

# Planning Commission Docket

## 2016 Cycle of Amendments

### High Priority – Should be completed within the 2016 calendar year

1. LMC - Residential uses review and update.

- A. Review and study Overnight / Vacation Rentals in the residential neighborhoods.

*Vacation / overnight rentals are not allowed in residential districts. The "black market / underground" conversions exist, and the Council desires to address this topic.*

- B. Proactive approach to Tiny Homes / Tiny Dwelling Units.

*The "tiny home" trend is developing throughout the nation, and the Council desires a proactive approach to this housing option.*

- C. Address Park Models and other existing uses / criteria for Camp Grounds.

*Criteria for CUP updated to reflect current trends and the industry.*

- D. Clarify distinction of Duplex and new ADU regulations.

*With the update of the ADU regulations, how is such differing from a Duplex?*

- E. Study substandard lot (less than 60ft) and building size ratio.

*Study small lots, and research if 'sized right' buildings are necessary to address "scale" and impact.*

- F. Update listed uses.

2. LMC and Comp Plan - Create "forgiving fees" LMC and/or "forgo fees" option.

*Create the option for the Council to forgive or forgo fees to support or subsidize City desired projects.*

3. Transportation Element update - Future Streets Map.

*Update the future streets map within the Transportation Element, add streets to create planned circulation patterns ("Grid" street), and general update.*

4. City Map Amendments.

- A. The Pine Village KOA Comp Plan amendment from R to TC. Return Camp Grounds to the TC listed uses.

- B. "Split Zoning" clean-up city-wide.

*Review the existing land use maps and revised to remove "bisected" properties; and consider the use of alleys as delineators.*

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

- A. Ida Allen Trust rezone from RL 6 to LI

- B. Willkommen Village rezone from RM to GC

- C. Willkommen Village rezone from RL 12 to RL 10

- D. Increase height of GC from 35' to 50'

*See Application materials*

6. Finalization of the Regional Wetland / Stormwater Strategy / Management Plan.

*PC development of the master plan. This will include public outreach and CC participation.*

7. Economic Development Element review and update.

*State mandated comprehensive plan and development regulations (RCW 36.70A.130) update. consistency: Live/work units, Incubator sites, Home Occupation, Commercial Recreation and more.*

8. Mandatory Comp Plan and development regulations update.

*State mandated comprehensive plan and development regulations (RCW 36.70A.130) update. Entire Comp Plan reviewed and adopted for 2017. Although the City has progressed to meet this mandate by updating and adopting individual elements and plans, a final complete "package" in include a final review and adoption be create a **2017 Comprehensive Plan** (including all elements and plans)*

9. LMC - Sign Code Update

*As necessary, update the sign code to address Reed v. Town of Gilbert, 576 U. S. (2015). The U.S. Supreme Court held that a town sign code that treats various categories of signs differently based on the information they convey violates the First Amendment.*

10. LMC - Update the OWBAT Substantial Alteration threshold.

*Exempt sprinkler costs or other similar life safety improvements from the calculations of substantial alterations. Expand Admin Deviations and flexibility in review of remodels in regarding to "triggering" the threshold for total exterior compliance with the OWBAT.*

**Medium Priority- May be completed in the 2016 amendment cycle, as time allows**

1. Wildfire Plan

*Planning project to incorporate wild fire prevention measures within the planning documents and city code for Leavenworth and the Urban Growth Area. City of Wenatchee and other examples.*

2. LMC - Allow Bed and Breakfast in the Commercial Districts.

*Study B&B as an allowed use in the Commercial District, and what standards and permitted outright, or consistently applied CUP?*

3. LMC - change the parking standards to reflect "enclosure" and area calculations.

*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. Address Landscaping standards.*

4. LMC - Create and review "Short Term Adult Care Facility."

*Define the use, determine permitting level, and determine the appropriate zoning district(s).*

5. LMC - Create a use matrix and remove standards within definitions.

*Modify the allowed uses lists into a chart.*

6. 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.*

7. LMC - Chapter 14.14 - private driveway.

*Reduce from 20ft to 16ft paved surface (discuss alternative materials), and deviation option to reduce to 14ft. Regardless, 2ft compacted gravel shoulders and address snow storage*

8. Open Space Permitting - Private Parks

*Clarify and allow events and festivals in private parks and/or private open space. Amphitheater and more?*

9. LMC - Phased Major Subdivisions

*Clarify and allow? Establish form and mechanism. Careful review to address the potential for "allocating ERUs" that would be detrimental to other 'timely' (current and active) development. Expire and/or time limits.*

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

1. LMC - Swimming pools.

*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 - Review the LMC regarding Festival and Event Standards (Public and Private Property).

*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.*

3. LMC - Update the Transient Business License standards and/or add "Limited fruit stands or other similar stands."

*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.*

## **2016 Amendments outside of the annual Comp Plan PC/CC Cycle, Policies, and other actions**

1. Upon completion of the Regional Wetland / Stormwater Strategy / Management Plan, create the interim Stormwater Policy / Standard Operating Procedures to bridge the gap of developing new LMC to implement Plan.
2. LMC - Update and revise provisions for “Overnight Camping” (including RV).
3. 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).
4. LMC - Business License amendments study - 5.04.07 (J): need business license for all commercial operations in the city regardless of permit.
5. 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.
6. Noise Code update
7. Enforcement / Ticketing Code update
8. Essential Public Facilities policy
9. Sidewalk Use and hazards - Policy or LMC
10. LMC - Local Improvement Districts Policy and Criteria (Local Improvement Districts (LIDs) are a means of assisting property owners in financing needed capital improvements through the formation of special assessment districts).

As time allows and the Medium and Low Priority items enter the processing queue, these items will be added to the Annual Objective and Project Tracker

The annotations / comments are provided for discussion and clarity of the topic. These are not (but may be) solutions or final amendments. The amendments require development 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.