



City of Leavenworth

Community Development Department

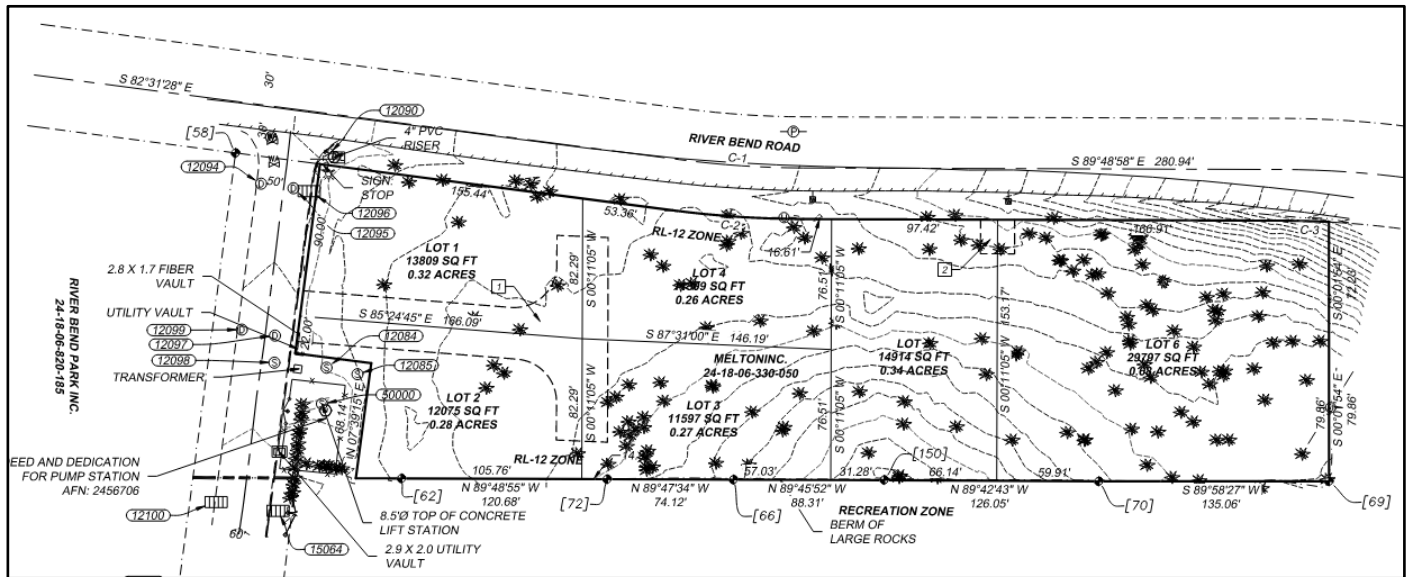
Notice of Application

Project Name/File Number: Melton Short Plat / LUA2024-026
Physical Address of Property: NNA Zelt Strasse, Leavenworth, WA 98826
Owner: Willkommen LLC
Applicant: Matt Melton
9286 E Leavenworth Rd
Leavenworth, WA 98826
Date of Notice: June 5, 2024
Date of Application Submittal: May 10, 2024
Date of Complete: May 28, 2024

Public Comment Due Date: June 20, 2024

Project Location: The project site is located at the intersection of Zelt Strasse and River Bend Drive, Leavenworth, WA 98826. The Chelan County Assessor's Parcel Number is 241806330050. The subject site is located within the Residential 8,000 (R8) zoning district.

Project Description: Application to subdivide a 2.28 acre parcel into six residential lots ranging in size from 11,309 to 29,797 square feet. Primary access to Lots 1-4 will be from Zelt Strasse, utilizing flag lots and a shared driveway easement. Primary access to lots 5-6 will be from a shared driveway easement off River Bend Drive. Water and sewer will be provided by the City of Leavenworth.



SEPA Review: This project is exempt from the State Environmental Policy Act (SEPA) process in accordance with LMC 16.04.250 and WAC 197-11-800(6)(d).

Preliminary Determination: The following preliminary determinations were made prior to finding the application complete and ready for noticing. Additional consistency review will occur prior to preliminary approval of the short subdivision.

1. The existing lot is a legal lot of record, pursuant to LMC 17.14.025(B).
2. The property contains slopes in excess of 40 percent; a geologic site assessment will be required.

3. The minimum lot size in the zoning district is 8,000 square feet; the proposed lots are compliant with this standard.
4. The minimum lot width in the zoning district is 70 feet at the front building line for interior lots and 80 feet for corner lots; the proposed lots are compliant with this standard.
5. Pursuant to LMC 17.14.100, all lots shall be provided with direct access to an improved public street meeting the specifications contained in LMC Title 14. Proposed lots 3 and 4 must be redesigned as flag lots to comply with this requirement. Flag lots shall meet the standards outlined in LMC 17.14.040(F).
6. The short subdivision may require improvements to the Zelt Strasse and River Bend Road rights-of-way at the determination of the Public Works Director and Chelan County, pursuant to LMC 17.14.100.
7. The installation of new water and sewer lateral lines will be necessary to serve the proposed lots. System Development charges will be assessed, and meters will be installed at the time of individual lot development.
8. Stormwater drainage will be addressed at the time of individual lot development and driveway development. An engineered stormwater plan, in accordance with the Stormwater Management Manual for Eastern Washington (SMMEW) and the City's Regional Stormwater Plan will be required at the time of permit submittal.
9. The shared driveway easements shall require a separate right-of-way permit and shall be designed in accordance with the City of Leavenworth's adopted standards, including stormwater management.

Required Permits: A City of Leavenworth right-of-way (ROW) permit will be required for all work within the City's ROW. Water and sewer connection permits will be required at the time of individual lot development. A building permit(s) will be required at the time of individual lot development. Additional permits may be required, which are not identified at this time.

Public Notice: This Notice of Application shall be posted at the project site and in three (3) places at City Hall for the duration of the comment period, per Leavenworth Municipal Code Section 21.07.080(B). This Notice of Application shall also be mailed to other agencies with jurisdiction.

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. **This will be your only opportunity to comment on the proposed project.**

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 within fourteen days following the date of publication of this notice.

The comment period ends Thursday, June 20, 2024, at 5:00 pm.

Materials may be viewed by appointment at City Hall, or electronically on the City's Public Portal at <https://lvnworth.wa.permittrex.com/Citizen/>; Search LUA2024-026, site address, or use the interactive map.

Staff Contact:

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