



City of Leavenworth
Department of Development Services

Notice of Application / Notice of Public Hearing

Project Name: Stevenson B&B
File Number: CUP 2021-031
Physical Address of Property: 260 Scholze Street, Leavenworth, WA
Applicant/Owner: Ken Stevenson
Notice of Complete: November 15, 2021
Date of Public Notice: November 19, 2021
Comment Due Date: December 3, 2021
Date & Location of Public Hearing: Thursday, January 6, 2022, at 3:00 pm
Online Via Zoom Meeting

Join Zoom Meeting using the link:

<https://us06web.zoom.us/j/83245130944?pwd=OU9FaTFTUTlwMFlvMUNOb3VBcWkzQT09>

Or Meeting ID: 832 4513 0944 - Passcode: 551122

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://us06web.zoom.us/j/83245130944?pwd=OU9FaTFTUTlwMFlvMUNOb3VBcWkzQT09>

Public may attend and provide comment at the hearing. Staff will open the zoom hosting site approximately 10 minutes prior to the meeting for people to assemble. The public is encouraged to submit written comments prior to the hearing.

Project Location: The project is located at 260 Scholze Street, Leavenworth, Washington. The Chelan County Assessor's Parcel Number of the property is 241711835045. The subject site is located within the Residential Low Density 6,000 (RL6) zoning district of the City of Leavenworth.

Project Description: A request for a conditional use permit to utilize a one-bedroom Accessory Dwelling Unit (currently under construction) 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.

SEPA Preliminary Determination of Consistency Review: This project is exempt from State Environmental Policy Act (SEPA) review per WAC 197-11-800(6).

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, **December 3, 2021 at 5:00 pm.**

Notice of Hearing: A Public Hearing has been scheduled before the City of Leavenworth Hearing Examiner on **Thursday, January 6, 2022, at 3:00 pm, online via Zoom**, for the above referenced application. Public may attend and provide comment at the hearing. 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.

Application Review: A complete project file is available for review **by appointment** at Leavenworth City Hall at 700 Highway 2, Leavenworth, Washington. The electronic file can be viewed online on the City's Public Portal at <https://bit.ly/2RMadlw>; Search LUA2021-031, the property address, or use the interactive map feature to access the file. For additional information, please contact Maggie Boles, Senior Planner, Development Services Department at (509) 548-5275 x130, or seniorplanner@cityofleavenworth.com.