

# LEAVENWORTH CITY COUNCIL SPECIAL MEETING MINUTES

June 5, 2019

Leavenworth Mayor Pro Tempore Carolyn Wilson and Planning Commissioner Chair Larry Hayes called the June 5, 2019 Leavenworth City Council and Planning Commission Joint Special meeting to order at 7:00 PM.

## ROLL CALL

Council Present: Mayor Pro Tempore Carolyn Wilson, Mia Bretz, Margaret Neighbors, Sharon Waters, Clint Strand and Jason Lundgren.

Planning Commission: Larry Hayes, Pete Olson, Andy Lane, Anne Hessburg, Chuck Reppas, and Steven Booher.

Staff Present: Joel Walinski, Lilith Vespier and Chantell Steiner.

## RESOLUTIONS, ORDINANCES, ORDERS AND OTHER BUSINESS

### 1. Joint Meeting Discussion with the Planning Commission

Development Services Manager Lilith Vespier provided the Council and Commission with a handout summarizing the current docket list of items that are either complete, in process or pending and identified the status and status details of each item. She proceeded to read through each of the items providing brief updates on each. Council and Planning Commissioners began discussion of the status of several of the projects. Clarification was noted regarding the staff administrative deviation allowance for the Design Review Board when the application meets certain minimum criteria which will allow for accelerating approvals for the applicants; only those that meet the criteria can be administratively approved. Manager Vespier identified that some of the secondary items and future review items are simultaneously being completed based on their ease or effect to the priority items.

Councilmember Bretz questioned how the process went, if there were challenges and the depth of dialogue that occurred regarding the Housing Incentives and specifically in regard to the PUD regulations, lot standards, setbacks, and Planned Developments that will be coming forward to the Council soon. Commissioner Hessburg explained that there has been a lot of dialogue and this is being included in more depth with the Planning Commission's reports that are forwarded onto the Council when completed; she stated that because of this magnitude of information occurring, the Commission has been sending a Commissioner to the Council meetings when these come up for final approval and adoption to help address any questions. Councilmember Bretz stated that she has heard there are concerns about various pieces of a Planned Development. Commissioner Lane concurred that there were concerns related to the lot size and defining the area to a set size; he stated that density, setbacks, and lot coverage all play a part that make it a more difficult environment for a developer. Councilmember Bretz said she has been surprised that the incentives are being seen by some as a way to promote developers rather than to create better more affordable housing opportunities and potentially lower home prices. Commissioners agreed that perspective is a difficult hurdle and that greater density is not always looked at favorably; however, increasing density and inventory is the goal of the incentives. There was a brief discussion regarding the need to hold on the definition of affordable housing until the incentives are clarified as they will directly affect the definition. Manger Vespier explained the challenges with the State's definition to our area income levels. Councilmember Bretz noted that the Housing Committee also found that the State's definition created inhibitions to

certain areas of the incentives being explored. Regarding setbacks and lot standards (Item #14), it was noted that these changes are specific to creating flexibility for residential developments. Manager Vespier added that the new chart design that is being incorporated is going well as that will help to simplify the process and allow for better understanding by the developer.

The Boards briefly questioned the status of several projects. Councilmember Wilson asked who is addressing necessary code changes in conjunction with the Downtown Park Plaza area project; it was clarified that the probably were not any code changes necessary for the actual project. Administrator Walinski added that the Parking Advisory Committee may be recommending several changes effecting parking regulations; most changes will likely go straight to the Council; however, if changes are to address development; then those would be recommended for review by the Planning Commission. Councilmember Neighbors questioned when Peak Traffic will be addressed as it appears to be a critical item on the docket; Manager Vespier stated that this is planned for either late summer or fall after the mandatory items are completed. Councilmember Neighbors added that she would also like to see the Firewise regulations be accelerated if possible. Manager Vespier spoke to the recent and upcoming discussions that are occurring with various agencies in regard to WUI (Wildland Urban Interface) Codes. She said that the cities of Wenatchee and Chelan have adopted their codes, which is currently being reviewed by development staff for consideration to Leavenworth code changes. Commissioner Hessburg stated that she would like to get started soon on the Parking/Access use of alleys (Item #15); she said there continues to be ongoing requests from the public to address this sooner if possible. Commissioner Reppas questioned future Item B regarding Stormwater; Administrator Walinski stated that the City Council has adopted the Stormwater Plan however it has not been incorporated into the City Code, that is the next important step. Manager Vespier clarified future review item M that will include review and various changes related to public works related items such as design standards for utilities and construction. Commissioner Hessburg questioned if the City received any comprehensive plan amendments from the public; Manager Vespier noted that the City only received the one request related to Peak Traffic.

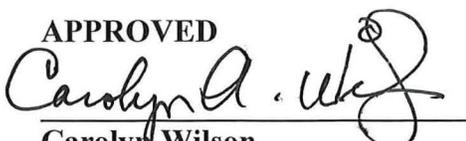
Councilmembers noted that the Planning Commission has made significant progress on moving items forward and thanked them for their hard work. Commissioner Reppas added that he appreciates the streamlining that Manager Vespier has done to assist in the Planning Commission's efforts. Councilmember Waters voiced her concern at an overall lack of ability to visualize how changes will affect the neighborhoods over the long-term and continues to be concerned at losing any quality of life. There was a brief discussion on how the code is ever changing and that there is always a need to continually review sections and address updates based on community requests for changes over time.

## ADJOURNMENT

Seeing no other business, Councilmember Bretz motioned to adjourn the June 5, 2019 Special meeting of the Leavenworth City Council. The motion was seconded by Councilmember Neighbors and passed unanimously.

The joint meeting adjourned at 7:44 PM.

APPROVED

  
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Carolyn Wilson  
Mayor Pro Tempore

ATTEST

  
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Chantell Steiner  
Finance Director / City Clerk