



City of Leavenworth

Community Development Department

Combined Notice of Application / Notice of Public Hearing

Project Name: Lundgren Bed & Breakfast
File Number: CUP 2023-009 / AD 2023-012
Physical Address of Property: 417 Ash St, Leavenworth, WA
Applicant/Owner: Jason & Hilary Lundgren
Notice of Complete: February 22, 2023
Date of Public Notice: March 8, 2023
Comment Due Date: **March 22, 2023**
Date & Location of Public Hearing: **Friday, April 21, 2023 at 10:00 am, via Zoom Meeting**

Access the Zoom Meeting using one of the following options:

- (1) Use the Zoom link: <https://zoom.us/j/98390499351?pwd=UGF4aUZlXWJmNlR3hxaTh0WlRlUW1SUT09>
- (2) Use the Meeting ID and Passcode:
 - Meeting ID: 983 9049 9351
 - Passcode: 044614
- (3) Use the call-in phone number: 1-253-215-8782

Public is encouraged to attend via zoom and to submit written comments prior to the hearing. Staff will open the zoom hosting site approximately 5 minutes prior to the meeting for people to assemble.

Project Location: The project is located at 417 Ash Street, Leavenworth, Washington. The Chelan County Assessor's Parcel Number of the property is 241701670180. The subject site is located within the Residential Low-Density 6,000 (RL6) Zoning of the City of Leavenworth.

Project Description: A request for a conditional use permit to utilize a two-bedroom Accessory Dwelling (417 Ash St) 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 two off-street parking spaces are required (one for the residence and one for the B&B). Access to the B&B will be provided off Ash Street, via a new driveway; parking and turnaround for the B&B will be located within the driveway area. Also included is the request for a 1 percent deviation from the minimum lot size requirement of 6,000 sq ft.

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.

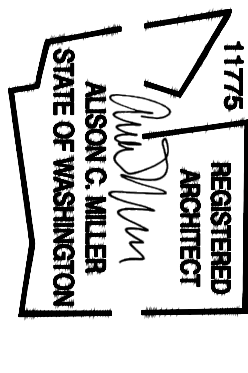
It is the right of any person to comment on the above noted application, to receive notice of and participate in any hearings, and request a copy of the decision once it is made, or to appeal such decision subject to the requirements outlined in Title 21 of the Leavenworth Municipal Code. Interested persons must submit written comments and/or requests to the city within fourteen days following the date of publication of this notice, **March 22, 2023, at 5:00 pm.**

Notice of Hearing: A Public Hearing has been scheduled before the City of Leavenworth Hearing Examiner on **Friday, April 21, 2023, at 10:00 am**, 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://lvnworth.wa.permittax.com/Citizen/>; Search LUA2023-009, 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, or mboles@cityofleavenworth.com.



