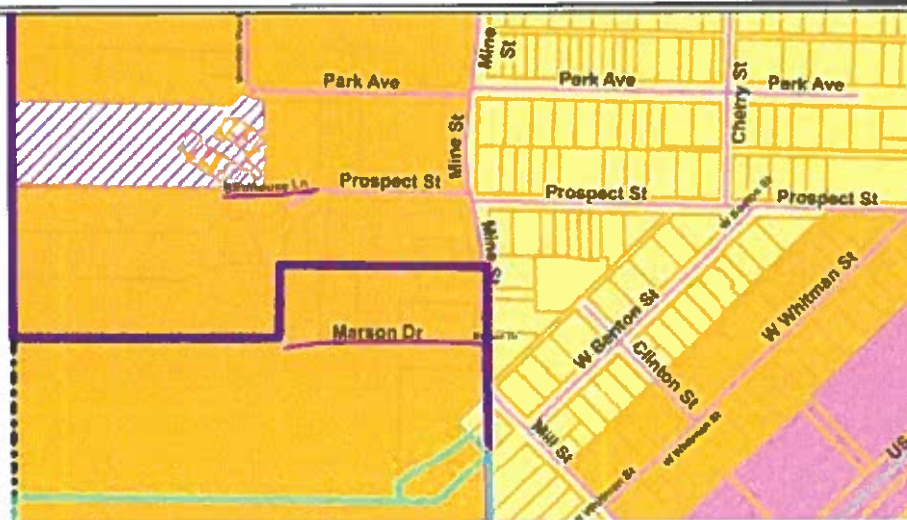
Notice is hereby given that the Leavenworth City Council will conduct a public hearing to receive public input on a petition for annexation by Willkommen LLC (Thomas Lin) and Adam Pfleeger, property owners, to annex two parcels located within the City of Leavenworth Urban Growth Area (UGA). The Willkommen LLC property is identified as Assessor's Tax Parcel Number (APN) 241711420050 and includes 33.4 acres of land within the Multifamily Residential and Tourist Commercial zoning districts. The Pfleeger property is identified as APN 241711130320 and includes 0.67 acres of land within the Multifamily Residential zoning district. The parcels are legally described as Lot B, BLA 2022-378, and Lot B, BLA 2024-004.

Public Hearing Date & Location: Wednesday, November 12, 2025, at 7:00 pm
City Hall Council Chambers
700 US Hwy 2, Leavenworth

For those individuals unable to attend in person, there is an option to attend via Zoom Webinar Hearing, by visiting the City Calendar and clicking the Zoom link on the day of the hearing:

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

Public comments are encouraged and may be provided at the hearing or submitted in writing to Maggie Boles, Community Development Director, at mboles@cityofleavenworth.com, or delivered to City Hall at 700 US Hwy 2, Leavenworth.



LEAVENWORTH CITY COUNCIL MINUTES

November 12, 2025

Mayor Carl J. Florea called the November 12, 2025 Leavenworth City Council meeting to order at 7:02 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 and Travis McMaster.

Council Absent: Mike Bedard

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

Councilmember Thayer moved to excuse Councilmember Bedard from the November 12, 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 October 14, 2025 Study Session and Regular Meeting Minutes
3. Approval of October 28, 2025 Study Session and Regular Meeting Minutes
4. 2025 Claims \$98,848.53
5. October 2025 Payroll \$576,363.48
6. PRSA Voucher Request \$80,000.00
7. Project Acceptance – 2024 On-Call Utility Repair Project – KRCL, LLC

Councilmember Hessburg amended the agenda to include item No. 14 – 2026 Leavenworth Fund Grant Awards.

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

COMMENTS FROM THE PUBLIC ON ITEMS NOT ON THE AGENDA

There were no comments from the public.

8. Presentation – Our Valley Our Future

Rachel Evey, Executive Director of Our Valley Our Future, introduced herself and stated she had been in the position for just over one month. She was joined by Maggie Richter, Development and Facilitation Specialist, who started working for Our Valley Our Future in March.

West Benton Street. The properties include a 33.4-acre parcel owned by Willkommen LLC which is split-zoned Multifamily Residential and Tourist Commercial and a 0.67-acre parcel owned by Adam Pfleeger which is zoned Multifamily Residential. Director Boles explained that both properties are within the Urban Growth Area and that the zoning would remain unchanged with annexation. She noted that on September 9, 2025, the City Council agreed to consider the annexation with the requirements that the existing zoning be retained and the annexed areas assume City indebtedness. The petition for annexation was signed on October 13, 2025, and notice was posted on October 24, 2025. She clarified that the purpose of the annexation is to enable future development using available City utilities though no specific development application has been submitted yet.

