



City of Leavenworth

Community Development Department

Notice of Application

Project Name/File Number: Barber Short Plat / LUA2024-004
Physical Address of Property: 303 Whitman Street, Leavenworth, WA 98826
Owner/Applicant: 303 Whitman, LLC
c/o Andy Barber
PO Box 3096
Leavenworth, WA 98826
Date of Notice: March 20, 2024 **Public Comment Due Date: April 3, 2024**
Date of Application Submittal: February 1, 2024
Date of Complete: March 8, 2024

Project Location: The project site is located at 303 Whitman Street, Leavenworth, Washington; Assessor's Parcel Number 241712815315. The subject site is located within the Multifamily (MF) zoning district.

Project Description: Application for a two-lot short subdivision of an existing 12,350 square foot lot. Proposed Lot 1 is 6,251 sq ft and Proposed Lot 2 is 6,098 sq ft. Access to the lots is proposed via individual driveways off Whitman Street. 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(D).
2. The property does not contain any known critical areas; additional studies/reports are not required at this time.
3. The minimum lot size in the zoning district is 6,000 square feet; both lots comply.
4. The minimum lot width in the zoning district is 60 feet at the front building line; both lots comply.
5. Variance number VAR2020-018 approved a 10-foot front yard setback for proposed Lots 1 and 2; both lots are vested to the approved variance.
6. The short plat will require improvements to the Whitman Street right-of-way to achieve direct vehicular access to a public street, as required by LMC 17.14.100. The extent of improvements will be determined by the Public Works Director.
7. There is an 8" water main and 8" sewer main located in the Whitman Street right-of-way. The existing water meter serving proposed lot 1 may be required to be updated at the time of redevelopment of this vacant lot. The installation of new water and sewer lines will be necessary to serve proposed Lot 2. System Development charges will be assessed, and the meter will be installed at the time of development.

8. Stormwater drainage will be addressed at the time of individual lot 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 building permit submittal.
9. Individual driveways shall require a separate right-of-way permit and shall be designed in accordance with the City of Leavenworth's adopted standards for residential driveways.

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 Wednesday, April 3, 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.permittrax.com/Citizen/>; Search LUA2024-004, address, or use the interactive map.

Staff Contact:

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