



City of Leavenworth
Department of Development Services

Notice of Application / Notice of Public Hearing

Project Name: City of Leavenworth Public Works Storage / CUP 2021-026
Physical Address of Property: 225 Central Avenue, Leavenworth, WA 98826
Applicant: City of Leavenworth
Ara Arakelian
PO Box 287
Leavenworth, WA 98826
Owner: City of Leavenworth
Notice of Complete: May 24, 2021
Date of Public Notice: June 2, 2021
Comment Due Date: **June 23, 2021**
Date & Location of Public Hearing: **Thursday, July 22, 2021, at 10:00 AM**
Online Via Zoom Meeting

Join Zoom Meeting using the link:

<https://zoom.us/j/99261953437?pwd=aDBzT3BEb0dsaVVjM1F4ejhsNUxZdz09>

Or Meeting ID: 992 6195 3437 Passcode: 258258

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/99261953437>

Project Location: The project site is located at 225 Central Avenue, Leavenworth, Washington; Chelan County Assessors Tax Parcel Numbers: 24-17-01-680-398, -404 and -405. The subject site is located within the Residential Low-Density 6,000 (RL6) zoning district.

Project Description: A request for a Conditional Use Permit to convert two portions of an existing vacant educational facility into storage for the City of Leavenworth Public Works Department. The outdoor covered area will be used to store cold patch, pool salt, chain link fence, blocks and pavers, cones and barricades, miscellaneous power and hand tools, pipe and lumber. Chain link fence with privacy lattice, an entry/exit gate, and an emergency exit gate will be used at the covered storage area for screening and safety. Additionally, the multipurpose room will be converted into storage for plumbing and pipe fittings, and parking meters and parts. Access is proposed from Central Avenue, between the vacant school and the Cascade School District building. Hours of use will vary from approximately 7 am to 4 pm.

SEPA Preliminary Determination of Consistency Review: The project is exempt from SEPA review, pursuant to WAC 197-11-800(6)(b)(ii).

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 June 23, 2021 at 5:00 pm.**

Notice of Hearing: A Public Hearing has been scheduled before the City of Leavenworth Hearing Examiner on **Thursday, July 22, 2021 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 LUA2021-026, address, or use interactive map), or by contacting Maggie Boles, City Planner, Development Services Department at (509) 548-5275 or via email at seniorplanner@cityofleavenworth.com.