



Planning Commission Agenda

Wednesday, October 7, 2020 at 7:00 PM
City Hall Council Chambers
700 Highway 2, Leavenworth, WA

Join the Zoom Meeting using one of the three options:

(1) connect via the Zoom app: Meeting ID: 861 8562 3369 Passcode: 224455

(2) use the web link:

<https://us02web.zoom.us/j/86185623369?pwd=YUVBQ2UxUEtlVFZlVFEwMWVmZ2FGcWtPQT09> OR

(3) call in: 1-253-215-8782. Alternative call-in phone numbers may be used, visit zoom website for more information: [https://us02web.zoom.us/u/kOFTNV2hD](https://us02web.zoom.us/j/86185623369?pwd=YUVBQ2UxUEtlVFZlVFEwMWVmZ2FGcWtPQT09)

Please take notice, in consideration of the current COVID-19 pandemic, for the health and safety of the community, city staff and commissioners, City Hall is closed to the public. We encourage the public to attend meetings via ZOOM.

Staff will open the zoom meeting approximately 10 minutes prior to the meeting for people to assemble. The public is encouraged to submit written comments prior to the meeting by sending to the Development Services Manager - dsmanager@cityofleavenworth.com; comments via email will need to be submitted by no later than 6:00 PM on the meeting day, in order for them to be received and prepared for submission at the meeting. Comments received through US Mail or delivered to City Hall will be included if they are received prior to the meeting.

1. Call Meeting to Order, 7:00 pm

2. Roll Call: *Planning Commission Chair: Andy Lane (position #3 – expiration 2020)*

Planning Commission Commissioners: Steven Booher (#1 - 2022), Chuck Reppas (#2 - 2023), Pete Olson (#4 - 2021), Angie Harrison (#5 - 2021), Colin Forsyth (#6 - 2022) and Alison Miller (#7 - 2022)

3. Review and approval of Minutes – September 2 and 16, 2020 (*provided separately*)

4. Capital Facilities Element Update Hearing

5. Housing Action Plan Workshop – Draft Needs Assessment Review

6. District Use Chart Review

7. Future Meeting Considerations

- a. October 21st Meeting: Transportation Element – Existing Conditions, Goals & Projects; and, Shoreline Master Program – Draft Amendments
- b. November 4th Meeting: Housing Action Plan – Draft Recommendations; and, Review of the District Use Chart

8. Open Discussion Items, at the Chair's discretion

9. Adjournment

All Planning Commission meetings are open to the public



Staff Report

2020 Comprehensive Plan Capital Facilities Element

To: Leavenworth Planning Commission
From: City of Leavenworth Development Services Department
Date of Report: September 23, 2020 for the October 8, 2020 Hearing
Subject: Capital Facilities Element

OVERVIEW

The Capital Facilities Element functions as the heart of a Comprehensive Plan. It compiles a full picture from capital facility inventory, identification of needs and an estimate of costs and timeline to address those needs. In this manner, the City can use information flowing from visioning, through planning to implementation, budgeting, and project development to evaluate success in providing capital facilities and services over time and at the desired level of service.

Capital facilities include roads, water, wastewater, stormwater, parks, solid waste, schools/libraries, City owned buildings, fire, law enforcement and hospitals. The existing Capital Facilities Element lacked the project and funding component - a Capital Improvement Plan, which has been added. The CIP is a list of projects planned for the next six years, the funding source(s) and a budget analysis. By compiling projects and pairing those with adequate funding sources and timelines, the CIP, brings to life community goals in a tangible manner.

In addition to the new CIP, the amendments include:

1. Definition of capital facilities.
2. Updated inventory of capital facilities, organized by City Owned and Non-City Owned facilities.
3. Addition of Level of Service Standards. The LOS standards listed were compiled from other adopted plans. Some capital facilities, non-city owned, do not have an adopted LOS. Additionally, the LOS standards for parks were taken from the Shoreline Master Program and may be further refined for community park needs.
4. Consolidated Goals and Policies to make them more manageable and focused.

This year's proposed amendments are part of the annual update of the Comprehensive Plan; however, future amendments to the CIP can be done outside of the annual update, as part of the budget review or during the Growth Management Act (GMA) review cycle of every eight years. The GMA makes special allowance for the Capital Improvement Plan to be adopted outside the Comprehensive Plan limit of once a year so that budgeting adoption and the CIP are consistent.

The Planning Commission is requested to review the proposed amendments, take public comment and make a recommendation to the City Council.

SUMMARY OF DATES

60-day Agency review:	August 26, 2020; Material ID# 2020-S-1734
SEPA Determination	DNS signed/issued on September 23, 2020
Notice of Planning Commission Public Hearing:	Published in the Echo: September 23, 2020
Planning Commission Public Hearing:	October 7, 2020
City Council Public Hearing:	Tentatively Scheduled for December 8, 2020

PUBLIC/AGENCY COMMENTS

There were no public or agency comments received, at the time of drafting this staff report. The public is encouraged to attend the Planning Commission Hearing and provide comment before a recommendation is forwarded to the City Council. The Planning Commission may incorporate comments into the recommendation. Additionally, the City Council will have an opportunity for public comment prior to decision at the Council Public Hearing.

CODE CRITERIA REVIEW

The Leavenworth Municipal Code Section 21.31.040(H) provides the following criteria for evaluating Comprehensive Plan amendments:

1. The amendments are necessary to resolve inconsistencies in the provisions of the comprehensive plan and/or development regulations or to address state or federal mandates.

Staff Finding: The proposed amendments to the Comprehensive Plan Capital Facilities Element reflect changes in various facility plans, comments from the Sheriff’s Office, Fire District 3, Hospital and Cascade School District. A new Capital Improvement Plan project tracking chart and streamlined goals and policies.

Conclusion: The amendments are necessary to resolve inconsistencies between capital plans, changes in capital facilities, and project tracking.

2. The amendments are consistent with the overall intent of the existing comprehensive plan and the other documents incorporated therein.

Staff Finding: The proposed amendments provide more clarity about capital facilities, both city owned and non-city owned and future projects.

Conclusion: The amendments are consistent with the overall intent of the existing comprehensive plan.

3. The amendments are consistent with the assumptions and/or other factors such as population, employment, land use, housing, transportation, capital facilities, economic conditions, etc., contained in the comprehensive plan.

Staff Finding: The proposed amendments reference the current capital facilities planning documents, such as the 2018 Water System Plan, which use the Comprehensive Plan (or more conservative) estimates for population and land use projections. Each of the capital facility plans has been reviewed and determined consistent with the Comprehensive Plan.

Conclusion: The amendments are consistent with the assumptions and/or other factors such as population, employment, land use, housing, transportation, capital facilities, economic conditions, etc., contained in the comprehensive plan.

4. The amendments are consistent with the requirements of the Growth Management Act and the county-wide planning policies.

Staff Finding: The existing Comprehensive Plan is compliant with the Growth Management Act and the County-Wide Planning Policies. The proposed capital facility amendments do not change the

substance of the Comprehensive Plan.

Conclusion: The amendments are consistent with the requirements of the Growth Management Act and the county-wide planning policies.

5. The amendments are consistent with and do not adversely affect the supply of land for various purposes which are available to accommodate projected growth over a twenty-year period.

Staff Finding: As noted above, the amendments reflect the current capital facilities planning documents that are based on the existing Comprehensive Plan.

Conclusion: The amendments are consistent with and do not adversely affect the supply of land for various purposes which are available to accommodate projected growth over a twenty-year period.

6. Where applicable, conditions have changed such that assumptions and/or other factors such as population, employment, land use, housing, transportation, capital facilities, economic conditions, etc., contained in the comprehensive plan have been revised and/or enhanced to reflect said conditions;

Staff Finding: The proposed amendments are intended to reflect the current capital plans, based on the Comprehensive Plans population, employment and land use assumptions.

Conclusion: Not applicable.

7. Amendments to the comprehensive plan land use designation map(s) are either consistent and/or compatible with, or do not adversely affect, adjacent land uses and surrounding environment;

Staff Finding: The amendments do not change the land use designation maps.

Conclusion: Not applicable.

8. The proposed amendments are consistent with and do not negatively impact public facilities, utilities and infrastructure, including transportation systems, and any adopted levels of service.

Staff Finding: The proposed amendments update information for the capital facilities, streamline the goals and policies, list the six-year projects and funding sources and summaries the adopted level of service for each capital facilities.

Conclusion: The proposed amendments do not negatively impact public facilities, utilities and infrastructure, including transportation systems, and any adopted levels of service.

9. The proposed amendments do not adversely affect lands designated resource lands of long-term commercial significance or critical areas.

Staff Finding: The proposed amendments provide information on existing and future capital facilities. Any specific or inferred projects will be reviewed at the time of design and building to ensure consistency with protection of critical areas. There are no lands of long-term commercial significance within the City or City's Urban Growth Area.

Conclusion: The amendments do not adversely affect lands designated resource lands of long-term commercial significance or critical areas.

Staff Recommendation

Staff recommends approval of Capital Facilities Element based on the finding and conclusions above.

Attachment A: Capital Facilities Element (strikeout and underline changes)

Attachment B: Capital Facilities Element (clean version of all amendments)

Attachment C: Consolidated Goals summary

Attachment D: Consolidated Policies summary

Attachment E: SEPA checklist and DNS

CAPITAL FACILITIES ELEMENT

Introduction

The Capital Facilities Element ~~is compiles~~ an inventory of existing capital facilities owned by ~~the City and other~~ public entities, ~~lists the adopted levels of service, and a~~ forecasts ~~of~~ future ~~projects with projected costs and funding sources, of expanded or new~~. It represents the community's policy plan for public facilities for the next six to twenty years.

What are Capital Facilities?

Capital facilities ~~include transportation systems, water and sewer systems, stormwater, parks and recreation facilities, schools, fire protection, law enforcement, hospitals, schools and libraries, are the durable goods portion of governmental service.~~ They have a long-term useable life ~~of 20 years or more~~ and ~~have a value of \$30,000 or more can cost considerable amounts of tax dollars to construct~~. The process of obtaining capital facilities can require years of design, public involvement, budgeting and construction. Once constructed, capital facilities tend to become permanent, requiring an ongoing operations/maintenance cost. It is not intended, however, that items which are part of a scheduled replacement program be included in the definition of capital facility.

Commented [LV1]: Adjust to match City Admin authorized spending threshold

~~The following plans for the City of Leavenworth are incorporated by reference:~~

- ~~□ Waste Water Treatment Facility Plan~~
- ~~□ Water System Plan~~
- ~~□ Sewer System Plan~~
- ~~□ Stormwater System Plan / Wetland Mitigation Plan~~
- ~~□ Water, Wastewater, and Stormwater System Development Charges~~
- ~~□ 6 year Transportation Improvement Plan~~
- ~~□ 6 year Capital Facilities Plan~~
- ~~□ Upper Valley Regional Trails Plan & Parks Plan~~
- ~~□ Shoreline Master Program~~
- ~~□ Downtown Master Plan~~
- ~~□ Utility and Rate Study / Plan~~

Why invest in Capital Facilities?

Investments in Leavenworth's neighborhoods, water, stormwater and sewer systems, parks, streets, and public facilities are an essential component of providing a comprehensive and functional ~~City capital facilities plan. By using the adopted level of service (LOS) standards the City can achieve its goals for adequate services meeting the community's desires. Most capital facilities are~~

~~expensive and require years to plan and construct.~~ As a result of the high cost of capital facilities, it is important for the government to prioritize ~~and plan for~~ capital facilities ~~and appropriately manage facilities as far ahead as possible.~~ Lack of funding ~~often can~~ results in ~~some worthwhile~~ projects being delayed as more urgent problems are addressed.

The capital facilities element promotes efficiency by requiring the City to prioritize capital improvements for a longer period of time than the single budget year. Long-range financial planning presents the opportunity to schedule projects so that the various steps in development logically follow one another with regard to relative urgency, economic desirability, and community benefit. In addition, the identification of adequate funding sources results in the prioritization of needs and allows the trade-offs between projects to be evaluated explicitly.

The capital facilities element ~~will guides~~ decision making to achieve ~~the~~ community goals. This element is intended to serve as an objectively derived guide for the orderly growth and maintenance of the community. It will serve as the framework for coordinating capital improvement projects that implement the vision of the community. It is designed to be a valuable tool of the City Council, staff and private citizens, which enables the community to:

- Gain a better understanding of their existing ~~public works capital facilities systems~~ and capacities;
- Identify potential problems associated with limited revenues and increased public demands for ~~better~~ services;
- Identify potential sources and programs that may be used to fund needed improvements; and
- Create a continuing process of setting priorities for needed capital improvements, ~~based on consistent background information.~~

Inventory for City Owned Capital Facilities

~~The 6 year Capital Facilities Plan (CFP) is adopted by reference. The 6 year CFP describes the more immediate projects, the associated costs and the plan for financing the projects based on an analysis of the City's financial capabilities. It is understood that some capital needs may go beyond the resources available through the general City revenues. Furthermore, future issues may develop quickly in response to citizens' desires or a change in community standards or circumstances. The 6 year CFP is designed to be flexible to these situations by identifying different possibilities for funding beyond the norm, as well as attempting to identify which foreseeable needs will require some future action in order to be completed. If the community is unable to contribute the full amount planned within the 6 year CFP in any one year, the CFP is not abandoned but instead reviewed and amended to reflect changing circumstances.~~

Inventory and Forecast of Future Needs

City of Leavenworth Water System

The 2018 Water System Plan (WSP) provides a comprehensive inventory, system analysis, projected demands, recommended/required improvements and an implementation recommendation. This plan was followed by a Water Treatment Plant Assessment in 2019 which identified immediate and

necessary projects to maintain the function of the plant.

~~Inventory:~~ The City's water treatment plant (WTP) withdraws water from Icicle Creek through a intake structure and screen upstream from the WTP. The WTP is located on Icicle Creek approximately three miles south of town. During peak demand in summer irrigation season, the WTP treats approximately 2.0 MGD. Icicle Creek experiences heavy sediment loading during spring snow melt and runoff; the City typically shuts down the WTP during the peak sediment loads. The City's water rights constrain the instantaneous and annual quantities of water available for withdrawal. The City foresees no significant changes in its planned use of this resource that would adversely impact the quantity and quality of water in Icicle Creek.

~~The City of Leavenworth has adopted a 2017 Water System Plan (WSP) and any revisions thereto, is adopted by reference and declared to be a part of this Element. A comprehensive inventory is within this Plan.~~ The City's well field withdraws water from a sand and gravel aquifer. Icicle Creek and the Wenatchee River recharge the aquifer. The wells are located adjacent to the City golf course south of town. The three wells have a combined pumping capacity of 3,250 gpm. The City uses the wells year-round to augment supply provided by the Icicle Creek surface water supply. The City's water rights constrain the instantaneous and annual quantities of water available for withdrawal. The City foresees no significant changes in its planned use of this resource that would adversely impact the quantity and quality of water in the aquifer.

The City has two reservoirs, one off of Icicle Road with a capacity of 800,000 gallons and one at the northern end of Ski Hill Drive with a capacity of 750,000. The Ski Hill reservoir is supported by a booster station near Pine Street.

~~Future Needs:~~ The City of Leavenworth WSP includes a comprehensive analysis and list of future needs.

City of Leavenworth Sanitary Sewer System

~~Inventory:~~ The City of Leavenworth has adopted a 2017 Wastewater General Sewer Plan and Facility Plan and any revisions thereto, is adopted by reference and declared to be a part of this Element. A provides a comprehensive inventory, system analysis, projected demands, recommended/required improvements and an implementation plan, is within this Plan

The Wastewater Treatment Plant site is located at 1498 14th Street, along the Wenatchee River. In 2020, the City started a comprehensive update to the plant, including a new tertiary treatment facility, headworks equipment, clarifier mechanism replacements, centrifuge dewatering equipment, UV disinfection equipment, cross connection control system, electrical/controls upgrades, and associated demolition, earthwork, site improvement, building modifications, and temporary facilities as needed to maintain operation of the treatment plant during construction.

Additionally, the collection system improvements consist of replacing or rehabilitating approximately 13,000 LF of existing sewer main, referred to as the South Interceptor line. In some instances, existing sewer main will be replaced with a larger diameter main line.

~~Future Needs: The City of Leavenworth has adopted a 2017 Wastewater General Sewer Plan and Facility Plan and any revisions thereto, is adopted by reference and declared to be a part of this Element. A comprehensive analysis and list of future needs is within this Plan.~~

Storm-water Systems

~~The City of Leavenworth has adopted a 2016 Regional Stormwater / Wetland Management Master Plan provides a complete inventory of stormwater facilities, analysis of needs and recommended projects and regulations. , and any revisions thereto, is adopted by reference and declared to be a part of this Element. A comprehensive inventory is within this Plan. Also impacting the City is the Chelan County stormwater system consisting of a system of roadside drainage ditches from Ski Hill Road area (and other portions of the UGA) down Titus Road. These ditches drain into the City of Leavenworth stormwater system.~~

~~Leavenworth's stormwater infrastructure is neatly divided into four (4) drainage basins, i.e. Ski Hill, Downtown West, Downtown East, and Alpensee. A fifth drainage basin, north and east of Alpensee, will eventually be included as annexations occur within the urban growth area (UGA).~~

~~Two (2) large tributary areas to the west and north, i.e. Tumwater Mountain and Ski Hill ridge, have a significant impact to the capacity of the existing stormwater infrastructure, i.e. specifically the Ski Hill and Alpensee networks. These tributary areas account for 66% (1,588 acres) of the total 2,614-acre Leavenworth drainage basin. They are directly linked to the lack of capacity in both networks for larger storm events, i.e. 10-year storms or greater.~~

~~Additional and replacement of stormwater lines is recommended to address deficiencies in the system. City of Leavenworth Stormwater System Inventory: The City of Leavenworth has adopted a 2016 Regional Stormwater / Wetland Management Master Plan, and any revisions thereto, is adopted by reference and declared to be a part of this Element. A comprehensive inventory is within this Plan.~~

~~County stormwater system consists of a system of roadside drainage ditches. From the Ski Hill Road area (and other portions of the UGA), these ditches drain into the City of Leavenworth storm water system.~~

~~Future needs: The City of Leavenworth has adopted a 2016 Regional Stormwater / Wetland Management Master Plan and any revisions thereto, is adopted by reference and declared to be a part of this Element. A comprehensive analysis and list of future needs is within this Plan.~~

~~Chelan County Stormwater System Inventory: The County stormwater system consists of a system of roadside drainage ditches. From the Ski Hill Road area (and other portions of the UGA), these ditches drain into the City of Leavenworth storm-water system.~~

~~Future Needs: The storm ditches within the Urban Growth Area (UGA) will need to be tight lined into the City storm system at the time of development of a parcel and its associated drainage system.~~

Parks and Recreational Facilities

The community has several City owned and maintained parks, school district facilities, a mix of privately owned parks and is served by the ~~Inventory:~~ Upper Valley Park and Recreation Service Area (PRSA) which, in addition to working on regional park and recreation opportunities, supports the City pool. The Parks and Recreation Element of this Plan includes a detailed inventory of facilities.

EXISTING FACILITIES

Facility Name	Size (acres)	Facilities	Management
Enchantment Park	39.46	Two softball fields, little league field, park building with restrooms, BBQ stands, and equipment storage, parking area, picnic tables, children's play equipment, and trails. Wildlife habitat, trails, raft launching, beaches, interpretive signs, groomed ski trails, pump track, and skate park	City of Leavenworth
Waterfront Park	15.12	Beaches, trails, interpretive signs, playground, amphitheater, overlooks, restrooms, picnic tables, parking, groomed ski trails, and wildlife viewing	City of Leavenworth
Blackbird Island	14.12	Trails, interpretive signs, overlooks, groomed ski trails, and wildlife viewing	City of Leavenworth
Lion's Club Park/Pool	1.76	Picnic shelter, picnic tables, Lion's Club equipment building with public restrooms, swimming pool, parking area, and landscaping	City of Leavenworth
Front Street Park	1.75	Gazebo, restrooms, benches, arbor terrace, plaza, maintenance storage, interpretive kiosk, and maypole	City of Leavenworth
Trout Unlimited Park	1.6	Boat launch; parking, trails, wildlife viewing	City of Leavenworth
Icicle River Middle School & Cascade High School	36.09	Athletic fields: softball, soccer and football; basketball courts & parking	Cascade School District
Osborn	5.5	Ball fields, play equipment, covered basketball courts, tennis courts, tetherball stands, swings, and children's play equipment	Cascade School District
Alpine Lakes Elementary	16.4	Ball fields and children's play equipment	Cascade School District
Leavenworth Golf Course	102.52	18-hole public golf course with restaurant, shop, storage facilities, and groomed ski trails during the winter season	City of Leavenworth
Frankie's wayside	0.5	Rest area with benches, shade trees, and water fountain.	City of Leavenworth

<u>Facility Name</u>	<u>Size (acres)</u>	<u>Facilities</u>	<u>Management</u>
<u>Barn Beach Reserve</u>	<u>5.63</u>	<u>Nature, cultural history, arts and outdoor education opportunities, Upper Valley Museum, trails, and signage</u>	<u>Private Non-profit</u>
<u>Chelan-Douglas Land Trust</u>	<u>3.34</u>	<u>Nature, cultural history, and arts outdoor education opportunities and exhibits, Lorene Young Audubon Center, trails, community garden and interpretive signage</u>	<u>Private Non-profit</u>
<u>Enzian Falls – Micro-golf putting course</u>	<u>3.15</u>	<u>Professional putting course</u>	<u>Private, Enzian Falls</u>
<u>Icicle Junction</u>	<u>2.66</u>	<u>Miniature golf, arcade games, swimming pool, and other amenities</u>	<u>Private</u>
<u>Kid’s Fishing Pond</u>	<u>n/a</u>	<u>Kids fishing area near trails</u>	<u>Private Non-profit Trout Unlimited</u>

Future Needs: The City of Leavenworth Parks and Recreation Element includes a detail needs assessment and analysis

Solid Waste Disposal

Inventory: The City of Leavenworth provides solid waste and cardboard collection within the city limits to commercial and large multifamily developments. Waste is collected and transported to the local landfills. Residential collection is contracted with Waste Management which offer both waste and recycling pickup.

The City’s Refuse Division collects residential and commercial materials that are discarded and transports the materials to local landfills or transfer stations. Waste Management of Greater Wenatchee provides collection services for the unincorporated areas. This company owns and operates a regional landfill in Douglas County. Individual county residents and businesses make arrangements directly with Waste Management for collection of residential, commercial, and industrial waste collection and disposal. The City has a cardboard recycling system for commercial accounts. The Refuse Division collects commercial cardboard on its commercial refuse collection route. Additionally, the City manages a local recycling center at 216 14th Street. The City Recycling Center accepts flattened corrugated cardboard, aluminum, tin cans, and newspaper. Residents residing within the city limits may also dispose of clean yard waste at the recycling center. No commercial yard waste recycling is currently permitted due to the Apple Maggot Quarantine Boundary. However, the City provides yard waste pick-up services to residential customers only two times each year, once in the spring and once in the fall. Because the City is in the Apple Maggot Quarantine area, these materials cannot be transported to Wenatchee and the City has been burning twice a year. In 2020, Residential recycling (curb side recycling) is provided by Waste

Management: Chelan County offers a woody debris drop off site located near the intersection of Icele Road and East Leavenworth Road at the County pit. A new composting facility west of Leavenworth, at the Winton Mill Site, started to provide a year-round collection of materials.

Chelan County prepared a 2006 Comprehensive Solid Waste Management Plan that is herein adopted by reference. Unincorporated Chelan County and incorporated cities are part of an overall Regional Planning Area (RPA). A comprehensive inventory and future needs analysis is within this Plan.

The City of Leavenworth operates the Leavenworth Recycling Center. The City recycling program focuses on reducing the waste stream from the current garbage pickup service. In 2013, the City spent an estimated \$192,963 on waste disposal fees for 2,417 tons of trash the City collected. By providing an alternative recycling program for City residents, the City is looking to reduce the overall tonnage and waste to control future costs of monthly waste disposal fees. The City Recycling Center will be accepting flattened corrugated cardboard, aluminum, tin cans, and newspaper. Residents residing within the city limits may also dispose of clean yard waste at the recycling center. No commercial or non-resident use of the yard waste recycling is allowed.

Future Needs: Depending on use, the City will explore areas for expanding the recycling program to areas that are cost effective.

Public Buildings and Facilities

Leavenworth City Hall Inventory: The existing city hall building opened in December of 1994, and needs improvement to meet the needs of the City for the duration of the planning period. Funds should be set aside on an annual basis to provide for the replacement of building accessories and future additions.

Library Inventory: The library is located in Leavenworth on the ground floor of the City Hall building. Library services are provided by the North Central Regional Library System, whose headquarter library is located in the City of Wenatchee. The regional library also provides mail order library services.

Festhalle Inventory: The Leavenworth Festhalle was completed in 2002, and is a multi-use facility that includes a large 10,000 square foot open event hall, restrooms, lobby, and outside patio area located at 1001 Front Street. The 10,000-sq. ft. event hall accommodates 1,000 theater style, 600 classroom style, 800 banquet style or 50 trade show booths, 24'x40' stage. Its planned usage includes festivals including Oktoberfest, Autumn Leaf festival, Accordion Festival, Ale Fest, Timberrrr Fest, Wine Fest, River Fest, Upper Valley Arts Council, Chamber of Commerce functions, Cascade School District events, Weddings, etc.

Road and Utility Maintenance Shops-Inventory: In 1998, both Chelan County and the City purchased properties to facilitate their respective shop expansions. Chelan County purchased approximately 3.5 acres across the road from their existing facilities at the intersection of North Road and Chumstick Highway, and is now using that area for stockpiling road maintenance facilities. The City of Leavenworth purchased property, with an existing warehouse building on it, adjacent to the existing maintenance facilities at 14th Street and Commercial. In 2011, the City purchased an additional lot to the northwest. This area was leveled, and was fenced. Funds will be needed to create a master plan for future development of the overall site.

Parking Lots-Inventory: In 2012, the City Council continued the parking management plan, and developed and identified four public operated parking areas.

Parking Lot No. 1 – Upper - Between Front Street and Hwy 2 (formerly the Leavenworth Fruit Warehouse) - 1000 Front Street - 61 parking stalls

Parking Lot No. 2 - Lower - Between Front Street and Hwy 2 - 1000 Front Street - 90 parking stalls

Parking Lot No. 3 – Festhalle parking area - 34 parking stalls

Parking Lot No. 4 - 700 US Highway 2 - 58 parking stalls

Parking Lot No. 5 – Pool parking area - 71 parking stalls

Parking Lot No. 6 – WSDOT parking area- total parking stalls to be determined

Future Needs: Upon the Waste Water Treatment Plant expansion in 2020, the Utility Department / Public Works building will need to be reconstructed.

Transportation Streets

The transportation system in the City of Leavenworth consists of state highways, arterials, local streets, transit facilities and services, pedestrian and bicycle facilities, and rail lines. The inventory of existing transportation facilities and services was updated as part of the Transportation Element.

The City's Major Arterial is Inventory: The Transportation Element includes a detailed inventory. Chumstick Highway, a north-south arterial with two 11-foot travel lanes and 2-foot paved shoulders, and a sidewalk available on the northwest side of the road, within approximately 60 feet of right-of-way. Within the City, the posted speed limit is 25 mph.

<u>Street Name</u>	<u>Classification</u>	<u>Posted Speed</u>	<u>Sidewalks</u>	<u>Bike Lanes</u>
<u>Ski Hill Drive</u>	<u>Secondary Arterial</u>	<u>25 mph</u>	<u>Partial</u>	<u>Partial</u>
<u>Titus Road</u>	<u>Secondary Arterial</u>	<u>35 mph</u>	<u>East side</u>	
<u>Pine Street</u>	<u>Secondary Arterial</u>	<u>25 mph</u>	<u>Mostly</u>	<u>Mostly</u>
<u>Fir Street</u>	<u>Secondary Arterial</u>	<u>25 mph</u>		
<u>Icicle Road</u>	<u>Secondary Arterial</u>	<u>25 mph</u>	<u>Partial</u>	
<u>East Leavenworth Road</u>	<u>Secondary Arterial</u>	<u>25 mph</u>		
<u>Front</u>	<u>Collector</u>	<u>25 mph</u>	<u>Partial</u>	

Commercial	Collector	20 mph	Partial	
West Commercial	Collector	25 mph		
Ninth	Collector	25 mph	Yes	
Mill	Collector	25 mph	Partial	
Mine	Collector	25 mph		
Evans	Collector	25 mph	Partial	
Burke (partial)	Collector	20 mph		
Birch (partial)	Collector	20 mph	Yes	
Price (partial)	Collector	25 mph	Yes	
Sherbourne (partial)	Collector	25 mph	Yes	

Transportation Future Needs: Refer to the Transportation Element for a complete and detailed Transportation Improvement Project List which identifies the transportation future needs.

Transit Services Inventory: LINK is the Chelan-Douglas Public Transportation Benefit Area (PTBA) public transportation provider for Leavenworth. LINK Transit provides transit services in Leavenworth. A variety of services are offered, paratransit service, and a DART (Dial A Ride) service. Link Transit has stops at the following locations:

- Highway 2 and Riverbend Drive
- Highway 2 and the Forest Service office (12th Street)
- Link Transit Leavenworth Park & Ride on Highway 2
- Highway 2 and City Hall
- WSDOT Park & Ride on Highway 2
- Highway 2 and Icicle Road intersection.

