



## City of Leavenworth

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### City Council

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March 9, 2018

This week the City has taken in a lot of questions and comments regarding the Leavenworth Adventure Park Project. In order to resolve and clarify a few of the questions regarding the process, where the City currently is at with the process, and what may be some of the future steps, the following fact sheet has been put together for informational purposes:

1. The Leavenworth Adventure Park is a private developer's project and is not being planned or paid for by the City of Leavenworth or with City funds. The City, with the approval of the annexation, will however oversee the permitting process.
2. The action taken by the City Council on February 27, 2018 was for the annexation of the property. The decision was made to extend the municipal boundaries to include the parcel of property commonly referred to as the "Castle Site". The parcel borders the City's municipal boundary and is within the City's Urban Growth Area. The property was zoned commercial and the developer did not request a rezoning. The City's annexation history is not to force annexation, but to accept annexations when the property owner petitions the City for annexation. This is especially true for properties bordering the City, within the Urban Growth area, and where access to City utilities, water and sewer, are available. This actually is one of the foundations of the Growth Management Act.
3. The site has been for sale for approximately 25 years. It was purchased by the current owner in 1990. Leavenworth Adventure Park is currently considering the purchase of the property along with development of the property.
4. **At this time, Leavenworth Adventure Park has not made any application to the City for permits to construct their outdoor adventure park.**
5. A timeline for public comment on the project or review of the project has not been established because no permit application has been made.
6. The first permit Leavenworth Adventure Park would seek is a Conditional Use Permit. The adventure park is a permitted use under the Conditional Use Permit application, LMC 18.44.030 - Uses requiring conditional use permits.
7. Once a permit application is made, a timeline and schedule can be developed in terms of processing the application.
8. At the point in time the application is made, the developers will need to provide additional information regarding their project and how they will be addressing a variety of issues: parking, traffic, lighting, signage, security, drainage, utilities, etc. This

information is distributed for agency review and available for public review. The comments made by the agencies or public are provided to the applicant, and the applicant will need to further determine if and how to address those concerns. This information is then provided to the Hearing Examiner.

9. The Hearing Examiner holds the hearing. After reviewing the information, taking testimony from the applicant and public, the Hearing Examiner makes a decision regarding the approval of the Conditional Use Permit based on the statutes and laws of the jurisdiction. The decision may be an outright approval, the approval may come with conditions, or the decision may be a denial. The decision however is based on the rule of law and evidence presented.
10. Members of the public or the developer do have the right to challenge the decision of the Hearing Examiner through the District Court System.
11. The City Council's future involvement with this project will only be on the periphery unless the developers are requesting some additional assistance from the City for their project to move forward. Past development projects where developers did request additional assistance and were granted assistance from the City include the Cascade Medical Center, Upper Valley MEND "Meadowlark", the residential development "Pinegrass", etc. These projects wanted reductions in fees, or assistance in financing, or a deviation from a regulation which the City Council provided. The tool used is a Development Agreement written between the Developer and the City, with City Council consideration and approval.
12. If the Conditional Use Permit is granted by the Hearing Examiner, the project adherence to the Old World Bavarian Alpine Theme Design will then be reviewed and permitted by the Design Review Board.
13. If all the submittals and approvals are made, the actual building and development permit developed, approved, and issued by the Development Services Department will be based on the requirements and conditions of the Hearing Examiner, Development Agreement (if needed and approved by the Council), and the requirements of the Design Review Board. And in addition, the state and local law and ordinances, and building code requirements.

I hope the information above is helpful. Please let me know if there are additional questions.

J. Walinski

City Administrator/City of Leavenworth