



City of Leavenworth
Department of Development Services

STATE ENVIRONMENTAL POLICY ACT
REVISED MITIGATED DETERMINATION OF NONSIGNIFICANCE

Date of Notice: November 25, 2020
Permit #: CUP2020-035 / Leavenworth Adventure Park CUP2018-04 Amendment
Proponent: D.R. Moffett & Associates, Inc.
Dave Moffett
7900 SE 28th St, Ste 236
Mercer Island, WA 98040
Lead agency: City of Leavenworth
Agency Contact: Maggie Boles
planner1@cityofleavenworth.com
(509) 548-5275 (x130)

Original 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 Phase 1 of the Adventure Park, and if successful, will pursue Phase 2.

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 for guests; employee parking is provided off-site, on leased land); (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 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.

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.

The City of Leavenworth (lead agency) has **revised** its SEPA threshold Mitigated Determination of NonSignificance issued on February 8, 2019, in consideration of the following changes:

Revised Project: The proponent has submitted an application for a Conditional Use Permit Amendment CUP2020-035, to revise the approved Leavenworth Adventure Park site layout. According to the application materials, this 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 a fixed artificial rock wall on the north end of the Visitor Center.

The City of Leavenworth has reaffirmed that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c).

This determination is based on the following findings and conclusions:

Findings of Fact:

1. Gray & Osborne (G&O), Engineering Consultant for the City of Leavenworth, has reviewed the proposal to determine whether there will be an impact on traffic, based on the revisions. In a response letter to the City, dated November 20, 2020, G&O stated, *The CUP Amendment describes minor site layout revisions which do not appear to have any effect on the assumptions used in Section 5.4 of the October 2018 Traffic Impact Analysis.*
2. As identified in the original MDNS, off-street parking is based off the requirement of 1 space for every 300 feet of ground floor area. The total ground floor area has not changed; therefore, the required parking for Phase 1 remains at 57 parking spaces. The proposed parking of 69 spaces has not changed.
3. Building height was addressed in the original MDNS. The building height of the proposed Visitor Center shall not exceed 35 feet, as allowed by Leavenworth Municipal Code, Section 18.44.050.
4. The relocated building site meets the applicable setbacks, as authorized by CUP 2018-04 and Leavenworth Municipal Code.
5. The reconfiguration of the site layout and minor modification of building functions do not change the approved uses of the site or the known and mitigated environmental impacts.

Conclusion: The City finds the project revisions will not impact the project scope beyond that which was previously addressed in the original MDNS, dated February 8, 2019.

This “modified” DNS is issued under WAC 197-11-340(2)(f); the lead agency will not act on this proposal until the end of the comment period **December 14, 2020.**

Signature:  Date: November 25, 2020
Lilith Vespier, Development Services Manager

You May Appeal this Determination to:

City of Leavenworth Hearing Examiner
P.O. Box 287, 700 U.S. 2,
Leavenworth, WA 98826

Date: Deadline for filing an appeal is seven days (7) days following the issuance of the threshold determination:

Method: Appeal shall be in writing per the Leavenworth Municipal Code Sections 16.04.230 and 21.11. You should be prepared to make specific factual objections. Only final SEPA threshold determinations may be appealed to the Hearing Examiner. Any person aggrieved by a threshold determination may appeal the SEPA determination. A written notice of appeal, meeting the requirements of subsection D of LMC 16.04.230 must be received, along with the appeal fee, by the Development Services Department within seven calendar days of the date of issuance of the threshold determination. If the last day of the appeal period is a holiday or weekend, the appeal must be filed by 5:00 p.m. on the first weekday following such a holiday or weekend. Please note that this appeal period is for the SEPA determination only.