Route 22 offers transit service to Peshastin, Dryden, Cashmere, Monitor, Olds Station, and North Wenatchee. Link Plus (paratransit) service is provided for persons with disabilities who cannot use fixed-route service. Link Plus is available in the same areas that the fixed-route bus travels and expands 3/4 of a mile on each side of the route. It operates on next day reservation requests. The Greater Leavenworth Area is also served by a Dial A Ride (DART) service. This service is available to anyone, regardless of age, disability, trip origin, or destination. The general public may use it for all trips that are not served by Route 22. All trips must begin and end within the defined service boundaries. A reservation is required to ride DART. These must be made one day in advance, and can be made up to five days in advance. A park and ride lot is located on the north side of US 2, across from the Forest Service offices. It has a capacity of approximately 42 parking spaces. It serves Route 22. Under agreement with WSDOT, Link Transit has maintenance responsibilities for the lot.

Train Service

BNSF and Amtrak built a new Amtrak station located on North Road, approximately one mile from town. This Leavenworth "Icicle" Station (LWA) is a station stop for Amtrak's Empire Builder in Leavenworth. The station started service on September 25, 2009. The station and parking are owned by the City of Leavenworth. The track and platforms are owned by BNSF Railway. In conjunction with the new station, there is a need to improve pedestrian and bicycle

connections between downtown and the Amtrak station.

Level of Service: LINK is committed to providing sufficient service to meet travel demand between Leavenworth and Wenatchee.

Future Needs: Chelan Douglas Public Transportation Benefit Area d.b.a. Link Transit prepared a Transit Development Plan (2016) that is herein adopted by reference which includes the future needs for LINK.

Inventory of Non-City Provided Capital Facilities

The library is located in Leavenworth on the ground floor of the City Hall building. Library services are provided by the North Central Regional Library System, whose headquarter library is located in the City of Wenatchee. The regional library also provides mail order library services.

Train Service

In 2009, BNSF and Amtrak built Icicle Station providing rail service to the community, approximately one mile from Leavenworth on North Road. The station and parking area are managed by the City along with a two small shelters, one open and one enclosed. The track and 600' platform are managed by BNSF Railway.

LINK Transit Service

LINK Transit provides local and regional bus service to Leavenworth. A variety of services are offered, paratransit service, and a DART (Dial-A-Ride) service and traditional bus stops at the following locations:

- Ward Strasse Park & Ride (100 parking space capacity)
- Highway 2 and Riverbend Drive
- Highway 2 and the Forest Service office (12th Street)
- Link Transit Leavenworth Park & Ride on Highway 2
- Highway 2 and City Hall
- WSDOT Park & Ride on Highway 2 (42 parking space capacity)
- Highway 2 and 9th Street
- Highway 2 and Icicle Road intersection.

Route 22 offers transit service to Leavenworth, Peshastin, Dryden, Cashmere, Monitor, Olds Station, and North Wenatchee. In 2020, LINK re-established a in town commuter bus which runs from Ward Strasse Park & Ride along Highway 2 to Icicle Road. Link Plus (paratransit) service is provided for persons with disabilities who cannot use fixed-route service. Link Plus is available in the same areas that the fixed-route bus travels and expands 3/4 of a mile on each side of the route. It operates on next day reservation requests. The Greater Leavenworth Area is also served by a Dial-A-Ride (DART) service. This service is available to anyone, regardless of age, disability, trip origin, or destination. The general public may use it for all trips that are not served by Route 22.

Cascade School District

Inventory

Cascade School District No. 228 is a Class-A public school district in Chelan County, Washington. The district includes the communities of Dryden, Lake Wenatchee, Leavenworth, Peshastin, Plain

and Winton. The Cascade School District was formed in 1983 by consolidation of the Leavenworth and Peshastin-Dryden School Districts. The district presently has five schools (Cascade High School, Icicle River Middle School, Alpine Lakes Elementary School, Peshastin-Dryden Elementary, Beaver Valley Elementary School), three of which are within the city limits of Leavenworth along with other ancillary buildings/facilities, including the district office. Additionally, the District provides several learning programs, such as the Kodiak Cubs for pre-kindergarten, migrant/bilingual, special education, homeless assistance, highly capable, special services, Discovery School, a program of Cascade High School located at the Leavenworth National Fish Hatchery, Cascade Home Link, an alternative learning experience serving grades K-8, and the Kodiak Virtual Academy, an online program serving grades 6 – 12.

For Leavenworth students in the 2020-2021 year, they attend: Beaver Valley Elementary School, grades K-5, located at 19265 Beaver Valley Road, Plain; Peshastin-Dryden Elementary School, grades K-2, located at 10001 School Street, Peshastin; Alpine Lakes Elementary School, grades 3-5, located at 500 Pine Street, Leavenworth; Icicle River Middle School, grades 6-8, located at 10195 Titus Road, Leavenworth; and, Cascade High School, grades 9-12, located at 10190 Chumstick Highway, Leavenworth.

Future facility needs include updated switchgear for the Career and Technical Education building located on the Cascade High School campus and upgraded roofing for the warehouses and for the district office. In addition, Cascade School District is constructing a greenhouse in order to replace the one that was removed in 2016 for the new high school construction.

~~Cascade School District No. 228 is a Class A public school district in Chelan County, Washington. The district includes the communities of Dryden, Lake Wenatchee, Leavenworth, Peshastin, Plain and Winton. The Cascade School District was formed in 1983 by consolidation of the Leavenworth and Peshastin-Dryden School Districts. The district presently has six schools (Cascade High School, Osborn Elementary, Peshastin-Dryden Elementary, Icicle River Middle School, Beaver Valley and Discovery School), three of which are within the city limits of Leavenworth; and other ancillary buildings / facilities. As of 2013, each grade level has a student enrollment of approximately 100 students for a total district enrollment of approximately 1,200 students. The district office is located in Leavenworth.~~

~~The two newest built buildings in the district are Beaver Valley (2001) and Icicle River Middle School (1992). However, the Discovery building was replaced in 2012 with a newer, used modular building. Beaver Valley is a “two room, rural, remote and necessary” school serving thirty four Kindergarten through fourth grade students living in the Plain/Lake Wenatchee area. Peshastin-Dryden serves Kindergarten through second graders while Osborn Elementary serves third through fifth graders.~~

~~Icicle River Middle School is approximately 25 years old and serves approximately 300 students in grades 6-8. Cascade High School is for ninth through twelfth grade students and currently has approximately 350 full time students. The district also houses one pre school and a HomeLink homeschool program on its premises.~~

~~In 2006, the school contracted for a “study and survey” of its facilities. Three of the schools~~

~~evaluated in study found the buildings failing to meet minimum standards. The failing facilities included Cascade High School, Osborn Elementary and Peshastin-Dryden Elementary School.~~

BUILDING	ORIGINALLY BUILT	REMODELED
Osborn Elementary		1984
Peshastin-Dryden Elementary (K-2) 10001 School Street, Peshastin		1984, two classrooms added in 1992, extensive remodel/modernization 2018
Alpine Lakes Elementary (3-5) 500 Pine Street, Leavenworth	2018	
Icicle River Middle School (6-8) 10195 Titus Road, Leavenworth	1992	2014 HVAC upgraded with AC
Cascade High School (9-12) 10190 Chumstick Hwy, Leavenworth	1966	1984, extensive remodel and expansion 2017 / 2018 and shop remodel in 2019
Cascade CTE Building 10190 Chumstick Hwy, Leavenworth	1967	Upgraded in 1984 and again in 2019/2020
Beaver Valley School (K-5) 19265 Beaver Valley Road, Leavenworth	2001	
Winton School Beavery Valley Road	1940s	2002 Building moved to Plain
District Office 330 Evans Street, Leavenworth	1945	Remodeled in 1984
Special Services Offices 520 Pine Street, Leavenworth	1990	Added offices to basement 2016, removed ½ garage 2018
Transportation Bus Garage 10150 Titus Road, Leavenworth	1992	
Discovery School Fish Hatchery Road, Leavenworth		2012 installed old model modular
Warehouse/Maintenance 220 Price Street, Leavenworth		

BUILDING	ORIGINALLY BUILT	REMODELED
Pine Street Property From 520 Pine – Titus Road	2018 Built play field	Out buildings removed in 2016 – Original structures built 1935-1940
Osborn Elementary School 225 Central, Leavenworth	1955	1984 Remodeled – June 2019 discontinued use

~~In the summer of 2014, the district purchased 6.4 acres of property on Pine Street as the future location to build a new elementary school. On September of 2015, the school board decided to build the school on an adjacent lot already owned by the district. In addition, a new practice field will be located on the corner of Pine and Titus.~~

~~Future needs: The Cascade School District passed a \$69.5 million bond in February of 2015. The bond will replace one elementary school, the high school with modernized gyms and modernization of the Peshastin/Dryden Elementary School. The new construction portion of Cascade High School and the new Alpine Lakes Elementary School (formerly Osborn Elementary) started in the spring of 2016.~~

~~Parks and Recreational Facilities~~

~~Inventory: The Parks and Recreation Element of this Plan includes a detailed inventory of facilities~~

~~Future Needs: The City of Leavenworth Parks and Recreation Element includes a detail needs assessment and analysis~~

~~Police Law Enforcement~~

~~Inventory: The Chelan County Sheriff's Office is contracted by the City to provides police protection services to the City of Leavenworth and its UGA. There is a field office located in the Leavenworth Fire District No. 3 building.~~

~~The Regional Law and Justice Building in Wenatchee houses the headquarters of the sheriff's office, the 911 emergency dispatch center, the jail, and the County prosecuting attorney's office. The Chelan County Regional Justice Center is a 383267-bed adult correctional facility, located in the city of Wenatchee that serves a population of over 94,000 people and encompasses a geographical area of over 5000 square miles. Satellite buildings include a 42-bed minimum security facility and a 66-bed direct supervision minimum security facility that houses Work Release and Volunteer Inmate Worker participants.~~

The county and the cities within the county built a juvenile detention facility, located near the county buildings in Wenatchee, which opened in July, 1998. The capacity of the facility is 50 beds, and it has been averaging daily use of about 31 beds. The facility primarily serves Chelan County. ~~It is expected that this facility will serve the County's needs.~~

~~Future Needs: The City of Leavenworth is open to the establishment of a City Police Department.~~

Fire Protection Facilities

~~On November 6, 2012, a ballot measure to annex Fire District No. 3 was approved. This proposition made the City of Leavenworth a part of Chelan County Fire District No. 3. The fire district had been providing service to the City since 1989. Chelan County Fire District 3 provides fire protection for the Leavenworth area and the Chumstick valley. Outside of the fire district boundary, fire protection services are coordinated between the district, Washington Department of Natural Resources and the U.S. Forest Service pursuant to a Forest Lands / Fire Protection Agreement. Since 1989, the fire district has provided fire protection services and emergency response to the city. ~~On the November 6, 2012, a Leavenworth City Annexation to Fire District No. 3 election ballot measure was approved. This proposition made the City of Leavenworth a part of Chelan County Fire District No. 3. Since 1989, the fire district has provided fire protection services and emergency response to the city.~~~~

~~Chelan County Fire District 3. Inventory: Fire Station No. 31 - Main Station, located at 228 Chumstick Road, Leavenworth and Station No. 32 - Camp 12 Road, located at Mile Post 7 Chumstick Road.~~

~~The eEquipment at: Station No. 31 (Main Station/ Shop Facility) includes 2-two Type 1 fire engines/pumpers, 1 tender, 3-2 brush trucks, 1 rescue truck, 3 command trucks, 1 ladder (110ft) truck, and 1-2 service vehicle; and, at Station No. 32, one-1 pumper and 1one tender. ~~Personnel: 3 carriers, 2 seasonal, and 29 volunteers~~ Additionally, at the end of 2020 or early 2021, the District will receive 3 new apparatus.~~

~~Future needs include replacing the ladder truck and expanding the training grounds and resident quarters. The size and timing of future improvements will depend on funding.~~

~~City of Leavenworth fire flows are increasing over time, and with the continued increase in commercial and residential development, the demand for service increases. An additional pumper truck may be necessary. The mutual aid throughout the district remains. Response time for the city and the UGA should be between 5 and 10 minutes.~~

~~Future Needs: A new Class 'A' Spartan (pumper truck) truck will replace Engine No. 33 within the planning period at a cost of \$500,000. The need for pumper trucks are determined by current city fire flow. The ladder truck will need to be replaced within the planning period at a cost of 1.1 million. The fire district will need to remodel and upgrade the fire station facility during the planning period. Replacement due to damage and rating (upgrades as needed) to turnout gear (protection equipment) will need to be completed within the planning period at a cost of \$1,500 per person. The district will need to add 2 carrier fire fighters, replace one engineer, and add a tender truck. In~~

~~addition, the district desires to build a practice / drill field to train fire fighters. Generally, additional reserve fire flow is needed for the entire service area.~~

Hospital

~~Inventory:~~ The Chelan County Public Hospital District No. 1 (Cascade Medical) ~~encompasses services~~ over 1,200 square miles of southwestern Chelan County. The district extends from Stevens Pass and Glacier Peak on the western boundaries to a point near the Peshastin Pinnacles, just outside of Cashmere, on the eastern boundary, and from the Entiat Ridge on the northern boundary to Blewett Pass on the southern boundary. The City of Leavenworth is the largest community within the district and the only incorporated municipality. The district also serves the unincorporated areas of Peshastin and Dryden, and the outlying communities of the Icicle Valley, Plain, Lake Wenatchee, Winton, the Chumstick Valley, and Blewett Pass.

Cascade Medical operates an acute care and swing bed hospital; a Level V emergency department; a Rural Health Clinic ~~staffed with full time physicians, a nurse practitioner, a physician's assistant and a clinical psychologist~~; Physical and Occupational Therapy services; Laboratory; Radiology ~~(including x ray, digital mammography, dexa scan and CT scan)~~; endoscopy services; and ambulance services staffed with licensed paramedics and EMT's. The hospital currently is licensed for 12 beds, with nine set up. The hospital and clinic ~~is~~ are staffed with approximately ~~116~~ 132 full-time equivalent health care professionals and support staff. In ~~2010~~ 2012, Chelan County Public Hospital District No. 1 constructed approximately 20,219 square foot, two story addition to the existing hospital structure and performed a remodel of existing space.

There are no plans for improvements to the Cascade Medical facility, however, the limited parking and limited physical footprint are recognized as items which continue to need solutions as part of the long-term strategy.

~~Future Needs: Currently, there is a desire to increase patient parking. Visitors use patient parking which exacerbates parking needs and introduces parking conflicts.~~

Solid Waste Disposal

~~Inventory:~~ The City of Leavenworth provides solid waste collection within the city limits. The City's Refuse Division collects residential and commercial materials that are discarded and transports the materials to local landfills or transfer stations. Waste Management of Greater Wenatchee provides collection services for the unincorporated areas. This company owns and operates a regional landfill in Douglas County. Individual county residents and businesses make arrangements directly with Waste Management for collection of residential, commercial, and industrial waste collection and disposal. The City has a cardboard recycling system for commercial ~~accounts. The Refuse Division collects commercial cardboard on its commercial refuse collection route. The City provides yard waste pick-up services to residential customers only two times each year, once in the spring and once in the fall. Residential recycling (curb-side recycling) is provided by Waste Management. Chelan County offers a woody debris drop-off site located near the intersection of Icicle Road and East Leavenworth Road at the County pit.~~

~~Chelan County prepared a 2006 Comprehensive Solid Waste Management Plan that is herein adopted by reference. Unincorporated Chelan County and incorporated cities are part of an overall Regional Planning Area (RPA). A comprehensive inventory and future needs analysis is within this Plan.~~

~~The City of Leavenworth operates the Leavenworth Recycling Center. The City recycling program focuses on reducing the waste stream from the current garbage pickup service. In 2013, the City spent an estimated \$192,963 on waste disposal fees for 2,417 tons of trash the City collected. By providing an alternative recycling program for City residents; the City is looking to reduce the overall tonnage and waste to control future costs of monthly waste disposal fees. The City Recycling Center will be accepting flattened corrugated cardboard, aluminum, tin cans, and newspaper. Residents residing within the city limits may also dispose of clean yard waste at the recycling center. No commercial or non-resident use of the yard waste recycling is allowed.~~

~~Future Needs: Depending on use, the City will explore areas for expanding the recycling program to areas that are cost effective.~~

~~Transportation~~

~~Inventory: The Transportation Element includes a detailed inventory.~~

~~Transportation Future Needs: Refer to the Transportation Element for a complete and detailed Transportation Improvement Project List which identifies the transportation future needs.~~

~~Transit Services Inventory: LINK is the Chelan-Douglas Public Transportation Benefit Area (PTBA) public transportation provider for Leavenworth. LINK Transit provides transit services in Leavenworth. A variety of services are offered, paratransit service, and a DART (Dial-A-Ride) service. Link Transit has stops at the following locations:~~

- ~~• Highway 2 and Riverbend Drive~~
- ~~• Highway 2 and the Forest Service office (12th Street)~~
- ~~• Link Transit Leavenworth Park & Ride on Highway 2~~
- ~~• Highway 2 and City Hall~~
- ~~• WSDOT Park & Ride on Highway 2~~
- ~~• Highway 2 and Icicle Road intersection.~~

~~Route 22 offers transit service to Peshastin, Dryden, Cashmere, Monitor, Olds Station, and North Wenatchee. Link Plus (paratransit) service is provided for persons with disabilities who cannot use fixed route service. Link Plus is available in the same areas that the fixed-route bus travels and~~

~~expands 3/4 of a mile on each side of the route. It operates on next day reservation requests. The Greater Leavenworth Area is also served by a Dial-A-Ride (DART) service. This service is available to anyone, regardless of age, disability, trip origin, or destination. The general public may use it for all trips that are not served by Route 22. All trips must begin and end within the defined service boundaries. A reservation is required to ride DART. These must be made one day in advance, and can be made up to five days in advance. A park and ride lot is located on the north side of US 2, across from the Forest Service offices. It has a capacity of approximately 42 parking spaces. It serves Route 22. Under agreement with WSDOT, Link Transit has maintenance responsibilities for the lot.~~

~~Train Service~~

~~BNSF and Amtrak built a new Amtrak station located on North Road, approximately one mile from town. This Leavenworth "Icicle" Station (LWA) is a station stop for Amtrak's Empire Builder in Leavenworth. The station started service on September 25, 2009. The station and parking are owned by the City of Leavenworth. The track and platforms are owned by BNSF Railway. In conjunction with the new station, there is a need to improve pedestrian and bicycle connections between downtown and the Amtrak station.~~

~~Level of Service: LINK is committed to providing sufficient service to meet travel demand between Leavenworth and Wenatchee.~~

~~Future Needs: Chelan Douglas Public Transportation Benefit Area d.b.a. Link Transit prepared a Transit Development Plan (2016) that is herein adopted by reference which includes the future needs for LINK.~~

~~Public Buildings and Facilities~~

~~Leavenworth City Hall Inventory: The existing city hall building opened in December of 1994, and needs improvement to meet the needs of the City for the duration of the planning period. Funds should be set aside on an annual basis to provide for the replacement of building accessories and future additions.~~

~~Library Inventory: The library is located in Leavenworth on the ground floor of the City Hall building. Library services are provided by the North Central Regional Library System, whose headquarter library is located in the City of Wenatchee. The regional library also provides mail order library services.~~

~~Festhalle Inventory: The Leavenworth Festhalle was completed in 2002, and is a multi-use facility that includes a large 10,000 square foot open event hall, restrooms, lobby, and outside patio area located at 1001 Front Street. The 10,000-sq. ft. event hall accommodates 1,000 theater style, 600 classroom style, 800 banquet style or 50 trade show booths. 24'x40' stage. Its planned usage includes festivals including Oktoberfest, Autumn Leaf festival, Accordion Festival, Ale Fest, Timberrrr Fest,~~

~~Wine Fest, River Fest, Upper Valley Arts Council, Chamber of Commerce functions, Cascade School District events, Weddings, etc.~~

~~**Road and Utility Maintenance Shops Inventory:** In 1998, both Chelan County and the City purchased properties to facilitate their respective shop expansions. Chelan County purchased approximately 3.5 acres across the road from their existing facilities at the intersection of North Road and Chumstick Highway, and is now using that area for stockpiling road maintenance facilities. The City of Leavenworth purchased property, with an existing warehouse building on it, adjacent to the existing maintenance facilities at 14th Street and Commercial. In 2011, the City purchased an additional lot to the northwest. This area was leveled, and was fenced. Funds will be needed to create a master plan for future development of the overall site.~~

~~**Parking Lots Inventory:** In 2012, the City Council continued the parking management plan, and developed and identified four public operated parking areas.~~

~~Parking Lot No. 1 – Upper - Between Front Street and Hwy 2 (formerly the Leavenworth Fruit Warehouse) - 1000 Front Street - 61 parking stalls~~

~~Parking Lot No. 2 - Lower - Between Front Street and Hwy 2 - 1000 Front Street - 90 parking stalls~~

~~Parking Lot No. 3 – Festhalle parking area - 34 parking stalls~~

~~Parking Lot No. 4 - 700 US Highway 2 - 58 parking stalls~~

~~Parking Lot No. 5 – Pool parking area - 71 parking stalls~~

~~Parking Lot No. 6 – WSDOT parking area- total parking stalls to be determined~~

~~**Future Needs:** Upon the Waste Water Treatment Plant expansion in 2020, the Utility Department / Public Works building will need to be reconstructed.~~

Concurrency

~~Concurrency describes the situation in which adequate facilities are available when the impacts of development occur, or within a specified time thereafter. The City of Leavenworth requires concurrency for sanitary sewer, domestic water, storm-water, sidewalks, and roads. Concurrency is required at the time of final plat approval and/or the issuance of a building permit.~~

Level of Service

~~The term Level of Service (LOS) refers to the minimum capacity for public facilities or service that is planned to provide an appropriate measure of need. LOS can range from a precise measurement such as the response time for a fire engine to how much open space should be provided for parks. LOS needs to be consistent with the growth projections of the Land Use Element. If the LOS is set too high, they may result in the community not achieving its growth objectives. If the LOS is too low, they may adversely impact the quality of life in the community.~~

Concurrency describes the situation in which adequate facilities, defined as the LOS, are available when the impacts of development occur, or within a specified time thereafter. The City of Leavenworth requires concurrency for sanitary sewer, domestic water, storm-water, sidewalks, and roads. Concurrency is required at the time of final plat approval and/or the issuance of a building permit.

Level of Service Standards

Street System: Major and Minor streets and Arterials/Collectors have a LOS D. The Washington State Department of Transportation has adopted a LOS of D for Highway 2.

Water System Level of Service: Supply facilities shall have sufficient capacity to meet the system max day demand, projected to be 3.09 MGD (millions of gallons) per day in 2028. Additionally, the LOS for distribution system leakage is 10% or less. Currently it is at over 25%.

Wastewater Level of Service: water flow of 0.51 MGD (millions of gallons) per day.

Stormwater Level of Service: Retention of 25-year storm event.

Parks and Recreations: No specific level of service has been defined for parks; however, the Shoreline Master Program calls out the goal for shoreline public access is (a) more than 90% of resident population within 15 miles of regional boating, fishing, trails, parks and open space facilities; (b) more than 50% of resident population within 1.5 miles of local/community shoreline parks and trails; and, parks/open space - playground at 0.5-1.5 acres per 1000 population, parks/open space – neighborhood at 2.5 acres per 1000 population and park/open space – community at 3.5 acres per 1000 population.

~~a list of projects was compiled based on resident desires, see Parking and Recreation Element, page PR-17.~~ Solid Waste: (commercial and multi-family accounts): Up to six days a week, including holidays

Schools: The current (2019-20) student to teacher ratio is 14:1.

~~City of Leavenworth fire flows are increasing over time, and with the continued increase in commercial and residential development, the demand for service increases. An additional pumper truck may be necessary. The mutual aid throughout the district remains. Response time for the city and the UGA should be between 5 and 10 minutes.~~ Fire Suppression Level of Service Water Supply: The fire suppression storage is provided by the City Water System. Pursuant to WAC 246-290-221, the minimum pressure of 20 psi, at all service connections are required. Greater fire suppression requirements for individual structures may be specified by the local fire district or County Fire Marshal; however, the City is not obligated to provide fire flow beyond 20 psi. In general, the City sets the following fire flow criteria for each development type, as follows: Single Family Residential 1,500 gallons per minute for 1 hour; Multi-Family Residential, Schools, Commercial (general, tourist and light industrial) 2,500 gallons per minute for 2 hours; and Downtown (central) 3,500 gallons per minute for 3 hours. However, for new structures, the City may require water system facilities capable of supplying a higher fire flow than shown above

Level of Service Fire Suppression: Response time for the city and the UGA should be between 5 and 10 minutes.

Goals and Policies

Goals and policies provide guidance related to the growth and development patterns, bringing an underserved area up to a level of service standard, or provide phasing guidance to help decision-makers time the sequence of providing services. The following goals and policies are not listed in a priority order.

CF Goal 1: Provide. Develop and maintain City-owned capital facilities (water, storm, and sanitary sewer, streets, parks, solid waste and public facilities) and support the development of non-city owned facilities (schools, fire, law enforcement, hospital and library) are capable of serving the current and projected needs of the community, including the Urban Growth Area (UGA).

Policy 1.1: Consider establishing level of service standards for all capital facilities.

Policy 1.2: Anticipate and plan for the extension of capital facilities for the city and into the Urban Growth Area. When facilities are outside the UGA, encourage shared responsibilities for financing projects among and between agencies, utility purveyors, special purpose districts, and the private sector, see Goal 4.

Policy 1.3: In establishing utility rate structures for City utilities such as water, wastewater and garbage, the City will recognize maintenance and operation costs, debt service and replacement costs.

Policy 1.4 (Utility Easements): Ensure utility easements capable of accommodating present and anticipated utility extensions are required to be recorded by the developer, as approved by the City, at the time of development.

Policy 1.5 (Water Facilities): Obtain rights to surface and/or underground water sources adequate to meet anticipated needs.

Policy 1.6 (Water Facilities): Priority for water use/connection is first for properties within the City limits then the UGA and finally the remaining water service boundary area.

Policy 1.7 (Water Facilities): Improve and maintain an efficient Water System through the following actions: (1) keep water billed vs production differences less than 3%; (2) address and minimize water loss through accurate record keeping, metering of consumption and limiting hydrant use to only pre-authorized activities; (3) identify and establish water conservation measures; (4) coordinate multiple individual water taps to transmission mains; (5) maintain the water system in good working order.

Policy 1.8 (Stormwater Facilities): Develop and implement an ongoing maintenance and expansion program for the existing storm-water system which will improve the functioning of the existing system.

Policy 1.9 (Wastewater Facilities): Maintain an efficient water treatment and facilities collection system to ensure adequate capacity and environmental protections.

Policy 1.10 (Park Facilities): Support updating the comprehensive recreation plan to aid in determining the actual recreation demand and scope of needed facilities (trails and parks) for the planning area. This plan should address trail systems for pedestrians, biking, cross-country skiing, snowmobiling, and bridle trails.

Policy 1.11 (Park Facilities): Support partnerships with other public agencies and private entities, such as the Upper Valley Parks and Recreation Service Area, the Winter Sports Club, Trout ~ Unlimited and others, which provide recreational facilities within the UGA and the region.

Policy 1.12 (Park Facilities): Encourage the preservation and/or increase the amount of publicly-owned park properties by protecting the existing facilities from land conversions.

Commented [LV2]: See consolidation summary to compare existing and proposed changes to the Goals and Policies.

Policy 1.13 (Street Facilities): Ensure that the Transportation Element projects are reflected in the Capital Improvement Plan.

Policy 1.14 (Solid Waste): Encourage innovate and new technology to reduce and streamline solid waste.

CF Goal 2: Coordinate. Encourage and support non-city owned capital facilities (schools, fire, law enforcement, hospital and library) capable of serving the current and projected needs of the community, including the Urban Growth Area (UGA).

Policy 2.1: Develop, maintain, and support partnerships with non-city owned facility providers.

Policy 2.2: Encourage the school district to pursue capital facilities planning efforts to accommodate the projected needs of the expected population growth in the Leavenworth area.

Policy 2.3: Provide adequate police and fire personnel and equipment to ensure that the public is well served and protected.

Policy 2.4: Support the expansion of the Chelan County Fire District #3 to provide adequate fire protection to all in terms of quantity and quality of facilities, equipment, and manpower.

Policy 2.3: Encourage the shared use of community facilities such as parks, libraries, and schools.

CF Goal 3: Enhance. Improve capital facilities, particularly City-owned capital facilities, to meet their adopted levels of service; and, when fiscally practical, exceed their adopted levels of service.

Policy 3.1: Support improvements to capital facilities, as recommended by a capital facilities plan (such as the Water System Plan, Wastewater General Sewer Plan and Facility Plan and the Stormwater/Wetland Management Master Plan).

Policy 3.2: Encourage recycling and develop / implement recycling program to reduce waste stream to landfills.

CF Goal 4: Concurrency. Ensure that those public facilities and services necessary to support development are adequate to serve the development at the time the development is available for occupancy and use, without decreasing current service levels below locally established standards.

Policy 4.1: In order to ensure established levels of service are not diminished by development: growth should pay for growth with exceptions for project identified by the City as beneficial to the community, such as, affordable housing.

Policy 4.2: The City should consider the use of innovative financing strategies for capital improvements, which minimize the financial cost to taxpayers and provide for the equitable assignment of costs between existing and new development.

