

CHELAN COUNTY BOUNDARY REVIEW BOARD

JANUARY 28, 2026 MEETING MINUTES

5:32 Meeting called to order by Dennis Johnson

Present:

Duane Goehner, Member

Larry Cordes, Member

Carl Blum, Member * via zoom

Lisa de Vera, Clerk

Robert Sealby, Chelan County Prosecuting Attorney's Office*Via Zoom

Others Present:

Maggie Boles, City of Leavenworth

Betsy Steele, Leavenworth resident

5:32 Larry Cordes motioned, and Carl Blum seconded to approve the Meeting minutes from December 11, 2025. The motion passed unanimously.

5:35 PUBLIC MEETING: Duane Goehner explained the Public Hearing process to the public that was present. The Public Hearing for: NOI 2025-005 City of Leavenworth started.

Maggie Boles was present representing the City of Leavenworth. She briefly summarized the Notice of Intention: 2 properties in the urban growth area: No change in zoning requested, not development proposal, there was no pre-application, any development would go through the SEPA process. Maggie mentioned that commercial entertainment businesses are now prohibited within the City.

Maggie spoke to the fact that the WSDOT invoked jurisdiction, and she was able to speak with Clayton and his concerns about the US2 right-of-way.

Duane commented on the objectives of the BRB to use natural boundaries, and how this would work with this NOI. Carl mentioned the other properties(at least 7) and asked if the applicant spoke to the other property owners? Maggie does not believe they asked that she is aware of. Maggie stated that the City Council had reviewed the NOI. Larry added comments about the irregular boundary parcels.

The Board discussed their options for this NOI: Deny, adjust, or for the applicants to speak to the neighbors. Carl commented that he is not interested in adjusting any boundary lines.

Larry wanted confirmation of the request from the WSDOT, and Maggie replied that it was regarding the right-of-way and "gate" entering Tumwater canyon.

Betsy Steele: Asked if a potential zone change on the City's docket may factor into the City's decision on a zone request? Maggie Boles was unable to answer the question. Maggie did however comment on some environmental impact issues.

- **Larry Cordes motioned to deny NOI City of Leavenworth 2025-005. Carl Blum seconded the motion. The motion passed unanimously.**

Hearing Closed @ 5:51

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Carl asked Robert Sealby, PA if there was a 12-month period limitation for the applicant to come back with new information? Robert answered no.

The Board discussed adding to the minutes any potential properties to the list? There was some discussion on geographic boundaries, but no specific properties cited.

- **Larry Cordes motioned to appoint Duane Goehner as the new Chairperson for the Boundary Review Board. Carl seconded the motion. The motion passed unanimously.**
- **Larry Cordes motioned to appoint Carl Blum to the Vice-Chairperson. Duane Goehner seconded the motion. The motion passed unanimously.**

5:58 Meeting Adjourned.

Meeting adjourned Next meeting date:

FEBRUARY 25th 2026 @ 5:30PM in person.

Chelan County Commissioner's Office Building

400 Douglas Street, Suite # 201 Wenatchee, WA 98801