



**City of Leavenworth**  
Department of Development Services

**Notice of Two Public Hearings – Appeal of the Adventure Park SEPA determination followed by the Conditional Use Permit and Variance Hearing for the Adventure Park**

**Project Name:** Leavenworth Adventure Park, CUP 2018-04 & VAR 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  
**Date of SEPA Appeal:** March 1, 2019  
**Date of Public Hearing:** April 30, 2019 at 8:00 AM at Festhalle, 1001 Front Street,  
Leavenworth, WA 98826

**Project Location:** The project site is located at 9342 Icicle Road, Leavenworth, Washington; Chelan County Assessors Tax Parcel Number 24-17-11-420-100. 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 2018-04) for a Commercial Amusement Enterprise and (2) a Variance (file VAR 2018-02) from the side yard setback requirements for the alpine coaster (the request for front yard setback variances has been removed).

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

**State Environmental Policy Act, SEPA:** The City issued a SEPA Mitigated Determination of Non-significance (MDNS) on February 8, 2019 which was Appealed on March 1, 2019.

**Hearings:** The first hearing will address a SEPA Appeal on the Adventure Park Mitigated Determination of Non-significance (MDNS) brought by the Friends of Leavenworth, contact Alan Hunt and Kirvil Skinnerland. During the appeal hearing, the Hearing Examiner will take public testimony on the underlying land use applications for the Adventure Park, files CUP 2018-04 and VAR 2018-02. Each person testifying will have 3 minutes to speak. After the Appeal Hearing the Hearing Examiner will open the Land Use Hearing, for the Adventure Park, files CUP 2018-04 and VAR 2018-02, which will include presentations by the City Staff, the applicant, and the appellants.

The public is encouraged to attend and provide comment and/or provide comment to Development Services prior to the hearing. Materials, including the Staff Report, may be viewed, during normal business hours at City Hall or online at <http://cityofleavenworth.com/city-government/development-services-department/land-use-applications/>. Questions may be directed to Development Services.

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