Policy 4.3: The City encourages the use of Local Improvement District (LID) financing for improvements in existing developed areas which may not have facilities that meet the current standards.

Policy 4.4: Proposed developments, which are within the Urban Growth Area but beyond the City limits, shall be reviewed to ensure extensions of City water, sewer and/or storm sewer facilities concurrently with development, to be paid for by those who are benefiting from the extension, and may include annexation into the City as a requirement.

Policy 4.5: Require individual projects to pay for new and/or expanded capital facilities necessary to serve their development, often stated as "growth pays for growth." Except, where a substantial public or system-

wide benefit can be demonstrated, the City should consider participating in the costs of capital facilities improvements which are made in conjunction with development projects.

General Goal 5: Essential Public Facilities. Support the placement of essential public facilities, which include those facilities that are typically difficult to site, such as airports, state education facilities, state or regional transportation facilities, transit facilities, correctional facilities, solid waste handling facilities, inpatient facilities, substance abuse facilities, mental health facilities, group homes and secure community transition facilities.

Policy 5.1: Support essential public facilities identified by the county, city or state, by regional agreement, or by the Office of Financial Management to be placed in consultation with affected agencies and with public input and consideration.

Policy 5.2: Encourage essential public facilities to be located within the City or UGA unless they are self-contained and do not require the extension of urban governmental services.

Capital Improvement Plan

The Capital Improvement Plan (CIP) outlines the City's plan for achieving the goals, objectives and service delivery levels desired by the City Council. The purpose of this plan is to forecast and match projected revenues and major capital needs over a six-year timeframe. Capital planning is an important management tool that strengthens the linkages between community infrastructure needs and the financial capacity of the City.

The CIP is updated annually to ensure that it addresses new and changing priorities within the City. It identifies which foreseeable needs will require future action in order to be completed. The availability of funding sources, such as bonds, levies, tax or rate increase, loans or grants is often necessary to complete larger projects. Often projects requiring grant funding must be identified in the CIP to ensure that it has been reviewed and planned for comprehensively by the City. If funding is not available for any given project, it is assumed that the project will be re-evaluated and timelines adjusted to meet the community need.

Project	Description	Est. Total Project Cost	Source of Funding	2021	2022	2023	2024	2025	2026
BUILDING AND FACILITY IMPROVEMENTS									
City Hall	Refurbishment interior/exterior paint	40,000	General Fund	40,000					
City Hall	Carpet		General Fund						
City Shop (Water Plant)	Reconstruct and expand lab and office /basement (essential improvements)	400,000	Water Fund	400,000					
Front Street Restrooms	Enlarge and reconstruct restrooms	800,000	1/2 Lodging Tax; 1/4 Water, 1/4 Sewer	800,000					
Gazebo	Reconstruct basement	50,000	General Fund					50,000	
Cemetery Improvements	Platting niches, adding new spaces, landscaping	100,000	City General Fund		40,000	60,000			
Total Estimated Cost		1,390,000		1,240,000	40,000	60,000	0	50,000	0
REVENUE SOURCES									
City General Fund		190,000		40,000	40,000	60,000		50,000	

Project	Description	Est. Total Project Cost	Source of Funding	2021	2022	2023	2024	2025	2026
City Water Fund		600,000		600,000					
City Sewer Fund		200,000		200,000					
City Lodging Tax Fund		400,000		400,000					
Total Estimated Revenue		1,390,000		1,240,000	40,000	60,000	0	50,000	0
Balance		0		0	0	0	0	0	0
SANITARY SEWER SYSTEM PROJECTS									
Waste Water Treatment Update	Update Wastewater plant for implementation of new TMDL requirements (Phase 1, and 3); Collection System Smoke Testing; Clean and Video Inspection - Phase 2 is South Interceptor	14,500,000	City Waste Water Fund & Rural Development Grants & Loans	10,500,000	4,000,000				
South Interceptor Sewer Trunk Line	Replacement of Trunk Line - Phase 2	1,648,362	Rural Development Grant	1,648,362					
Ski Hill Combined Access Manholes	Upgrade, eliminate and combine manholes.		Rural Development Grant						
City-wide sewer main line	Evaluate and prioritize sewer mainline replacement	80,000	City Waste Water Fund			80,000			
Total Estimated Cost		16,228,362		12,148,362	4,000,000	80,000	0	0	0
REVENUE SOURCES									
City General Fund									
City Waste Water Fund		203,000				80,000			
Clean Water State Revolving Fund									
Rural Development		16,025,362		12,148,362	4,000,000				

Project	Description	Est. Total Project Cost	Source of Funding	2021	2022	2023	2024	2025	2026
Other:									
Total Estimated Revenue		16,228,362		12,148,362	4,000,000	80,000	0	0	0
Balance		0		0	0	0	0	0	0
WATER SYSTEM PROJECTS									
Well Pump 2	Rebuild well #2	70,000	City Water Fund		70,000				
City-wide water main line	Evaluate and prioritize water mainline replacement	80,000	City Water Fund		80,000				
Water Supply Improvements	Water Treatment Plant	300,000	City Water Fund	300,000					
Water Plant Improvements	Two options 4-7 million	7,000,000	City Water Fund, Rural Development		100,000	500,000	500,000	5,500,000	400,000
Water Main Transmission Line Replacement	Replacement from Treatment Plant to well field	3,000,000	City Water Fund, Rural Development			200,000	2,800,000		
Water Booster Zones	Zone 2 (1300 elevation - Ski Hill) - upgrade booster pump capacity	40,000	City Water Fund		40,000				
Pressure Reducing Valve	PRV between Zone 2 (Titus Road) and Zone 1 (Chumstick Hwy)	50,000	City Water Fund		50,000				
Water Supply Transmission	East Leavenworth - replacement	3,200,000	City Water Fund, Rural Development		200,000	1,000,000			2,000,000
Downtown Transmission	800LF of 12" main on Front from 8th to between 9th and 10th	220,000	City Water Fund					20,000	200,000
Control System	Reservoirs and booster station	150,000	City Water Fund			150,000			
Total Estimated Cost		14,110,000		300,000	540,000	1,850,000	3,300,000	5,520,000	2,600,000
REVENUE SOURCES									
City General Fund									

Project	Description	Est. Total Project Cost	Source of Funding	2021	2022	2023	2024	2025	2026
City Water Fund		910,000		300,000	240,000	150,000		20,000	200,000
Public Works Trust Fund or Drinking Water State Revolving Fund or Rural Development		13,200,000			300,000	1,700,000	3,300,000	5,500,000	2,400,000
Community Block Grant or Other									
Total Estimated Revenue		14,110,000		300,000	540,000	1,850,000	3,300,000	5,520,000	2,600,000
Balance		0		0	0	0	0	0	0
STORM SYSTEM PROJECTS									
Alpensee - Cascade High School	Chumstick Road: Replace 84LF of 18" dia. Pipe with 30" dia pipe	17,000	Stormwater Fund & General Fund		17,000				
Ski Hill - Basin BS-4D	Whitman Street - slip line 829LF of 18" pipe	83,000	Stormwater Fund & General Fund				83,000		
Downtown East	Commercial Ave: Division to 14th - slip line 1159LF of 18" pipe	116,000	Stormwater Fund & General Fund						116,000
Total Estimated Cost		216,000		0	17,000	0	83,000	0	116,000
REVENUE SOURCES									
City General Fund									
City Stormwater Fund		216,000			17,000		83,000		116,000
Public Trust Fund									
Community Block Grant									
Total Estimated Revenue		216,000		0	17,000	0	83,000	0	116,000
Balance		0		0	0	0	0	0	0

Project	Description	Est. Total Project Cost	Source of Funding	2021	2022	2023	2024	2025	2026
PARK IMPROVEMENTS									
Land Purchase	Osborne School Site or Other (estimated cost range of 400-600,000)	400,000	City General Fund (dedicated fund)	400,000					
Park Planning	Osborne School Site or Other	30,000		30,000					
Park Development	Osborne School Site or Other	50,000			50,000				
Front Street Park Rehabilitation	Design and refurbishing	329,528				329,528			
Lions Club Park Pavilion	Construct new pavilion	300,000	Lions Club, City General Fund		300,000				
Pocket Park Development	POPLAR STREET New residential pocket parks	175,000							175,000
Royal Lady Plaza	New triangle park with possible sculptures, water feature, and Bob and Ted Memorial	360,000	Downtown Master Plan, donations, City General Fund	30,000	100,000	230,000			
Waterfront Park	Additional Parking	250,000		50,000		200,000			
Waterfront Park	Install restroom facility along trail system near Barn Beach Reserve	110,000							110,000
City Pool	Building improvements - shade canopy / Slide / Concrete	100,000		100,000					
Total Estimated Cost		2,104,528		610,000	450,000	759,528	0	0	285,000
REVENUE SOURCES									
City General Fund		1,754,528		460,000	450,000	559,528			285,000
City Street Fund		250,000		50,000		200,000			
City Pool Fund		100,000		100,000					
RCO grant									
National Recreational Trails									

Project	Description	Est. Total Project Cost	Source of Funding	2021	2022	2023	2024	2025	2026
Program									
Land and Water Conservation Fund									
Total Estimated Revenue		2,104,528		610,000	450,000	759,528	0	0	285,000
Balance		0		0	0	0	0	0	0
STREET IMPROVEMENTS									
Pine Street Phase II	Titus Road to Chumstick Hwy: this transportation study will look at roadway design and intersections critical to the planning	125,000	City 25,000; Chelan Douglas Transportation District	125,000					
Pine Street Phase II - development	Titus Road to Chumstick Hwy: street construction, sidewalk, stormwater, waterline and sewer; Chumstick and Fir Street intersection resolution	5,025,861	City General/ Street/TBD/REET - Grants?					2,000,000	3,025,861
14th Street - Front to Commercial	Reclamation asphalt overlay sidewalks west side	514,100	City 25,800 other (which fund), and TIB \$ 488,300	514,100					
Parking Lot Improvements (P1)	Surfacing, drainage, lighting, striping, fencing, signage and landscaping	135,000	City Parking Fund		135,000				
Parking Lot Improvements (P2)	Drainage, lighting, fencing, signage and landscaping	75,000	City Parking Fund		75,000				
Parking Lot Improvements (P3)	Surfacing, drainage, lighting, striping, fencing, signage and landscaping	130,000	City Parking Fund			130,000			
Parking Lot Improvements (WSDOT)	Surfacing, drainage, lighting, striping, fencing, signage and landscaping	600,000	City Parking Fund		600,000				

Project	Description	Est. Total Project Cost	Source of Funding	2021	2022	2023	2024	2025	2026
West End Restrooms	New Restrooms (WSDOT parking lot)	290,000	City Parking Fund - Can include utility funding as well				290,000		
Parking Study Improvements	Additional way finding signs	50,000	City Parking Fund			50,000			
Multi-use Trail: Chumstick to Titus Road	Construction of 10' wide multi use trail on the north side of Rattlesnake Hill	150,000	Ped/Bike Safety Grant Application 2018?		150,000				
Residential Street Restoration Program	Asphalt Overlays for 1. Orchard Street - Pine to Evans; 2. Scholze Street - Commercial to Enchantment Way; 3. Benton Street - Ski Hill to Evans; 4. 14th Street - Front to Commercial; 5. Commercial Street - Division to 14th; 6. Joseph Street	360,000	City Street/TBD Funds	60,000	60,000	60,000	60,000	60,000	60,000
Sidewalk Addition Commercial & Scholze	Construction of new sidewalk to extend existing sidewalk to entrance to Enchantment Park	800,000	City Street/TBD Funds, TIB (connection of park to downtown)			800,000			
Total Estimated Cost		8,254,961		699,100	1,020,000	1,040,000	350,000	2,060,000	3,085,861
REVENUE SOURCES									
City Street and/or TBD Fund		6,211,566		85,705	60,000	860,000	60,000	2,060,000	3,085,861
City REET Fund									
City Parking Fund		1,280,000		0	810,000	180,000	290,000		
Transportation Improvement Board		488,395		488,395					
Safe Routes to School									
Pedestrian and Bike Safety Grants		150,000	Ped/Bike Safety Grant Application 2018?	0	150,000	0	0	0	0

Project	Description	Est. Total Project Cost	Source of Funding	2021	2022	2023	2024	2025	2026
Surface Transportation Program									
CDTC/WSDOT Funding		125,000	City 25,000; Chelan Douglas Transportation District	125,000	0	0	0	0	0
Total Estimated Revenue		8,254,961	0	699,100	1,020,000	1,040,000	350,000	2,060,000	3,085,861
Balance		0		0	0	0	0	0	0

CAPITAL FACILITIES ELEMENT

Introduction

The Capital Facilities Element compiles an inventory of existing capital facilities owned by the City and other public entities, lists the adopted levels of service, forecasts future projects with projected costs and funding sources. It represents the community's policy plan for public facilities for the next six to twenty years.

Capital facilities include transportation systems, water and sewer systems, stormwater, parks and recreation facilities, schools, fire protection, law enforcement, hospitals, schools and libraries. They have a long-term useable life, of 20 years or more and have a value of \$30,000 or more. The process of obtaining capital facilities can require years of design, public involvement, budgeting and construction. Once constructed, capital facilities tend to become permanent, requiring an ongoing operations/maintenance cost. It is not intended, however, that items which are part of a scheduled replacement program be included in the definition of capital facility.

Why invest in Capital Facilities?

Investments in Leavenworth's neighborhoods, water, stormwater and sewer systems, parks, streets, and public facilities are an essential component of providing a comprehensive and functional City. By using the adopted level of service (LOS) standards the City can achieve its goals for adequate services meeting the community's desires. Most capital facilities are expensive and require years to plan and construct. As a result of the high cost of capital facilities, it is important for the government to prioritize, plan for capital facilities and appropriately manage facilities. Lack of funding can result in projects being delayed as more urgent problems are addressed.

The capital facilities element promotes efficiency by requiring the City to prioritize capital improvements for a longer period of time than the single budget year. Long-range financial planning presents the opportunity to schedule projects so that the various steps in development logically follow one another with regard to relative urgency, economic desirability, and community benefit. In addition, the identification of adequate funding sources results in the prioritization of needs and allows the trade-offs between projects to be evaluated explicitly.

The capital facilities element guides decision making to achieve the community goals. This element is intended to serve as an objectively derived guide for the orderly growth and maintenance of the community. It will serve as the framework for coordinating capital improvement projects that implement the vision of the community. It is designed to be a valuable tool of the City Council, staff and private citizens, which enables the community to:

- Gain a better understanding of their existing capital facilities and capacities;
- Identify potential problems associated with limited revenues and increased public demands for services;
- Identify potential sources and programs that may be used to fund needed improvements; and
- Create a continuing process of setting priorities for needed capital improvements.

Inventory for City Owned Capital Facilities

City of Leavenworth Water System

The 2018 Water System Plan (WSP) provides a comprehensive inventory, system analysis, projected demands, recommended/required improvements and an implementation recommendation. This plan was followed by a Water Treatment Plant Assessment in 2019 which identified immediate and necessary projects to maintain the function of the plant.

The City's water treatment plant (WTP) withdraws water from Icicle Creek through an intake structure and screen upstream from the WTP. The WTP is located on Icicle Creek approximately three miles south of town. During peak demand in summer irrigation season, the WTP treats approximately 2.0 MGD. Icicle Creek experiences heavy sediment loading during spring snow melt and runoff; the City typically shuts down the WTP during the peak sediment loads. The City's water rights constrain the instantaneous and annual quantities of water available for withdrawal. The City foresees no significant changes in its planned use of this resource that would adversely impact the quantity and quality of water in Icicle Creek.

The City's well field withdraws water from a sand and gravel aquifer. Icicle Creek and the Wenatchee River recharge the aquifer. The wells are located adjacent to the City golf course south of town. The three wells have a combined pumping capacity of 3,250 gpm. The City uses the wells year-round to augment supply provided by the Icicle Creek surface water supply. The City's water rights constrain the instantaneous and annual quantities of water available for withdrawal. The City foresees no significant changes in its planned use of this resource that would adversely impact the quantity and quality of water in the aquifer.

The City has two reservoirs, one off of Icicle Road with a capacity of 800,000 gallons and one at the northern end of Ski Hill Drive with a capacity of 750,000. The Ski Hill reservoir is supported by a booster station near Pine Street.

City of Leavenworth Sanitary Sewer System

The 2017 Wastewater General Sewer Plan and Facility Plan provides a comprehensive inventory, system analysis, projected demands, recommended/required improvements and an implementation plan.

The Wastewater Treatment Plant site is located at 1498 14th Street, along the Wenatchee River. In 2020, the City started a comprehensive update to the plant, including a new tertiary treatment facility, headworks equipment, clarifier mechanism replacements, centrifuge dewatering equipment, UV disinfection equipment, cross connection control system, electrical/controls upgrades, and associated demolition, earthwork, site improvement, building modifications, and temporary facilities as needed to maintain operation of the treatment plant during construction.

Additionally, the collection system improvements consist of replacing or rehabilitating approximately 13,000 LF of existing sewer main, referred to as the South Interceptor line. In some instances, existing sewer main will be replaced with a larger diameter main line.

Stormwater Systems

The 2016 Regional Stormwater / Wetland Management Master Plan provides a complete inventory of stormwater facilities, analysis of needs and recommended projects and regulations. Also impacting the City is the Chelan County stormwater system consisting of a system of roadside drainage ditches from Ski Hill Road area (and other portions of the UGA) down Titus Road. These ditches drain into the City of Leavenworth stormwater system.

Leavenworth’s stormwater infrastructure is neatly divided into four (4) drainage basins, i.e. Ski Hill, Downtown West, Downtown East, and Alpensee. A fifth drainage basin, north and east of Alpensee, will eventually be included as annexations occur within the urban growth area (UGA).

Two (2) large tributary areas to the west and north, i.e. Tumwater Mountain and Ski Hill ridge, have a significant impact to the capacity of the existing stormwater infrastructure, i.e. specifically the Ski Hill and Alpensee networks. These tributary areas account for 66% (1,588 acres) of the total 2,614-acre Leavenworth drainage basin. They are directly linked to the lack of capacity in both networks for larger storm events, i.e. 10-year storms or greater.

Additional and replacement of stormwater lines is recommended to address deficiencies in the system.

Parks and Recreational Facilities

The community has several City owned and maintained parks, school district facilities, a mix of privately owned parks and is served by the Upper Valley Park and Recreation Service Area (PRSA) which, in addition to working on regional park and recreation opportunities, supports the City pool. The Parks and Recreation Element of this Plan includes a detailed inventory of facilities.

EXISTING FACILITIES

Facility Name	Size (acres)	Facilities	Management
Enchantment Park	39.46	Two softball fields, little league field, park building with restrooms, BBQ stands, and equipment storage, parking area, picnic tables, children’s play equipment, and trails. Wildlife habitat, trails, raft launching, beaches, interpretive signs, groomed ski trails, pump track, and skate park	City of Leavenworth
Waterfront Park	15.12	Beaches, trails, interpretive signs, playground, amphitheater, overlooks, restrooms, picnic tables, parking, groomed ski trails, and wildlife viewing	City of Leavenworth
Blackbird Island	14.12	Trails, interpretive signs, overlooks, groomed ski trails, and wildlife viewing	City of Leavenworth
Lion’s Club Park/Pool	1.76	Picnic shelter, picnic tables, Lion’s Club equipment building with public restrooms, swimming pool, parking area, and landscaping	City of Leavenworth
Front Street Park	1.75	Gazebo, restrooms, benches, arbor terrace, plaza, maintenance storage, interpretive kiosk, and maypole	City of Leavenworth
Trout Unlimited Park	1.6	Boat launch; parking, trails, wildlife viewing	City of Leavenworth
Icicle River Middle School & Cascade High School	36.09	Athletic fields: softball, soccer and football; basketball courts & parking	Cascade School District
Osborn	5.5	Ball fields, play equipment, covered basketball courts, tennis courts, tetherball stands, swings, and	Cascade School District

Facility Name	Size (acres)	Facilities	Management
		children's play equipment	
Alpine Lakes Elementary	16.4	Ball fields and children's play equipment	Cascade School District
Leavenworth Golf Course	102.52	18-hole public golf course with restaurant, shop, storage facilities, and groomed ski trails during the winter season	City of Leavenworth
Frankie's wayside	0.5	Rest area with benches, shade trees, and water fountain.	City of Leavenworth
Barn Beach Reserve	5.63	Nature, cultural history, arts and outdoor education opportunities, Upper Valley Museum, trails, and signage	Private Non-profit
Chelan-Douglas Land Trust	3.34	Nature, cultural history, and arts outdoor education opportunities and exhibits, Lorene Young Audubon Center, trails, community garden and interpretive signage	Private Non-profit
Enzian Falls – Micro-golf putting course	3.15	Professional putting course	Private, Enzian Falls
Icicle Junction	2.66	Miniature golf, arcade games, swimming pool, and other amenities	Private
Kid's Fishing Pond	n/a	Kids fishing area near trails	Private Non-profit Trout Unlimited

Solid Waste Disposal

The City of Leavenworth provides solid waste and cardboard collection within the city limits to commercial and large multifamily developments. Waste is collected and transported to the local landfills. Residential collection is contracted with Waste Management which offer both waste and recycling pickup.

Additionally, the City manages a local recycling center at 216 14th Street. The City Recycling Center accepts flattened corrugated cardboard, aluminum, tin cans, and newspaper. Residents residing within the city limits may also dispose of clean yard waste at the recycling center. No commercial yard waste recycling is currently permitted due to the Apple Maggot Quarantine Boundary. However, the City provides yard waste pick-up services to residential customers two times each year, once in the spring and once in the fall. Because the City is in the Apple Maggot Quarantine area, these materials cannot be transported to Wenatchee and the City has been burning twice a year. In 2020, a new composting facility west of Leavenworth, at the Winton Mill Site, started to provide a year-round collection of materials.

Public Buildings and Facilities

Leavenworth City Hall: The existing city hall building opened in December of 1994, and needs improvement to meet the needs of the City for the duration of the planning period. Funds should be set aside on an annual basis to provide for the replacement of building accessories and future

additions.

Festhalle: The Leavenworth Festhalle was completed in 2002, and is a multi-use facility that includes a large 10,000 square foot open event hall, restrooms, lobby, and outside patio area located at 1001 Front Street. The 10,000-sq. ft. event hall accommodates 1,000 theater style, 600 classroom style, 800 banquet style or 50 trade show booths. 24'x40' stage. Its planned usage includes festivals including Oktoberfest, Autumn Leaf festival, Accordion Festival, Ale Fest, Timberrrr Fest, Wine Fest, River Fest, Upper Valley Arts Council, Chamber of Commerce functions, Cascade School District events, Weddings, etc.

Road and Utility Maintenance Shops: In 1998, both Chelan County and the City purchased properties to facilitate their respective shop expansions. Chelan County purchased approximately 3.5 acres across the road from their existing facilities at the intersection of North Road and Chumstick Highway, and is now using that area for stockpiling road maintenance facilities. The City of Leavenworth purchased property, with an existing warehouse building on it, adjacent to the existing maintenance facilities at 14th Street and Commercial. In 2011, the City purchased an additional lot to the northwest. This area was leveled, and was fenced. Funds will be needed to create a master plan for future development of the overall site.

Parking Lots: In 2012, the City Council continued the parking management plan, and developed and identified four public operated parking areas.

Parking Lot No. 1 – Upper - Between Front Street and Hwy 2 (formerly the Leavenworth Fruit Warehouse) - 1000 Front Street - 61 parking stalls

Parking Lot No. 2 - Lower - Between Front Street and Hwy 2 - 1000 Front Street - 90 parking stalls

Parking Lot No. 3 – Festhalle parking area - 34 parking stalls

Parking Lot No. 4 - 700 US Highway 2 - 58 parking stalls

Parking Lot No. 5 – Pool parking area - 71 parking stalls

Parking Lot No. 6 – WSDOT parking area- total parking stalls to be determined

Streets

The transportation system in the City of Leavenworth consists of state highways, arterials, local streets, transit facilities and services, pedestrian and bicycle facilities, and rail lines. The inventory of existing transportation facilities and services was updated as part of the Transportation Element.

The City's Major Arterial is Chumstick Highway, a north-south arterial with two 11-foot travel lanes and 2-foot paved shoulders, and a sidewalk available on the northwest side of the road, within approximately 60 feet of right-of-way. Within the City, the posted speed limit is 25 mph.

Street Name	Classification	Posted Speed	Sidewalks	Bike Lanes
Ski Hill Drive	Secondary Arterial	25 mph	Partial	Partial
Titus Road	Secondary Arterial	35 mph	East side	
Pine Street	Secondary Arterial	25 mph	Mostly	Mostly
Fir Street	Secondary Arterial	25 mph		
Icicle Road	Secondary Arterial	25 mph	Partial	
East Leavenworth Road	Secondary Arterial	25 mph		

Front	Collector	25 mph	Partial	
Commercial	Collector	20 mph	Partial	
West Commercial	Collector	25 mph		
Ninth	Collector	25 mph	Yes	
Mill	Collector	25 mph	Partial	
Mine	Collector	25 mph		
Evans	Collector	25 mph	Partial	
Burke (partial)	Collector	20 mph		
Birch (partial)	Collector	20 mph	Yes	
Price (partial)	Collector	25 mph	Yes	
Sherbourne (partial)	Collector	25 mph	Yes	

Inventory of Non-City Provided Capital Facilities

The library is located in Leavenworth on the ground floor of the City Hall building. Library services are provided by the North Central Regional Library System, whose headquarter library is located in the City of Wenatchee. The regional library also provides mail order library services.

Train Service

In 2009, BNSF and Amtrak built Icicle Station providing rail service to the community, approximately one mile from Leavenworth on North Road. The station and parking area are managed by the City along with a two small shelters, one open and one enclosed. The track and 600' platform are managed by BNSF Railway.

LINK Transit Service

LINK Transit provides local and regional bus service to Leavenworth. A variety of services are offered, paratransit service, and a DART (Dial-A-Ride) service and traditional bus stops at the following locations:

- Ward Strasse Park & Ride (100 parking space capacity)
- Highway 2 and Riverbend Drive
- Highway 2 and the Forest Service office (12th Street)
- Link Transit Leavenworth Park & Ride on Highway 2
- Highway 2 and City Hall
- WSDOT Park & Ride on Highway 2 (42 parking space capacity)
- Highway 2 and 9th Street
- Highway 2 and Icicle Road intersection.

Route 22 offers transit service to Leavenworth, Peshastin, Dryden, Cashmere, Monitor, Olds Station, and North Wenatchee. In 2020, LINK re-established a in town commuter bus which runs from Ward Strasse Park & Ride along Highway 2 to Icicle Road. Link Plus (paratransit) service is provided for persons with disabilities who cannot use fixed-route service. Link Plus is available in the same areas that the fixed-route bus travels and expands 3/4 of a mile on each side of the route. It operates on next day reservation requests. The Greater Leavenworth Area is also served by a Dial-A-Ride (DART) service. This service is available to anyone, regardless of age, disability, trip origin, or destination. The general public may use it for all trips that are not served by Route 22.

Cascade School District

Cascade School District No. 228 is a Class-A public school district in Chelan County, Washington.

The district includes the communities of Dryden, Lake Wenatchee, Leavenworth, Peshastin, Plain and Winton. The Cascade School District was formed in 1983 by consolidation of the Leavenworth and Peshastin-Dryden School Districts. The district presently has five schools (Cascade High School, Icicle River Middle School, Alpine Lakes Elementary School, Peshastin-Dryden Elementary, Beaver Valley Elementary School), three of which are within the city limits of Leavenworth along with other ancillary buildings/facilities, including the district office. Additionally, the District provides several learning programs, such as the Kodiak Cubs for pre-kindergarten, migrant/bilingual, special education, homeless assistance, highly capable, special services, Discovery School, a program of Cascade High School located at the Leavenworth National Fish Hatchery, Cascade Home Link, an alternative learning experience serving grades K-8, and the Kodiak Virtual Academy, an online program serving grades 6 – 12.

For Leavenworth students in the 2020-2021 year, they attend: Beaver Valley Elementary School, grades K-5, located at 19265 Beaver Valley Road, Plain; Peshastin-Dryden Elementary School, grades K-2, located at 10001 School Street, Peshastin; Alpine Lakes Elementary School, grades 3-5, located at 500 Pine Street, Leavenworth; Icicle River Middle School, grades 6-8, located at 10195 Titus Road, Leavenworth; and, Cascade High School, grades 9-12, located at 10190 Chumstick Highway, Leavenworth.

Future facility needs include updated switchgear for the Career and Technical Education building located on the Cascade High School campus and upgraded roofing for the warehouses and for the district office. In addition, Cascade School District is constructing a greenhouse in order to replace the one that was removed in 2016 for the new high school construction.