Adam Pfleeger, PO Box 22, explained that his inclusion in the annexation was to satisfy the County Boundary Review Board's requirement for contiguous properties.

Jennifer Hadersberger, 70 Wedgeview Lane, expressed concerns about the fiscal impact of potential infrastructure improvements and questioned how the City could evaluate costs without knowing the development plans. She encouraged the Council to seek more public feedback, noting that many residents were unaware of the proposed annexation and drawing parallels to the Adventure Park process.

Dana Kemmerling, 41 Orion Lane, supported Hadersberger's comments, stating she only learned of the public hearing through a Facebook post and predicted the City would encounter similar negative feelings as experienced with the Adventure Park if better public outreach was not conducted.

Betsy Steele, 9348 Eagle Creek Road, argued that annexation has only one purpose - significant development - and expressed concerns about congestion at that corner and cumulative impacts from development on Chumstick. She urged the Council to have a clear understanding of the annexation requestors' intentions before approval.

Kim Tobiason, 12380 Village View Drive raised infrastructure concerns, referencing the McDevitt development on Ski Hill where she believed the City paid for sidewalks and landscaping improvements. She requested assurance that any future development infrastructure would be 100% developer funded.

Hearing no additional comments, Mayor Florea closed the public hearing at 7:39 PM.

RESOLUTIONS, ORDINANCES, ORDERS AND OTHER BUSINESS

10. Resolution 26-2025 – Establishing Intent to Annex NNA W. Benton Properties

Director Boles presented Resolution 26-2025 establishing the City's intent to annex the Willkommen and Pfleeger properties pending Boundary Review Board approval. She clarified this was only establishing intent, with final action requiring a future ordinance.

Council provided the opportunity for Director Boles to address public comments to correct misinformation. She clarified several points:

Councilmember Strand had no report.

Councilmember Hessburg attended the Economic Development Committee meeting.

Councilmember Reister attended the Downtown Steering pedestrian Plaza Update.

Councilmember Thayer attended the Economic Development Committee meeting.

Councilmember McMaster attended the Leavenworth Area Promotions (LAP) retreat at Sleeping Lady.

MAYOR/ADMINISTRATION REPORTS

Mayor Carl Florea reported attending a November 4-5th retreat at Sleeping Lady with the P'squosa tribal representatives, Wenatchee River Institute, and Chelan Douglas Land Trust focused on moving beyond land acknowledgments to incorporate first residents. School superintendents attended along with nonprofits and museum representatives discussing legacy projects.

He also participated in the first statewide tourism economy Zoom meeting with eight communities working on potential legislation.

City Administrator Selby reported the City received \$8,048 in restitution from Zachary Soltis who damaged Front Street Park last December. Soltis pleaded guilty to Malicious Mischief 2, which is a felony and will complete 20 days of community service in Texas in lieu of jail time.

Finance Director Chantell Steiner updated that the pool required \$71,000 from the loan last month but with the \$80,000 property tax request on tonight's consent agenda, to make the pool positive by approximately \$9,000. She anticipates needing \$15,000-20,000 more through year-end for wages and utilities, resulting in a small loan balance that will run until April 2026 property taxes are collected.

She also mentioned the Upper Valley Parks and Recreation Area (PRSA) will approve property taxes at the meeting tomorrow using a creatively formatted document from the County due to form limitations.

Community Development Director Maggie Boles reported meeting with the Planning Commission about design standards and preparing for the upcoming community engagement night, which would include visual preference surveys on residential designs. She expected to have a hearing on design standards with the Planning Commission in December.

