



City of Leavenworth
Department of Development Services

Notice of Application

Date of Notice: December 5, 2018

Project Name/File Number: Leavenworth Adventure Park, CUP 2018-04 and V 2018-02

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

Applicant/Contact: Dave Moffett (applicant) & John Sutherland (primary contact)
7900 SE 28th Street, Suite 236
Mercer Island, WA 98040

Date of Application Submittal: November 8, 2018
Date of Complete Application: November 28, 2018

Project Location: The project site is located at 9342 Icicle Road, Leavenworth, Washington; Chelan County Assessors Tax Parcel Number 24-17-11-420-150. The subject site is located within the Tourist Commercial District (CT), is 10.11 acres, and is bordered by State Highway 2.

Approvals Requested: There are two applications approvals being requested; (1) is an application for a Conditional Use Permit (CUP) for a Commercial Amusement Enterprise and (2) a Variance from the front and side yard setback requirements for multiple structures. Future anticipated permits will including City building, Public Works and design review permits, Chelan County Health District permits, Labor and Industries permits.

Project Description: The applicant is proposing to construct and operate a year-around, commercial amusement enterprise called the Leavenworth Adventure Park (Adventure Park). The applicant is proposing to construct the project in two phases:

Phase 1 of the proposed Adventure Park includes several amusement features which include:

(a) Wiegand Alpine Coaster with an uphill track length of 750 feet and a downhill track length of 2,000 feet long with a vertical drop of 234 feet; (b) Climbing Wall and/or Tower; (c) Bungee Trampoline; and (d) Sluice Mining. Other development features proposed in Phase 1 include: (a) Developed Base Area (approximately 17,000 square feet) with loading/unloading storage, ticketing, retail, restrooms, picnic area, office, and food services; (b) Landscaping; (c) Parking (approximately 32,000 square feet with 69 stalls); (d) Crosswalk; and (e) Fencing.

Phase 2 of the proposed Adventure Park includes the following additional amusement features: (a) Aerial Ropes Challenge/Obstacle Course; and (b) Via Ferrata Climbing Experience. Other development features proposed in Phase 2 include: (a) An estimated 5,000 square foot building for food services; (b) Landscaping; and (c) Parking as necessary.

The applicant has an anticipated start date of operation in late 2019 or early 2020. Operating a minimum of 225 days per year; Monday - Friday 10:00 am to 10:00 pm; Saturdays and Holidays 9:00 am to 10:00 pm; and Sundays 9:00 am - 7:00 pm with private parties available midweek from September through May.

State Environmental Policy Act, SEPA: The proposed Adventure Park is subject to a SEPA review and determination. The City expects to make a determination after the comment period. The applicant has provided a SEPA checklist and support documents, including: Site Plans, Geotechnical Report, Wetland Assessment, Wetland Rating Form, Plant Survey Report, Traffic Impact Analysis, Peer Review of Traffic Impact Analysis, Cultural Resources Report, Washington State Archaeological Site Inventory Form, SE Group Letter - Coaster Noise Impacts, Wiegand Letter - Noise Impacts, Environmental Noise Assessment for Northstar-at-Tahoe Alpine coaster, and Chelan County PUD - Background Information.

Public Review and Comment Period: The public is encouraged to comment on this proposal starting December 5, 2018 and no action will be taken on the project until after the comment period ends **December 19, 2018**. Any person has the right to comment on the application, receive notice of and participate in any hearings, request a copy of the decision once made. Appeal rights are outlined in the Leavenworth Municipal Code Chapter 21.11. A copy of the application is available for review on line at <http://cityofleavenworth.com/city-government/development-services-department/leavenworth-adventure-park-conditional-park-application/> or during normal business hours at City Hall. Comments must be submitted to Development Services, staff contact: Charity Duffy, by mail or in-person at PO Box 287 / 700 Highway 2 Leavenworth, WA 98826 or emailed to planner1@cityofleavenworth.com or Faxed 509-548-6429. For questions please contact Charity at City Hall, phone: 509-548-5275.