BUILDING	BUILT	REMODELED
Peshastin-Dryden Elementary (K-2) 10001 School Street, Peshastin		1984, two classrooms added in 1992, extensive remodel/modernization 2018
Alpine Lakes Elementary (3-5) 500 Pine Street, Leavenworth	2018	
Icicle River Middle School (6-8) 10195 Titus Road, Leavenworth	1992	2014 HVAC upgraded with AC
Cascade High School (9-12) 10190 Chumstick Hwy, Leavenworth	1966	1984, extensive remodel and expansion 2017 / 2018 and shop remodel in 2019
Cascade CTE Building 10190 Chumstick Hwy, Leavenworth	1967	Upgraded in 1984 and again in 2019/2020
Beaver Valley School (K-5) 19265 Beaver Valley Road, Leavenworth	2001	
Winton School Beavery Valley Road	1940s	2002 Building moved to Plain
District Office	1945	Remodeled in 1984

BUILDING	BUILT	REMODELED
330 Evans Street, Leavenworth		
Special Services Offices 520 Pine Street, Leavenworth	1990	Added offices to basement 2016, removed ½ garage 2018
Transportation Bus Garage 10150 Titus Road, Leavenworth	1992	
Discovery School Fish Hatchery Road, Leavenworth		2012 installed old model modular
Warehouse/Maintenance 220 Price Street, Leavenworth		
Pine Street Property From 520 Pine – Titus Road	2018 Built play field	Out buildings removed in 2016 – Original structures built 1935-1940
Osborn Elementary School 225 Central, Leavenworth	1955	1984 Remodeled – June 2019 discontinued use

Law Enforcement

The Chelan County Sheriff’s Office is contracted by the City to provide police protection services to Leavenworth and its UGA. There is a field office located in Leavenworth.

The Regional Law and Justice Building in Wenatchee houses the headquarters of the sheriff’s office, the jail, and the County prosecuting attorney’s office. The Chelan County Regional Justice Center is a 267-bed adult correctional facility, located in the city of Wenatchee that serves a population of over 94,000 people and encompasses a geographical area of over 5000 square miles.

The county and the cities within the county built a juvenile detention facility, located near the county buildings in Wenatchee, which opened in July, 1998. The capacity of the facility is 50 beds, and it has been averaging daily use of about 31 beds. The facility primarily serves Chelan County.

Fire Protection Facilities

On November 6, 2012, a ballot measure to annex Fire District No. 3 was approved. This proposition made the City of Leavenworth a part of Chelan County Fire District No. 3. The fire district had been providing service to the City since 1989. Chelan County Fire District 3 provides fire protection for the Leavenworth area and the Chumstick valley. Outside of the fire district boundary, fire protection services are coordinated between the district, Washington Department of Natural Resources and the U.S. Forest Service pursuant to a Forest Lands / Fire Protection Agreement.

Fire Station No. 31 - Main Station, located at 228 Chumstick Road, Leavenworth and Station No. 32 - Camp 12 Road, located at Mile Post 7 Chumstick Road.

The equipment at Station No. 31 (Main Station/ Shop Facility) includes two Type 1 fire engines/pumpers, 1 tender, 2 brush trucks, 1 rescue truck, 3 command trucks, 1 ladder (110ft) truck, and 2 service vehicle; and, at Station No. 32, one pumper and one tender. Additionally, at the end of 2020 or early 2021, the District will receive 3 new apparatus.

Future needs include replacing the ladder truck and expanding the training grounds and resident quarters. The size and timing of future improvements will depend on funding.

Hospital

The Chelan County Public Hospital District No. 1 (Cascade Medical) services over 1,200 square miles of southwestern Chelan County. The district extends from Stevens Pass and Glacier Peak on the western boundaries to a point near the Peshastin Pinnacles, just outside of Cashmere, on the eastern boundary, and from the Entiat Ridge on the northern boundary to Blewett Pass on the southern boundary. The City of Leavenworth is the largest community within the district and the only incorporated municipality. The district also serves the unincorporated areas of Peshastin and Dryden, and the outlying communities of the Icicle Valley, Plain, Lake Wenatchee, Winton, the Chumstick Valley, and Blewett Pass.

Cascade Medical operates an acute care and swing bed hospital; a Level V emergency department; a Rural Health Clinic; Physical and Occupational Therapy services; Laboratory; Radiology; endoscopy services; and ambulance services staffed with licensed paramedics and EMT's. The hospital currently is licensed for 12 beds, with nine set up. The hospital and clinic are staffed with approximately 132 full-time equivalent health care professionals and support staff. In 2012, Chelan County Public Hospital District No. 1 constructed approximately 20,219 square foot, two story addition to the existing hospital structure and performed a remodel of existing space.

There are no plans for improvements to the Cascade Medical facility, however, the limited parking and limited physical footprint are recognized as items which continue to need solutions as part of the long-term strategy.

Level of Service

The term Level of Service (LOS) refers to the minimum capacity for public facilities or service that is planned to provide an appropriate measure of need. LOS can range from a precise measurement such as the response time for a fire engine to how much open space should be provided for parks. LOS needs to be consistent with the growth projections of the Land Use Element. If the LOS is set too high, they may result in the community not achieving its growth objectives. If the LOS is too low, they may adversely impact the quality of life in the community.

Concurrency describes the situation in which adequate facilities, defined as the LOS, are available when the impacts of development occur, or within a specified time thereafter. The City of Leavenworth requires concurrency for sanitary sewer, domestic water, stormwater, sidewalks and roads. Concurrency is required at the time of final plat approval and/or the issuance of a building permit.

Level of Service Standards

Street System: Major and Minor streets and Arterials/Collectors have a LOS D. The Washington State Department of Transportation has adopted a LOS of D for Highway 2.

Water System Level of Service: Supply facilities shall have sufficient capacity to meet the system max day demand, projected to be 3.09 MGD (millions of gallons) per day in 2028. Additionally, the LOS for distribution system leakage is 10% or less. Currently it is at over 25%.

Wastewater Level of Service: water flow of 0.51 MGD (millions of gallons) per day.

Stormwater Level of Service: Retention of 25-year storm event.

Parks and Receptions: No specific level of service has been defined for parks; however, the Shoreline Master Program calls out the goal for shoreline public access is (a) more than 90% of resident population within 15 miles of regional boating, fishing, trails, parks and open space facilities; (b) more than 50% of resident population within 1.5 miles of local/community shoreline parks and trails; and, parks/open space - playground at 0.5-1.5 acres per 1000 population, parks/open space – neighborhood at 2.5 acres per 1000 population and park/open space – community at 3.5 acres per 1000 population.

Solid Waste: (commercial and multi-family accounts): Up to six days a week, including holidays

Schools: The current (2019-20) student to teacher ratio is 14:1.

Fire Suppression Level of Service Water Supply: The fire suppression storage is provided by the City Water System. Pursuant to WAC 246-290-221, the minimum pressure of 20 psi, at all service connections are required. Greater fire suppression requirements for individual structures may be specified by the local fire district or County Fire Marshal; however, the City is not obligated to provide fire flow beyond 20 psi. In general, the City sets the following fire flow criteria for each development type, as follows: Single Family Residential 1,500 gallons per minute for 1 hour; Multi-Family Residential, Schools, Commercial (general, tourist and light industrial) 2,500 gallons per minute for 2 hours; and Downtown (central) 3,500 gallons per minute for 3 hours. However, for new structures, the City may require water system facilities capable of supplying a higher fire flow than shown above

Level of Service Fire Suppression: Response time for the city and the UGA should be between 5 and 10 minutes.

Goals and Policies

Goals and policies provide guidance related to the growth and development patterns, bringing an underserved area up to a level of service standard, or provide phasing guidance to help decision-makers time the sequence of providing services. The following goals and policies are not listed in a priority order.



CF Goal 1: Provide. Develop and maintain City-owned capital facilities (water, storm, and sanitary sewer, streets, parks, solid waste and public facilities) and support the development of non-city owned facilities (schools, fire, law enforcement, hospital and library) are capable of serving the current and projected needs of the community, including the Urban Growth Area (UGA).

Policy 1.1: Consider establishing level of service standards for all capital facilities.

Policy 1.2: Anticipate and plan for the extension of capital facilities for the city and into the Urban Growth Area. When facilities are outside the UGA, encourage shared responsibilities for financing projects among and between agencies, utility purveyors, special purpose districts, and the private sector, see Goal 4.

Policy 1.3: In establishing utility rate structures for City utilities such as water, wastewater and garbage, the City will recognize maintenance and operation costs, debt service and replacement costs.

Policy 1.4 (Utility Easements): Ensure utility easements capable of accommodating present and anticipated utility extensions are required to be recorded by the developer, as approved by the City, at the time of development.

Policy 1.5 (Water Facilities): Obtain rights to surface and/or underground water sources adequate to meet anticipated needs.

Policy 1.6 (Water Facilities): Priority for water use/connection is first for properties within the City limits then the UGA and finally the remaining water service boundary area.

Policy 1.7 (Water Facilities): Improve and maintain an efficient Water System through the following actions: (1) keep water billed vs production differences less than 3%; (2) address and minimize water loss through accurate record keeping, metering of consumption and limiting hydrant use to only pre-authorized activities; (3) identify and establish water conservation measures; (4) coordinate multiple individual water taps to transmission mains; (5) maintain the water system in good working order.

Policy 1.8 (Stormwater Facilities): Develop and implement an ongoing maintenance and expansion program for the existing storm-water system which will improve the functioning of the existing system.

Policy 1.9 (Wastewater Facilities): Maintain an efficient water treatment and facilities collection system to ensure adequate capacity and environmental protections.

Policy 1.10 (Park Facilities): Support updating the comprehensive recreation plan to aid in determining the actual recreation demand and scope of needed facilities (trails and parks) for the planning area. This plan should address trail systems for pedestrians, biking, cross-country skiing, snowmobiling, and bridle trails.

Policy 1.11 (Park Facilities): Support partnerships with other public agencies and private entities, such as the Upper Valley Parks and Recreation Service Area, the Winter Sports Club, Trout ~ Unlimited and others, which provide recreational facilities within the UGA and the region.

Policy 1.12 (Park Facilities): Encourage the preservation and/or increase the amount of publicly-owned park properties by protecting the existing facilities from land conversions.

Policy 1.13 (Street Facilities): Ensure that the Transportation Element projects are reflected in the Capital Improvement Plan.

Policy 1.14 (Solid Waste): Encourage innovate and new technology to reduce and streamline solid waste.



CF Goal 2: Coordinate. Encourage and support non-city owned capital facilities (schools, fire, law enforcement, hospital and library) capable of serving the current and projected needs of the community, including the Urban Growth Area (UGA).

Policy 2.1: Develop, maintain, and support partnerships with non-city owned facility providers.

Policy 2.2: Encourage the school district to pursue capital facilities planning efforts to accommodate the projected needs of the expected population growth in the Leavenworth area.

Policy 2.3: Provide adequate police and fire personnel and equipment to ensure that the public is well served and protected.

Policy 2.4: Support the expansion of the Chelan County Fire District #3 to provide adequate fire protection to all in terms of quantity and quality of facilities, equipment, and manpower.

Policy 2.3: Encourage the shared use of community facilities such as parks, libraries, and schools.



CF Goal 3: Enhance. Improve capital facilities, particularly City-owned capital facilities, to meet their adopted levels of service; and, when fiscally practical, exceed their adopted levels of service.

Policy 3.1: Support improvements to capital facilities, as recommended by a capital facilities plan (such as the Water System Plan, Wastewater General Sewer Plan and Facility Plan and the Stormwater/Wetland Management Master Plan).

Policy 3.2: Encourage recycling and develop / implement recycling program to reduce waste stream to landfills.



CF Goal 4: Concurrency. Ensure that those public facilities and services necessary to support development are adequate to serve the development at the time the development is available for occupancy and use, without decreasing current service levels below locally established standards.

Policy 4.1: In order to ensure established levels of service are not diminished by development; growth should pay for growth with exceptions for project identified by the City as beneficial to the community, such as, affordable housing.

Policy 4.2: The City should consider the use of innovative financing strategies for capital improvements, which minimize the financial cost to taxpayers and provide for the equitable assignment of costs between existing and new development.

Policy 4.3: The City encourages the use of Local Improvement District (LID) financing for improvements in existing developed areas which may not have facilities that meet the current standards.

Policy 4.4: Proposed developments, which are within the Urban Growth Area but beyond the City limits, shall be reviewed to ensure extensions of City water, sewer and/or storm sewer facilities concurrently with development, to be paid for by those who are benefiting from the extension, and may include annexation into the City as a requirement.

Policy 4.5: Require individual projects to pay for new and/or expanded capital facilities necessary to serve their development, often stated as “growth pays for growth.” Except, where a substantial public or system-wide benefit can be demonstrated, the City should consider participating in the costs of capital facilities improvements which are made in conjunction with development projects.



General Goal 5: Essential Public Facilities. Support the placement of essential public facilities, which include those facilities that are typically difficult to site, such as airports, state education facilities, state or regional transportation facilities, transit facilities, correctional facilities, solid waste handling facilities, inpatient facilities, substance abuse facilities, mental health facilities, group homes and secure community transition facilities.

Policy 5.1: Support essential public facilities identified by the county, city or state, by regional agreement, or by the Office of Financial Management to be placed in consultation with affected agencies and with public input and consideration.

Policy 5.2: Encourage essential public facilities to be located within the City or UGA unless they are self-contained and do not require the extension of urban governmental services.

Capital Improvement Plan

The Capital Improvement Plan (CIP) outlines the City's plan for achieving the goals, objectives and service delivery levels desired by the City Council. The purpose of this plan is to forecast and match projected revenues and major capital needs over a six-year timeframe. Capital planning is an important management tool that strengthens the linkages between community infrastructure needs and the financial capacity of the City.

The CIP is updated annually to ensure that it addresses new and changing priorities within the City. It identifies which foreseeable needs will require future action in order to be completed. The availability of funding sources, such as bonds, levies, tax or rate increase, loans or grants is often necessary to complete larger projects. Often projects requiring grant funding must be identified in the CIP to ensure that it has been reviewed and planned for comprehensively by the City. If funding is not available for any given project, it is assumed that the project will be re-evaluated and timelines adjusted to meet the community need.

Project	Description	Est. Total Project Cost	Source of Funding	2021	2022	2023	2024	2025	2026
BUILDING AND FACILITY IMPROVEMENTS									
City Hall	Refurbishment interior/exterior paint	40,000	General Fund	40,000					
City Hall	Carpet		General Fund						
City Shop (Water Plant)	Reconstruct and expand lab and office /basement (essential improvements)	400,000	Water Fund	400,000					
Front Street Restrooms	Enlarge and reconstruct restrooms	800,000	1/2 Lodging Tax; 1/4 Water, 1/4 Sewer	800,000					
Gazebo	Reconstruct basement	50,000	General Fund					50,000	
Cemetery Improvements	Platting niches, adding new spaces, landscaping	100,000	City General Fund		40,000	60,000			
Total Estimated Cost		1,390,000		1,240,000	40,000	60,000	0	50,000	0
REVENUE SOURCES									
City General Fund		190,000		40,000	40,000	60,000		50,000	
City Water Fund		600,000		600,000					

Project	Description	Est. Total Project Cost	Source of Funding	2021	2022	2023	2024	2025	2026
City Sewer Fund		200,000		200,000					
City Lodging Tax Fund		400,000		400,000					
Total Estimated Revenue		1,390,000		1,240,000	40,000	60,000	0	50,000	0
Balance		0		0	0	0	0	0	0
SANITARY SEWER SYSTEM PROJECTS									
Waste Water Treatment Update	Update Wastewater plant for implementation of new TMDL requirements (Phase 1, and 3); Collection System Smoke Testing; Clean and Video Inspection - Phase 2 is South Interceptor	14,500,000	City Waste Water Fund & Rural Development Grants & Loans	10,500,000	4,000,000				
South Interceptor Sewer Trunk Line	Replacement of Trunk Line - Phase 2	1,648,362	Rural Development Grant	1,648,362					
Ski Hill Combined Access Manholes	Upgrade, eliminate and combine manholes.		Rural Development Grant						
City-wide sewer main line	Evaluate and prioritize sewer mainline replacement	80,000	City Waste Water Fund			80,000			
Total Estimated Cost		16,228,362		12,148,362	4,000,000	80,000	0	0	0
REVENUE SOURCES									
City General Fund									
City Waste Water Fund		203,000				80,000			
Clean Water State Revolving Fund									
Rural Development		16,025,362		12,148,362	4,000,000				
Other:									

Project	Description	Est. Total Project Cost	Source of Funding	2021	2022	2023	2024	2025	2026
Total Estimated Revenue		16,228,362		12,148,362	4,000,000	80,000	0	0	0
Balance		0		0	0	0	0	0	0
WATER SYSTEM PROJECTS									
Well Pump 2	Rebuild well #2	70,000	City Water Fund		70,000				
City-wide water main line	Evaluate and prioritize water mainline replacement	80,000	City Water Fund		80,000				
Water Supply Improvements	Water Treatment Plant	300,000	City Water Fund	300,000					
Water Plant Improvements	Two options 4-7 million	7,000,000	City Water Fund, Rural Development		100,000	500,000	500,000	5,500,000	400,000
Water Main Transmission Line Replacement	Replacement from Treatment Plant to well field	3,000,000	City Water Fund, Rural Development			200,000	2,800,000		
Water Booster Zones	Zone 2 (1300 elevation - Ski Hill) - upgrade booster pump capacity	40,000	City Water Fund		40,000				
Pressure Reducing Valve	PRV between Zone 2 (Titus Road) and Zone 1 (Chumstick Hwy)	50,000	City Water Fund		50,000				
Water Supply Transmission	East Leavenworth - replacement	3,200,000	City Water Fund, Rural Development		200,000	1,000,000			2,000,000
Downtown Transmission	800LF of 12" main on Front from 8th to between 9th and 10th	220,000	City Water Fund					20,000	200,000
Control System	Reservoirs and booster station	150,000	City Water Fund			150,000			
Total Estimated Cost		14,110,000		300,000	540,000	1,850,000	3,300,000	5,520,000	2,600,000
REVENUE SOURCES									
City General Fund									
City Water Fund		910,000		300,000	240,000	150,000		20,000	200,000

Project	Description	Est. Total Project Cost	Source of Funding	2021	2022	2023	2024	2025	2026
Public Works Trust Fund or Drinking Water State Revolving Fund or Rural Development		<i>13,200,000</i>			<i>300,000</i>	<i>1,700,000</i>	<i>3,300,000</i>	<i>5,500,000</i>	<i>2,400,000</i>
Community Block Grant or Other									
Total Estimated Revenue		<i>14,110,000</i>		<i>300,000</i>	<i>540,000</i>	<i>1,850,000</i>	<i>3,300,000</i>	<i>5,520,000</i>	<i>2,600,000</i>
Balance		<i>0</i>		<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
STORM SYSTEM PROJECTS									
Alpensee - Cascade High School	Chumstick Road: Replace 84LF of 18" dia. Pipe with 30" dia pipe	17,000	Stormwater Fund & General Fund		17,000				
Ski Hill - Basin BS-4D	Whitman Street - slip line 829LF of 18" pipe	83,000	Stormwater Fund & General Fund				83,000		
Downtown East	Commercial Ave: Division to 14th - slip line 1159LF of 18" pipe	116,000	Stormwater Fund & General Fund						116,000
Total Estimated Cost		<i>216,000</i>		<i>0</i>	<i>17,000</i>	<i>0</i>	<i>83,000</i>	<i>0</i>	<i>116,000</i>
REVENUE SOURCES									
City General Fund									
City Stormwater Fund		<i>216,000</i>			<i>17,000</i>		<i>83,000</i>		<i>116,000</i>
Public Trust Fund									
Community Block Grant									
Total Estimated Revenue		<i>216,000</i>		<i>0</i>	<i>17,000</i>	<i>0</i>	<i>83,000</i>	<i>0</i>	<i>116,000</i>
Balance		<i>0</i>		<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
PARK IMPROVEMENTS									

Project	Description	Est. Total Project Cost	Source of Funding	2021	2022	2023	2024	2025	2026
Land Purchase	Osborne School Site or Other (estimated cost range of 400-600,000)	400,000	City General Fund (dedicated fund)	400,000					
Park Planning	Osborne School Site or Other	30,000		30,000					
Park Development	Osborne School Site or Other	50,000			50,000				
Front Street Park Rehabilitation	Design and refurbishing	329,528				329,528			
Lions Club Park Pavilion	Construct new pavilion	300,000	Lions Club, City General Fund		300,000				
Pocket Park Development	POPLAR STREET New residential pocket parks	175,000							175,000
Royal Lady Plaza	New triangle park with possible sculptures, water feature, and Bob and Ted Memorial	360,000	Downtown Master Plan, donations, City General Fund	30,000	100,000	230,000			
Waterfront Park	Additional Parking	250,000		50,000		200,000			
Waterfront Park	Install restroom facility along trail system near Barn Beach Reserve	110,000							110,000
City Pool	Building improvements - shade canopy / Slide / Concrete	100,000		100,000					
Total Estimated Cost		2,104,528		610,000	450,000	759,528	0	0	285,000
REVENUE SOURCES									
City General Fund		1,754,528		460,000	450,000	559,528			285,000
City Street Fund		250,000		50,000		200,000			
City Pool Fund		100,000		100,000					
RCO grant									
National Recreational Trails Program									

Project	Description	Est. Total Project Cost	Source of Funding	2021	2022	2023	2024	2025	2026
Land and Water Conservation Fund									
Total Estimated Revenue		2,104,528		610,000	450,000	759,528	0	0	285,000
Balance		0		0	0	0	0	0	0
STREET IMPROVEMENTS									
Pine Street Phase II	Titus Road to Chumstick Hwy: this transportation study will look at roadway design and intersections critical to the planning	125,000	City 25,000; Chelan Douglas Transportation District	125,000					
Pine Street Phase II - development	Titus Road to Chumstick Hwy: street construction, sidewalk, stormwater, waterline and sewer; Chumstick and Fir Street intersection resolution	5,025,861	City General/Street/TBD/REET - Grants?					2,000,000	3,025,861
14th Street - Front to Commercial	Reclamation asphalt overlay sidewalks west side	514,100	City 25,800 other (which fund), and TIB \$ 488,300	514,100					
Parking Lot Improvements (P1)	Surfacing, drainage, lighting, striping, fencing, signage and landscaping	135,000	City Parking Fund		135,000				
Parking Lot Improvements (P2)	Drainage, lighting, fencing, signage and landscaping	75,000	City Parking Fund		75,000				
Parking Lot Improvements (P3)	Surfacing, drainage, lighting, striping, fencing, signage and landscaping	130,000	City Parking Fund			130,000			
Parking Lot Improvements (WSDOT)	Surfacing, drainage, lighting, striping, fencing, signage and landscaping	600,000	City Parking Fund		600,000				

Project	Description	Est. Total Project Cost	Source of Funding	2021	2022	2023	2024	2025	2026
West End Restrooms	New Restrooms (WSDOT parking lot)	290,000	City Parking Fund - Can include utility funding as well				290,000		
Parking Study Improvements	Additional way finding signs	50,000	City Parking Fund			50,000			
Multi-use Trail: Chumstick to Titus Road	Construction of 10' wide multi use trail on the north side of Rattlesnake Hill	150,000	Ped/Bike Safety Grant Application 2018?		150,000				
Residential Street Restoration Program	Asphalt Overlays for 1. Orchard Street - Pine to Evans; 2. Scholze Street - Commercial to Enchantment Way; 3. Benton Street - Ski Hill to Evans; 4. 14th Street - Front to Commercial; 5. Commercial Street - Division to 14th; 6. Joseph Street	360,000	City Street/TBD Funds	60,000	60,000	60,000	60,000	60,000	60,000
Sidewalk Addition Commercial & Scholze	Construction of new sidewalk to extend existing sidewalk to entrance to Enchantment Park	800,000	City Street/TBD Funds, TIB (connection of park to downtown)			800,000			
Total Estimated Cost		8,254,961		699,100	1,020,000	1,040,000	350,000	2,060,000	3,085,861
REVENUE SOURCES									
City Street and/or TBD Fund		6,211,566		85,705	60,000	860,000	60,000	2,060,000	3,085,861
City REET Fund									
City Parking Fund		1,280,000		0	810,000	180,000	290,000		
Transportation Improvement Board		488,395		488,395					
Safe Routes to School									
Pedestrian and Bike Safety Grants		150,000	Ped/Bike Safety Grant Application 2018?	0	150,000	0	0	0	0

Project	Description	Est. Total Project Cost	Source of Funding	2021	2022	2023	2024	2025	2026
Surface Transportation Program									
CDTC/WSDOT Funding		<i>125,000</i>	<i>City 25,000; Chelan Douglas Transportation District</i>	<i>125,000</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Total Estimated Revenue		<i>8,254,961</i>	<i>0</i>	<i>699,100</i>	<i>1,020,000</i>	<i>1,040,000</i>	<i>350,000</i>	<i>2,060,000</i>	<i>3,085,861</i>
Balance		<i>0</i>		<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>

Consolidation of Goals

(red is old, blue is new, strikeout is removed or moved to policies)

~~General Goal 1: _____ Develop and maintain water, storm, and sanitary sewer facilities capable of serving the anticipated needs of Leavenworth, including the Urban Growth Area (UGA).~~

General Goal 1: Provide. Develop and maintain City owned capital facilities (water, storm, and sanitary sewer, streets, parks, solid waste and public facilities) capable of serving the current and projected needs of the community, including the Urban Growth Area (UGA).

~~General Goal 2: Encourage and support school facilities which will contribute to a quality educational experience for the area's children.~~

General Goal 2: Coordinate. Encourage and support non-city owned capital facilities (schools, fire, law enforcement, hospital and library) capable of serving the current and projected needs of the community, including the Urban Growth Area (UGA).

~~General Goal 3: _____ Develop and maintain parks and recreational facilities capable of serving the anticipated needs of Leavenworth, including the UGA.~~

General Goal 3: Enhancement. Improve capital facilities, particularly City-owned capital facilities, to exceed their adopted level of service, when fiscally practical.

~~General Goal 4: _____ Coordinate development and land use consistent with the Parks and Recreation Element. Encourage the protection of existing open space and/or the conversion of open space.~~

~~General Goal 5: _____ Develop and maintain adequate police and fire protection for the anticipated needs of the planning area.~~

~~General Goal 6: _____ Ensure that those public facilities and services necessary to support development are adequate to serve the development at the time the development is available for occupancy and use, without decreasing current service levels below locally established standards.~~

General Goal 4: Concurrency. — Ensure that those public facilities and services necessary to support development are adequate to serve the development at the time the development is available for occupancy and use, without decreasing current service levels below locally established standards.

~~General Goal 7: _____ Provide essential public facilities.~~

General Goal 5: Essential Public Facilities. Support the placement of essential public facilities, which include those facilities that are typically difficult to site, such as airports, state education facilities, state or regional transportation facilities, transit facilities, correctional facilities, solid waste handling facilities, inpatient facilities, substance abuse facilities, mental health facilities, group homes and secure community transition facilities.

~~General Goal 98: Continue to keep water billed vs production differences less than 3%~~

~~General Goal 10: _____ Address and minimize system's water loss.~~

~~General Goal 12: _____ Continue to modernize the metering system city wide.~~

~~General Goal 139: _____ Encourage recycling and develop / implement recycling program to reduce waste stream to landfills.~~

Proposed Policy	Existing number	Existing Policy or goal
<p>CF Goal 1: Provide. Develop and maintain City-owned capital facilities (water, storm, and sanitary sewer, streets, parks, solid waste and public facilities) and support the development of non-city owned facilities (schools, fire, law enforcement, hospital and library) are capable of serving the current and projected needs of the community, including the Urban Growth Area (UGA).</p>		
<p>Policy 1.1: Consider establishing level of service standards for all capital facilities.</p>	<p>policy 1 under goal 6</p>	<p>The City should consider establishing level of service standards for the different types of capital facilities.</p>
<p>Policy 1.2: Anticipate and plan for the extension of capital facilities for the city and into the Urban Growth Area. When facilities are outside the UGA, encourage shared responsibilities for financing projects among and between agencies, utility purveyors, special purpose districts, and the private sector, see Goal 4.</p>	<p>policy 1 and 11 under goal 1</p>	<p>The City should anticipate and plan for the extension of water, storm-water and sanitary sewer service to the UGAs identified in this plan; Within the UGA, capital facilities planning should encourage shared responsibilities for financing projects among and between local governments, utility purveyors, special purpose districts, and the private sector.</p>
<p>Policy 1.3: In establishing utility rate structures for City utilities such as water, wastewater and garbage, the City will recognize maintenance and operation costs, debt service and replacement costs.</p>	<p>policy 15 under goal 1</p>	<p>In establishing utility rate structures for City utilities such as water, wastewater and garbage, the City will recognize maintenance and operation costs, debt service and replacement costs.</p>
<p>Policy 1.4 (Utility Easements): Ensure utility easements capable of accommodating present and anticipated utility extensions are required to be recorded by the developer, as approved by the City, at the time of development.</p>	<p>policy 1 under goal 6</p>	<p>Utility easements capable of accommodating present and anticipated utility extensions should be required dedications by the developer at the time of development.</p>
<p>Policy 1.5 (Water Facilities): Obtain rights to surface and/or underground water sources adequate to meet anticipated needs.</p>	<p>policy 7 under goal 1</p>	<p>The City should obtain rights to surface and/or underground water sources adequate to meet anticipated needs.</p>
<p>Policy 1.6 (Water Facilities): Priority for water use/connection is first for properties within the City limits then the UGA and finally the remaining water service boundary area.</p>	<p>policy 9 under goal 1</p>	<p>Consumption of the City's water rights should be primarily limited to the UGA and the City limits.</p>
<p>Policy 1.7 (Water Facilities): Improve and maintain an efficient Water System through the following actions: (1) keep water billed vs production differences less than 3%; (2) address and minimize water loss through accurate record keeping, metering of consumption and limiting hydrant use to only pre-authorized activities; (3) identify and establish water conservation measures; (4) coordinate multiple individual water taps to transmission mains; (5) maintain the water system in good working order.</p>	<p>goal 9, goal 10 and policies and goals 11, and 12</p>	<p>Continue to keep water billed vs. production differences less than 3%; Goal 10: Address and minimize system's water loss; Policy 1: The City should maintain better record keeping and metering of contractor hydrant water use; Policy 2: The City should prohibit unauthorized hydrant use, and address possible hydrant lock technologies; Goal 11: Identify and establish water conservation measures; Goal 12: Continue to modernize the metering system city-wide</p>

Proposed Policy	Existing number	Existing Policy or goal
Policy 1.8 (Stormwater Facilities): Develop and implement an ongoing maintenance and expansion program for the existing storm-water system which will improve the functioning of the existing system.	policy 14 under goal 1	Develop and implement an ongoing maintenance program for the existing storm- water system which will improve the functioning of the existing system.
Policy 1.9 (Wastewater Facilities): Maintain an efficient water treatment and facilities collection system to ensure adequate capacity and environmental protections.	NEW	
Policy 1.10 (Park Facilities): Support updating the comprehensive recreation plan to aid in determining the actual recreation demand and scope of needed facilities (trails and parks) for the planning area. This plan should address trail systems for pedestrians, biking, cross-country skiing, snowmobiling, and bridle trails.	policy 1 under goal 3	City, county, state, and federal agencies should undertake the development of a comprehensive recreation plan to aid in determining the actual recreation demand and scope of needed facilities (trails and parks) for the planning area. This plan should address trail systems for pedestrians, biking, cross-country skiing, snowmobiling, and bridle trails.
Policy 1.11 (Park Facilities): Support partnerships with other public agencies and private entities, such as the Upper Valley Parks and Recreation Service Area, the Winter Sports Club, Trout ~ Unlimited and others, which provide recreational facilities within the UGA and the region.	policy 2 under goal 3	Support partnerships with other public agencies and private entities, such as the Upper Valley Parks and Recreation Service Area, the Winter Sports Club, Trout ~ Unlimited and others which provide recreational facilities within the UGA and in the broader, surrounding area.]
Policy 1.12 (Park Facilities): Encourage the preservation and/or increase the amount of publicly-owned park properties by protecting the existing facilities from land conversions.	policy 1 under goal 4	Encourage the preservation and/or increase the amount of publicly-owned park properties by protecting the existing facilities from land conversions
Policy 1.13 (Street Facilities): Ensure that the Transportation Element projects are reflected in the Capital Improvement Plan.	NEW	
Policy 1.14 (Solid Waste): Encourage innovate and new technology to reduce and streamline solid waste.	NEW	
CF Goal 2: Coordinate. Encourage and support non-city owned capital facilities (schools, fire, law enforcement, hospital and library) capable of serving the current and projected needs of the community, including the Urban Growth Area (UGA).		
Policy 2.1: Develop, maintain, and support partnerships with non-city owned facility providers.	policy 1 under goal 2	The City should develop, maintain, and support partnerships with the Cascade School District.
Policy 2.2: Encourage the school district to pursue capital facilities planning efforts to accommodate the projected needs of the expected population growth in the Leavenworth area.	policy 2 under goal 2	Continue to encourage the school district to pursue capital facilities planning efforts to accommodate the projected needs of the expected population growth in the Leavenworth area.

