

CITY OF LEAVENWORTH

COMPREHENSIVE PLAN

2017

DRAFT

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INTRODUCTION

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INTRODUCTION

This comprehensive plan was prepared by the citizens of the Leavenworth, the City of Leavenworth Planning Commission, and the Leavenworth City Council in accordance with the Growth Management Act to address growth issues in the City of Leavenworth and its Urban Growth Area. It represents the City's policy plan for growth for the next 20 years.

Why is Leavenworth Planning?

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. This Comprehensive Plan has 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."

What Is a Comprehensive Plan?

The Comprehensive Plan is a broad statement of the community's vision for the future and contains policies primarily to guide the physical development of the city, as well as certain aspects of its social and economic character. The Plan directs regulations, implementation actions and services that support the vision. The Plan reflects the long-term values and aspirations of the community as a whole and shows how various aspects, such as land use, housing, transportation, capital facilities and services work together to achieve the desired vision.

While a Comprehensive Plan is meant to provide a strong and constant vision for the future, it is also a living document that must be able to accommodate change, such as a new technology, an unforeseen impact or an innovative method of achieving a component of the vision. It is therefore regularly updated to account for changing issues or opportunities facing Leavenworth, while still maintaining the core values of the community.. The plan assists in the management of future development by providing policies to guide decision-making. The plan includes the following elements:

- Land Use
- Housing

- Capital Facilities
- Utilities
- Transportation
- Parks and Recreation
- Economic Development

In 1990 Washington's Legislature passed the Growth Management Act (GMA) which established planning goals and a system of planning for cities and counties that have experienced rapid growth. As a part of the GMA, Chelan County adopted and the cities endorsed Countywide Planning Policies which provide a consistent framework to guide each city's plan; provide guidance to the planning process; and the comprehensive plan is consistent with these policies. The Countywide Planning Policies address issues that transcend city boundaries, such as setting Urban Growth Areas, accommodating housing and job demand, and addressing capital facilities that are regional in nature, as well as providing a framework to promote consistency between a multitude of city plans. Cities and counties are required to periodically update their plans to comply with updates in regional and state requirements, as well as changes in local conditions. This Plan is designed to be a readable and functional document to guide Leavenworth's future direction. It is the City's policy document.

Each element contains goals, policies, text, charts, tables and, in many cases, maps. The goals and policies are the guiding principles; however, they are often preceded by explanatory text (rationale), which describes the context of the policy or reasoning behind the policy. The goals and policies may be supported and/or supplemented with charts or tables. Goals and policies are numbered and highlighted in bold or italic print. Each element has a designation, such as HO for housing or UT for utilities. Maps may serve either as being informative like the text or may be a supplement to the policy, such as when it illustrates a service area or facility.

Community Involvement and Jurisdictional Coordination

Although the City has progressed to meet this mandate by updating and adopting individual elements and plans through the 2012-2016 docket cycles, 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) was in process. In February of 2017, the City finalized its Public Participation Program whereby Leavenworth undertook the finalization of major periodic review of the Comprehensive Plan as required by the Washington State Growth Management Act (GMA). This Program set forth how the City of Leavenworth met the requirements for early and continuous public participation during the Comprehensive Plan update. The overall goals of the program are to: Set expectations for the process early to avoid surprises; Provide objective information to assist the public in understanding issues and solutions; Provide opportunities for the public to contribute their ideas and provide feedback on

key issues through all phases of the Comprehensive Plan update; Clearly indicate how their feedback was considered and used; Make the Comprehensive Plan update accessible, relevant, and engaging to diverse participants with differing levels of interest by using a variety of media, plain language and easy -to- understand materials; and Generate general awareness, understanding and support for the updated Comprehensive Plan. The Public Participation Program (Attachment B) describes how the City engaged the public during the course of the Comprehensive Plan update; and the methods and tools as time progressed

Upon completing the draft plan, the Leavenworth Planning Commission conducted public workshops, meetings, and a public hearing to recommend the plan to the Leavenworth City Council. The Council then conducted public meetings and a public hearing to receive input before adopting the final plan. The comprehensive plan was reviewed for compliance with the requirements of the State Environmental Policy Act (SEPA), and an Environmental Impact Statement was prepared.

Plan Implementation and Monitoring

A number of tools are used to implement the Comprehensive Plan. The Zoning Code contains a set of regulations to direct land use and design as new development or redevelopment occurs. Growth is also directed in keeping with the City's land use and goals through careful planning for the location and sizing of capital facilities. The implementation measures are numerous. Part of the Plan is to ensure that there is monitoring in place to keep track of progress. Implementation of Comprehensive Plan policies is monitored through the "Project Tracker" and other annual reporting, as well as overall through performance measures identified through the City's budget process.

The City will continue public education programs following plan adoption in order to inform the entire community about the goals and policies of the plan, as well as the changes that will take place in the planning area because of the plan's implementation.

Existing development regulations must be updated to be consistent with the plan. In reviewing regulations for consistency, the City should ensure that the development patterns suggested in the plan are encouraged..

Planning is an ongoing process, and improved data or changing circumstances will require amendment to the comprehensive plan. The plan may be reviewed once a year and updated as necessary to reflect changes such as revisions to the Office of Financial Management population estimates and revisions to the capital facilities plan. The update may also address any specific concerns, clarify inconsistencies that were identified during the year and review the adequacy of the adopted level of service standards.

Amendments to the comprehensive plan can be requested by the Leavenworth City Council and/or Planning Commission or by any affected citizen or property owner. However, the plan may not be amended more than once a year. To implement this provision of the Growth Management Act, and to provide for a consistent process from year to year, the City has adopted a comprehensive plan amendment process which can be found in Title 21 of the Leavenworth Municipal Code. By reviewing and updating the plan on a regular basis, the City can rely on this document in decision-making and can maintain public interest and support of the planning process.

Consistency with the Growth Management Goals

The data used to develop this comprehensive plan is, to the greatest extent possible, the best available data. Where appropriate, the City has given priority in addressing the Growth Management Act's thirteen state goals by incorporating them into the comprehensive plan.

Growth Management Act Goals

- (1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- (2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
- (3) Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.
- (4) Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
- (5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
- (6) Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
- (7) Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

- (8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.
- (9) Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.
- (10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
- (11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
- (12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
- (13) Historic preservation. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.