



City of Leavenworth
Department of Development Services

Notice of Complete Application / Notice of Public Hearing

Project Name: Commercial Lodging on State Highway 2, Variance 2018-03

Physical Address of Property: NNA State Highway 2
Leavenworth, WA 98826

Applicant/Contact: Josh Fletcher
114 24th Ave East
Seattle, WA 98112

Date of Application Submittal: December 17, 2018
Comment Due Date: January 18, 2019

Date of Public Hearing: February 5, 2019 at 10:00 AM at City Hall, 700 Hwy 2,
Leavenworth, WA 98826

Project Location: The project site is located at NNA State Highway 2, Leavenworth, Washington; Assessor's parcel number: 241711140175, 0.20 acres and is bordered by Mill and West Commercial Street.

Project Description: The applicant is proposing to construct a new, commercial lodging facility as permitted by LMC 18.44.020 and is requesting approval for a variance to reduce the front yard setback from 25 feet to 10 feet to accommodate the 50% lot coverage allowance in the Tourist Commercial zone (LMC 18.44.060 Lot coverage).

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 on December 31, 2018**, 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, if new information is necessary, corrections are needed, and/or substantial changes in the proposed action occur. This Notice does not constitute final approval (Notice of Final Decision) for the application.

SEPA Preliminary Determination of Consistency Review: This project is exempt from State Environmental Policy Act (SEPA) review per WAC 197-11-800(6)(e).

Required/Existing Environmental Documents: At the time of future building, a commercial building permit and SEPA are anticipated to be required.

Public Comment/Review/Appeals: The public and other agencies with jurisdiction are encouraged to review and comment on the proposed project and its probable impacts.

It is the right of any person to comment on the above noted application, to receive notice of and participate in any hearings, and request a copy of the decision once it is made, or to appeal such decision subject to the requirements outlined in Title 21 of the Leavenworth Municipal Code. Interested persons must submit written comments and/or requests within fourteen days following the date of publication of this notice. **The comment period ends January 18, 2019 at 5:00 pm.**

Notice of Hearing: A **Public Hearing has been scheduled before the City of Leavenworth Hearing Examiner on February 5, 2019 at 10:00 AM** in the Leavenworth City Hall Council Chambers located at 700 Highway 2, Leavenworth, Washington for the above referenced application. This notice is in conformance with Leavenworth Municipal Code 21.09.050 (B) (3) which requires notice at least 10-days prior to the date of the hearing.

A complete project file is available for review at Leavenworth City Hall at 700 Highway 2, Leavenworth, Washington, or by contacting Development Services Department staff at 509-548-5275.

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