Proposed Policy	Existing number	Existing Policy or goal
Policy 2.3: Provide adequate police and fire personnel and equipment to ensure that the public is well served and protected.	policy 1 under goal 5 and goal 5	Provide adequate police personnel and equipment to ensure that the public is well served and protected; Goal 5: Develop and maintain adequate police and fire protection for the anticipated needs of the planning area.
Policy 2.4: Support the expansion of the Chelan County Fire District #3 to provide adequate fire protection to all in terms of quantity and quality of facilities, equipment, and manpower.	policy 2 under goal 5	Continue to support and improve the Chelan County Fire District #3 to provide adequate fire protection to all locations in the planning area in terms of quantity and quality of facilities, equipment, and manpower.
Policy 2.3: Encourage the shared use of community facilities such as parks, libraries, and schools.	policy 18 under goal 1	Encourage the shared use of community facilities such as parks, libraries, and schools.
CF Goal 3: Enhance. Improve capital facilities, particularly City-owned capital facilities, to meet their adopted levels of service; and, when fiscally practical, exceed their adopted levels of service.		
Policy 3.1: Support improvements to capital facilities, as recommended by a capital facilities plan (such as the Water System Plan, Wastewater General Sewer Plan and Facility Plan and the Stormwater/Wetland Management Master Plan).	policy 10 under goal 1	The land use and capital facility elements of the comprehensive plan should be reflected in implementation of and amendments to the City's water and sewer plans.
Policy 3.2: Encourage recycling and develop / implement recycling program to reduce waste stream to landfills.	goal 13	Encourage recycling and develop / implement recycling program to reduce waste stream to landfills.
CF Goal 4: Concurrency. Ensure that those public facilities and services necessary to support development are adequate to serve the development at the time the development is available for occupancy and use, without decreasing current service levels below locally established standards.		
Policy 4.1: In order to ensure established levels of service are not diminished by development; growth should pay for growth with exceptions for project identified by the City as beneficial to the community, such as, affordable housing.	policy 2 under goal 6	In order to ensure established levels of service are not diminished by development; growth should pay for growth.
Policy 4.2: The City should consider the use of innovative financing strategies for capital improvements, which minimize the financial cost to taxpayers and provide for the equitable assignment of costs between existing and new development.	policy 12 under goal 1	The City should consider the use of innovative financing strategies for capital improvements, which minimize the financial cost to taxpayers and provide for the equitable assignment of costs between existing and new development.
Policy 4.3: The City encourages the use of Local Improvement District (LID) financing for improvements in existing developed areas which may not have facilities that meet the current standards.	policy 13 under goal 1	The City encourages the use of Local Improvement District (LID) financing for improvements in existing developed areas which may not have facilities that meet the current standards.

Proposed Policy	Existing number	Existing Policy or goal
Policy 4.4: Proposed developments, which are within the Urban Growth Area but beyond the City limits, shall be reviewed to ensure extensions of City water, sewer and/or storm sewer facilities concurrently with development, to be paid for by those who are benefiting from the extension, and may include annexation into the City as a requirement.	policy 3 under goal 1	Proposed developments, which are within the UGA but beyond the City limits, should be reviewed to ensure compatibility with urban density projections of the comprehensive plan. Extensions of City water, sewer and/or storm sewer facilities into these areas should occur concurrently with development, to be paid for by those who are benefiting from the extension, and may include annexation into the City as a requirement.
Policy 4.5: Require individual projects to pay for new and/or expanded capital facilities necessary to serve their development, often stated as “growth pays for growth.” Except, where a substantial public or system-wide benefit can be demonstrated, the City should consider participating in the costs of capital facilities improvements which are made in conjunction with development projects.	policies 4 and 5 under goal 1	Require individual projects to pay for new and/or expanded capital facilities necessary to serve their development; Policy 5: Where a substantial public or system-wide benefit can be demonstrated, the City should consider participating in the costs of capital facilities improvements which are made in conjunction with development projects.
General Goal 5: Essential Public Facilities. Support the placement of essential public facilities, which include those facilities that are typically difficult to site, such as airports, state education facilities, state or regional transportation facilities, transit facilities, correctional facilities, solid waste handling facilities, inpatient facilities and secure community transition facilities.		
Support essential public facilities identified by the county, city or state, by regional agreement, or by the Office of Financial Management to be placed in consultation with affected agencies and with public input and consideration.	goal 7	Provide a means for the siting of essential public facilities.
Encourage essential public facilities to be located within the City or UGA unless they are self-contained and do not require the extension of urban governmental services.	policy 3 under goal 7	Essential public facilities should not be located beyond UGAs unless they are self-contained and do not require the extension of urban governmental services.

Items removed:

Policy 2: The timing of utility extensions into the UGA shall be consistent with the adopted capital facilities plan of the utility purveyor, and should be coordinated among the different purveyors, wherever feasible.

Policy 8: Water rights that run with the land for irrigation purposes should remain with the land after the land is subdivided.

Policy 16: Multiple individual taps to City water transmission mains should be discouraged in favor of coordinated systems.

Policy 17: New interceptor sewer lines should be expanded as needed to serve UGAs.

Policy 1: Essential public facilities which are identified by the county, city or state, by regional agreement, or by the Office of Financial Management should be subject to the following siting process. When essential public facilities are proposed, the local government(s) will:

- A. Appoint an advisory County-Wide Project Analysis and Site Evaluation Committee composed of citizen members selected to represent a broad range of interest groups. It will be this committee's responsibility to develop specific siting criteria for the proposed project and to identify, analyze, and rank potential project sites. In addition, the committee shall establish a reasonable time frame for completion of the task.*
- B. Ensure public involvement through the use of timely press releases, newspaper notices, public information meetings and public hearings.*
- C. Notify adjacent jurisdiction of the proposed project and solicit review and comment on the recommendations made by the Advisory Project Analysis and Site Evaluation Committee.*

In determining a local government's fair share of siting of public facilities, the Advisory County- wide Project Analysis and Site Evaluation Committee shall consider at least the following:

- A. Existing public facilities and their effect on the community.*
- B. The relative potential for reshaping the economy, the environment and the community character resulting from the siting of the facility.*

Policy 2: Essential public facilities should not locate in critical areas unless no other alternative is available.



City of Leavenworth
Department of Development Services

WAC 197-11-970 –Determination of Non-significance (DNS)

Description of proposals: Amendments to Comprehensive Plan Capital Facilities Element.

Proponent: City of Leavenworth

Location of proposal: Citywide

Lead Agency: City of Leavenworth

The lead agency for this proposal has determined that the proposed amendments do not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- There is no comment period for this DNS.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS (copies of the Mitigation Agreement are available upon request).
- This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the date below. Comments must be submitted by **September 23, 2020**.

Responsible Official: Lilith Vespier, AICP
 Position/Title: Development Services Manager
 Phone: (509) 548-5275
 Address: 700 Highway 2, PO Box 287
 Leavenworth, WA 98826

Signature:
 Date:


September 3, 2020

Date Published: September 9, 2020

You may appeal this determination to:

City of Leavenworth City Council
P.O. Box 287, 700 U.S. 2,
Leavenworth, WA 98826

Date: Deadline for filing an appeal is no later than **5:00 PM – September 23, 2020**. Only persons who submit written comments during the comment period shall be allowed to appeal the threshold determination.

Method: An appeal shall be in writing per Leavenworth Municipal Code (LMC) 16.04.230 and 21.11. You should be prepared to make specific factual objections.

Only final threshold determinations, in the form of a determination of significance (DS), mitigated determination of nonsignificance (MDNS) or a determination of nonsignificance (DNS), shall be appealable to the City Council; provided, however, when the threshold determination is a DS which has been agreed to by the proponent, it shall not be appealable.

Any person aggrieved by a threshold determination may appeal; provided, however, if there is a comment period required by WAC 197-11-340, only those persons who submit written comments during the comment period may appeal the threshold determination.

A written notice of appeal, meeting the requirements of LMC 16.04.230.D and the appeal fee must be received by the City within seven (7) calendar days of the last day of the comment period. If the last day of the appeal period is a holiday or a weekend, the appeal must be filed by five PM on the first weekday following such holiday or weekend.

Public hearings on appeals of a DS, MDNS or DNS shall occur prior to any decision on the underlying proposal and shall be heard by the Hearing Examiner. The Hearing Examiner shall make a recommendation that shall then be heard by the City Council.

For more information please contact Lilith Vespier at City Hall at (509) 548-5275 or at P.O. Box 287 (700 Highway 2), Leavenworth, WA 98826.

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable: *2020 Capital Facilities Element and Capital Improvement Plan Amendments*
2. Name of applicant: *City of Leavenworth*
3. Address and phone number of applicant and contact person: *Attn: Lilith Vespier, Development Services Manager, PO Box 287, 700 Hwy 2, Leavenworth, WA, 98826; phone 509-548-5275*
4. Date checklist prepared: *9/3/2020*

5. Agency requesting checklist: *City of Leavenworth and Chelan County*
6. Proposed timing or schedule (including phasing, if applicable): *Hearing with the Planning Commission is scheduled for October 7, 2020 and action with the City Council is anticipated December 2020.*
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. *Not applicable.*
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. *None*
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. *Unknown*
10. List any government approvals or permits that will be needed for your proposal, if known. *Requires approval by the Leavenworth City Council as a legislative action.*
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
The City is proposing amendments to the Comprehensive Plan Capital Facilities Element to reflect changes in various facility plans, and comments from the Sheriff's Office, Fire District 3, Hospital and Cascade School District. Additionally, a new Capital Improvement Plan project tracker has been added to the element and the goals and policies have been streamlined.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.
Citywide and within the Urban Growth Area.

B. Environmental Elements [\[HELP\]](#)

None of the Environmental Elements listed in this section were determined to substantively contribute to the review of this non-project proposal.

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  _____
Name of signee *Lillith Vespier*, AICP
Position and Agency/Organization *Development Services Manager*
Date Submitted: *9/3/2020*

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? *The proposed Comprehensive Plan amendments will not create new or increased discharge of water, emissions, toxic or hazardous substances or production of noise.*

Proposed measures to avoid or reduce such increases are: *Future projects will require review through the building permit process to address any discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise.*

2. How would the proposal be likely to affect plants, animals, fish, or marine life? *The proposed amendments will not result in direct impacts to plants, animals, fish or marine life. Future projects identified in the capital improvement plan will require individual review for site specific development.*

Proposed measures to protect or conserve plants, animals, fish, or marine life are: *Possible impacts related to future specific project projects would be evaluated with the site evaluation process or building permit.*

3. How would the proposal be likely to deplete energy or natural resources? *The proposed amendments would not increase or deplete energy or natural resources. Future projects identified in the capital improvement plan are intended to support modern capital facilities which utilize the least amount of energy and natural resources.*

Proposed measures to protect or conserve energy and natural resources are: *Possible impacts related to future specific project applications would be evaluated with the site evaluation process or building permit.*

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? *The proposed amendments do not modify the current critical area protections which all development is required to comply with at the time of building.*

Proposed measures to protect such resources or to avoid or reduce impacts are: *No mitigation measures are proposed.*

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? *The proposed amendments would not change the permitted, conditional or prohibited land or shoreline uses.*

Proposed measures to avoid or reduce shoreline and land use impacts are: *None*.

6. How would the proposal be likely to increase demands on transportation or public services and utilities? *The proposed amendments would not change transportation and utility services but do update the inventory of existing facilities and future projects.*

Proposed measures to reduce or respond to such demand(s) are: *None*.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. *No conflicts are identified or anticipated.*

Leavenworth 2020

Housing Needs Assessment

Summary

The City of Leavenworth is developing a Housing Action Plan to address the need for housing for households across all income levels. This Housing Needs Assessment identifies existing and future housing needs to serve as a foundation for policy considerations.

Leavenworth's housing needs are largely driven by a growing economy with increasing employment and a continued demand for vacation housing including second homes and short-term rentals.

- **Housing constraints may be limiting population growth.** Leavenworth's residential population has been largely stable since 2000, having slightly fewer residents in 2019 than 2010. This contrasts with job growth, which has increased by 30% between 2000 and 2017. Typically, increases in employment drive housing development and residential growth. The disconnect in Leavenworth is likely due to new housing stock being absorbed into non-residential uses. The outcome of this dynamic is a greater proportion of Leavenworth's workforce commute into Leavenworth from communities outside the city.
- **Housing costs are rising much faster than incomes.** With limited supply and increasing demand, home values have risen 73% over the last ten years (2010-2020). During the same time period, local median incomes have increased only 17%. The result is that homes are increasingly out of reach for Leavenworth residents.
- **About 27% of households in Leavenworth are cost burdened.** Renters are more likely than owners to have housing costs that absorb more than 30% of their income. In addition, lower income households are more likely to be cost-burdened than moderate-income households.
- **A large share of housing units are used as vacation rentals.** Leavenworth continues to be a popular destination for vacation rentals and second homes. Demand for vacation rentals and second homes, coupled with limited new supply, is driving housing cost out of reach of long-term residents.
- **Leavenworth will likely meet its 20-year planning target in the near term.** Permits for new construction have increased since 2017 and a new 200-unit development is scheduled for occupancy in 2020. The additional housing should relieve some of the constraints related to rental housing costs as well as the need for workforce housing. Additional consideration should be given to meeting the need for affordable homeownership.

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Introduction

Leavenworth is a picturesque community set in the Cascade Mountains. The community faces housing challenges that are the result in high demand for homes, limited housing supply, and high housing prices relative to local incomes. The result has been insufficient housing options and housing affordability challenges.

The City Council has been examining how to best meet housing need for several years. The Housing Task force was established in 2016 and a Housing Needs Assessment was conducted in 2017. The Council Housing Committee was established in 2018 and reviewed the City's land use and development regulations with the Planning Commission. This work resulted in the Council's adoption of land use regulation changes designed to encourage the creation of additional housing for households of all economic levels. They include permitting Accessory Dwelling Units, allowing zero lot line development, and updating Planned Development regulations.

Needs Assessment Purpose

This Housing Needs Assessment provides an updated baseline understanding of housing needs and issues in Leavenworth. To develop a full picture of Leavenworth's housing needs the analysis considers both needs of the existing residential population, the housing needs of the workforce employed by Leavenworth's businesses, and the existing housing inventory.

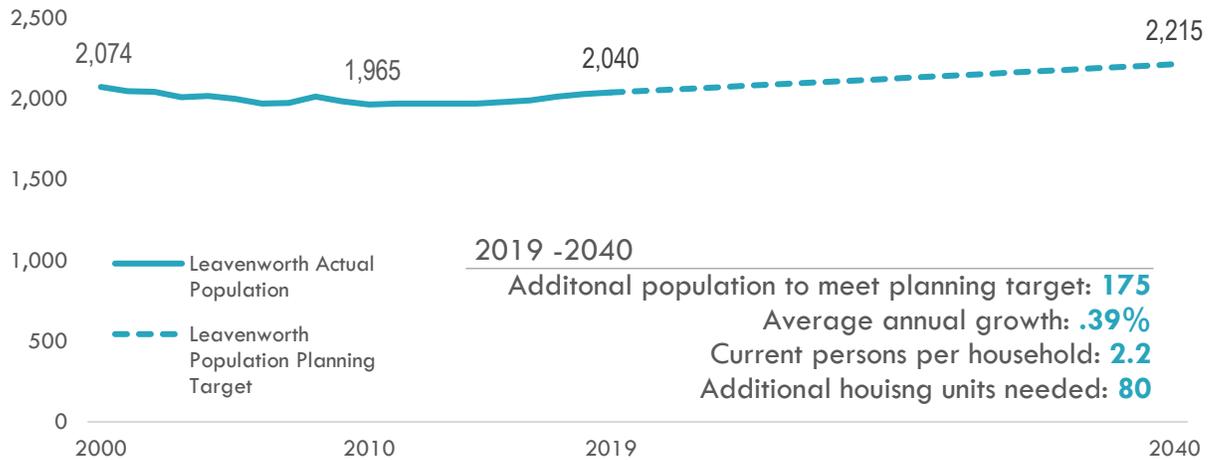
The Housing Needs Assessment will provide data to support the development of housing goals, policies, and strategies in a Housing Action Plan to be completed in Winter 2021. The Housing Needs Assessment is a required part of the housing action planning process funded in part by a grant through the Washington State Department of Commerce.

Population and Job Growth

Current and future need for housing is shaped by population and job growth. Communities with a faster growing population will need to consider ways to meet quickly growing housing need without displacing existing residents. Under normal circumstances, job growth is a leading indicator for housing need, with large increases in jobs leading to greater in-migration and demand for local housing.

Leavenworth’s residential population has been largely stable since 2000.

Exhibit 1. Historic and Targeted Population Growth in Leavenworth, 2000-2040

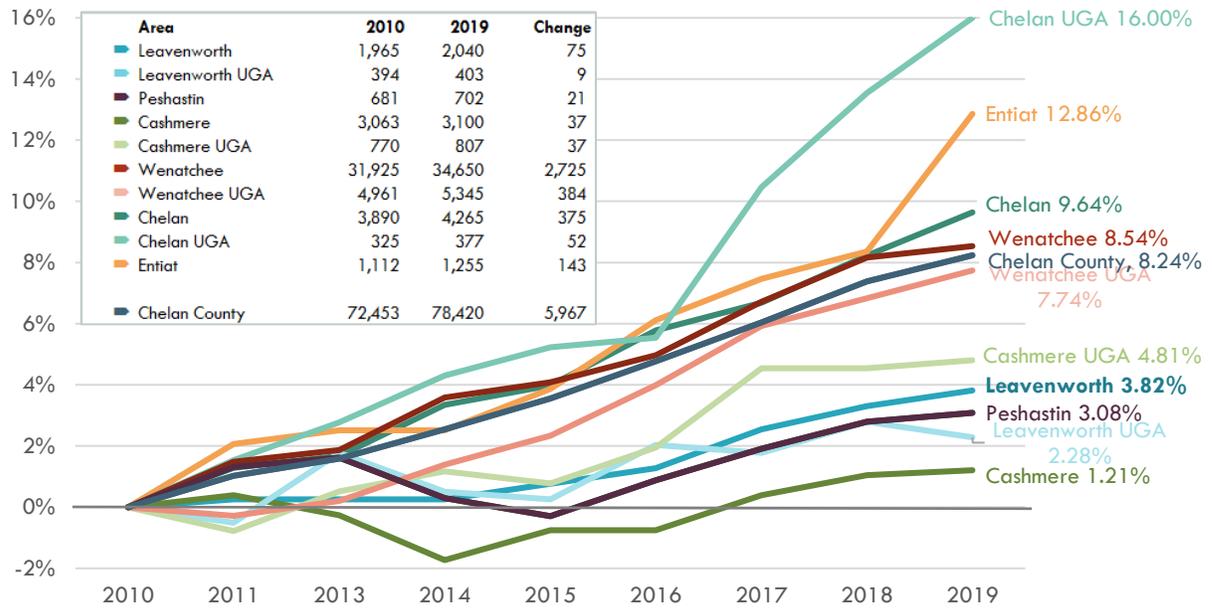


Sources: WA Office of Financial Management, 2019; City of Leavenworth Comprehensive Plan, 2017; BERK Consulting, 2020.

Exhibit 1 presents Leavenworth’s historical population and the City’s Comprehensive Plan (2017) planning targets. Between 2000 and 2010 Leavenworth’s population was contracting. The population began to grow after the last recession, approximately 2008 through 2010. In 2019, Leavenworth had 34 fewer residents than in the year 2000. Between 2010 and 2019, Leavenworth added an estimated 75 people.

Leavenworth’s population planning targets reflects its recent history of modest growth. Based on county-wide projections, population within the city’s current boundaries is projected to increase by .39% per year between 2019 and 2040. This would add an additional 175 people in Leavenworth by 2040. At today’s rate of persons per household, the additional 175 people would require an additional 80 housing units by 2040.

Exhibit 2. Chelan County Cities Population Change since 2010



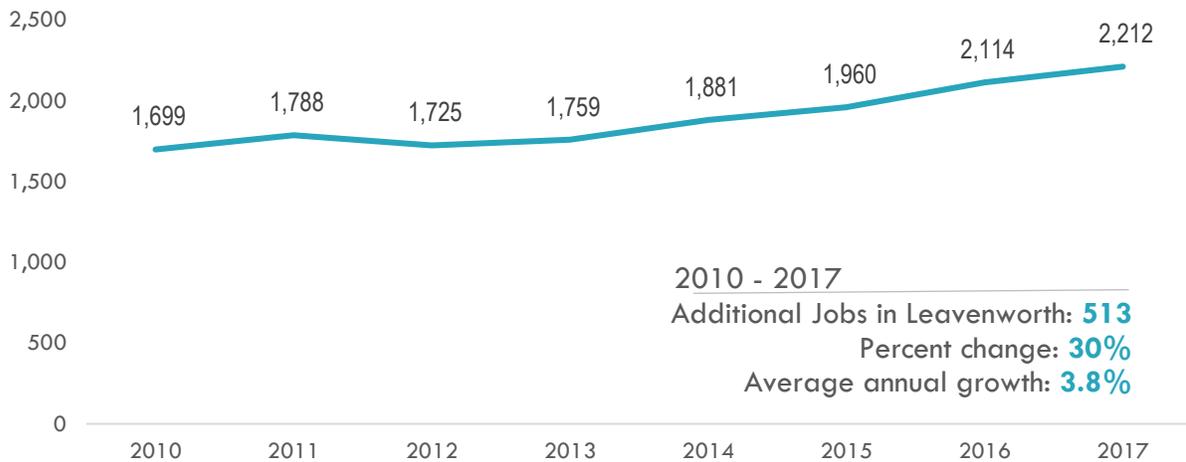
Sources: WA Office of Financial Management, 2019; City of Leavenworth Comprehensive Plan, 2017; BERK Consulting, 2020.

Exhibit 2 reviews the population change in Chelan County as well as cities and associated urban growth areas within Chelan County. The chart displays the percent change since 2010. Strait lines indicate a constant growth rate and curved lines indicate growing or slowing growth rates. Leavenworth and the Leavenworth Unincorporated Urban Growth Area (UGA) have had consistent, limited growth since 2010. This is less growth than Chelan County as a whole and significantly less than the neighboring urban counties, King County (15.28%) and Skagit County (10.52%). The highest rates of change in Chelan County have been in the northeast parts of the county including the City of Chelan and City of Entiat. The cities along US-2 (Leavenworth, Peshastin, and Cashmere) have had relatively lower growth rates compared to the cities along US-97 (Wenatchee, Entiat, and Chelan).

Job growth has been faster than population growth, suggesting an increasing number of people are commuting into Leavenworth for work.

Between 2000 and 2017, Leavenworth added 513 jobs, roughly a 30% increase over the 7-year period. Over the same time period Leavenworth only added 50 new residents.

Exhibit 3. Leavenworth Job Growth, 2000 – 2017



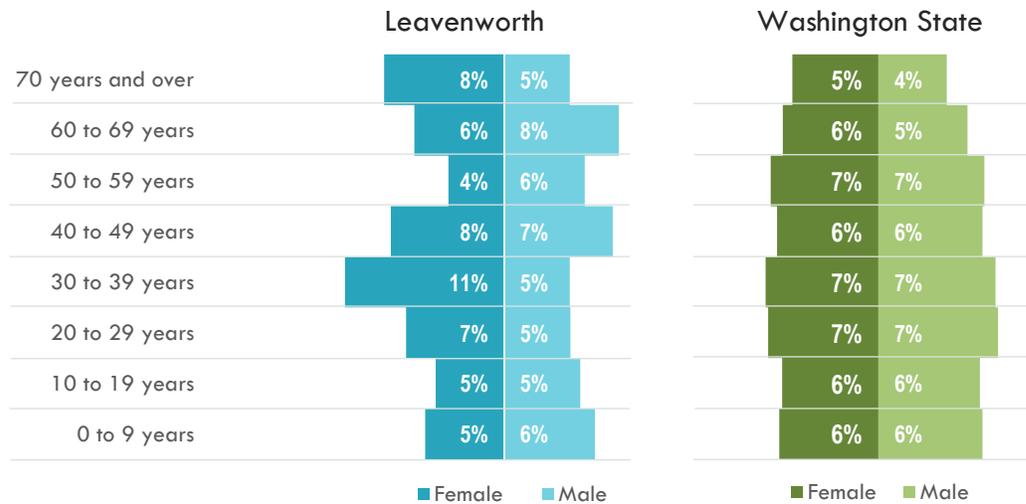
Sources: U.S. Census Bureau, Center for Economic Studies 2017; BERK Consulting, 2020

Resident Profile

Leavenworth’s economy is comprised of those who live within Leavenworth as well as those who work in Leavenworth but reside outside the city. This section provides a demographic overview of Leavenworth’s current residents.

Leavenworth’s population tends to be older with fewer children than state patterns.

Exhibit 4. Age and Sex Distribution, Leavenworth, Chelan County, and Washington State, 2018.



Sources: American Community Survey S0101 5-Yr Estimates, 2014-2018; BERK Consulting, 2020.