Public Works Director Andi Zontek-Backstrum thanked the Council for passing the utility rates after a year and a half of discussion, noting they would begin education outreach at the upcoming community engagement night. She also reported that Ben Larson was hired as the

CITY OF LEAVENWORTH, WA

RESOLUTION NO. 26-2025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEAVENWORTH, WASHINGTON, ESTABLISHING INTENT TO ANNEX CERTAIN CONTIGUOUS PREOPERTY LOCATED AT THE TERMINUS OF W BENTON ST AND ADJACENT TO US HWY 2 IN CHELAN COUNTY, WASHINGTON, TO THE CITY OF LEAVENWORTH

WHEREAS, on August 22, 2025, pursuant to RCW 35.13.125, Willkommen LLC (Thomas Lin) and Adam Pfleeger, owners of properties not less than sixty percent (60%) in value according to the assessed valuation for general taxation of the property hereinafter described, notified the Leavenworth City Council of their intent to commence proceedings for the annexation to the City of Leavenworth of said property; and

WHEREAS, on September 9, 2025, the City Council of the City of Leavenworth met during a regular open public meeting and determined that the City would accept the proposal to annex, determined to retain the existing zoning upon annexation, and determined to require the assumption of city indebtedness by the area proposed to be annexed; and

WHEREAS, on September 9, 2025, the City Council scheduled a public hearing on the proposed annexation for November 12, 2025; and

WHEREAS, on October 13, 2025, the owners filed the signed petition to annex; and

WHEREAS, on October 28, 2025, the Chelan County Assessor certified that the petition to annex meets the sufficiency requirements of RCW 35A.01.040, including the requirement that it be signed by owners of more than sixty percent (60%) in value according to the assessed valuation for general taxation of said property; and

WHEREAS, the Leavenworth City Clerk caused Notice of Public Hearing on the petition for annexation to be posted and published in the manner provide by law; and

WHEREAS, on November 12, 2025, a public hearing on said petition for annexation was held in the City Council Chambers of the City Hall; and the City Council, having determined that the annexation of the hereinafter described property to the City of Leavenworth would be in the public interest and for the public welfare and in the best interest of the City of Leavenworth and the residents thereof;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Leavenworth, Washington, as follows:

Section 1. The Leavenworth City Council hereby declares its intent to annex the property described in Exhibit A and depicted in Exhibit B attached hereto and by this reference incorporated herein as if fully set forth and to **notify** the Chelan County Boundary Review Board of such intent to annex. A copy of this Resolution shall be supplied to the Chelan County Boundary Review Board and a record of delivery of this notice shall be made by the Community Development Director.

Section 2. It is hereby further declared that upon annexation, the property described in Section 1 and above shall be subject to existing indebtedness of the City of Leavenworth. Zoning and land use designations shall be applied which are consistent with the City of Leavenworth Comprehensive Plan.

Section 3. Upon the Chelan County Boundary Review Board's approval of this annexation, the city attorney is directed to prepare an ordinance for council consideration annexing said property to the City of Leavenworth.

Section 4. Severability. The provisions of this Resolution are declared separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this Resolution or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of the Resolution, or the validity of its application to other persons or circumstances.

Section 5. Effective date. This Resolution shall become effective immediately upon adoption and signature as provided by law.

Passed by the City Council of the City of Leavenworth and approved by the Mayor this 12th day of November, 2025.

CITY OF LEAVENWORTH

By:


Carl J. Florea, Mayor

Attest:


Andrea Fischer, City Clerk

Exhibit "A" Property Descriptions

Property #1: Willkommen LLC (Lin) Property

Address: NNA W Benton St, Leavenworth, WA

Chelan County Assessor's Tax Parcel Number: 241711420050

Approximate Number of Acres: 33.4 (34.07 total acres in annexation)

LEGAL DESCRIPTION

All that portion of Government Lot 5 in Section 11, Township 24 North, Range 17, lying northerly of P.S.II. No. 15, EXCEPT that portion thereof lying within the boundaries of the following described tract:

Begin at the East quarter corner of said Section 11 and running along the East and West center line of said section a distance of 1277.7 feet to the True Point of Beginning; thence continuing West along said center line a distance of 333.1 feet; thence running South 3° 24' East 65.3 feet; thence running South 14° 24' East 100 feet; thence running South 23° 24' East 300.9 feet; thence running North 9° 24' West 160.8 feet to the aforementioned point of beginning.

TOGETHER WITH Lot 3, Short Plat No. 864, Chelan County, Washington, recorded under Auditor's No. 830597, in Book 791, Pages 1916 to 1919.

EXCEPT The North 160 feet (the Southwest corner of said North 160 feet monumented by a 5/8" rebar as shown on survey recorded under Auditor's No. 9202030026) lying Northwesterly of the Southwesterly extension of the Northerly right of way for West Benton Street.

Also known as Parcel B of Boundary Line Adjustment No. 2022-378, Chelan County, Washington, recorded November 2, 2022 under Auditor's File No. 2575363.

