



# City of Leavenworth

## Community Development Department

### Combined Notice of Application / Notice of Public Hearing

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**Project Name:** Quail Run Bed & Breakfast  
**File Number:** CUP 2023-028  
**Physical Address of Property:** 301 Commercial St, Leavenworth, WA  
**Applicant/Owner:** Terry Price  
**Notice of Complete:** June 28, 2023  
**Date of Public Notice:** July 12, 2023  
**Comment Due Date:** July 26, 2023  
**Date & Location of Public Hearing:** **Monday, September 11, 2023 @ 10 a.m.**  
**Online via Zoom meeting**

**Access the meeting using the following options:**

- (1) Using the Zoom link: <https://zoom.us/j/99746424335?pwd=TWRnYm9NbUZpRGJmbVJyK3FPeEFqZz09>
- (2) Using the Meeting ID and Passcode:
  - Meeting ID: **997 4642 4335**
  - Passcode: **392506**
- (3) Using call-in phone number: 1-253-215-8782

Public may attend and provide comment at the hearing. Staff will open the zoom hosting site approximately 5 minutes prior to the meeting for people to assemble. The public is encouraged to submit written comments prior to the hearing.

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**Project Location:** The project is located at 301 Commercial Street, Leavenworth, Washington. The Chelan County Assessor's Parcel Number of the property is 241712815090. 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 two bedrooms within the primary residence as a Bed & Breakfast (B&B), pursuant to LMC 18.52.120. The owner will reside in the Accessory Dwelling Unit (ADU) on site. The maximum number of occupants permitted to stay overnight shall be four people (excluding children under the age of six). A total of three off-street parking spaces are required (one for the ADU and two for the B&B). Access to the B&B will be provided off Commercial Street, via an existing gravel driveway (to be paved); parking for the B&B will be located within the driveway area and parking for the ADU will be in the detached garage.

**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, **July 26, 2023, at 5:00 pm.**

**Notice of Hearing:** A Public Hearing has been scheduled before the City of Leavenworth Hearing Examiner on **Monday, September 11, 2023, at 10:00 am, 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 LUA2023-028, the property address, or use the interactive map feature to access the file. For additional information, please contact Amy McCoy, Permit Technician, Community Development Department at (509) 548-5275, or [amccoy@cityofleavenworth.com](mailto:amccoy@cityofleavenworth.com)