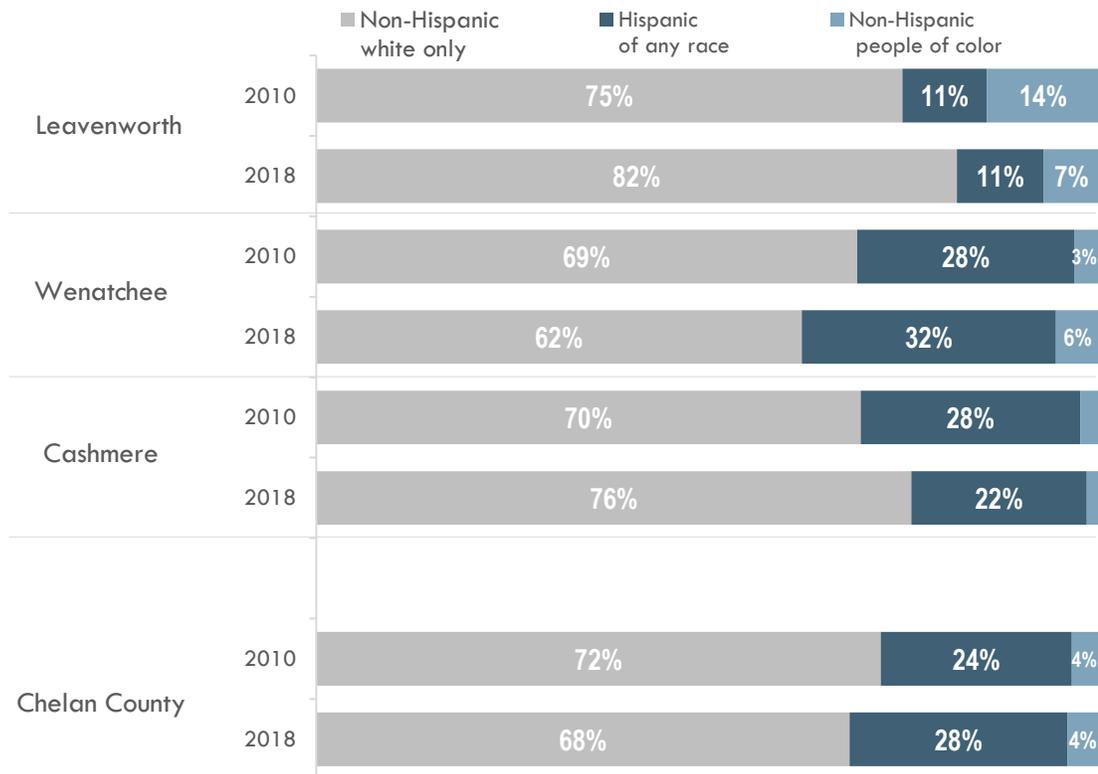
Leavenworth’s population tends to be older with fewer children than statewide patterns. **Exhibit 4** presents population histograms for Leavenworth and Washington State. Leavenworth’s population

skews slightly older than the state as whole, with greater proportions of its population older than 60 (27%) compared to state-wide patterns (21%). Likewise, a smaller proportion (21%) of Leavenworth’s population are children (ages 0 – 19) compared to the state (25%). The proportion of Leavenworth residents that are children has decreased since 2010 (32% of the population) to 2018 (21% of the population) and the population older than 60 increased (21% in 2010 and 27% in 2018). The working age population (ages 20 – 49) also increased from 30% of the population in 2010 to 42% of the population 2018.

RACE, ETHNICITY, AND LANGUAGE

The Leavenworth community is predominately white and has become less racially diverse since 2010.

Exhibit 5. Race and Ethnicity, 2010 & 2018.



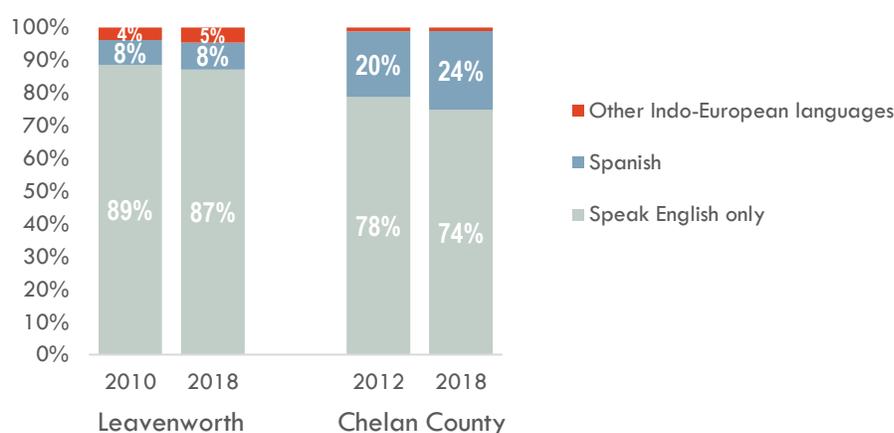
Sources: American Community Survey DP05 5-Yr Estimates, 2010 & 2018; BERK Consulting, 2020.

Compared to other Chelan County cities, Leavenworth has a greater proportion of residents that are white and a smaller proportion that is Hispanic.

As noted above, Leavenworth’s total population has been relatively stable adding only an estimated 75 people between 2010 and 2018. In that time, the proportion of the population that is Hispanic (of any race) stayed relatively constant at 11%. There was a net increase in the proportion of people who are White (75% in 2010 to 82% in 2018) and a decrease in the non-Hispanic people of color (14% in 2010 to 7% in 2018). Cashmere also became less diverse over the same time period with the population being 70% white in 2010 and 76% white in 2018.

Wenatchee, the largest city in Chelan County, increased in diversity with a growing Hispanic population as did Chelan County (24% Hispanic in 2010 to 28% Hispanic in 2018).

Exhibit 6. Languages Spoken at Home in Leavenworth and Chelan County, 2010 & 2018.



Sources: American Community Survey S1601 5-Yr Estimates, 2014-2018; BERK Consulting, 2020.

Changes in languages spoken at home reflect the ethnic and racial changes discussed above. The proportion of Leavenworth’s population that is Hispanic has not changed between 2010 and 2018 (see [Exhibit 5](#)), likewise the proportion of Leavenworth’s population that speaks Spanish at home has remained relatively constant between 2010 (8%) and 2018 (8%) (see [Exhibit 6](#)). This contrasts with Chelan County (inclusive of Leavenworth) which has experienced an increase in the proportion of households that speak Spanish at home (20% in 2010 and 24% in 2018). Between 2010 and 2018, people that speak other Indo-European languages grew by one percentage point in Leavenworth.

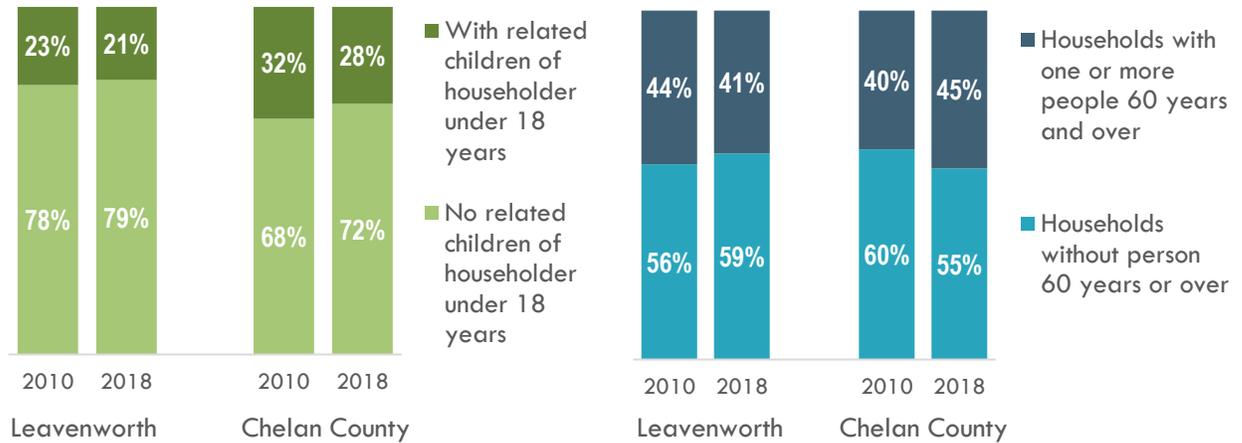
HOUSEHOLDS

A household is a group of people living within the same housing unit. Understanding the composition of households reveals a lot about the residents’ housing needs. People in a household may or may not be related. A person living alone in a housing unit or a group of unrelated people sharing a housing unit are both counted as a household. Group quarters population, such as those living in a college dormitory, military barracks, or nursing home, are not considered to be living in households. Households are commonly defined as one of three types:

- **Family Household.** A family household is comprised of a family (two or more people related by birth, marriage, or adoption and residing together) and any unrelated people that may live in the same home.
- **Family Household with Children.** A Family Household that includes a dependent child (under the age 18).
- **Non-family Household.** A household that consist of a person living alone or two or more people sharing a home with people to whom they are not related.

In 2018, fewer of Leavenworth’s households had children or adults 60 years or older than in 2010.

Exhibit 7. Proportion of Households with Children and Older Adults, 2010 & 2018.



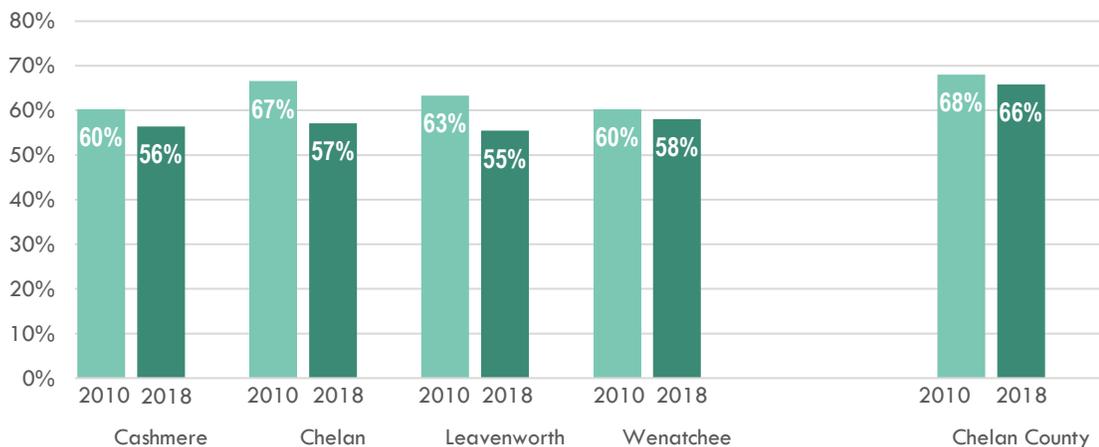
Sources: American Community Survey S2501 5-Yr Estimates, 2010 & 2018; BERK Consulting, 2020.

Exhibit 7 presents the percentage of households with children in 2010 and 2018. Both Leavenworth and Chelan County lost households with children, both as a proportion of all households as well as in number of households. This is consistent with earlier findings that Leavenworth had fewer children (ages 1 – 18) in 2010 than in 2018. The proportion of households with adults age 60 or older also decreased for Leavenworth, while it grew for Chelan County as a whole.

Household Occupancy Tenure

Homeownership is the most common way middle and low-income households build wealth over a lifetime. Understanding the patterns of homeownership across a community can illuminate unmet housing needs.

Exhibit 8. Owner-occupied housing, 2010 and 2018

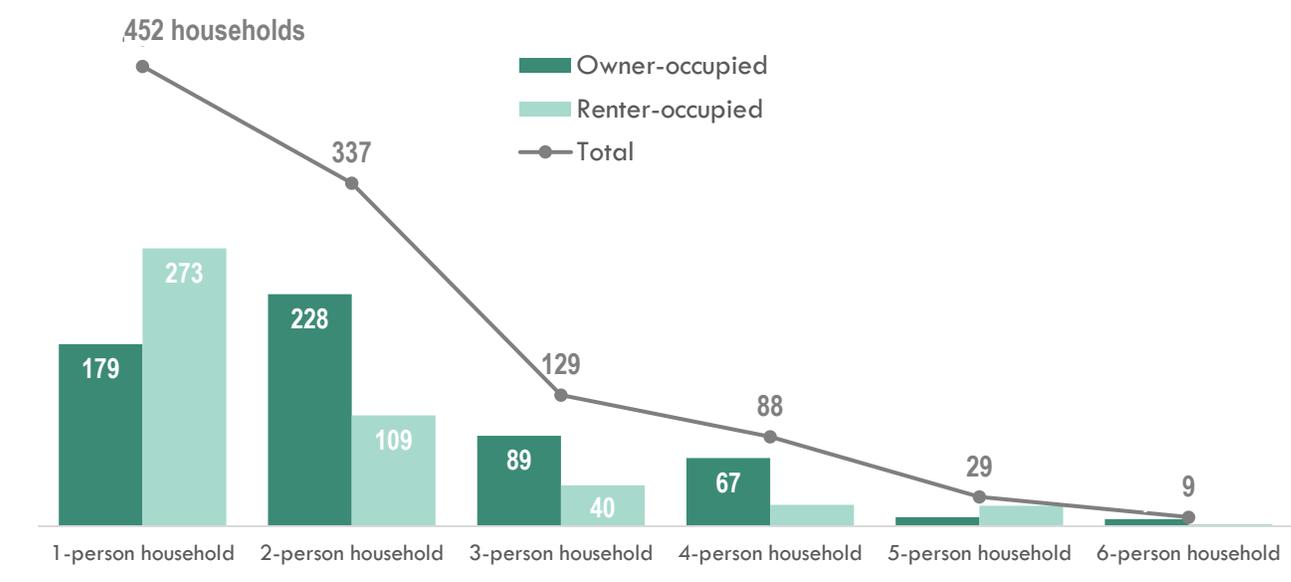


Source: American Community Survey DO04 5-Yr Estimates, 2010 & 2018; BERK Consulting, 2020.

Housing policies can impact those who rent homes in different ways than residents who own their homes. **Exhibit 8** presents the percentage of households that live in owner-occupied housing. Like patterns across the country, owner-occupied housing declined after the subprime mortgage crisis of 2008 – 2010. While Leavenworth had a slightly higher rate of owner-occupied housing in 2010 than Cashmere and Wenatchee, it had a slightly lower rate by 2018 (63% owner-occupied in 2010 compared to 55% owner-occupied in 2018). Higher rates of owner-occupancy in Chelan County as a whole, suggest higher owner-occupancy rates in areas outside of city limits.

Households in Leavenworth tend to be small, with 76% of all households having 2 or fewer people.

Exhibit 9. Household size by Tenure in Leavenworth, 2018.



Sources: American Community Survey B25009, 2014-2018; BERK Consulting, 2020.

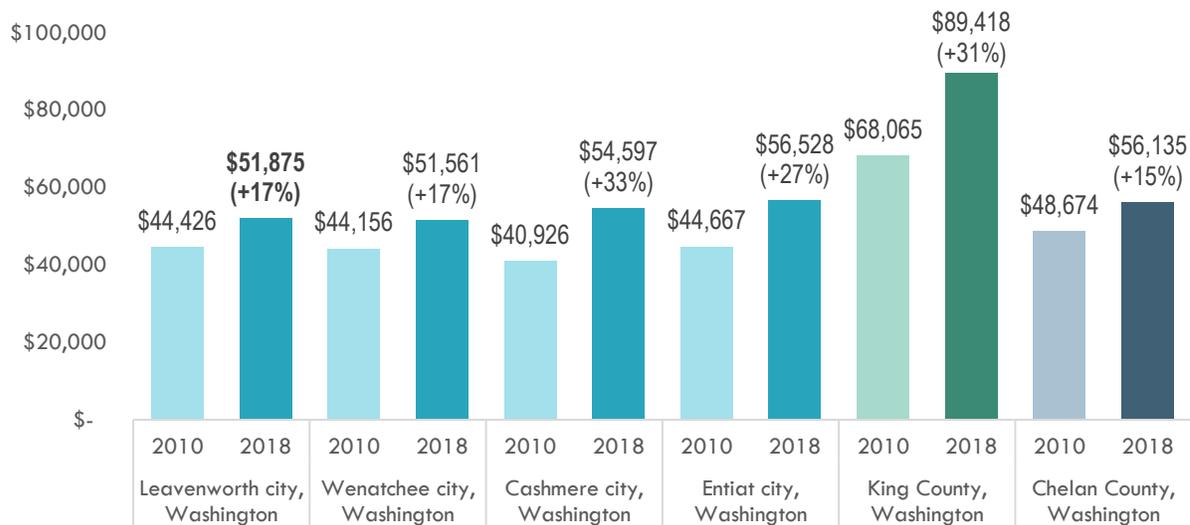
Households in Leavenworth tend to be small, with 76% of all households having two or fewer people. **Exhibit 9** presents the number of households by household size that live in rented housing and owned housing. Both housing tenures exist across all household sizes, with Leavenworth’s 1-person households and 5-person households being more likely to live in rented housing than owned housing. The most common household size within the city boundaries is a single person (452 households representing 43% of all households). Together, 1- and 2-person households represent 76% of all households.

Household Income and Housing Needs

Household income determines a household’s housing budget and is the predominant factor of whether a household will have housing options within a community. In other words, even if there are enough housing units, the cost of those units relative to household income can mean some households do not have access to housing.

Household median income is lower than Chelan County as a whole and more urban counties to the West.

Exhibit 10. Household Median Income, 2010 and 2018 (YOE\$)



Sources: American Community Survey S1901, 2014-2018; BERK Consulting, 2020.

Exhibit 10 presents the household median income in Leavenworth, other Chelan County cities, Chelan County, and King County in 2010 and 2018. In 2018, Leavenworth and Wenatchee had comparable median household incomes, slightly trailing Cashmere, Entiat and Chelan County

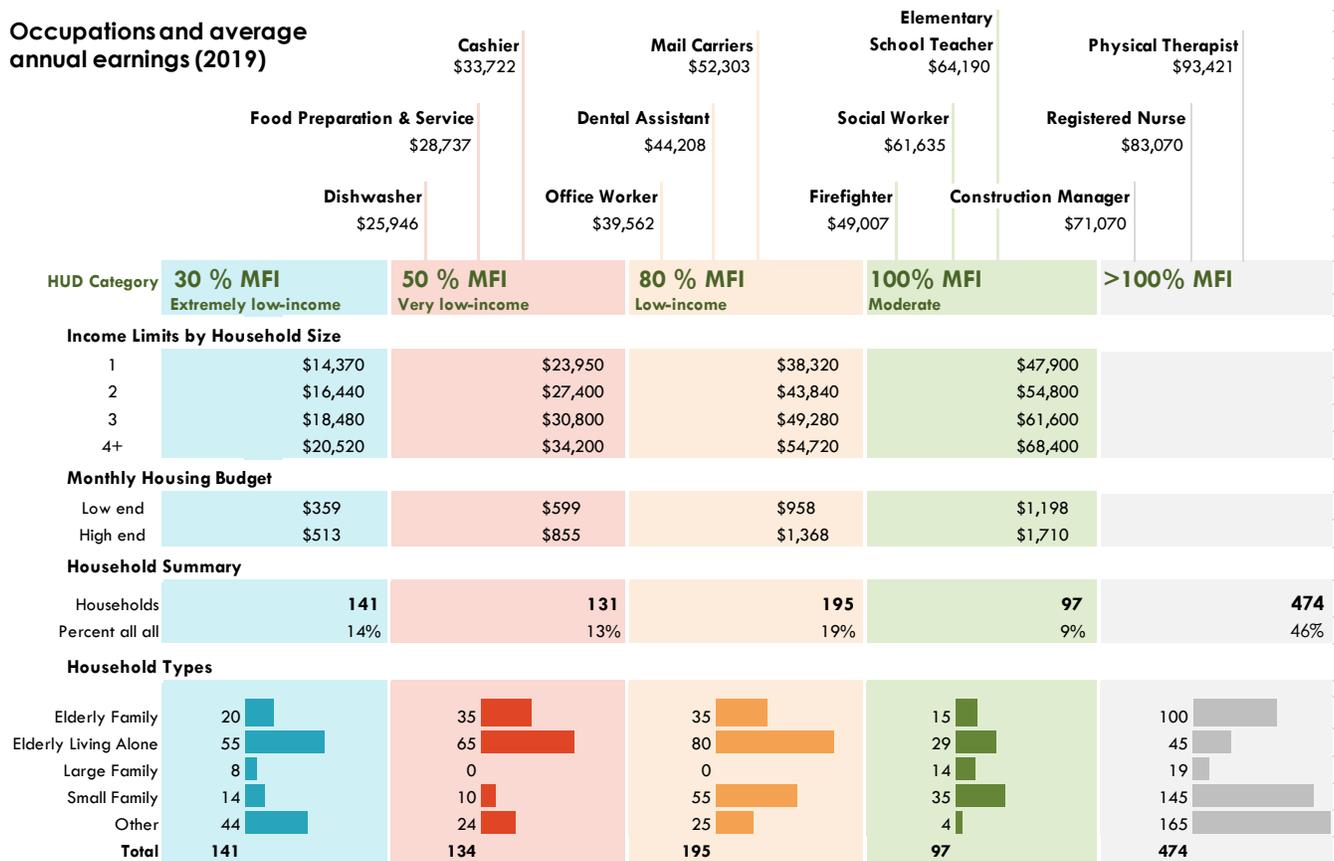
Household income grew in each city and county over the 9-year period. Median household income increased by 17% between 2010 and 2018 in both Leavenworth and Wenatchee, a slightly higher increase than Chelan County as whole (15% increase). Both Cashmere and Entiat had larger increases in household income over the same period (33% and 27%, respectively).

Relevant to Leavenworth given its status as a popular tourist destination and second-home market, urban centers to the West saw larger increases in Median Household Income than nearby cities. King County’s median household income grew by 31% between 2010 and 2018 driven by larger proportional increases at the very top of the income ranges (\$150,000 or more).

Income Groups

The U.S. Department of Housing and Urban Development (HUD) provides standard approaches to assessing the affordability of housing relative to household incomes within a study area. Given that household incomes vary from market to market due to cost of living, labor supply, and other factors, income categories are based on ratios to Area Median Income (AMI). For purposes of determining housing affordability, this analysis uses HUD-published Area Median Family Income (HAMFI). It is important to note that family households typically have higher incomes than non-family households, so MFI will be higher than area median income in most communities.

Exhibit 11. Income Categories relative to Median Family Income, Chelan County, 2019



Source: U.S. Bureau of Labor Statistics, Occupational Employment Statistics (2018); HUD CHAS (based on ACS 2012-2016 5-year estimates); Washington State Housing Finance Commission (2020)

Exhibit 11 presents the Family Median Income for the Chelan County MSA. In 2019, MFI for a 4-person household in Chelan County was \$68,400 (100% MFI).

Extremely low-income households (30% or less of MFI).

HUD categorizes households earning 30% or less of MFI as “Extremely low-income”. Fourteen percent (14%) of all Leavenworth households have household income that would be characterized as “extremely low-income.” The upper income limit for this group is \$20,520 for a 4-person household (\$16,440 for a 2-person household). This is an annual income less than full time employment at Washington State’s minimum wage (\$13.50 per hour or roughly \$28,000 per year) suggesting households in this group may rely on fixed or non-earned income or have limited employment.

Household Type Description

Elderly Family 2 persons, either or both age 62 or over

Elderly Living Alone Age 62+, living alone

Large Family Families with 5 or more members

Small Family Families with 2-4 members (excluding elderly families)

Other Non-family, non-elderly households (includes those living alone)

The monthly housing budget within this income category ranges between \$359 to \$513 per month.

Housing options for extremely low-income households are very limited. Housing budgets of extremely low-income households are often too low to be served by the private market thus making non-market subsidies a necessity for stable housing. About half of Leavenworth's extremely low-income households include persons age 62 or older (14% elderly family households and 39% elderly living alone households).

Very low-income households (30% to 50% of MFI)

HUD categorizes households with between 30% to 50% of MFI as "Very low-income". A single income from entry-level service occupations such as cashiers, food-preparation, and dishwashers would categorize a household as "very low income."

The housing budget of this income group ranges between \$599 and \$855 per month depending on the number of persons in the household. This represents 13% of all Leavenworth households and is comprised mostly of elderly family households (26%) or elderly living alone households (49%).

Low-income households (50% to 80% of MFI)

HUD categorizes households with between 50% to 80% of MFI as "Low-income". A single household income from service occupations such as mail carriers and dental assistants would place a household in this income category.

The housing budget would range between \$958 and \$1,368 per month, well below the current market average for rentals. This income bracket represents 19% of all Leavenworth households and includes many elderly living alone households (41%) and elderly family households (18%). It also includes higher rates of small family households (20%) than other low-income categories.

Moderate income households (80% to 100% of MFI)

Moderate income households earn between 80% and 100% of MFI and include households that provide many of the critical services of a community (schoolteachers, social workers, firefighters). Many housing programs directed at "workforce housing" target this income category.

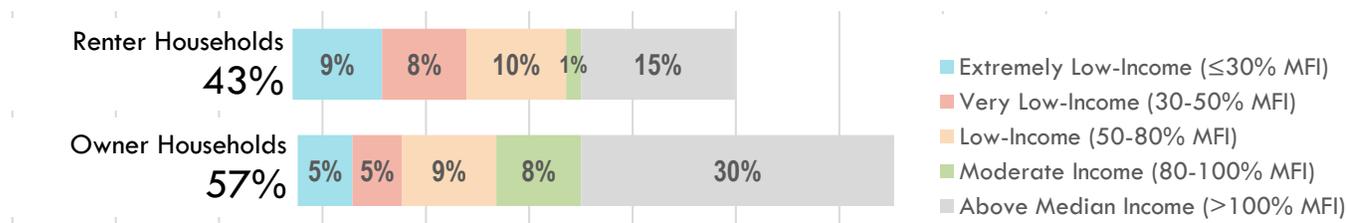
The housing budget at this income range is between \$1,198 and \$1,710 per month. This income is served by the low-end of market-rate housing, provided the household does not have a special housing need. About 9% of Leavenworth's households fall into this category. Proportionately more of these households include larger families (14%) than the other income groups.

Above 100% MFI

Slightly less than half of Leavenworth's households (46%) have incomes greater than the county median income. Under normal market conditions and foregoing any special housing need, households in this income category are typically served by the private market.

Households of all income levels are represented in both owner-occupied and renter-occupied housing.

Exhibit 12. Percentage of Households by Income Level in Leavenworth, 2016.



Sources: HUD CHAS (based on ACS 2012-2016 5-year estimates); BERK Consulting, 2020.

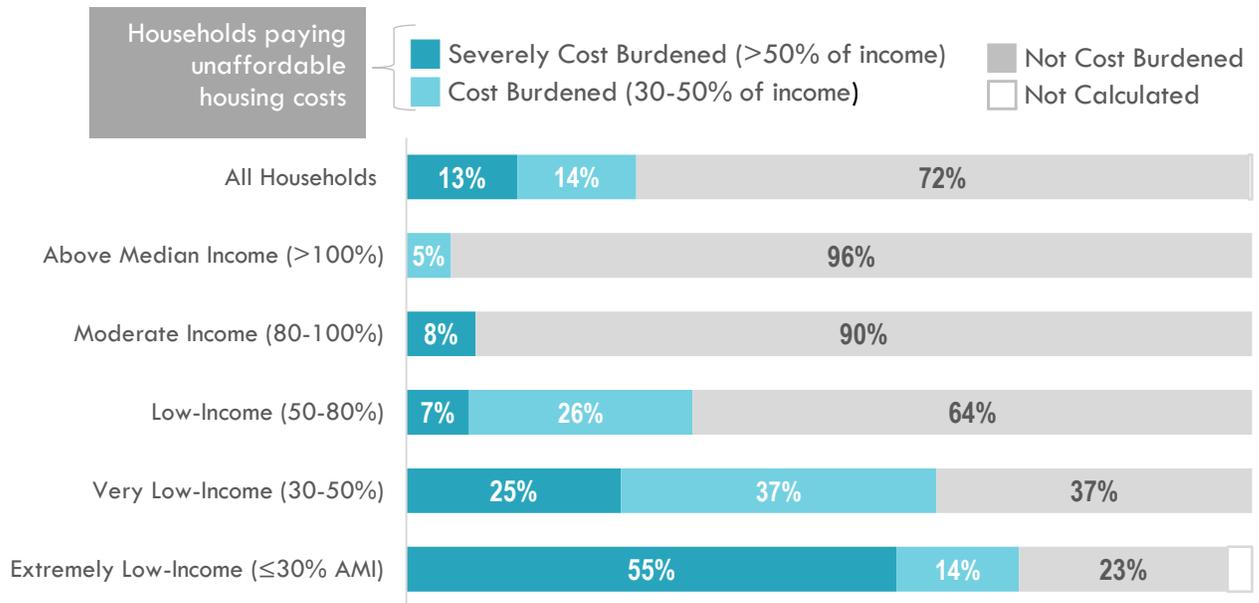
Exhibit 12 presents a special tabulation of household income and tenure for 2016, the most recently available data. Forty-three percent of Leavenworth’s households lived in rental housing and 57% lived in housing the household own. Each housing tenure includes a mix of households across the income spectrum. About 45% of households have incomes higher than MFI, comprised of 30% of households living in owner-occupied housing and 15% living in renter-occupied housing. The households in lower-income categories are more likely to live in rented housing than owned housing, but not by a large difference. Across all households, 9% have extremely low incomes and live in rental housing and 5% have extremely low incomes and live in owned housing. Larger percentages of households in the upper income categories live in owned housing, particularly households with incomes above median income.

Housing Cost Burden

When housing is in short supply prices rise as greater numbers of people compete for fewer housing options. As a result, households will pay a higher proportion of their household income on housing costs, limiting the resources available for other household needs. Assessing housing cost-burden can illuminate the degree to which housing is affordable to those that live in the community. The standard for housing affordability is 30% of the household’s income. Households spending more than 30% of income on their housing are considered to be housing cost *burdened*. Households spending more than 50% of income on housing are considered to be severely cost *burdened*.

Households with lower incomes experience higher rates of housing cost burden.

