



**City of Leavenworth
Planning Commission Meeting
March 2, 2016 (Wednesday)
7:00 PM
City Hall – Council Chambers**

MINUTES

The meeting was called to order at 7:03 PM

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

Staff Present: Nathan Pate, Development Services

PC Minutes from February 3, 2016 were not available.

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.

Manager Pate stated that this Amendment has gone through the necessary notices as well as the SEPA review. Public comments through public testimony was received from previous hearings. Commissioner Lane requested some changes with the findings to which Manager Pate agreed. This amendment was also brought to the PW Committee to which they provided comments for the PC to consider. Commissioner Olsen likes the PW Committees findings. Manager Pate stated that the PW Committee would like the homeowner to have a choice for separate utilities if the square footage is under 900 square feet. Commissioner Lane recommended no utility hookup fees if an ADU is under 400 square feet. Manager Pate responded the City Council is contemplating a reduced fee for a new ADU or possibly no fee. No other comments.

Public portion opened. No comments from the public. Public hearing portion is closed. Commissioners recommended small changes for spelling and grammar. Manager Pate agreed.

Commissioner Reppas motioned to recommend LMC 18.20.020 (B) (3) to the City Council. Commissioner Hessburg seconded. All in favor, none opposed.

Public Hearing (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.

Manager Pate added a history report and also stated that this Amendment has gone through the necessary notices as well as the SEPA review. Changes were requested during the public hearing and are in effect. The site development fees is not a prerequisite. Plans may be required depending on the scope of the site development permit request. No questions or comments from the PC.

Public portion opened. Craig Hess asked for clarification on some of the language as it reads unclear as to what new permits would be required. Commissioners explained that if a permit was not required before, it would not be needed now. Manager Pate explained that a site development permit is meant to help the applicant by letting them prep their property slowly over time as opposed to being required to do all improvements within an allotted time with more expense. Public hearing portion is closed.

Commissioners suggested some different wording on the amendment. Manager Pate agreed.

Commissioner Lane motioned to recommend LMC 21.09.030 and 18.08.385 as revised to the City Council. Commissioner Olsen seconded. All in favor, none opposed.

Regional Stormwater / Wetland Master Plan.

Manager Pate and the Consultant have added some goal & policies. The binders include the Wetland Delinational Vortex excepting the attachments, the stormwater data set and analysis for the plan, some outreach documents and the prior to last presentation slideshow.

Ranked list of BMPs for application to Leavenworth is a design criteria whereby if you have differing scenarios these are the components of any water control or treatment and gives a good outline of when, where or how those practices are used and a part of the Eastern Washington Stormwater manual as well as state and federal regulations. The consultant was asked to re rank the BMP's that are applicable to Leavenworth. The consultant is also developing a list of capital improvements that are necessary for the plan to show where the deficiencies are. The consultant is hopefully going to prepare a template system for single family residential development. Manager Pate stated that he would like the PC to study the updated goals & policies.

Review preliminary draft amendment to LMC to create the option for the Council to forgive or forgo fees to support or subsidize City desired projects; and potential Comprehensive Plan amendments discussion.

Chuck Reppas recused himself from this topic. Commissioner Lane disclosed that he has worked with MEND on the affordable housing project at no cost and asked if anyone had concerns. No response from the audience. Manager Pate discussed forgoing fees for affordable housing. Manager Pate pulled codes from other jurisdictions that have

successfully implemented a reduction or removal of system development charges. Several examples were talked about from the handout. Commissioners liked the examples from Bellingham and Lakewood. A citizen stated that people who are building an affordable house just need to defray the costs. The people don't care where the money comes from and suggested using the HUD recommendations for low income. Manager Pate stated that he will bring in more information on this topic for the next meeting.

Review future streets map within the Transportation Element to add streets for planned circulation patterns ("Grid" street), and general update – review to ensure the adoption by reference of the CDTC “2040 Regional Transportation Plan” that lays out a long-term blueprint for transportation investments throughout the region.

Manager Pate asked the PC to study the maps and come up with ideas for future street possibilities.

Continue LMC - Residential uses review and update. Discuss the media blitz and community outreach for vacation / overnight rentals in residential neighborhoods. Confirm dates and times.

Special Meeting scheduled.

Commissioner Hayes motioned to adjourn. Commissioner Hessburg seconded. All in favor, none opposed Meeting adjourned at 9:05PM.