Property #2: Pfleeger Property

Address: NNA W Benton St, Leavenworth, WA

Chelan County Assessor's Tax parcel Number: 241711130320

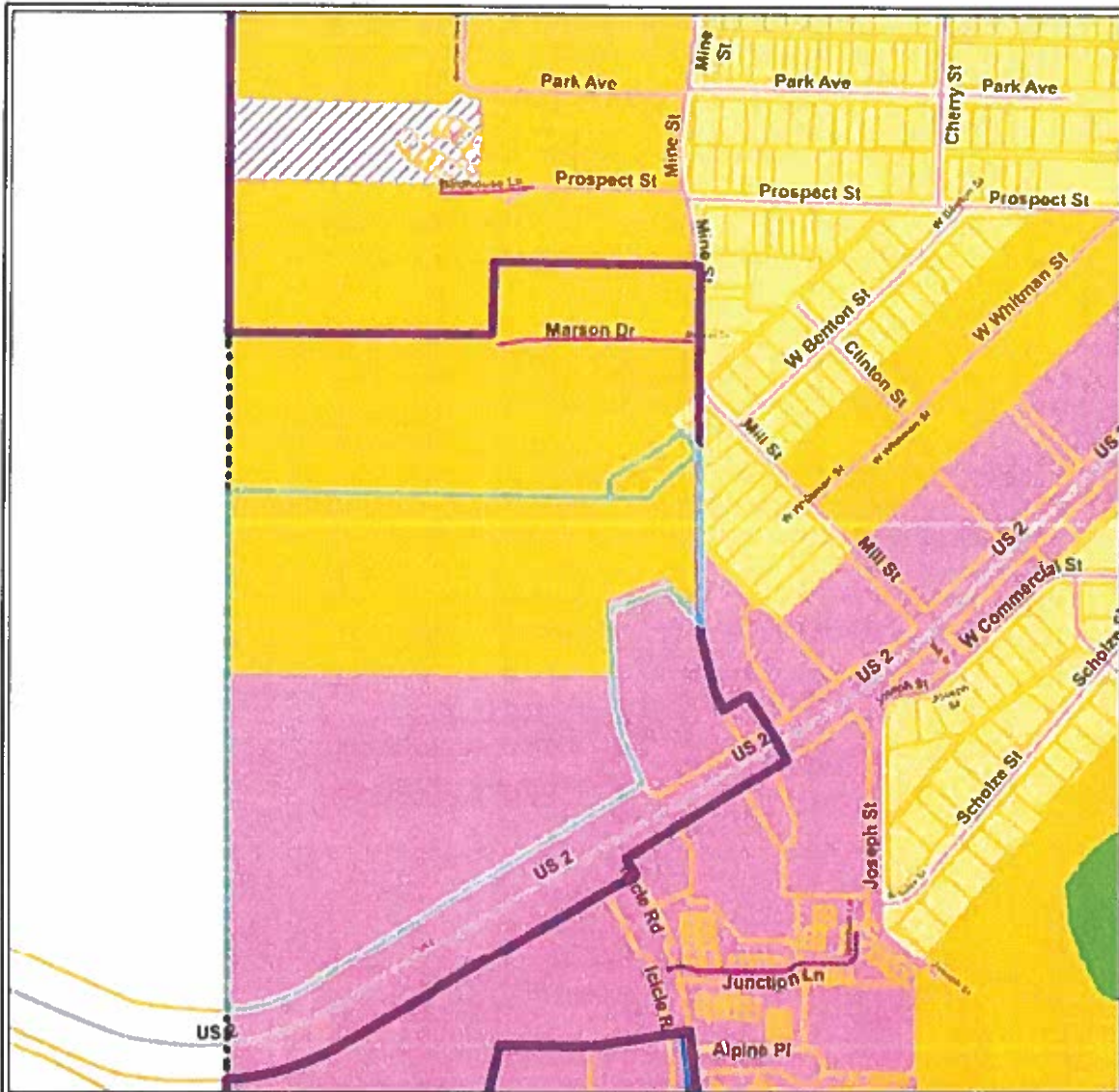
Approximate Number of Acres: 0.67 (34.07 total acres in annexation)

LEGAL DESCRIPTION

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": Zoning and Boundary Map of Properties to be Annexed



Willkommen /Pfleege Annexation Zoning Map



Legend

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