



HEARING CONTINUED TO THURSDAY, JAN. 13TH, AT 3:00 PM

Leavenworth Hearing Examiner Agenda

Thursday, January 6, 2022 at 3:00 PM

City Hall Council Chambers

700 Highway 2, Leavenworth, WA

Join the Zoom Meeting using one of the three options:

- (1) Connect via the Zoom app: Meeting ID: 832 4513 0944, Passcode: 551122
- (2) Use the web link:
<https://us06web.zoom.us/j/83245130944?pwd=OU9FaTFTUTlwMFFlvMUNOb3VBcWkzQT09> OR
- (3) Call in: 1-253-215-8782. Alternative call-in phone numbers may be used, visit zoom website for more information: <https://us02web.zoom.us/j/83245130944?pwd=OU9FaTFTUTlwMFFlvMUNOb3VBcWkzQT09>

The public is encouraged to attend via zoom. If that is not possible, please contact City Hall, at least one day prior to the meeting for special arrangements.

The public is encouraged to submit written comments prior to the meeting by sending to the Development Services, seniorplanner@cityofleavenworth.com; comments via email will need to be submitted by no later than 9:00 AM on the meeting day, in order for them to be received and prepared for submission into the record. Comments received through US Mail or delivered to City Hall will be included if they are received prior to the meeting.

1. Call Meeting to Order, 3:00 pm

2. Administrative Affairs (explanation of public hearing procedures and appearance of fairness)

3. Continued Public Hearing from November 18, 2021:

- a. **AA 2021-055:** A request by property owner, Kimberlee Larson, to appeal the Third New Letter of Assessment issued for violations of the Leavenworth Municipal Code regarding an unpermitted carport, parking, and Recreational Vehicle Storage (COD2021-008). The property is located within the Residential Low Density 6000 District and identified by the Assessor's Parcel Number: 241711836040.
Planner: Nichole Perry

4. Public Hearing on four Conditional Use Permit Applications, as follows:

- a. **CUP2021-053:** A request by J5 Infrastructure, on behalf of AT&T (lessee), to install a wireless telecommunication facility within an existing commercial building in the city's Central Commercial zoning district. The facility is intended to improve coverage and to provide additional capacity in areas in and around the City of Leavenworth, using a low-band 850MHz 5G frequency. AT&T is proposing to replace three of the building cupolas with fiberglass reinforced plastic, which will replicate the appearance of the existing building. The dimensions of the cupolas and other building features will not change. The antennas and accessory equipment will all be located inside the building. The property is located at 900 Front Street, and identified by Assessor's Parcel Number: 241712210400.
Planner: Maggie Boles

- b. **CUP2021-051:** A request by Ben Marcus, Advantage Engineers, on behalf of T-Mobile (lessee), to install a wireless telecommunications facility within an existing commercial building in the city's Central Commercial zoning district. The facility is intended to improve the customer experience in Leavenworth during high traffic events, improve capacity needs, and resolve customer complaints. T-Mobile is proposing to replace one of the building cupolas and the penthouse area with fiberglass reinforced plastic, which will replicate the appearance of the existing building. The dimensions of the building features will not change. The antennas and accessory equipment will all be located within the building. Exterior lighting directed at the cupolas may be added, at the building owner's discretion, for aesthetic purposes. The property is located at 900 Front Street, and identified by Assessor's Parcel Number: 241712210400.

Planner: Maggie Boles

- c. **CUP2021-031:** A request by Ken Stevenson (owner), to utilize a one-bedroom Accessory Dwelling Unit (ADU) as a Bed & Breakfast (B&B), pursuant to LMC 18.52.120. The maximum number of occupants permitted to stay overnight shall be two people (excluding children under the age of six). A total of three off-street parking spaces are required (two for the residence and one for the B&B). Access to the B&B will be provided off Scholze Street, via the existing driveway; parking and turnaround for the B&B will be located within the existing paved driveway. The property is located at 260 Scholze Street, within the Residential Low-Density 6,000 (RL6) zoning district, and identified by Assessor's Parcel Number 241711835045.

Planner: Maggie Boles

- d. **CUP2021-032:** A request by Joseph Kamin (owner), to convert the ground floor Accessory Dwelling Unit (ADU), within an existing residence, into a two-bedroom Bed & Breakfast (B&B), pursuant to LMC 18.52.120. The maximum number of occupants permitted to stay overnight shall be two people per bedroom (four total), excluding children under the age of six. A total of three off-street parking spaces are required (one for the residence and two for the B&B). Access for the B&B will be provided by a new driveway, off Burke Avenue; off-street parking will be provided by the existing two car garage and new paved parking off the driveway. The property is located at 517 Burke Ave, within the Residential Low-Density 6,000 (RL6) zoning district, and identified by Assessor's Parcel Number 241701670580.

Planner: Maggie Boles

5. Adjournment

All hearings are open to the public