

**NOTICE OF PUBLIC HEARING
CITY OF LEAVENWORTH HEARING EXAMINER
March 17, 2016 at 9:00 A.M.**

NOTICE IS HEREBY GIVEN that the City of Leavenworth Hearing Examiner will conduct a public hearing on **March 17, 2016 at 9:00 A.M.** in the Leavenworth City Hall Council Chambers at 700 Highway 2, Leavenworth, Washington, to consider the following:

- **Major Subdivision Permit:** The purpose of this hearing is to review and consider approval for Major Subdivision Permit #MS LE-2016-01 known as “Pinegrass Addition to Leavenworth” preliminary plat application which includes creation of thirty-nine (39) separate lots, within three phases. This property is located at 12132 Pine Street, Leavenworth, Washington. The legal description is Lot A of Boundary Line Adjustment No. 2014-291, Chelan County, as filed with the Chelan County Auditor's Office under AFN 2408464. The Chelan County Assessor's Parcel Number of the property is 241701310150. The subject site is located within the Residential Low Density 6,000 zone district - annexed into the City of Leavenworth on January 15, 2016 by Leavenworth City Council Ordinance #1517.
- **Conditional Use Permit:** The purpose of this hearing is to review and consider approval for Conditional Use Permit #2016-01 to allow for construction to renovate / partially replace the existing Cascade High School, including accessory / associated uses, and necessary infrastructure in the location of the current high school. A Conditional Use Permit is required pursuant to LMC Chapters 18.20 and 18.52 for the proposed use of the property, located within a residential zoning district. The project site is located northwest of Chumstick Highway and north of Pine Street, 10190 Chumstick Highway (Highway 209), Leavenworth, Washington, and is a 34.82 acre parcel, the Chelan County Assessors Tax Parcel Number is 241701420100.
- **Conditional Use Permit:** The purpose of this hearing is to review and consider approval for Conditional Use Permit #2015-03 to allow for construction of a new elementary school (known as “Alpine Lakes Elementary”), accessory / associated uses, and necessary infrastructure to replace the existing Osborn Elementary School in a new location. A Conditional Use Permit is required pursuant to LMC Chapters 18.20 and 18.52 for the proposed use of the property, located within a residential zoning district. The project site is located on two separate parcels of land, generally located north of Pine Street and west of Titus Road. The property location details are as follows: 1) 10150 Titus Road, Leavenworth, Washington. A 9.96 acre parcel, the Chelan County Assessors Tax Parcel Number is 241701320080; and 2) 12240 Pine Street, Leavenworth Washington. A 6.05 acre parcel, the Chelan County Assessors Tax Parcel Number is 241701320100 - annexed into the City of Leavenworth by Leavenworth City Council Ordinance #1520.
- **Variance:** The purpose of this hearing is to review and consider approval for Variance #2016-01 to allow variance from the LMC for the Alpine Lakes Elementary ball / practice field lighting installation to a height of 75-feet tall (18.20.070); and installation of chain link fence along the property edge to a height of 6-foot tall (18.24.020). The property is located at 12240 Pine Street, Leavenworth Washington. The Chelan County Assessors Tax Parcel Number is 241701320100, and this property was annexed into the City of Leavenworth by Leavenworth City Council Ordinance #1520.
- **Variance:** The purpose of this hearing is to review and consider approval for Variance #2016-02 to allow variance from the LMC for the Cascade High School tennis courts lighting installation to a height of 75-feet tall (18.20.070); and installation of chain link fence exceeding 6-foot

(18.24.020). The property is located at 10190 Titus Road, Leavenworth Washington. The Chelan County Assessors Tax Parcel Number is 241701320080.

The Hearing Examiner will: 1) take action at the public hearings; 2) close the public hearings; 3) establish a date and time that the public record closes; and/or 4) continue the public hearings to another date, time, and place. The Hearing Examiner will render a decision ten working days after the public record closes to approve, approve with revisions/conditions, or deny each proposal. Complete information, copies of the proposals and legal descriptions may be reviewed during normal business hours at Leavenworth City Hall, located at 700 Highway 2, Leavenworth, Washington. For further information please call Cary Siess, Planner at (509) 548-5275. The public is invited to attend the public hearing and comment on all pertinent matters.