



City of Leavenworth

Community Development Department

Combined Notice of Application / Notice of Public Hearing

Project Name: Hilltop Retreat LLC (Bed & Breakfast)
File Number: CUP 2023-018
Physical Address of Property: 10453 Titus Rd
Applicant/Owner: John & Joanne McIntyre
Notice of Complete: May 19, 2023
Date of Public Notice: May 31, 2023
Comment Due Date: **June 14, 2023**

Date & Location of Public Hearing: **Thursday, July 6, 2023 at 2:00 pm, via Zoom Meeting only**

Access the Zoom Meeting using one of the following options:

- (1) Use the Zoom link: <https://zoom.us/j/96109470079?pwd=R1lCdW5aMmR5Yy9QYTBudDlJM1plUT09>
- (2) Use the Meeting ID and Passcode:
 - Meeting ID: 961 0947 0079
 - Passcode: 504042
- (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 10453 Titus Rd, Leavenworth, Washington. The Chelan County Assessor's Parcel Number of the property is 241701550230. 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 operate a one-bedroom bed & breakfast (B&B) within an existing single-family residence, 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 via a private driveway off Titus Road; parking for the B&B will be located within the existing driveway area.

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, June 14, 2023, at 5:00 pm.**

Notice of Hearing: A Public Hearing has been scheduled before the City of Leavenworth Hearing Examiner on Thursday, July 6, 2023, at 2:00 pm, 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.permittrax.com/Citizen/>; Search LUA2023-018, the property address, or use the interactive map feature to access the file. For additional information, please contact Maggie Boles, Senior Planner, Community Development Department at (509) 548-5275, or mboles@cityofleavenworth.com.