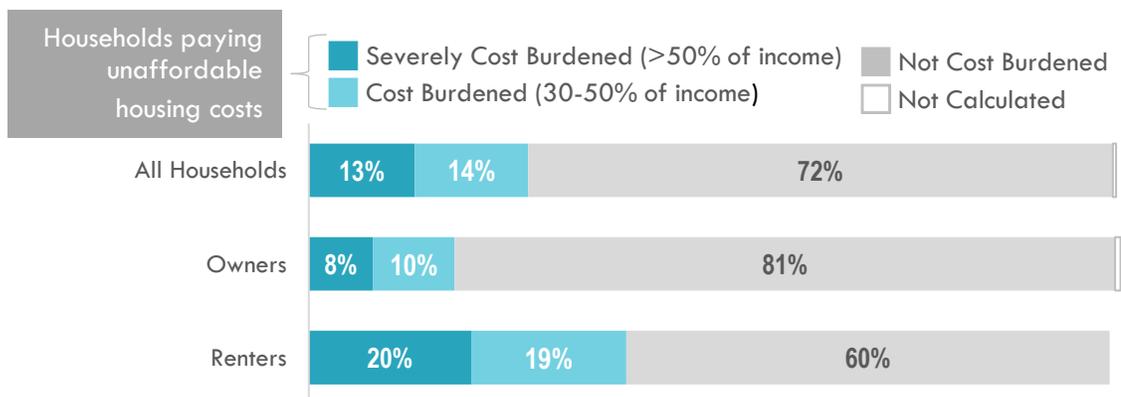
Exhibit 13. Cost Burden Status by Income Level, Leavenworth Households, 2016.



Sources: HUD CHAS (based on ACS 2012-2016 5-year estimates); BERK Consulting, 2020.

Exhibit 13 presents the rate of cost burden across income categories. The special tabulation is based on a sample of residents that self-report income and self-report housing costs. For all Leavenworth’s households, approximately 27% are cost burdened with 13% being severely cost burdened. The likelihood of a household being cost burdened varies by household income, with lower income households being more likely to be cost burdened and to be severely cost burdened. The majority of households with Extremely Low-Incomes (14% of households) pay more than half their income on housing costs. Renters are more likely to be cost burdened, though 18% of homeowner households are also cost burdened (see **Exhibit 14**).

Exhibit 14. Household Tenure by Cost Burden in Leavenworth, 2016.

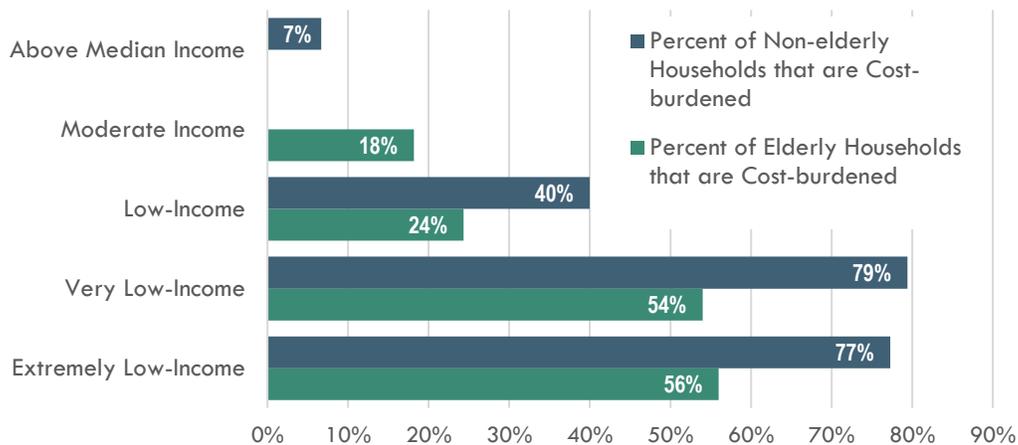


Sources: HUD CHAS (based on ACS 2012-2016 5-year estimates); BERK Consulting, 2020.

In Leavenworth, housing cost burden is a concern for elderly households in part because there are proportionately many elderly households and they tend to have lower incomes.

Additional demographic information on families experiencing cost burden is limited due to the small numbers of households and privacy concerns. Of concern are households comprised of a single person 62 years or older (elderly living alone) or households with a member 62 years or older (elderly living in family). Elderly households tend to have lower household incomes and represent 46% of Leavenworth’s households.

Exhibit 15. Percent of Elderly and Non-Elderly Households Experiencing Housing Cost Burden, 2016.



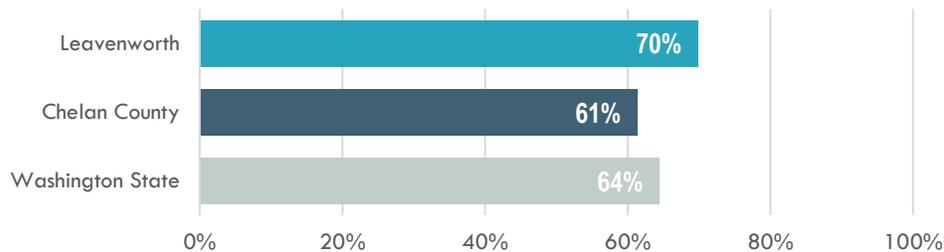
Sources: HUD CHAS (based on ACS 2012-2016 5-year estimates); BERK Consulting, 2020.

Exhibit 15 presents the percent of Elderly and other households that are cost burdened within each of the income categories. More than half of elderly households in the Extremely Low-Income category (56%) and Very Low-Income category (54%) are cost burdened. This rate is lower than for non-elderly households in the same income categories that experience housing cost burden at rates of 77% and 79%, respectively. The difference is likely due to the availability of income-qualified housing for elderly households.

EMPLOYMENT

Though Leavenworth’s population trends older than other Chelan County cities, a greater proportion of its residents are active in the labor force.

Exhibit 16. Labor Force Participation Rates for Population 16 and over, 2018



Sources: American Community Survey DP03 5-Yr Estimates, 2010 & 2018; BERK Consulting, 2020.

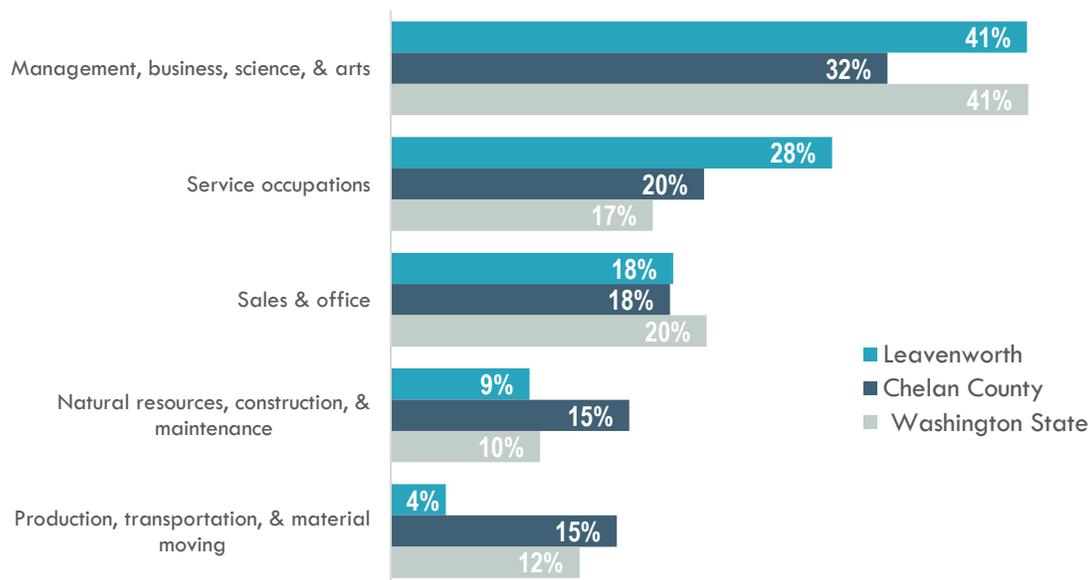
In 2018, approximate 70% of Leavenworth’s population 16 years and older were in the labor force. This is a higher rate of labor force participation than both Chelan County as a whole (61%) and Washington State (64%).

Occupations

The occupational composition of the community describes the type of work performed by residents.

Leavenworth residents tend to work in high-skilled occupations and commute outside of Leavenworth for work.

Exhibit 17. Occupations, 2018



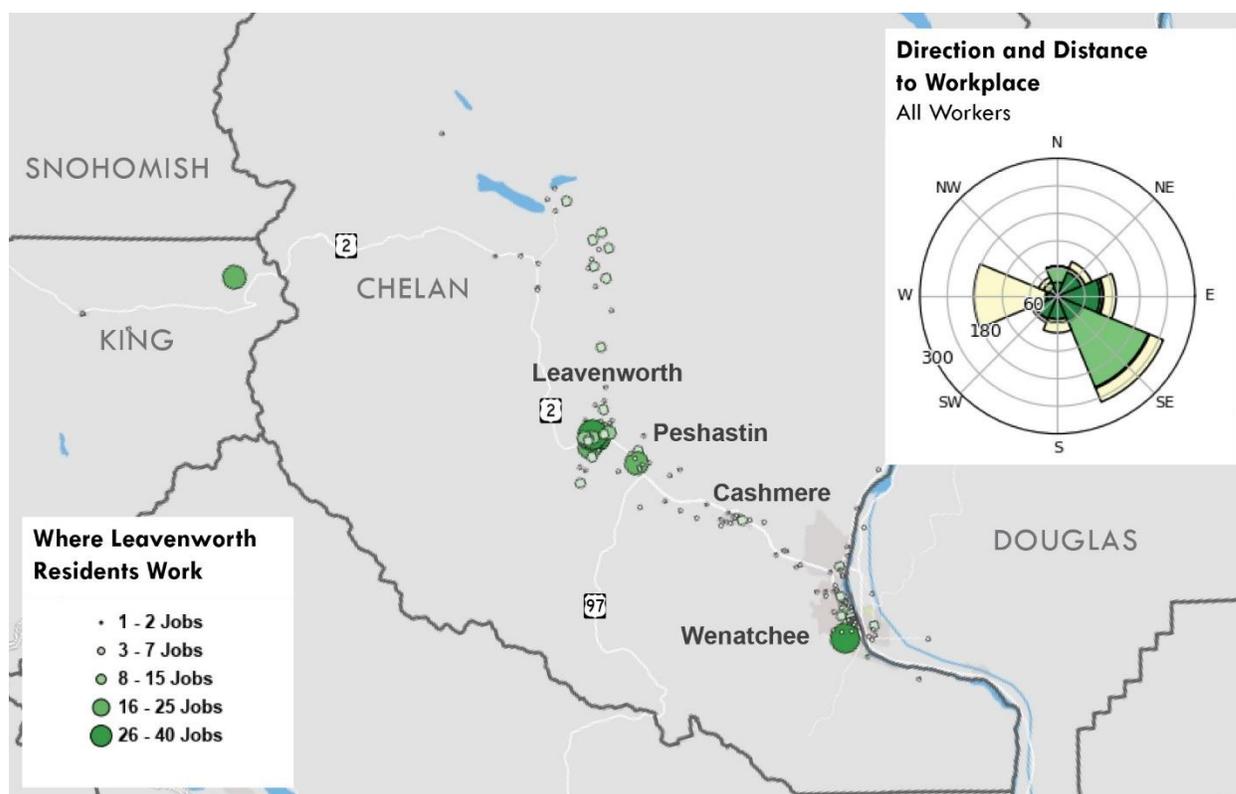
Sources: American Community Survey DP03 5-Yr Estimates, 2010 & 2018; BERK Consulting, 2020.

Exhibit 17 describes the occupations of Leavenworth’s residents and compares those to Chelan County and Washington State (all estimates are for 2018). Leavenworth residents are most likely to work in management occupations (41%), a rate similar to Washington State but higher than Chelan County (32%). Leavenworth’s second highest occupational category is Service Occupations (28%), higher than both Chelan County and Washington State. The concentration of service occupations is common in tourism-based economies. Chelan County has proportionally higher occupational concentrations in Natural Resources, Construction and Maintenance as well as Production, Transportation, and Material Moving.

Resident Places of Work

In 2017, an estimated 892 people living in Leavenworth were employed in primary jobs covered by unemployment insurance. About 30% of these workers had jobs in Leavenworth, the rest commuted to areas outside of Leavenworth.

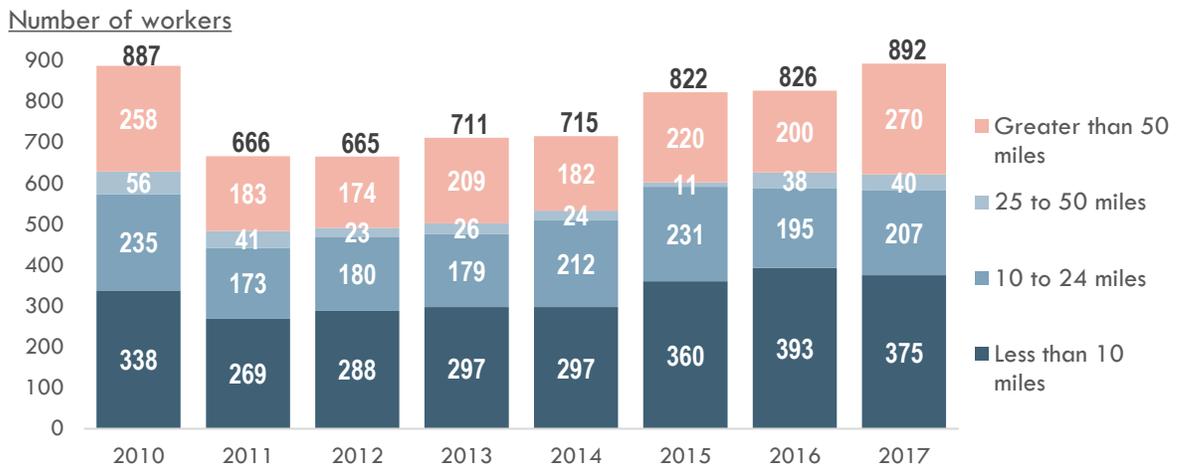
Exhibit 18. Work Location of Leavenworth Residents, 2017



Sources: U.S. Census Bureau, Center for Economic Studies 2017; BERK Consulting, 2020.

Exhibit 18 maps the workplace locations of Leavenworth residents. The largest place of employment among Leavenworth residents is within Leavenworth (30.2%). This proportion of Leavenworth workers that work in Leavenworth has been consistent since 2010. The other 70% of workers are distributed across the county and neighboring counties. About 14% of Leavenworth workers work in the Wenatchee area (10 – 24 miles SE of Leavenworth). About 7% work in the Pashastin area (up to 10 miles SE of Leavenworth). About 17% of employees have employers located more than 150 miles to the West of Leavenworth including locations in Seattle, Bellevue, Everett, and Tacoma.

Exhibit 19. Travel distance of Leavenworth Workers, 2010 - 2017



Sources: U.S. Census Bureau, Center for Economic Studies 2017; BERK Consulting, 2020.

In 2017, 30% of residents worked at locations greater than 50 miles from Leavenworth. While the overall number of jobs contracted between 2010 and 2011, the proportion of distances Leavenworth residents travel to work has stayed relatively constant since 2010 (as demonstrated in Exhibit 19). Those enduring the greatest distances between home and work (greater than 50 miles) tend to have higher monthly wages (46% earning more than \$3,333 per month), yet some lower earning residents are traveling great distances for work.

Exhibit 20. Leavenworth Residents Distance traveled to work by Monthly Earnings, 2017.

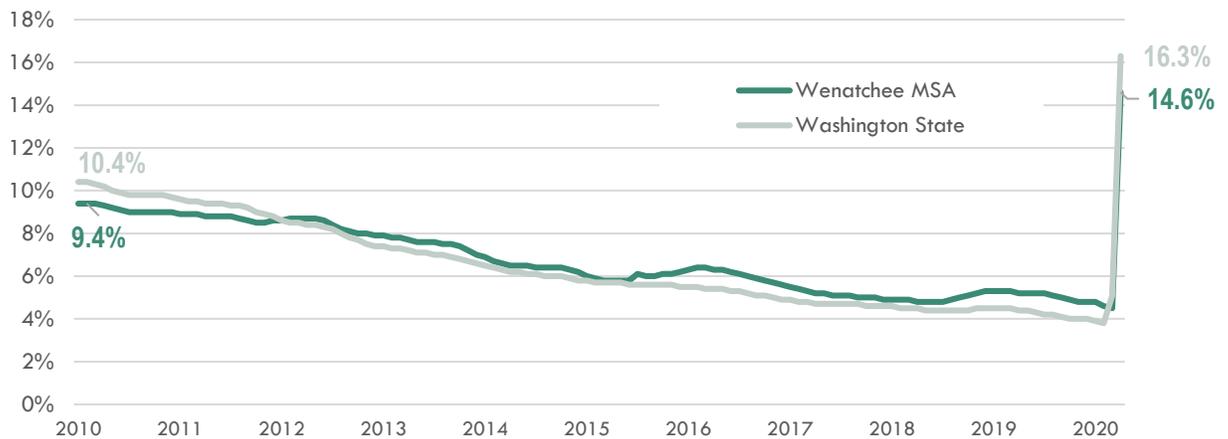


Sources: U.S. Census Bureau, Center for Economic Studies 2017; BERK Consulting, 2020.

Unemployment

Unemployment is the subset of labor force participants who are not working during the reference week, are actively looking for work during the prior four weeks, or are available to accept a job. These include people who have been laid off or are waiting to be called back to a job.

Exhibit 21. Wenatchee MSA and Washington State Unemployment, 2010-2020



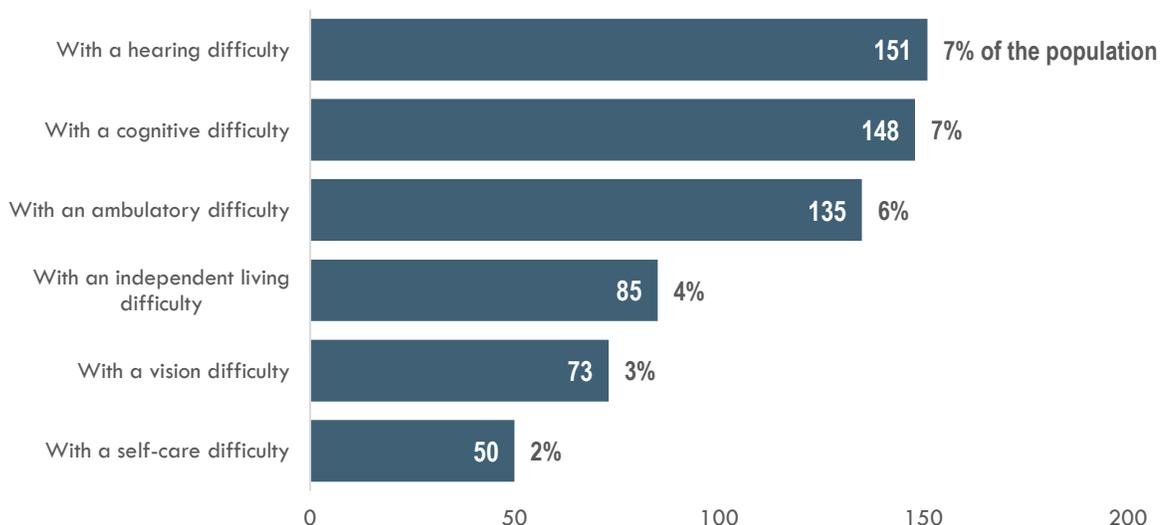
Sources: Employment Security Department, 2019; BERK Consulting, 2020.

The unemployment rates for both the Wenatchee MSA and Washington State have declined during the last economic expansion. Leavenworth’s lowest unemployment rate was reported in March 2020 at 4.5%, slightly higher than Washington State’s lowest rate of unemployment (3.8% in February 2020). Unemployment changed dramatically in April 2020 following the state’s Stay Home, Stay Healthy order in response to COVID-19. In April 2020, the Wenatchee MSA reported an unemployment rate of 14.6% compared to the statewide rate of 16.3%. The long-term impacts of COVID-19 on the economy and housing are expected to be significant and uneven. The implications for Leavenworth’s housing needs have yet to be established.

Special Housing Needs

Special housing needs includes factors outside of income that impinge on the ability of a household to secure stable home. **Exhibit 22** provides an overview of estimated number of people with a specific disability of Leavenworth’s noninstitutionalized population.

Exhibit 22. Disability Characteristics, 2018



Sources: American Community Survey S1810 5-Yr Estimates 2018; BERK Consulting, 2020.

Approximately 16% of the population reports that they live with one or more of these disabilities, and many individuals report they live with more than one disability. The disabilities that are listed are most common among residents 75 years or older.

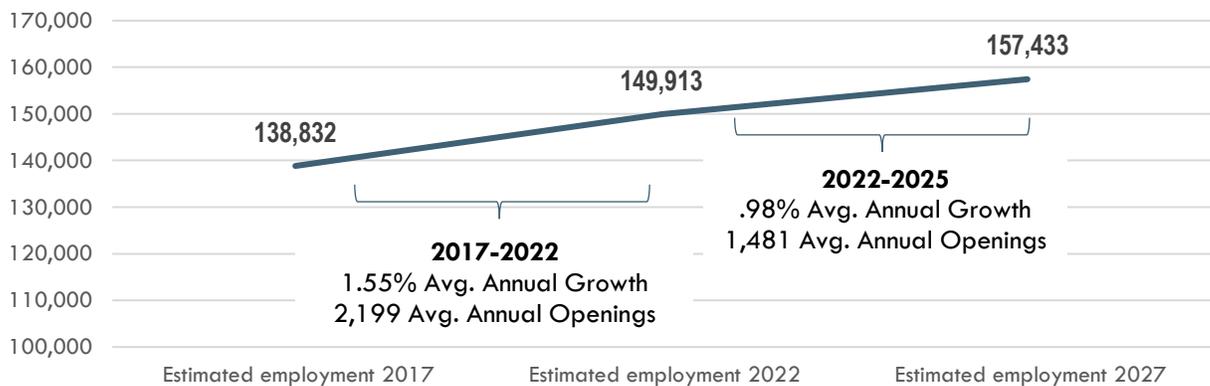
Workforce Profile

The Leavenworth workforce is comprised of both Leavenworth residents who work in Leavenworth and Leavenworth workers who commute in from their homes outside of Leavenworth.

Projected Job Growth

The Washington State Employment Security Department projects jobs for “Workforce Development Areas” across Washington State. Leavenworth falls within the North Central Washington Workforce Development Area (WDA 8), which included Adams, Chelan, Douglas, Grant, and Okanogan County. Employment projections were made prior to the COVID-19 pandemic and do not reflect the changes to jobs in Spring of 2020.

Exhibit 23. Long-term job projections, 2017 – 2022



Sources: Employment Security Department, 2020 (alternative state method); BERK Consulting, 2020.

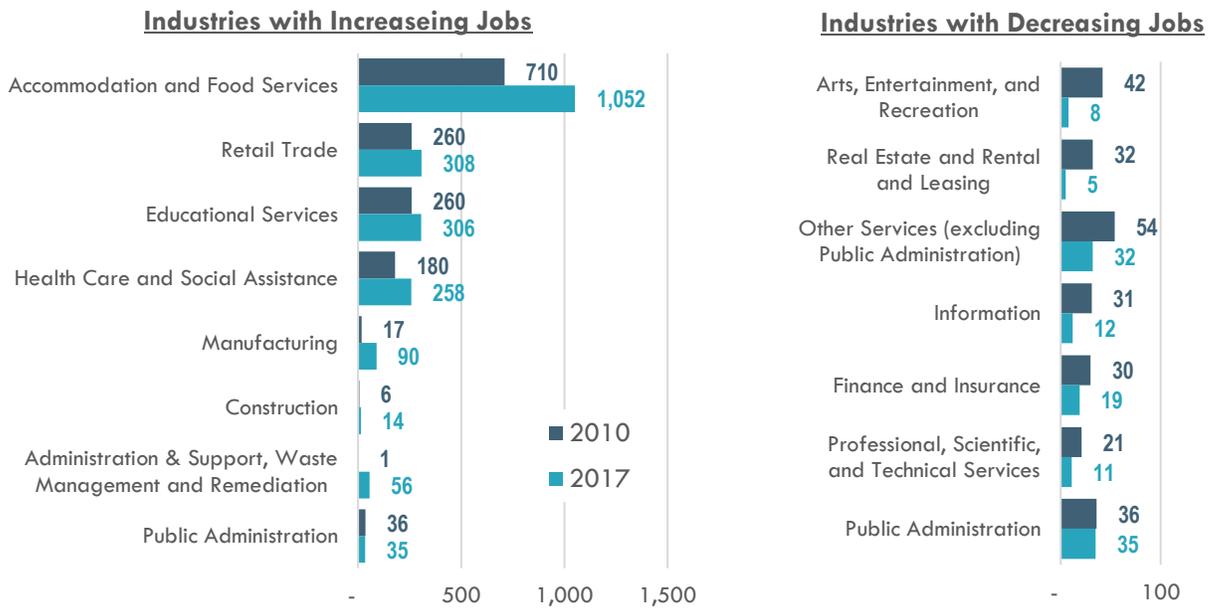
Prior to the downturn, ESD had projected a faster job growth rate between 2017 and 2022 (1.55% average annual growth) compared to 2022 and 2025 (.98% average annual growth rate). Between 2010 and 2017, Leavenworth exceeded both these rates with an annual job growth of 3.8% (See [Exhibit 3](#)).

Jobs in Leavenworth represent its tourism-based economy with high representations in Accommodations, Food services, and Retail trade.

New jobs were formed primarily in Accommodation and Food Service category, which added roughly 342 jobs, equal to about two-thirds of all job growth between 2010 and 2017. Both Retail Trade and Educational Services increased job totals by roughly 18%. Other industries that increased jobs include Health Care and Social Assistance, Manufacturing, Construction, and Administration & Support, Waste Management and Remediation.

The industries that lost jobs tended to be industries with fewer employees.

Exhibit 24. Leavenworth Job Changes by Industry, 2010 and 2017

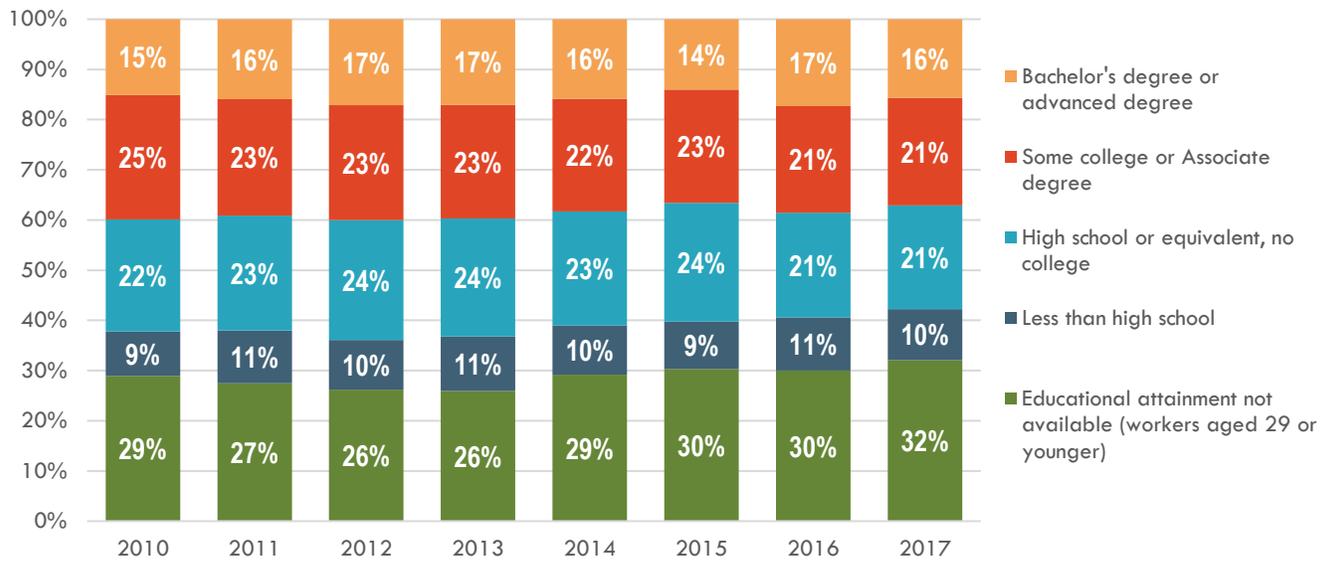


Sources: U.S. Census Bureau, Center for Economic Studies 2017; BERK Consulting, 2020.

Workforce Profile

In contrast to Leavenworth’s population, the workforce is relatively young. **Exhibit 25** presents the educational attainment of the workforce. Educational attainment for young adults (aged 29 or younger) is dynamic and therefore is not tracked in this dataset. In 2017, 32% of Leavenworth’s workforce was less than 30 years old. Educational attainment has been rising in Washington State since the 1970s with the percent of the population with higher degrees (Bachelor’s Degrees or Graduate or Professional Degrees) reaching 35% in 2017 (ages 25+). The workforce in Leavenworth has lower rates of advanced degrees with little change between 2010 and 2017. Approximately 16% of Leavenworth’s workforce hold a bachelor’s degree or other advanced degree.

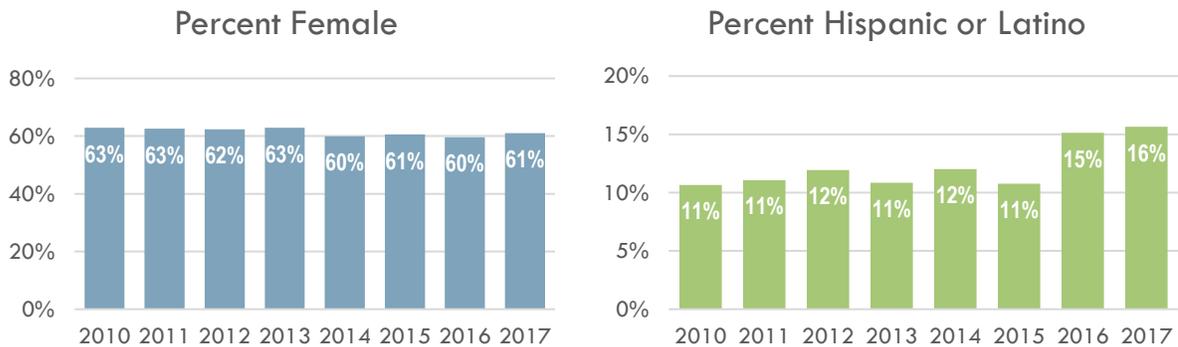
Exhibit 25. Educational Attainment of Workforce, 2010 – 2017



Sources: U.S. Census Bureau, Center for Economic Studies 2017; BERK Consulting, 2020.