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DRAWING ISSUE

PERMIT SET: 3/29/22
 PERMIT SET REV 1: 4/25/22, 01
 PERMIT SET REV 2: 7/30/22
 SITE PLAN: 2.3.23

LUNDGREN GARAGE & ADU

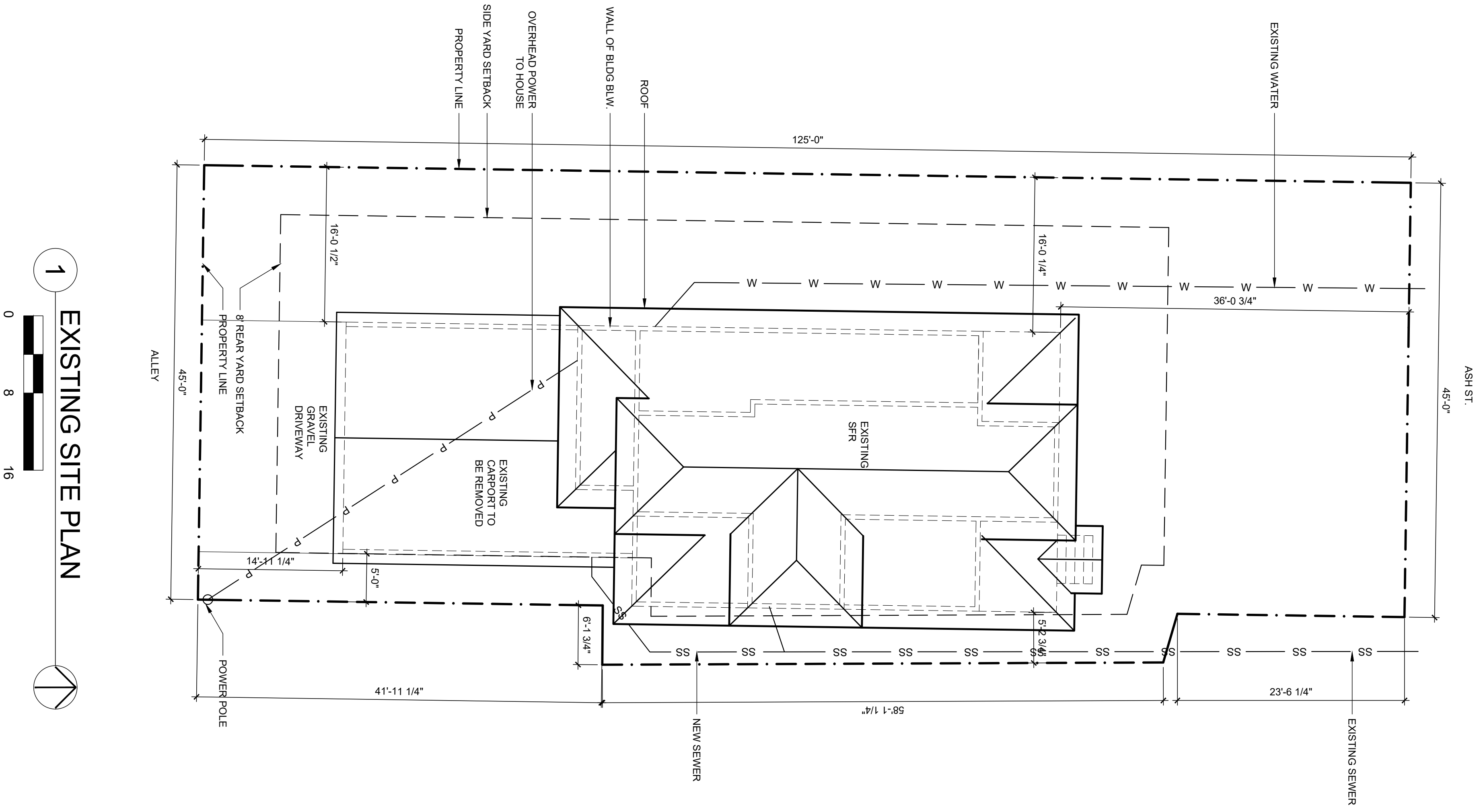
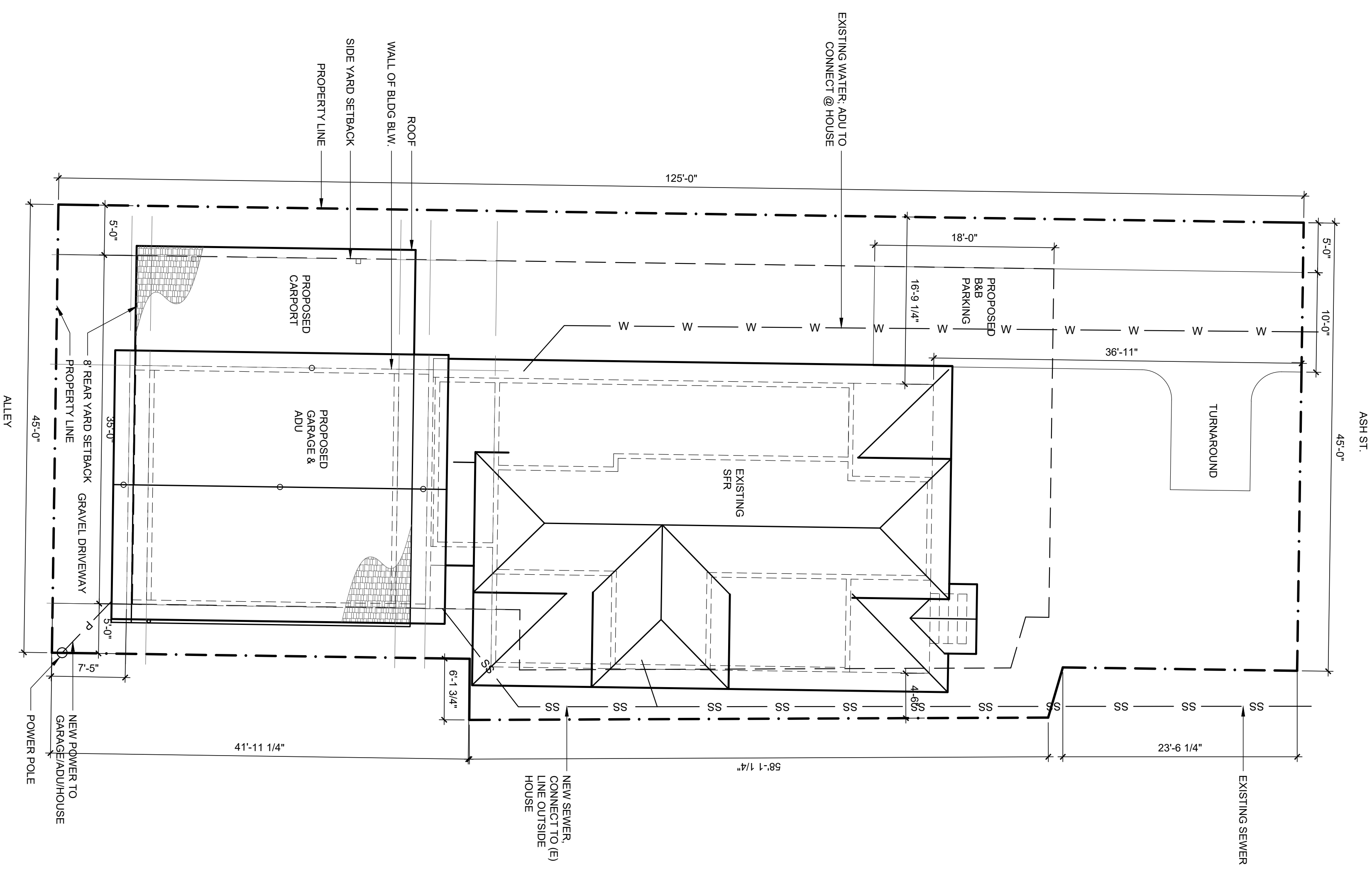
415 ASH ST, LEAVENWORTH, WA 98826

TITLE

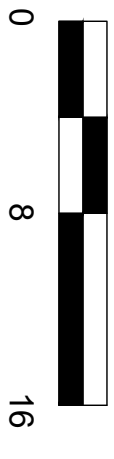
PROPOSED SITE

SHEET NO.

A001



1 EXISTING SITE PLAN



2 PROPOSED SITE PLAN

