



City of Leavenworth
Department of Development Services

Notice of Complete Application

Date of Notice: July 17, 2018

Project Name: **Leavenworth Adventure Park**

Physical Address of Property: 9342 Icicle Road
Leavenworth, WA 98826

Property Owner: Larry W. Langston
4039 NE Everett Court
Camas, WA 98607

Applicant / Contact: John Sutherland
DR Moffett & Associates, Inc.
7900 SE 28th Street, Ste 236
Mercer Island, WA 98040

Docket/Permit #(s): Conditional Use Permit No. 2018-02
Variance No. 2018-01

Date of Application Submittal: June 25, 2018

Project Location: The project site is approximately 11 acres located at 9342 Icicle Road, identified as parcel no. 241711420100, and further described as Township 24 North, Range 17 East Willamette Meridian, Section 11 North West South East (quarter). The subject site is located within the Tourist Commercial zone district of the City of Leavenworth.

CUP Project Description: The applicant has submitted a Conditional Use Permit Application in order to establish a "Commercial amusement enterprise" within the Tourist Commercial zone district. Pursuant to Leavenworth Municipal Code (LMC), " Commercial amusement enterprise" means a location where recreation activities take place. These activities can include but are not limited to stadium, arena, outdoor theater (amphitheaters or outdoor music events, theme parks, equestrian facilities, rodeos, circuses, skateboard parks, race tracks, go karts, ATV or motorcycle tracks, and sports stadiums or arenas), bowling alley, dance hall, skating rink, archery club, gun club, private tennis club, private swimming club, or similar athletic club, batting cages, BMX courses, paintball and golf driving ranges. The project is subject to a Conditional Use Permit LMC Section 18.44.030 and Chapter 18.52, and includes:

1. Leavenworth Adventure Park (LAP) will be a year-round, family activity park featuring a Wiegand Alpine Coaster™ and other adventure attractions.
2. The base area will include loading/unloading, storage, tickets, photo, merchandise, restrooms, picnic area, office and areas for light snack, beverage sales (foodservice – café and covered seating for approx. 150 occupancy). The location of buildings and/or many of the adventure attractions will be on a flat area adjacent to Icicle Road (excepting an observation platform) and include, but are not limited, to:
 - a. Two-story building to include spaces for: café, kitchen, storage, ticket sales, restrooms, offices, and information booth (5,000 square feet total) with associated covered seating area.
 - b. The Alpine Coaster will consist of a structure for housing of mechanical propulsion, loading and unloading platform, and a dual rail system approximately 2,950 linear feet in length total (750-feet uphill and 2,200-feet downhill). The propulsion system will convey sleds to the top of the hill, around a metal track supported by a combination of metal spikes and foundations, and travel back down to the base of the hill by gravity (25-29 mph max.).
 - c. Ropes Aerial Challenge Course consisting of towers and “bridges.” This is a supervised aerial obstacle course with climbing towers, zip lines and obstacle bridges. This area may include a free-standing supervised climbing wall. Assisted rock climbing utilizing the natural rock faces of the site. This is a supervised protected climbing activity – always hooked in when climbing. “Via Ferrata” is Italian for “Iron Path,” and originated in the First World War to move troops through the Dolomite mountain region. Via Ferrata courses are exciting and accessible climbing/hiking routes equipped with steel cables and iron ladders for foot and hand holds.
 - d. Eurobungy Bungy Trampoline. This will be a four-station mechanically enhanced “jumping” ride with bungee cords, harness, popes, pullies, swivels, winch and the trampoline
 - e. Zipline (designed to be accessible for most ages and people with disabilities). This is an approximate 400’ line that can accommodate two riders in a seated position.
 - f. A walking / hiking trail system leading to an observation area or deck at the peak of the hill on the property.
3. The base area will be landscaped and fenced.
4. Paved parking will be at the southern end of the property (58-stall parking lot) and include a stormwater retention facility.
5. An emergency and maintenance access route utilizing the uphill trail system will be provided.
6. Pedestrian circulation improvements, including the addition of a signalized (flashing light) crosswalk in line with Junction Lane and other improvements (on and off-site).

7. Operating hours for outdoor activities will be within the hours of 10am to 10pm depending on business traffic.
8. Necessary supporting infrastructure and appurtenances.

Currently within the base area there are three temporary structures and associated unimproved parking area (a temporary “house,” trailer, and portable toilet).

Complete details are included within the file of record and available upon request.

Variance Project Description: In addition, the applicant is requesting a variance, pursuant to LMC 18.56, from the setbacks required by LMC 18.44.040, Tourist Commercial District, yard requirements, and as outline in the Variance Application.

Determination of Completeness: The application for the project, as described above, has been reviewed by the City of Leavenworth, and has been determined to be **complete**, as it meets the procedural submission requirements of the City and is sufficient for continued processing. This Determination of Completeness shall not preclude the City of Leavenworth from requesting additional information, corrections, studies, mitigation and/or requirements, either at the time of the Notice of Completeness or subsequently, if new information is necessary, corrections are needed, and/or substantial changes in the proposed action occur. 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. This Notice does not constitute final approval (Notice of Final Decision) for the application.

Contact: City of Leavenworth Department of Development Services
PO Box 287 / 700 Highway 2 Leavenworth, WA 98826
Phone: 509-548-5275 / Fax: 509-548-6429

This Determination of Completeness does not preclude the ability of the City of Leavenworth to request additional information or studies if new information is required or substantial changes in the proposed project occur as processing of the application is underway. This notice does not constitute any approval of the application and compliance with conditions of approval may be required of the project.