

Planning Commission Docket
2017 Cycle of Amendments

Every county and city in the state is required to conduct a periodic update of its comprehensive plan and development regulations, though the obligation varies depending on whether the jurisdiction is fully or partially planning (RCW 36.70A.130(1)).

Over the recent few years, the City has been "whittling down" each element in advance of the mandated deadline to reduce workloads. The below updates have been developed in accordance and compliance with RCW 36.70A.130 (WAC 365-196-610 and RCW 36.70A.130) which states "On or before June 30, 2017, and every eight years thereafter, for Benton, Chelan, Cowlitz, Douglas, Kittitas, Lewis, Skamania, Spokane, and Yakima counties and the cities within those counties" "shall update their respective Comprehensive Plans." The entire Comprehensive Plan will be adopted for 2017.

Although the City has progressed to meet this mandate by updating and adopting individual elements and plans, a final complete "package" which includes a final review and adoption thereby creating a "2017 Comprehensive Plan" (including all updated elements, plans, and development regulations) is in process.

Required Plan Elements (RCW 36.70A.070) – The City of Leavenworth Comprehensive Plan must include, at a minimum, the following elements:

1. **Land Use** - Adopted 28th Day of July 2015 (Ordinance No. 1501) with the Land Use Designation Map, and Land Use Capacity Analysis Amendment)
2. **Utilities** - Adopted 12th Day of August 2003 (Ordinance No. 1209 & Ordinance No. 1187)
3. **Economic Development** - Adopted 12th Day of August 2003 (Ordinance No. 1209 & Ordinance No. 1187)
4. **Housing** - Adopted 26th Day of February 2013 (Ordinance No. 1439) with the Leavenworth Residential Land Use Inventory and Analysis
5. **Transportation** - Adopted 27th Day of October, 2009 (Ordinance No. 1347)
6. **Parks and Recreation** - Adopted 28th Day of February 2012 (Resolution No. 9-2012)
7. **Capital Facilities** - Adopted 13th Day of August 2013 (Ordinance No. 1453)

Example of update includes ensuring consistency with the Chelan County establishment of a medium population projection based on the Office of Financial Management data.

8. **Placeholder:** Housing recommendations and/or study from the Mayoral Affordable Housing Ad Hoc Committee
9. **Placeholder:** Private amendments

Incorporate the following:

- Shoreline Master Program - Adopted 26th Day of August 2014 (Ordinance No. 1482)
- Downtown Master Plan and Upper Valley Regional Trails Plan - Adopted 27th Day of October 2009 (Ordinance No. 1347)

November 2, 2016

Keep on the list, and if the above mandated updates are completed, then begin

1. Enforcement / Ticketing Code update – Resolution No. 7-2012 SOP regarding enforcement update (new)
2. City Map Amendments.
 - a. The Pine Village KOA Comp Plan amendment from R to TC. Return Camp Grounds to the TC listed uses. Review CUP criteria.
 - 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

3. LMC - Sign Code Update (revisit)

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.

4. LMC – Update (revisit) 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.

5. 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.

6. 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?

7. 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.

8. LMC - Create and review “Short Term Adult Care Facility.”

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

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

Modify the allowed uses lists into a chart.

10. 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

11. LMC - Swimming pools.

The Accessory uses does 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.

12. 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.

13. 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.

14. Open Space Permitting - Private Parks

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

15. 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.