

**CITY OF LEAVENWORTH
DEVELOPMENT SERVICES DEPARTMENT**

Notice of Determination of Non-significance

and

Notice of Public Hearings before the Planning Commission and City Council

NOTICE IS HEREBY GIVEN that the City of Leavenworth has issued a Determination of Non-significance (DNS) per the State Environmental Policy Act Rules (Chapter 197-11 WAC) and the Leavenworth Municipal Code:

A PUBLIC HEARING WILL BE HELD before the Leavenworth Planning Commission on **Wednesday, October 19, 2016**, beginning at **7:00 p.m.** in the **City Council Chambers at City Hall**, located at 700 Highway 2, Leavenworth, Washington. The purpose of this hearing is to receive public testimony regarding:

1. Regional Stormwater / Wetland Management Master Plan.
2. Amendment to LMC 18.44.020 Tourist Commercial (TC) listed uses to include "recreational vehicle parks." Amendment to the criteria, address Park Models, and update other standards, specification and criteria for recreational vehicle parks within Chapter 18.51.
3. Private Land Use Designation and Zoning Map amendment for lands owned by Ida Allen Trust from Residential Low Density 6,000 (RL 6) district to LI district. The subject properties are approximately 3.68 acres in area, located across from County Shop Road; and identified as Lots 1-3 of Short Plat 575; and further identified as Parcel Nos. 241701410125 and 241701410100.
4. Private Land Use Designation and Zoning Map amendment for lands owned by Willkommen Village LLC from Multifamily Residential (RM) district to General Commercial (GC) district. The subject property is approximately 4.39 acres; located at 11686 River Bend Dr, Leavenworth, WA; and identified as Parcel No. 241806330050.
5. Private Land Use Designation and Zoning Map amendment for lands owned by Willkommen Village LLC from Residential Low Density 12,000 (RL 12) district to Residential Low Density 10,000 (RL 10) district. The subject property is approximately 2.39 acres; located at 11686 River Bend Dr, Leavenworth, WA; and identified as Parcel No. 241806330050.
6. Amendments to clarify Duplex and new ADU regulations and other miscellaneous updates within LMC Chapters 18.20, 18.21, 18.22, and 18.23
7. Amendments to varied sections and chapters of the LMC to consolidate land use and development definitions into a single title.
8. Private Leavenworth Municipal Code amendment to increase the building height of the General Commercial (GC) district from 35' to 50'.

The recommendation of the Planning Commission will then be forwarded to the **City Council** for a public hearing which is **tentatively scheduled for December 27, 2016**, beginning at **6:30 p.m.** in the City Council Chambers during the regularly scheduled meeting of the City Council. The comment period begins on **October 7, 2016** and will end on **December 7, 2016**. The comment

period for the SEPA determination will run concurrently. An appeal of the SEPA determination must be filed by 5:00 p.m. on the last day of the comment period. Only those persons who comment during the SEPA comment period are entitled to file a SEPA appeal. The contents of the appeal must meet the requirements outlined in the Leavenworth Municipal Code.

The materials may be reviewed during normal business hours at City Hall, a copy may be obtained by contacting Nathan Pate at Leavenworth City Hall, 700 Highway 2, Leavenworth, (509) 548-5275, or reviewed on the City of Leavenworth Development Services Department webpage <http://www.cityofleavenworth.com>. Interested citizens are encouraged to comment on the proposal and to attend the public hearing. Written comments may be sent before the hearing to Leavenworth City Hall, P.O. Box 287, Leavenworth, WA 98826.

Nathan Pate, AICP
Development Services Manager
Dated: October 7, 2016

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