

1 WASHINGTON STATE BOUNDARY REVIEW BOARD IN AND FOR THE COUNTY OF CHELAN

2 **DECISION REGARDING NOTICE OF INTENTION 2025-005; WILKOMMEN-PFLEEGER ANNEXATION BY CITY**
3 **OF LEAVENWORTH**

4 This matter, having been heard by this board at a duly advertised public hearing on January 28, 2026,
5 hereby makes the following findings, conclusions, and decisions:

6 1. Notice of Intention No. 2025-005 was filed with the Washington State Boundary Review Board for Chelan
7 County on November 21, 20-25 and includes two parcels inside the urban growth boundary for the City of
8 Leavenworth in Chelan County, Washington, located at the terminus of West Benton Street.

9 2. The proposed annexation is known as the Willkommen- Pfleeger Annexation and was assigned Notice of
10 Intention (NoI) No. 2025-005. The board discussed it at its December 10, 2025, meeting and set it for
11 hearing on January 28, 2026.

12 3. Chelan County, by letter dated December 19, 2025, invoked the jurisdiction of this board consistent with
13 RCW 36.93.100(2).

14 4. The subject parcels are owned by and generally described as follows:

15 a. Willkommen LLC (Lin Property), NNA W. Benton St, Leavenworth, Washington, 98826. Assessor's
16 parcel no. 241711420050 and PID no. 28185. General legal description is: T 24N R 17EWM S 11 NWSE LOT B
17 BLA 2022-378 33.4100 ACRES

18 b Pfleeger Property. NNA W. Benton St, Leavenworth, Washington, 98826. Assessor's parcel no.
19 241711130320 and PID no. 28147. General legal description is: T 24N R 17EWM S 11, LOT A BLA 2022-378 LOT
20 3 SP 864 LOT 1 SP 561 0.6700 ACRES

21 5. One individual questioned the City of Leavenworth representative, Maggie Boles, regarding potential
22 zoning changes for the City of Leavenworth

23 6a No individuals commented to this board in opposition of annexation.

24 6b There were no written comments opposing annexation.

25 7a Two (2) written comments supporting the annexation were also submitted directly to this board and/or
to the City of Leavenworth and were included in the record of the city's proceedings received by this board.
Written comments were received from Thomas Lin and Adam Pfleeger.

7b Maggie Boles, City of Leavenworth Community Development Director, addressed this board in support of
the annexation.

8. Thomas Lin and Adam Pfleeger presented petitions for annexation to the City of Leavenworth respecting
each parcel.

1 9. The Willkommen parcel is currently undeveloped and can be accessed by Mine Street and W. Benton
2 Road. This property is bordered by zoned Tourist Commercial District to the south, zoned Residential 6
District to the east, zoned Multi-Family Residential District to the North, and Forest land to the west.

3 10. The Pfleeger is currently undeveloped and can be accessed by Mine Street and W. Benton Road. This
4 property is bordered by zoned Residential 6 District to the east, zoned Multi-Family Residential District to
the North and south, and Forest land to the west.

5 11. The boundary review board considered the records and files herein and the comments and materials
6 provided by the public at this board's hearing.

7 12. Physical boundaries are utilized in creating the area proposed for annexation; i.e., roads and parcel
boundaries.

8 13. There are no anticipated impacts on local service areas including law enforcement, fire and rescue, the
9 school district, hospital/EMS, and the library district.

10 14. Only one municipality is in the vicinity; Leavenworth. Thus, there is no possibility of multiple small
incorporations competing for territory for annexation.

11 15. Impractical or irregular boundaries may result or be created from approval of this annexation.

12 16. Approval of this annexation will result in the incorporation into the city of currently unincorporated
13 areas which are within the urban growth boundary and are thus urban in character; and are currently of a
typical urban residential density.

14 17. The proposed annexation does not require dissolution of any inactive special purpose districts.

15 18. Protection of agricultural and rural lands which are designated for long term commercially productive
16 agricultural and/or resource use by the adopted county comprehensive plan is not at issue in this case. The
17 lands subject to the proposed annexation are Multi-Family Residential and upon annexation would remain
Multi-Family Residential. Other uses in the vicinity are single family residences and zoned Tourist
18 Commercial District. Incongruent zoning issues are not a significant factor in this matter.

19 19. The subject parcels are currently or can be served by city infrastructure and services. Only road and fire
services would change from county to city obligations upon annexation.

20 20. The Memorandum of Understanding regarding the urban growth areas executed in June of 1997
21 between Chelan County and the five cities in Chelan County do not operate to authorize this board to
22 disregard the requirements of state law, e.g. the Growth Management Act and Chapter 36.93 RCW
governing Boundary Review Boards in the State of Washington.

23 21. The provisions of chapter 43.21C RCW, the State Environmental Policy Act, do not apply to
incorporation proceedings covered by chapter 35.02 RCW, annexations by cities or towns.

24 22. Approval of this annexation is not consistent with the provisions of the Growth Management Act, Ch.
25 36.70A RCW, and the applicable county and city comprehensive plans.

1 23. This board has considered the files and records herein, and the written and verbal comments and
2 discussion at the public hearing.

3 24. There is no evidence that the proposal is consistent with applicable law governing review of
4 annexations by this board.

5 25. None of the members of the board has submitted a written statement addressing opposition to
6 approval of the annexation as proposed to become part of the official record in this matter.

7 26. The unanimous conclusion of the three members of this board who were present and participated in
8 this hearing, is that the annexation as proposed is not logical and does not meet the application of the
9 factors contained in RCW 36.93.170 and the objectives contained in RCW 36.93.180.

10 Now, therefore, be it hereby ordered, the decision of the Washington State Boundary Review Board for
11 Chelan County is to deny the Willkommen- Pfleeger proposed annexation filed on November 21, 2025, and
12 assigned Notice of Intention (NOI) No. 2025-005.

13 Parcels subject to NOI 2023-001 are not approved for annexation hereby, and which are all within the
14 United States Postal Service area for Leavenworth, Washington, 98826, are:

15 a. Willkommen LLC (Lin Property), NNA W. Benton St, Leavenworth, Washington, 98826. Assessor's
16 parcel no. 241711420050 and PID no. 28185. General legal description is: T 24N R 17EWM S 11 NWSE LOT B
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20 3 SP 864 LOT 1 SP 561 0.6700 ACRES

21 The above referenced parcels are hereby denied approval for annexation into the City of Leavenworth.

22 This is a final and appealable order of this board pursuant to the requirements of applicable law including
23 but not necessarily limited to Chapter 36.93 RCW.

24 Decided and approved in open public session on the 28th day of January, 2026, and this written
25 decision and order signed in open and public session this 3rd day of March, 2026:

Duane Goehner

Duane Goehner (Mar 3, 2026 15:28:02 PST)

Duane Goehner, Chair

Carl Blum

Carl Blum (Mar 3, 2026 15:39:48 HST)

Carl Blum, Vice Chair

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Dennis Johnson, Member



Larry Cordes, Member

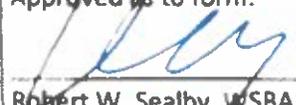
Aaron Young, Member

Attest:



Lisa de Vera, Clerk of the Board
Dated: 3-3-2026

Approved as to form:



Robert W. Sealby, WSBA 21330
Chelan County Prosecuting Attorney
Dated: 3-3-2026