



**City of Leavenworth
Planning Commission Meeting
December 7, 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, September 7, 2016, October 5, 2016, October 19, 2016, and November 2, 2016
4. 2016 Docket - status
5. 2017 Docket – DRAFT
6. Upcoming Meetings (**agenda items to be determined**)
 - a. **January 4, 2017**
 - b. **January 24, 2017 Council Meeting: Joint meeting with Planning Commission.**

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)

Example of update includes Consistency with the Chelan County establishment of a medium population projection based on the projections of the Office of Financial Management. Review the existing land use maps and revise to remove "bisected" properties; and consider the use of alleys as delineators.

2. **Utilities** - Adopted 12th Day of August 2003 (Ordinance No. 1209 & Ordinance No. 1187)

Full review and update to include consistency.

3. **Economic Development** - Adopted 12th Day of August 2003 (Ordinance No. 1209 & Ordinance No. 1187)

Full review and update to include consistency: Live/work units, Incubator sites, Home Occupation, Commercial Recreation and more. Consistency with the Chelan County establishment of a medium population projection based on the projections of the Office of Financial Management.

4. **Housing** - Adopted 26th Day of February 2013 (Ordinance No. 1439) with the Leavenworth Residential Land Use Inventory and Analysis

Example of update includes Consistency with the Chelan County establishment of a medium population projection based on the projections of the Office of Financial Management. New housing study from the Mayoral Affordable Housing Ad Hoc Committee.

5. **Transportation** - Adopted 27th Day of October, 2009 (Ordinance No. 1347)

Update the future streets map within the Transportation Element, add streets to create planned circulation patterns ("Grid" street), and general update. Consistency with the Chelan County establishment of a medium population projection based on the projections of the Office of Financial Management.

6. **Parks and Recreation** - Adopted 28th Day of February 2012 (Resolution No. 9-2012)

Consistency review and necessary updates as needed.

7. **Capital Facilities** - Adopted 13th Day of August 2013 (Ordinance No. 1453)

Example of update includes Consistency with the Chelan County establishment of a medium population projection based on the projections of the Office of Financial Management.

- 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)

Planning Commission Docket
Year End Status
2016 Cycle of Amendments

High Priority

1. LMC - Residential uses review and update.

~~A. Review and study Overnight / Vacation Rentals in the residential neighborhoods.~~

Vacation / overnight rentals are not allowed in residential districts. The "black market / underground" conversions exist, and the Council desires to address this topic.

~~B. Proactive approach to Tiny Homes / Tiny Dwelling Units.~~

The "tiny home" trend is developing throughout the nation, and the Council desires a proactive approach to this housing option.

~~C. Address Park Models and other existing uses / criteria for Camp Grounds.~~

Criteria for CUP updated to reflect current trends and the industry.

~~D. Clarify distinction of Duplex and new ADU regulations.~~

With the update of the ADU regulations, how is such differing from a Duplex?

~~E. Study substandard lot (less than 60ft) and building size ratio.~~

Study small lots, and research if 'sized right' buildings are necessary to address "scale" and impact.

~~F. Update listed uses.~~

2. LMC and Comp Plan - Create "forgiving fees" LMC and/or "forgo fees" option.

Create the option for the Council to forgive or forgo fees to support or subsidize City desired projects.

3. Transportation Element update - Future Streets Map.

Update the future streets map within the Transportation Element, add streets to create planned circulation patterns ("Grid" street), and general update.

4. 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.

~~5. Private Map, Plan, and Code amendments (application dependent).~~

~~A. Ida Allen Trust rezone from RL 6 to LI~~

~~B. Willkommen Village rezone from RM to GC~~

~~C. Willkommen Village rezone from RL 12 to RL 10~~

~~D. Increase height of GC from 35' to 50'~~

See Application materials

~~6. Finalization of the Regional Wetland / Stormwater Strategy / Management Plan.~~

~~PC development of the master plan. This will include public outreach and CC participation.~~

7. Economic Development Element review and update.

State mandated comprehensive plan and development regulations (RCW 36.70A.130) update. consistency: Live/work units, Incubator sites, Home Occupation, Commercial Recreation and more.

8. Mandatory Comp Plan and development regulations update.

State mandated comprehensive plan and development regulations (RCW 36.70A.130) update. Entire Comp Plan reviewed and adopted for 2017. Although the City has progressed to meet this mandate by updating and adopting individual elements and plans, a final complete "package" in include a final review and adoption be create a **2017 Comprehensive Plan** (including all elements and plans)

9. LMC - Sign Code Update

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.

10. LMC - Update 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.

Medium Priority

1. 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.

2. 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?

3. 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.

4. LMC - Create and review "Short Term Adult Care Facility."

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

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

Modify the allowed uses lists into a chart.

6. ~~LMC - Definitions - consolidation (Compile definitions of LMC Title 21 and Title 18).~~

~~For ease of use definitions can be consolidated into one section of the LMC. In addition, the existing LMC uses same terms with differing definitions.~~

7. 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

8. Open Space Permitting - Private Parks

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

9. 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.

Low Priority

1. LMC - Swimming pools.

Accessory uses do 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.

2. 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.

3. 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.