



**City of Leavenworth
Planning Commission Meeting
February 3, 2016 (Wednesday)
7:00 PM
City Hall – Council Chambers**

MINUTES

The meeting was called to order at 7:00 PM

Commission Members Present: Andy Lane, Anne Hessburg, Chuck Reppas, Pete Olsen, Larry Hayes & Scott Bradshaw

Staff Present: Nathan Pate, Development Services

PC Minutes: October 21, 2015, Commissioner Hessburg moved to approve, Commissioner Lane seconded. November 18, 2015, Commissioner Hessburg moved to approve, Commissioner Lane seconded, and December 2, 2015, Commissioner Lane moved to approve, Commissioner Hessburg seconded. All in favor, none opposed.

2016 Docket - Reviewed the 2016 Docket with the changes from the joint Council and Commission meeting; and minor clarifications / arrangement. In addition, the Planning Commission received testimony from Alan Johnson, Executive Vice President of Recreational Adventures Co. Mr. Johnson is the owner of the Pine Village KOA, along with the property manager, Danielle Acke, and asked that the Commission modify the Docket to include minor amendments to address the existing park as compliant. Mr. Johnson hopes to have the KOA annexed by the end of the current year. Although included, generally, in the Docket, the PC agreed, and updated the Docket to reflect this clarification. RV parks within the LMC - CUP criteria can be updated. Commissioners discussed the joint meeting with the City Council.

Commissioners agreed with the 2016 Docket but wanted to switch a couple topics from high, medium and low priorities.

Third reading - Amendment to LMC 18.20.020 (B) (3) - The Planning Commission conducted the third reading of the amendment to LMC 18.20.020 (B) (3) - update and modify the accessory dwelling unit standards and specifications. Final edits were discussed; and although the basic elements are done, the PC wanted feedback from the Public Works Committee regarding mandating (or not) separate utility connections. The topic will be added to the PWC agenda. (continued from the November 18, 2015 and December 2, 2015 hearings. Feedback provided by Council on January 26, 2016). Commissioners discussed separate trash services for the approved ADU's and primary residences and also assigning separate addresses for emergency services.

Commissioner Hayes asked what the difference is between ADU's and duplexes. Manager Pate replied that the difference is permitting. For instance, if it is an ADU and is not above the garage, the fire code may not require sprinklers systems, where if it is a duplex, regardless of garage location, sprinklers would be required.

Continue LMC - Residential uses review and update. Schedule of "workshops / community outreach" and what types. Review and accept "questions to consider" for residential neighborhoods and vacation / overnight rentals. Commissioners and staff decided if a homeowner does not conform and is not legal, they have very few rights. Commissioner Hessburg stated that the opening of the door with the size threshold being the same as the County and that she likes that the City doesn't have a minimum size because that opens the door for people that want permanent tiny homes. Manager Pate agreed. A commissioner asked if the City had setbacks between buildings on the same property. Manager Pate responded that the Fire Code had setbacks.

Commissioners asked to take the ADU subject to the public.

Regional Stormwater / Wetland Master Plan preliminary discussion and "homework."

- a. Green Infrastructure Master Plan Preliminary Outline
- b. List of BMPs for application to Leavenworth

Upcoming Meetings

Public Hearing (continued from the November 18, 2015 and December 2, 2015 hearings) - Amendment to LMC 18.20.020 (B) (3) - update and modify the accessory dwelling unit standards and specifications. ADU update is necessary to address trends and encourage life / safety review and permitting.

Public Hearings (continuation from December 2, 2015): Amendment to LMC 21.09.030 and 18.08.385 - creating site development permit. Site development permits are issued for work such as limited clearing, grading, landscaping, parking lots, drainage, private streets and groundwork related to new subdivisions, commercial, or residential site preparation, where no building or structure is altered, moved or constructed

Continue LMC - Residential uses review and update. Moved to April 6th meeting.
LMC - Titles 21 and 18-Consolidation of Definitions (incorporated the update to resolve "Commercial and Family Amusement Centers/ Facilities.")

Regional Stormwater / Wetland Master Plan feedback and comments to begin structuring the document. Commissioner Hessburg suggested using BMP's (Best Management Practices). Manager Pate agreed and would like to get a professional opinion from the consultant. Manager Pate asked the Commissioners to study the information given.

Commissioner Hessburg motioned to adjourn. Commissioner Reppas seconded. All agreed, none opposed. Meeting was adjourned at 8:29 pm.