



CITY OF LEAVENWORTH
DEPARTMENT OF DEVELOPMENT SERVICES

NOTICE OF APPLICATION

Date of Notice: November 21, 2016

Project Name: **Short Subdivision 2016-01LE**

Physical Address of Property: 11686 Riverbend Drive¹
Leavenworth, WA 98826

Applicant/Owner: Willkommen, LLC
2622 58th Ave SW
Seattle, WA 98116

Applicant/Contact: Thomas Lin
2622 58th Ave SW
Seattle, WA 98116

Docket/Permit #(s): Short Subdivision Application 2016-01 LE

Date of Application Submittal: August 2, 2016, September 9, 2016 and October 3, 2016

Date of Notice of Incomplete: August 29, 2016 (email)

Date of Notice of Completeness: October 17, 2016 (default)

Comment Due Date: **December 5, 2016**

Notice of Final Decision Due Date²: January 10, 2017

Project Location: The project site is located at 100 Ward Strasse, Leavenworth, Washington. The legal description is Lot B of Boundary Line Adjustment 2015-01LE as filed with the Chelan County Auditor's Office under Auditor's File Number 2415492 (a portion of Lot A, BLA 2011-01LE). The Chelan County Assessor's Parcel Number of the property is 241806330050. The subject site consists of differing zone districts, including General Commercial, Residential Multifamily, and Residential Low Density 12,000 zones.

Project Description: This is a proposal for short subdivision of an existing 29.1 acre undeveloped parcel into four separate lots with frontage on Ward Strasse as follows:

1. Lot 1, 3.00 acres in area;
2. Lot 2, 1.5 acres in area;
3. Lot 3, 3.05 acres in area; and
4. Lot 4, 21.52 acres in area.

Lots 1-3 appear to be generally located within the General Commercial zone district portion of the parent parcel lot (Lot 4 remaining). Pursuant to LMC 18.23, there is no minimum lot size or width for new land divisions in this district.

Required Permits

The Applicant submitted a City of Leavenworth Short Subdivision Permit application and related documents. Right-of-Way and Infrastructure Development permitting through the City will be required for extension of, and connection to, water and sewer infrastructure to be located within Ward Strasse necessary to serve all lots within the subdivision. Sidewalks and other street infrastructure in compliance with the Old World Bavarian Alpine Theme shall also be installed. Improvements are subject to conformance with adopted City standards, including but not limited to consistency with the Downtown

¹ Address subject to change.

² As provided by LMC 21.09.070, a Notice of Final Decision shall be issued within 120 days after the date of the Determination of Completeness excluding periods during which the applicant has been requested by the City to correct plans, perform required studies, or provide additional information or materials. The date noted does not account for periods of time which are excluded from the 120 days for issuance of the Notice of Final Decision and the date is subject to change.

Master Plan. Such right-of-way and utility improvements shall be completed or bonded prior to final plat approval. City of Leavenworth permitting for the construction of structures on newly created lots, including but not limited to on-site stormwater retention, will be required at the time of lot build-out.

Required/Existing Environmental Documents

This project is not subject to the State Environmental Policy Act (SEPA) pursuant to WAC 197-11-800(6)(a). There are no known or identified critical areas within the subject site or general vicinity of the site. The City did not request environmental investigations or studies for this project at this time. Prior to lot build-out, the City may require environmental studies, including but not limited to a traffic impact analysis.

Review / Preliminary Determination of Consistency

The City of Leavenworth (City), permitting authority for this proposal, has reviewed the proposed project for probable impacts. It is the finding of the City that the application appears consistent with the regulations contained within the Leavenworth Municipal Code Titles 14, 16, 17, 18, and 21 and the Leavenworth Comprehensive Plan, subject to conditions to be included in the Final Notice of Decision for Preliminary Short Subdivision Approval and final plat. The proposal requires additional infrastructure (City water and sewer main extension, lateral connections, stormwater infrastructure, and complete street improvements) to serve future development. With compliance, the proposal is not expected to cause significant adverse impacts to the surrounding commercial, recreation and residential districts.

The City will regulate impacts by utilizing local development regulations, the City's Comprehensive Plan, and other applicable local, State, or federal laws or rules. These laws and rules should provide adequate analysis of, and mitigation for, any impacts of this project. The following requirements have been identified, subject to changes and additions at the discretion of the City:

