

## City of Leavenworth Development Services Department

### Notice of Leavenworth Planning Commission Special Meeting

#### PUBLIC HEARINGS

Notice is hereby given that the Leavenworth Planning Commission will conduct a special meeting on **Wednesday, October 19, 2016 – 7:00 PM** in the City Council Chambers at City Hall. This Special Planning Commission Meeting will be to hold Hearings for the following:

1. Regional Stormwater / Wetland Management Master Plan
2. 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.
3. 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.
4. Private Land Use Designation and Zoning Map amendment for lands owned by Willkommen Village LLC 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.
5. Private Land Use Designation and Zoning Map amendment for lands owned by Willkommen Village LLC 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.
6. Amendments to clarify Duplex and new ADU regulations and other miscellaneous updates within LMC Chapters 18.20, 18.21, 18.22, and 18.23
7. 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.
8. Private Leavenworth Municipal Code amendment to increase the building height of the General Commercial (GC) district from 35' to 50'.

In addition, the Planning Commission will be reviewing the final draft and other matters regarding an amendment which strengthens and clarifies the existing LMC on short-term / vacation / overnight rentals in residential neighborhoods.

The public is invited to attend said special Planning Commission meeting and make comment.

Nathan Pate, AICP  
Development Services Manager  
October 6, 2016