

# Planning Commission Docket

Revised

## 2015 Cycle Amendments

### High Priority – Should be completed by January 2016 (within the 2015 amendment cycle)

1. City Map Amendments.

*A. The Pine Village KOA property will need a Comp Plan amendment (KOA: R - TC). The Comp Plan needs to be updated to reflect the zoning established by annexation.*

*B. "Split Zoning" clean-up city-wide. Alleys as delineators.*

2. Private Map, Plan, and Code amendments (application dependent).

*Boyd - Mine Street RL-6 to TC.*

3. Regional Wetland / Stormwater Strategy / Management Plan.

*PC will help develop the master plan. This will include public outreach and CC participation.*

4. Land Use Element update.

*Over the recent few years, the City has been "whittling down" each element in advance of the mandated deadline to reduce workloads.*

5. LMC - 14.14.100 Water supply standards / connection criteria- Study administrative option with clear criteria for granting connection to city water system.

*Study and/or keeping Council option, study LMC to allow for "obvious hardships" to be granted by staff. Discuss the potential to allow additional connections when warranted.*

6. Live / Work Development.

*Allow Live / Work units (mixed use and incubator) overlay district for Tourist and General Commercial Zoning Districts. Study and consider impacts of OWBAT compliance with assisted funding. Where a substantial*

*public or economic development benefit can be demonstrated, the City should consider participating in the costs of capital facilities improvements which are made in conjunction with development projects. Return to LI and study "screening" admin determination when located adjacent to Commercial (level type of existing for required screening).*

7. LMC - Amendments necessary from the WCIA audit of the development and other regulations - Development Agreement.

*From the Washington Cities Insurance Authority (WCIA) Audit in October 2014, the omission of an LMC section referencing or governing Development Agreement(s) was determined to be an item that needs attention. Other minor suggestions were made, and may be incorporated within this action item, as necessary.*

8. LMC - Sections 18.12.080 & 18.12.090 DDA removal; and update to Section 18.08.120

*Sections of the LMC reflect references to DDA. DDA was abandoned with previous amendment cycles. amendment to the definition of "multifamily dwelling" from three units to two units*

9. LMC - Complete Streets.

*The PC will be asked to study the results of the Wenatchee Valley Transportation Council Master Plan for adopting City of Leavenworth "complete streets." Such will need thoughtful and realistic goals and strategies to meet the unique needs of Leavenworth. Subject to this deliberation, the PC may be asked to consider "standard details."*

### Medium Priority- May be completed in the 2015 amendment cycle, as time allows

1. LMC Chapter 15.04 - International Codes.

*Amend International Codes (IBC, IFB, IRC, etc) appendices. Study "required" vs "optional." Carefully adopt sections that do not overburden development costs while ensuring life / safety standards. Consult with local contractors and industry specialists.*

2. Economic Development Element review and update.

*Include goals to support economic development which may include: Live/work units, Incubator sites, Home Occupation, Commercial Recreation and more.*

3. LMC - Definitions - consolidation (Compile definitions of LMC Title 21 and Title 18).

*For ease of use definitions can be consolidated into one section of the LMC. In addition, the existing LMC uses same terms with differing definitions.*

4. LMC - Review and study all Commercial Zoning Districts.

*Study the potential for consolidation of the three districts into a lower number and/or incorporate the mixed use option. Clearly define why and how they are different.*

5. LMC - Residential uses review and update.
  - A. *Review and study the allowed listed uses for this district.*
  - B. *Study substandard lot (less than 60ft) and building size ratio.*
6. LMC - 21.09.030 Limited administrative review of applications - Add "Site Development" permit  
*Permit for improvements that do not rise to Master Application permitting (need a process to capture review and approvals). Define such permit; and stop using Grade / Excavation as 'stop-gap' permit.*

7. LMC - 21.07.020 Pre-application meeting - Remove Mandated Pre-application Notes  
*Pre-application process has been revised to be less formal and without cost recovery. The staff time to complete the notes within deadlines have shifted priorities from other required activities.*
8. "Mandatory Comp Plan and development regulations update" evaluation and determination of scope of work.  
*Every county and city in the state is required to conduct a periodic update of its comprehensive plan and development regulations (RCW 36.70A.130). Chelan County and its Cities are scheduled for 2017.*

**Low Priority – Keep on the list, and if High and Medium Priority items are completed, then begin**

1. LMC - Swimming pools (Roll-over from 2014).  
*Accessory uses do not list swimming pools, but the Department policy is to allow them as accessory uses to residential units. This is true for Motels, Hotels, Bed/Breakfast, and other similar lodging facilities.*
2. LMC - Evaluate "commercial and family amusement centers." (Roll-over from 2014)  
*This uses need better definitions, and may be applied to varied uses which may be accessory rather than primary.*
3. LMC - Create and review "Short Term Adult Care Facility." (Roll-over from 2014)  
*Define the use, determine permitting level, and determine the appropriate zoning district(s).*
4. LMC - Review the LMC regarding Festival and Event Standards (Public and Private Property) (Roll-over from 2014)  
*The Department applies (regularly) protective conditions either administratively or through SEPA regarding*

- construction activity to reduce or remove impacts to known festivals, events and weekends. This may need to be considered for incorporation in the LMC.*
5. LMC - change the parking standards to reflect "enclosure" and area calculations (Roll-over from 2014).  
*Current LMC excludes uncovered areas in floor area calculations. this may be acceptable for many occasions, but does not address the number of people to accommodate parking needs of a development. Also, "lot coverage" may be impacted by definition of floor area.*
9. LMC - Update the Transient Business License standards and/or add "Limited fruit stands or other similar stands." (Roll-over from 2014)  
*Consider and study of such to determine if it can be allowed (or not) where and when (duration). For Example: Limit the size and number: 50 sqft or % if private property is available. NO mobile food or other trucks / trailers / etc.*

## 2015 Amendments outside of the annual Comp Plan PC/CC Cycle

1. LMC - Noise Code update and evaluation of the enforcement / penalties sections. (Roll-over from 2014)
2. LMC - Continue from Attorney's recommendations to review LMC for "enforcement." Add "repeat offender" for signs in addition to LMC 21 for clarity. (weed enforcement) (Roll-over from 2014)
3. LMC - Update and revise provisions for "Overnight Camping" (including RV). (Roll-over from 2014)
4. LMC - Title 5 and/or 18 - Zoning and/or Business License regulations - add tour businesses, vehicular, walking, other and standards (such as loading, unloading from private property, limitation of walking group size (or determined through SUP), limitation of 2 commercial vehicles in core at any time, signage, etc). (Roll-over from 2014)
5. LMC - Business License amendments study - 5.04.07 (J): need business license for all commercial operations in the city regardless of permit. (Roll-over from 2014)
6. LMC - Study requirement of a security (bond) for issuance of Temp C of O. Bond for 150% of construction costs to complete and bonding for longer durations 5-years. (Roll-over from 2014)
7. *Sidewalk use*

The annotations / comments are provided for discussion and clarity of the topic. These are not (but may be) solutions or final amendments. Many of the amendments require solutions to be developed through the Planning Commission deliberation and public vetting process. The annotations may change through the study and discovery process. In fact, after study and review, an item may not be recommended for approval. The PC considers all public comments in their deliberations and actions, and incorporates such comments into the amendments, as appropriate.