



# City of Leavenworth

## Community Development Department

### Combined Notice of Complete, Notice of Application & Notice of Public Hearing

**Date of Notice:** May 13, 2026  
**Project Name:** Base Camp Distilling  
**File Number:** LUA2026-021  
**Property Address:** 939 Front Street  
**Applicant Name:** Erik Soehren, dba CD&D  
**Building Owner:** Blueduck Properties, LLC

**Comment Deadline:**  
**Thursday, May 28, 2026**

**Public Hearing Date & Location:** **Friday, June 12, 2026 at 10:00 am**  
**Online via Zoom Webinar Only**

#### Access the Zoom Webinar using one of the following options:

- (1) Using the Zoom link: <https://zoom.us/j/98254657494?pwd=IVwprotc6aP8MQCusoHvpFbH3QCShj.1>
- (2) Using the Webinar ID: 982 5465 7494; Passcode: 954318
- (3) Using call-in phone number: 1-253-215-8782

Staff will open the zoom webinar approximately 5 minutes prior to the meeting for people to assemble. Public comment is encouraged and may be provided at the hearing or submit in writing as noted below.

#### **Date of Application Submittal: May 7, 2026**

**Project Location:** The project is located at 939 Front Street, Leavenworth, Washington, within the Central Commercial zoning district; Assessor's tax parcel number: 241712662100.

**Project Description:** A request for a Conditional Use Permit (CUP) to convert an existing retail space (M Occupancy) within an existing multitenant commercial building into a small distillery with tasting room (A-2 and F-1 Occupancy). The proposed tenant improvements will include a tasting/public area and a distilling/production area and is served by an NFPA13 automatic fire sprinkler system and fire separation between tenants. The plan identifies distilled spirits process limits of 240 gallons maximum storage, 240 gallons maximum processing, and 60 gallons maximum open use. Pursuant to LMC18.25.030, the distillery use requires a CUP.

**Determination of Completeness:** Pursuant to LMC 21.07.050, the application for the project described above has been reviewed by the City of Leavenworth and has been determined to be complete, as it meets the procedural submission requirements of the City and is sufficient for continued processing. This Determination of Completeness shall not preclude the City of Leavenworth from requesting additional information, corrections, studies, mitigation and/or requirements, either at the time of the Notice of Completeness or subsequently, if new information is necessary, corrections are needed, and/or substantial changes in the proposed action occur.

**Other Permits & Studies Required:** City Building Permit for tenant improvements and change of occupancy, State Liquor License, State Business License (with City endorsement), L&I Electrical Permit, Health District Permitting (if applicable). Additional permits and studies may be deemed necessary, following agency review.

**SEPA Review:** This project is exempt from State Environmental Policy Act (SEPA) review per WAC 197-11-800(6).

**Preliminary Determination of Consistency Review:** The following preliminary determinations were made prior to finding the application complete and ready for noticing. Additional consistency review will occur prior to the public hearing and issuance of the Hearing Examiner's decision.

1. The proposed use is consistent with the City's Comprehensive Plan and Municipal Code.
2. The public health, safety, and welfare, is being protected through the review and issuance of required state and local permits.
3. Upon completion of necessary permitting and improvements, the building will be equipped to support the proposed use.
4. Readdressing of the building and its tenant spaces may be necessary to improve emergency response.
5. The existing NFPA sprinkler system must be evaluated by a qualified professional to confirm its adequacy to protect the proposed use. The Fire Marshal shall review the evaluation and determine if changes to the system are necessary.

**Public Notice:** This Notice of Application and Notice of Public Hearing 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 shall also be mailed to other agencies with jurisdiction.

**Public Comment & Review:** The public and other agencies with jurisdiction are encouraged to review and comment on the proposed project and its probable impacts. This may be your only opportunity to comment on the proposed project. The Public Hearing has been scheduled before the City of Leavenworth Hearing Examiner, as noted above. The public may attend and provide comments at the hearing.

A complete electronic file of this application is available for review online on the City's Public Portal at <https://lvnworth.wa.permittrax.com/Citizen/>. Search LUA2026-021, the property address, or use the interactive map feature to access the file.

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 May 28, 2026, at 5:00 pm. Comments may be sent to city staff, using the contact information below.**

**Staff Contact**

Please send comments or requests for additional information to:

Maggie Boles, AICP

City of Leavenworth Community Development

700 US Highway 2/ PO Box 287

Leavenworth, WA 98826

Phone (509) 548-5275

Email [mboles@cityofleavenworth.com](mailto:mboles@cityofleavenworth.com).