1. Pursuant to LMC 17.14.100 (C), street right-of-ways of a subdivision shall conform to the provisions set forth in LMC Title 14, Development Standards, and as identified in the Leavenworth Comprehensive Plan, including the Old World Bavarian Alpine Theme and Downtown Master Plan. Infrastructure improvements along Ward Strasse and within the development will be required, including but not limited to:
 - A. Stormwater infrastructure for new impervious surfacing and improvements necessary for right of way extension and improvements shall be provided;
 - B. Storm drainage for the individual lots of this plat shall be the responsibility of the individual lot owners at the time of lot development (building). On-site stormwater systems will be required (connection to City or existing stormwater utilities will not be allowed). Stormwater plans shall be prepared and submitted for review and approval by the City prior to issuance of building permits. An annotation shall be placed on the face of the plat as follows:
 - i. Individual on-site stormwater systems are required at the time of construction. Stormwater plan(s) shall be prepared and submitted at the time of application submittal for review and approval by the City prior to the issuance of building permit(s).
 - C. Installation of sewer main extension within right-of-way, to the westernmost boundary of proposed Lot 1, and lateral sewer service lines to serve the new lots and future extension shall be completed or bonded prior to final plat approval.
 - D. Installation of lateral water service lines, meter vaults, and backflow prevention device vaults for the new lots, and stubs for future infrastructure as necessary, shall be installed or bonded prior to final plat approval.
 - E. A fire turn around, meeting the requirements of LMC 14.14 and the IFC, is required and shall be installed or bonded for prior to final plat approval.
 - F. Fire hydrants shall be placed a maximum distance of 300-feet along roadways, as necessary.
 - G. Complete street extension and right of way improvements, per the adopted City standards and compliant with the Old World Bavaria Alpine Theme and Downtown Master Plan, shall be installed or bonded for prior to final plat approval. Such improvements include, but are not limited to:
 - i. Paver crosswalks and a sidewalk on the north side of Ward Strasse;
 - ii. A planting strip and any other planting areas (such as intersection or cross-walk bulb-outs) including permanent underground irrigation. Planting areas shall include a variety of trees, shrubs and ground cover;

- iii. Subdivision / street lighting with all ancillary elements, including but not limited to banner arms, irrigation necessary for planters, and power necessary for seasonal decorations;
 - iv. Roadway striping and signage to reflect the City Standard Detail for Urban Collector;
 - v. Curb cuts / driveway entrances shall be identified within the preliminary plat and may require installation to avoid disturbance of new infrastructure improvements. The City may, at its discretion, place a moratorium on disturbance of new infrastructure for a specified period of time;
- H. Repair / replacement of any damaged existing street / right-of-way infrastructure shall be performed in conformance with current adopted Old World Bavarian Alpine Theme and Downtown Master Plan standards.
2. Those public facilities and utilities required to be provided as a condition of approval shall be fully operational or bonded for in accordance with Leavenworth Municipal Code 17.20.030 and 14.14.170 prior to recording the final plat.
 3. The City requires final (100%) engineered civil plans for right-of-way infrastructure permitting and/or bonding.
 4. All utilities shall be placed underground and shall be in conformance with the provisions contained in LMC Title 14.
 5. A 10-foot snow storage easement along the perimeter of the plat fronting Ward Strasse, for the benefit of the City of Leavenworth, and/or alternate regional snow management plan as approved by the City, shall be established. Snow storage areas and easements shall be delineated on the final plat.
 6. The City shall assign property street addresses prior to final plat approval. Such addresses shall be delineated on the face of the final plat.
 7. The preliminary plat shall be updated to include or correct the following:
 - A. Short Plat No. 2016-01LE shall be delineated on the face of the plat.
 - B. "Department of Community Development" shall be changed to "Development Services Department" and "Development Services Manager" shall be shown.
 - C. The "Title of Notice" shall be removed or updated to reflect that land within a short subdivision, the short plat of which has been approved within five (5) years immediately preceding, may not be further divided unless a final major subdivision has been approved and filed for record pursuant to LMC Chapter 17.12; except, the owner who filed the original application for a short subdivision containing fewer than four (4) lots may apply to further divide within five (5) years provided the total lots created does not exceed four (4).
 - D. All existing easements, and any dedications in place at the time of plat recording shall be shown on the plat, including but not limited to the existing well easement and any recorded dedication by separate conveyance.
 - E. The municipal boundaries and land use zoning boundaries and classification shall be shown on the preliminary plat.

Public Notice

This Notice of Application shall be posted at the project site and in three (3) places at City Hall for the duration of the comment period, per Leavenworth Municipal Code Section 21.07.080(B).

Public Comment/Review/Appeals

The public is encouraged to review and comment on the proposed project and its probable impacts. **This may be your only opportunity to comment on impacts of the proposed project.**

It is the right of any person to comment on the above noted application, to receive notice of and participate in any hearings (if applicable), and request a copy of the decision once made, or to appeal such decision subject to the requirements outlined in Title 21 of the Leavenworth Municipal Code. Interested persons must submit comments and/or requests within fourteen days following the date of publication of this notice. **The comment period ends at 5:00 PM on the date noted above.**

A complete project file is available for review at Leavenworth City Hall at 700 Highway 2, Leavenworth, Washington, or by contacting Community Development Department staff at 509-548-5275. The file of record for this application includes, but is not limited to the following documents:

1. City of Leavenworth Short Plat Application, date stamped received by the City on October 2,

2016;

2. Preliminary Short Plat (scaled drawings of the subdivision showing lots, blocks, streets or tracts or other divisions or dedications of land to be subdivided); and
3. Subdivision Guarantee, issued by Old Republic National Title Insurance Company.

Staff Contact

For more information regarding this application, please contact:

Cary Siess, Planner

City of Leavenworth Department of Development Services

P.O. Box 287 / 700 Highway 2 Leavenworth, WA 98826

509-548-5275 Phone / 509-548-6429 Fax

Planner1@cityofleavenworth.com