



City of Leavenworth
Department of Development Services

**Combined Notice of Complete Application
and Notice of Application**

Date of Notice: February 14, 2020
Physical Address of Property: 230 W Commercial St
Leavenworth, WA 98826
Applicant/: Syndicate Smith LLC
220 US Hwy 2
Leavenworth, WA 98826
Owner: Front Street Lodges
114 24th Ave. E #106
Seattle, WA 98112
Docket/Permit #(s): 20-009-B / 2895
Date of Application Submittal: January 30, 2020
Date of Notice of Complete: February 13, 2020
Comment Due Date: February 28, 2020

Project Location: The project site is located at 230 W Commercial Street, Leavenworth, Washington, at the intersection of US Highway 2, Mill Street and W Commercial Street. The Chelan County Assessor's Parcel Number is 241711140175. The subject site is located within the Tourist Commercial (TC) zoning district of the City of Leavenworth.

Project Description: Construction of a new two-story commercial nightly rental, consisting of two rental units and five off-street parking spaces. Unit A (West Unit) includes a 1567 sq ft first floor, 1663 sq ft second floor, 350 sq ft deck and 285 sq ft covered porch/patio, with 4 bedrooms, 1 bunkroom and 6.5 bathrooms. Unit B (East Unit) Includes a 1314 sq ft first floor and 1398 sq ft second floor, with 3 bedrooms and 5 bathrooms. Additionally, this project includes landscaping, infrastructure (water, sewer, stormwater) and road improvements.

SEPA Review: The applicant provided a cultural resource report stating no resources on the site. This project is exempt from the State Environmental Policy Act (SEPA) process in accordance with LMC 16.04.100(A)(3) and WAC 197-11-800(1)(d).

Preliminary Determination: The following preliminary determinations were made prior to finding the application complete and ready for noticing. Additional consistency review will occur prior to issuance of the Building Permit.

1. The site is accessed from a public street – W Commercial Street. Improvements to the access are required.
2. Road improvements are required by a separate permit and shall include installation of new curb, gutter and sidewalk along Mill Street and W Commercial Street, to the southeast property corner (adjacent to the parking area).
3. The applicant proposes a total of five (5) off-street parking spaces. Pursuant to LMC 14.12.150, one (1) off-street parking space is required per guest suite. “Suite” means a group of interconnected rooms, intended for sleeping, that are for rent or use by a guest, and individually designated by number, letter, or other means of identification. The building includes two separate suites (Units A & B) and therefore requires a minimum two off-street parking spaces (one of which must be ADA compliant).

4. City Water and Sewer service are available; however, permits, connection fees and buildout extensions will be required by the applicant based on City approved plans which will be reviewed by a separate permit.
5. Commercial garbage service is available from the City; however, the can/dumpster configuration and size requirements will review by a separate permit.
6. Stormwater will be treated onsite via an engineered stormwater system, to be approved by the City prior to issuance of the building permit.
7. Snow storage is provided on the project site in areas located along the south property lines, adjacent to the off-street parking areas.

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.

Required Permits: This Notice of Application is for Building Permit Number 20-009-B. Completed Permit(s): Architectural Design Permit #19-187-D issued December 13, 2019. Required Future Permits: A City of Leavenworth right-of-way (ROW) permit will be required for all work within the City's ROW. Water and sewer connection permits will be required for the new utility connections. A lighting permit and sign permit will be required for any proposed exterior lighting and/or signage. An electrical permit from L&I will be required. Additional permits may be required, which are not identified at this time.

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). This Notice of Application shall also be mailed to agencies with jurisdiction.

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. **This will be your only opportunity to comment on 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, 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 Friday, February 28, 2020 at 5:00 pm.**

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.

Staff Contact:

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