



City of Leavenworth  
Department of Development Services

Notice of Application / Notice of Public Hearing

**Project Name/ File Number:** Leavenworth/Pine Village KOA / CUP 2020-01

**Physical Address of Property:** 308 Zelt Strasse<sup>1</sup>, Leavenworth

**Applicant/Contact:** Recreational Adventures  
J. Alan Johnson  
PO Box 295  
Hill City, SD 57745

**Notice of Complete:** February 19, 2020  
**Date of Public Notice:** February 26, 2020  
**Comment Due Date:** **March 11, 2020**

**Date & Location of Public Hearing:** **Thursday, April 2, 2020 at 1:00 pm**  
**Leavenworth City Hall, 700 Hwy 2, Leavenworth, WA 98826**

**Project Location:** The project is located at 308 Zelt Strasse, Leavenworth, Washington. The Chelan County Assessor's Tax Parcel Numbers are 241806340150 and 241806330100. The subject site is located within the Recreation zoning district.

**Project Description:** A request for a conditional use permit amendment for Leavenworth/Pine Village KOA, to add one new 20' x 24' (480 sq ft) storage building and relocate two fuel gas tanks (500 and 250 gallon) to an existing fenced shop area on the property. The storage building will be used to house golf carts, cub cadets (small tractors), and yard tools for weather protection. No additional changes or modifications to the existing campground are proposed.

**SEPA Preliminary Determination of Consistency Review:** A Mitigated Determination of Nonsignificance was issued on October 21, 2013. A Revised SEPA Determination was issued on February 20, 2020, to include the new structure and relocated fuel tanks. The revision was issued under WAC 197-11-340(2)(f).

**Public Comment/Review/Appeals:** The public and other agencies with jurisdiction are encouraged to review and 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 to the City within fourteen days following the date of publication of this notice. **The comment period ends March 11, 2020 at 5:00 pm.**

**Notice of Hearing:** A Public Hearing has been scheduled before the City of Leavenworth Hearing Examiner on **April 2, 2010 at 1:00 pm** 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, online at <https://cityofleavenworth.com/city-government/development-services-department/land-use-applications/>, or by contacting Maggie Boles, Planner, Development Services Department at (509) 548-5275 or via email at [planner1@cityofleavenworth.com](mailto:planner1@cityofleavenworth.com).

<sup>1</sup> Formerly addressed as 11401 River Bend Dr.