



**City of Leavenworth  
Planning Commission Meeting  
October 5, 2016 (Wednesday)  
7:00 PM  
City Hall – Council Chambers**

**AGENDA**

1. Call Meeting to Order
2. Roll Call
3. PC Minutes: July 6, 2016, August 3, 2016 and September 7, 2016
4. Deliberation on the two presentations from the September 7, 2016 PC meeting regarding the topic of overnight / short-term / vacation rentals; and the review of additional information requested by the Commissioners.
5. Planning Commissioners Andy Lane and Chuck Reppas report from the September 13, 2016 Council Study Session regarding the status of the amendment to strengthen and clarify the existing LMC regarding short-term / vacation / overnight rentals in residential neighborhoods.
6. Third Reading - Recreational vehicle parks (formerly Camp Grounds) to the TC listed uses. Review CUP criteria, address Park Models, and update other existing uses / criteria for recreational vehicle parks Chapters 18.51 and 18.44. Specifically, the additional information requested by the Commissioners for parking standards.
7. Upcoming Meetings (**agenda items to be determined**)
  - a. **October 19, 2016 - Special Planning Commission Meeting to hold Hearings:**
    - i. Regional Stormwater / Wetland Management Master Plan
    - ii. Amendment to LMC 18.44.020 Tourist Commercial (TC) listed uses to include “recreational vehicle parks.” Amendment to the criteria, address Park Models, and update other standards, specification and criteria for recreational vehicle parks within Chapter 18.51.
    - iii. Private Land Use Designation and Zoning Map amendment for lands owned by Ida Allen Trust from Residential Low Density 6,000 (RL 6) district to LI district. The subject properties are approximately 3.68 acres in area, located across from County Shop Road; and identified as Lots 1-3 of Short Plat 575; and further identified as Parcel Nos. 241701410125 and 241701410100.
    - iv. Private Land Use Designation and Zoning Map amendment for lands owned by Willkommen Village from Multifamily Residential (RM) district to General Commercial (GC) district. The subject property is approximately

- 4.39 acres; located at 11686 River Bend Dr, Leavenworth, WA; and identified as Parcel No. 241806330050.
- v. Private Land Use Designation and Zoning Map amendment for lands owned by Willkommen Village from Residential Low Density 12,000 (RL 12) district to Residential Low Density 10,000 (RL 10) district. The subject property is approximately 2.39 acres; located at 11686 River Bend Dr, Leavenworth, WA; and identified as Parcel No. 241806330050.
  - vi. Amendments to clarify Duplex and new ADU regulations and other miscellaneous updates within LMC Chapters 18.20, 18.21, 18.22, and 18.23
  - vii. Amendments to varied sections and chapters of the LMC to consolidate land use and development definitions into a single title. The emphasis was to bring together Titles 21 and 18. NOTE: additional vacation / overnight / short-term rental related definitions will be separate amendment.
  - viii. Private Leavenworth Municipal Code amendment to increase the building height of the General Commercial (GC) district from 35' to 50'.
- b. **November 2, 2016** – Hearing regarding the strengthening of the existing LMC for vacation / overnight / short-term rental in the residential neighborhoods.