



City of Leavenworth
Department of Development Services

Notice of Application / Notice of Public Hearing

Project Name: Leavenworth Adventure Park CUP Amendment/ CUP 2020-035

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

Applicant: D.R. Moffett & Associates, Inc.
Dave Moffett
7900 SE 28th St, Ste 236
Mercer Island, WA 98040

Owner: Langston Properties, LLC

Notice of Complete: November 13, 2020

Date of Public Notice: November 25, 2020

Comment Due Date: **December 14, 2020**

Date & Location of Public Hearing: **Tuesday, December 29, 2020, at 10:00 AM**
Online Via Zoom Meeting

Join Zoom Meeting using the link:

<https://zoom.us/j/93610309616?pwd=ZlJsRUhQajQ4dkw0ckhXU3VWcnJCUT09>

Or Meeting ID: 936 1030 9616 Passcode: 752102

Or the call-in phone number: 1-253-215-8782

Alternative call-in phone numbers may be used, visit zoom website for more information:

<https://us02web.zoom.us/j/93610309616>

Project Location: The project is located at 9342 Icicle Road, Leavenworth, Washington; Chelan County Assessor's Tax Parcel Number is. The subject site is located within the Residential Low Density 6,000 (RL-6) zoning district.

Project Description: A request to amend Conditional Use Permit# CUP2018-04, to revise the approved Leavenworth Adventure Park site layout. According to the application materials, the project includes: (1) Elimination of the 5,000 square foot, Phase 2 Foodservice Building, sited in the NE corner of the site; (2) Moving the footprint of the Phase 1 Visitor Center to the west and expanding the footprint by approximately 406.5 sq ft (9.7%); and (3) Relocating the freestanding climbing wall, originally sited for the middle of the property, to the north end of the Visitor Center.

SEPA Preliminary Determination of Consistency Review: The city has issued a Revised Mitigated Determination of Nonsignificance, identifying the proposed plan modifications and finding that those changes do not pose any significant environmental impacts not previously addressed in the MDNS, issued February 8, 2019.

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 to the City within fourteen days following the date of publication of this notice. **The comment period ends December 14, 2020 at 5:00 pm.**

Notice of Hearing: A Public Hearing has been scheduled before the City of Leavenworth Hearing Examiner on **Tuesday, December 29, 2020, at 10:00 am, online via Zoom**, 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 online on the City's Public Permit Portal at <https://lvnworth.wa.permittrax.com/Citizen/> (search LUA2020-035, address, or use interactive map), or by contacting Maggie Boles, City Planner, Development Services Department at (509) 548-5275 or via email at planner1@cityofleavenworth.com.