Leavenworth’s workforce is majority female (61% in 2017), a pattern that has been consistent since 2010. The percent of the workforce that is Hispanic has increased from 11% in 2010 (an estimated 181 workers) to 16% (an estimated 346 workers) in 2017. This is in contrast to the residential population that has seen no increase in the proportion of the population that is Hispanic (see [Exhibit 5](#)).

Exhibit 26. Gender and Ethnicity of Leavenworth’s workforce, 2010 - 2017



Sources: U.S. Census Bureau, Center for Economic Studies 2017; BERK Consulting, 2020.

Home Locations of Workforce

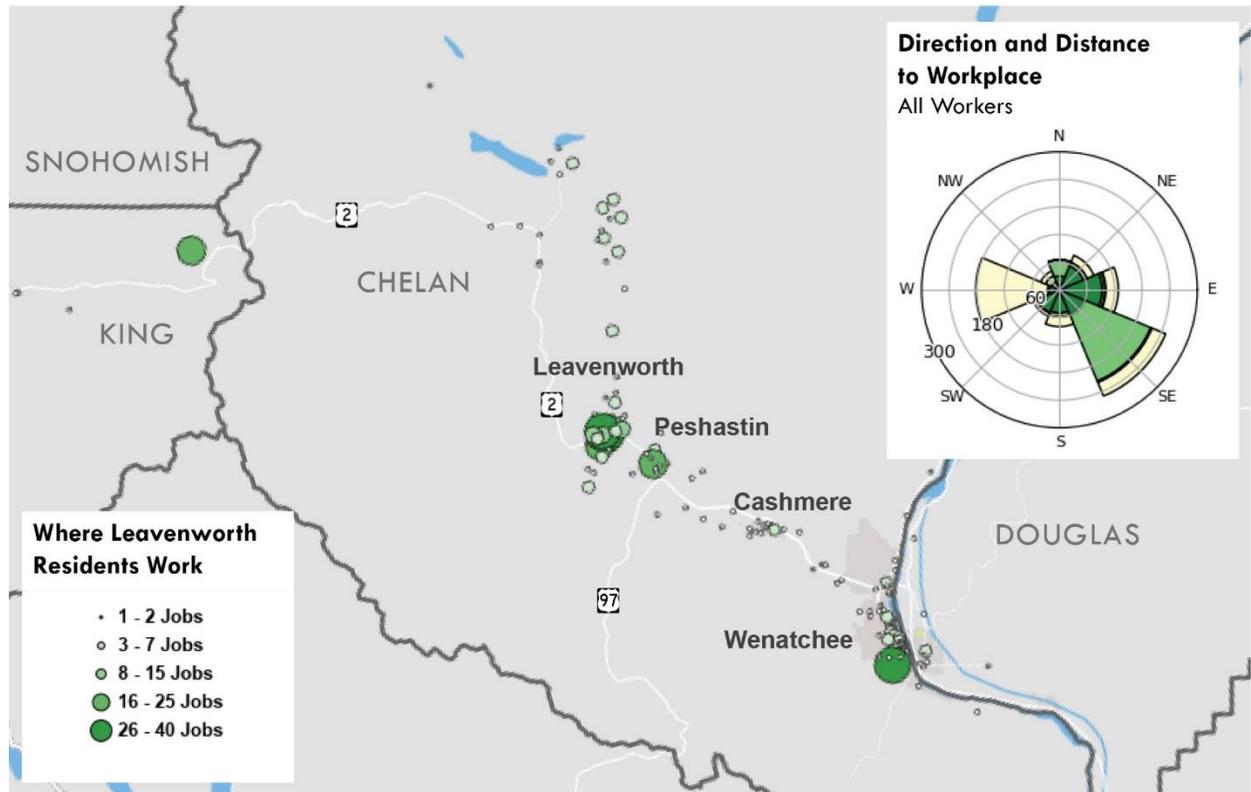
Leavenworth’s businesses rely on workers from outside the city.

Leavenworth has a great degree of labor force “inefficiency” meaning that it imports a large portion of its in-city workforce and exports a large portion of residents for employment outside the city. A higher degree of labor force efficiency would see a greater portion of residents working in the city. In 2017 Leavenworth had 2, 212 jobs. A majority of these, 88% or 1,943 jobs, were filled by people living outside the city. This extra-local rate of the workforce has

increased since 2010 when 84% of the workforce lived outside the city.

Work locations of Leavenworth residents are addressed in **Exhibit 18**. **Exhibit 27**, below, shows where Leavenworth's workers live

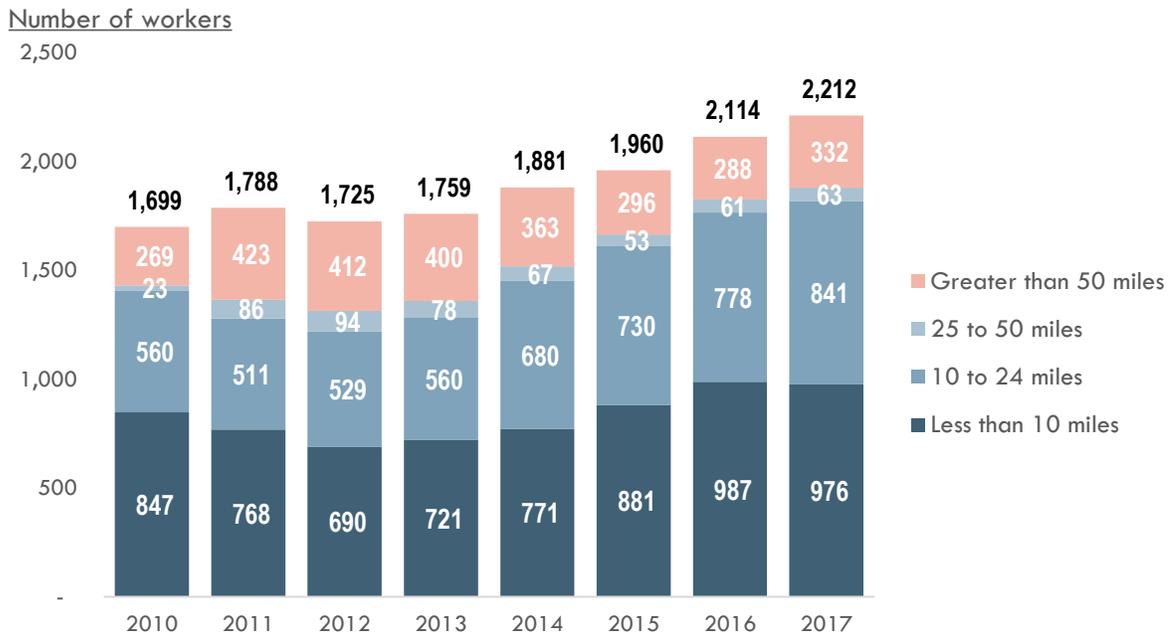
Exhibit 27. Place where Leavenworth Workers Live, 2017.



Sources: U.S. Census Bureau, Center for Economic Studies 2017; BERK Consulting, 2020.

Businesses in Leavenworth draw employees from within Leavenworth (12% of workers live in town). About 27% of employees (approximately 590 people) commute from the Wenatchee area (between 10 and 24 miles to the southeast of Leavenworth). An additional 9% travel less than 10 miles from the southeast, likely just outside city limits and the Peshastin area. About 19% of workers commute in from the north from Chumstick, Plain and along Highway 2 between Berne (Nason Creek) and Coles Corner.

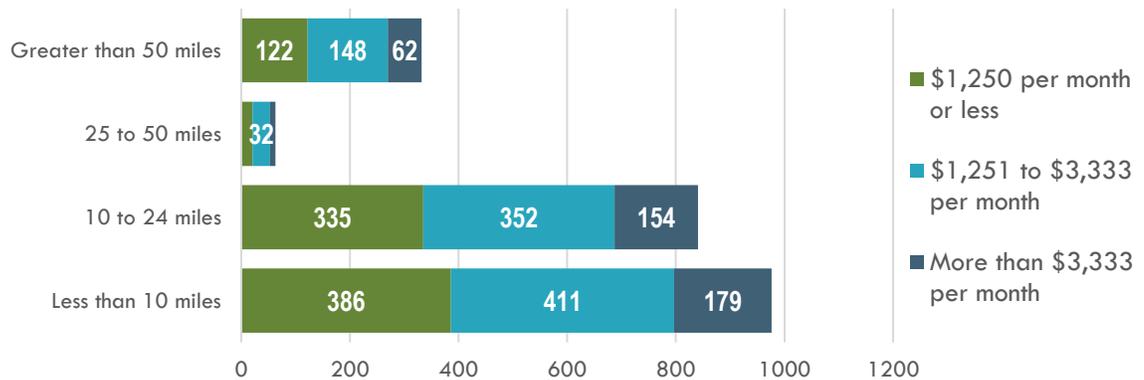
Exhibit 28. Distance of Leavenworth Workers Job Commute, 2010-2017



Sources: U.S. Census Bureau, Center for Economic Studies 2017; BERK Consulting, 2020.

Many of Leavenworth’s workers (41%) live within 10 miles of their place of work, suggesting many people employed in Leavenworth live either inside or just outside the city boundaries. In contrast to the 30% residents whose workplace is greater than 50 miles from where they live (see **Exhibit 18**), only 15% of workers travel more than 50 miles to work in Leavenworth. About 38% of Leavenworth’s workforce travel 10 to 24 miles for work, mostly coming from the southeast including areas around Cashmere and Wenatchee.

Exhibit 29. Leavenworth Workers by Distance Traveled and Monthly Earnings, 2017



Sources: U.S. Census Bureau, Center for Economic Studies 2017; BERK Consulting, 2020.

Exhibit 29 segments the workforce by income category and distance traveled to work. The proportions of incomes are similar among the distance categories.

Comparison of Imported, Exported, and Local Workers

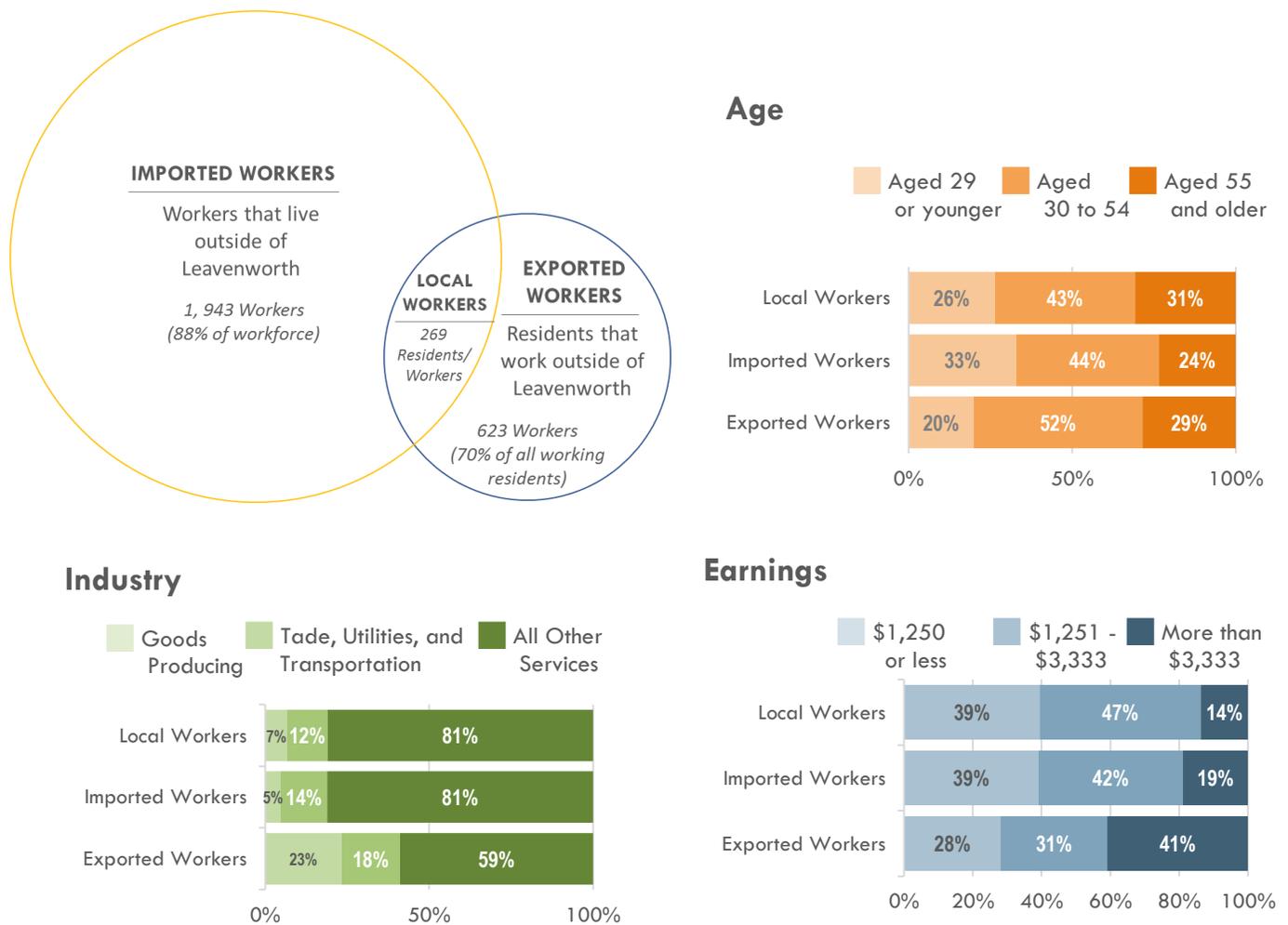
Local Workers includes those who both live and work in the city. The portion of the workforce

living outside the city (imported workers) fill the majority of jobs and is critical to the local economy. These workers may choose to live elsewhere or may be prevented from living in Leavenworth, close to their workplace, due to limited housing options in Leavenworth. In addition, some of Leavenworth’s residential population work outside of Leavenworth (Exported Workers). Given the higher housing costs in Leavenworth, these workers presumably have a choice of where to live and prefer to live in Leavenworth.

Leavenworth tends to import younger workers with lower earnings and export older workers with higher earnings.

Exhibit 30 compares demographic variables between Leavenworth’s imported workers, local workers, and exported workers. The workers coming to Leavenworth are slightly younger than local and exported workers and are more often in the low earnings (\$1,250 per month or less) or moderate earnings (\$1,251 to \$3,333 per month) brackets. This is in contrast to the residents who live in Leavenworth but commute elsewhere for work who are most likely to earn more than \$3,333 per month.

Exhibit 30. Comparison of Imported, Exported, and Local Workers, 2017



Sources: U.S. Census Bureau, Center for Economic Studies 2017; BERK Consulting, 2020.

Workers who live in Leavenworth, as well as workers who live elsewhere but work in Leavenworth, are most often employed in the services industry. This reflects the overall composition of the job pool in Leavenworth and its tourism-based economy.

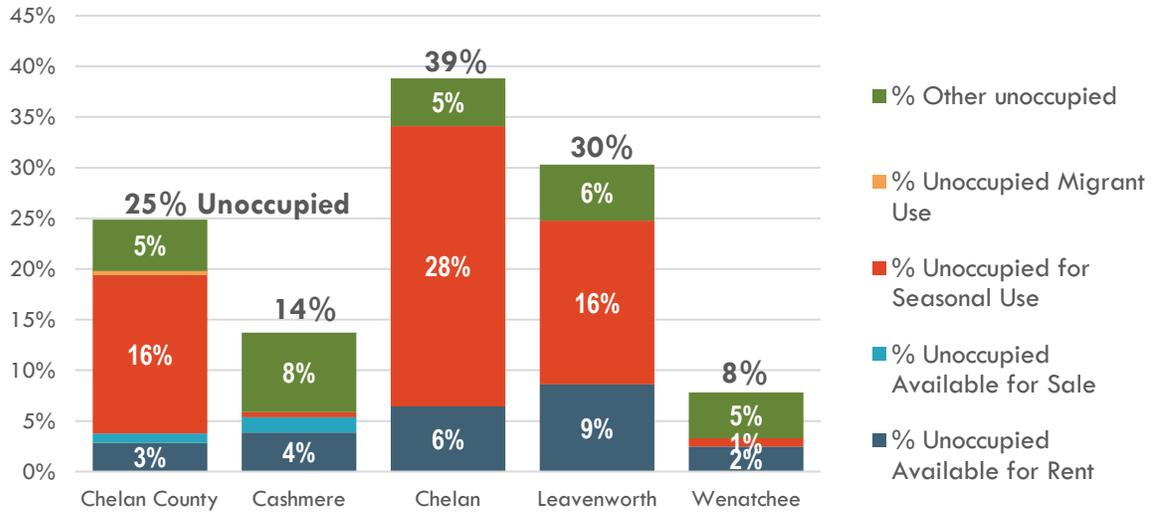
Leavenworth residents who work outside of Leavenworth are more likely employed in Goods Producing jobs, an industrial category common to agriculture, forestry, construction and manufacturing. These residents tend to be employed by firms southeast of Leavenworth, along Highway 2 in the areas associated with Peshastin, Cashmere, and Wenatchee. About one quarter of the residents who live in Leavenworth but work elsewhere have jobs in the highest earning category (more than \$3,333 per month) and work for firms located to the west of Leavenworth including urban centers in King and Snohomish Counties.

Housing Inventory

Leavenworth has 3 housing units for every 2 households, yet low rates of availability.

In 2019, Leavenworth had an estimated 1,288 housing units a rate of 1.58 housing units per household. The high ratio of housing units to resident households is due to higher rates of homes that are unoccupied, mostly associated with Seasonal, Recreational, or Occasional Use. **Exhibit 31** presents the rate of unoccupied housing units. A housing unit is considered unoccupied if no one is living in it at the time of the interview or one that is occupied by persons who have a usual residence elsewhere. This data source provides estimates for all housing units whereas other sources on housing vacancies reflect only those advertised as available for rent. An estimated 30% of Leavenworth's housing units were listed in as unoccupied, higher than both Cashmere (14%) and Wenatchee (8%). Only the City of Chelan, another community highly impacted by vacation rentals and second homes, had a higher unoccupied rate (39%). About 9% of Leavenworth's housing units were listed as unoccupied and available for rent. Given historically low rates of homes available for long-term rentals, it is possible that these units represent a combination of units available for rent as either a long term or short-term rentals.

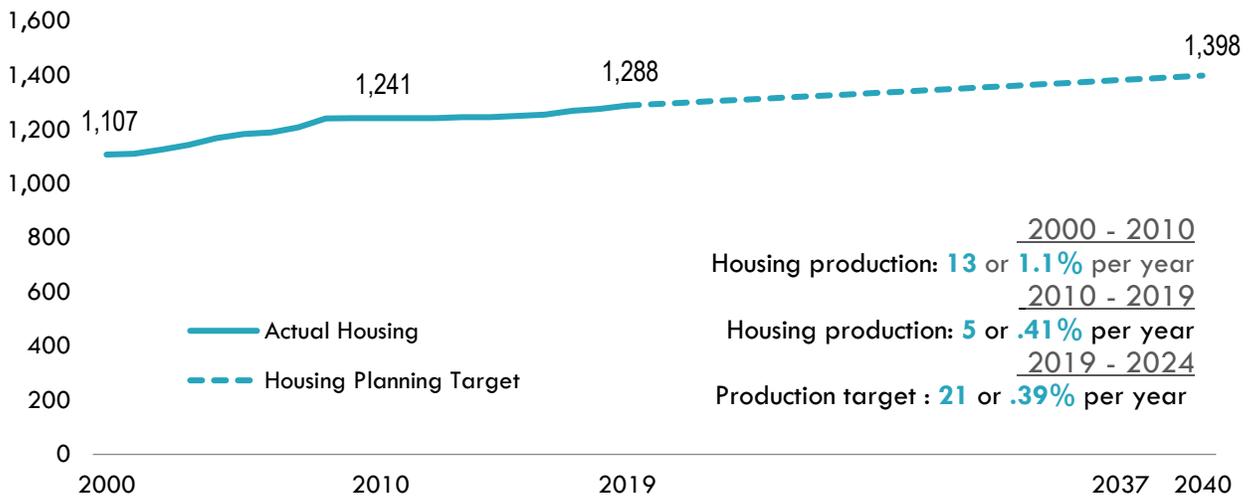
Exhibit 31. Unoccupied Housing, 2018



Sources: American Community Survey B25004 5-Yr Estimates, 2018; BERK Consulting, 2020.

The City has established planning targets to ensure enough development to accommodate the city’s share of county-wide population growth. Housing unit projections are based on county-wide moderate-growth population forecasts combined with Leavenworth’s historical share of the County’s growth. Based on these factors, Leavenworth is projected to need 1,398 housing units by 2040 (see **Exhibit 32**), an additional 110 units to accommodate the projected population growth of 175 persons.

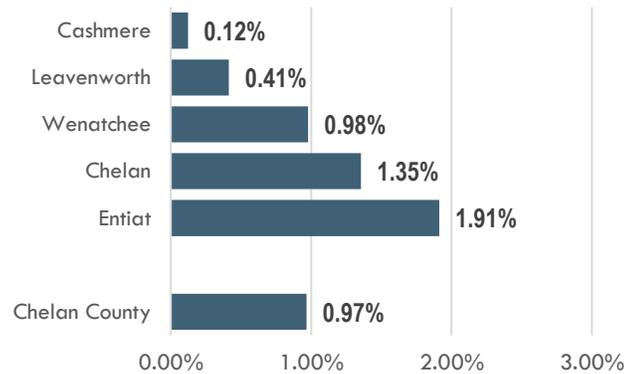
Exhibit 32. Historic Housing Units in Leavenworth and Planning Target, 2000-2040.



Sources: Washington State Office of Financial Management, 2019; BERK Consulting, 2019.

Housing growth in Leavenworth was stronger between 2000 and 2009, prior to the last recession (1.15% annual growth between 2000 and 2010). New housing development has been slower in Leavenworth since 2010, with an annual growth rate of about .41%. This is lower than the rate for Chelan County (.97% annual growth), as well as Wenatchee, Chelan, and Entiat. Only Cashmere had a lower housing development rate (.12% annual growth) over the same time period.

Exhibit 33. Annual Housing Growth Rate, 2010 - 2019

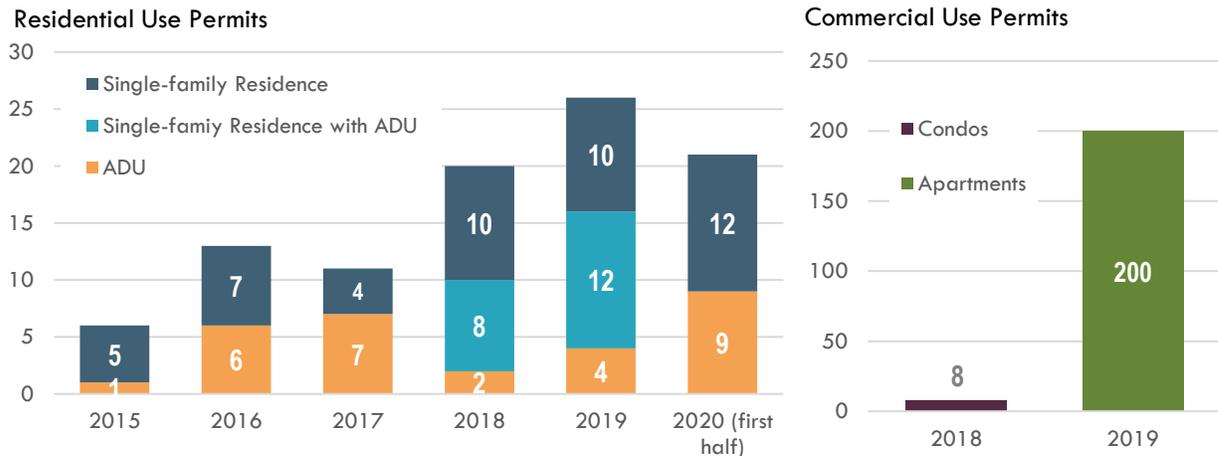


Sources: Washington State Office of Financial Management, 2019
BERK Consulting, 2019.

Housing production is expected to meet the 20-year planning target in the near term.

While housing development has been relatively modest over the last 10 years, there has been a rise in building permits in 2018 and 2019.

Exhibit 34. Building Permits, 2015 - 2019



Source: City of Leavenworth, 2020

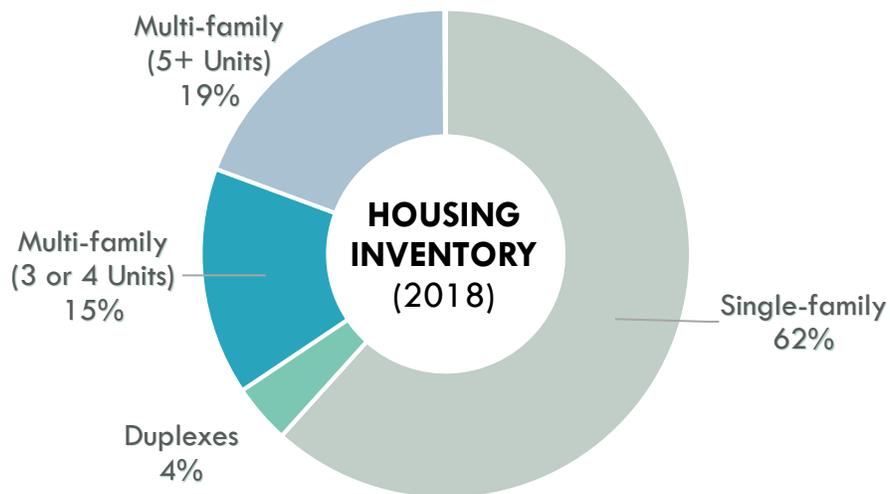
Exhibit 34 presents the number of residential units permitted between 2015 and 2019. The number of new residential use permits has grown since 2016, and though the data is incomplete for 2020, the City is permitting more single-family residences with either interior or external Accessory Dwelling Units (ADUs) (each building permit counts for two permitted dwelling units). In addition, homeowners continue to add ADUs to existing single-family residences (8 in 2019).

Commercial use permits for multifamily housing is available for 2018 and 2019. In 2018, eight

condominiums were permitted (completed in July 2019). The apartment community, Leavenworth Haus, was permitted in 2019 and includes 200 units comprised of combination efficiency units, studio (units share a kitchen on each floor of the building), 1-bedroom and 2-bedroom apartments. Occupancy in Leavenworth Haus is expected to begin in Fall 2020.

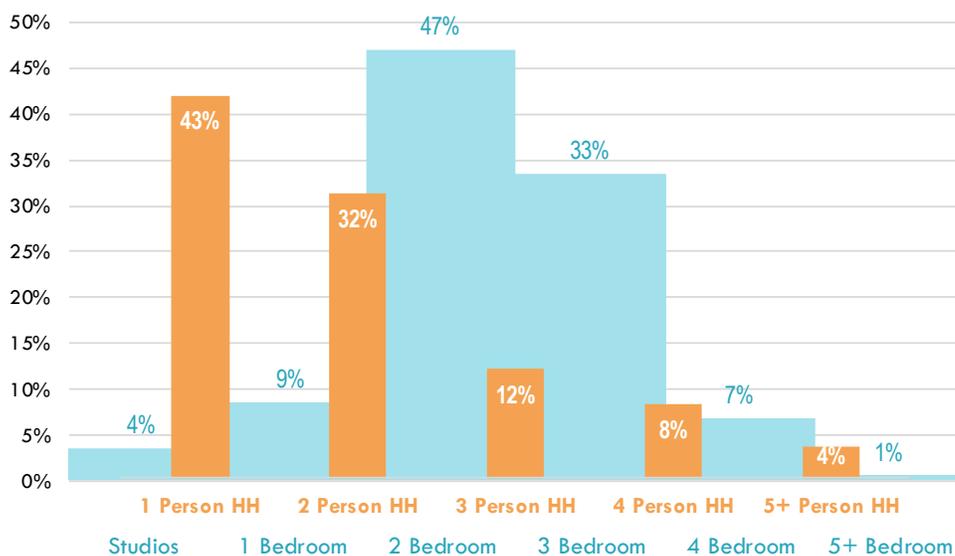
The majority of housing in Leavenworth is single-family residential (62% of all housing units, as shown in **Exhibit 35**). This is similar to other cities in Chelan County, with higher proportions of single-family residences in the unincorporated areas. The rest of the housing stock is split between small scale multifamily (up to 4 units, about 19%) and larger-scale multifamily (5+ units, also 19%).

Exhibit 35. Housing Inventory by Type in Leavenworth and County, 2018.



Sources: American Community Survey DP04, 2014-2018; BERK Consulting, 2020.

Exhibit 36. Housing Unit Sizes Compare to Household Sizes in Leavenworth, 2018.

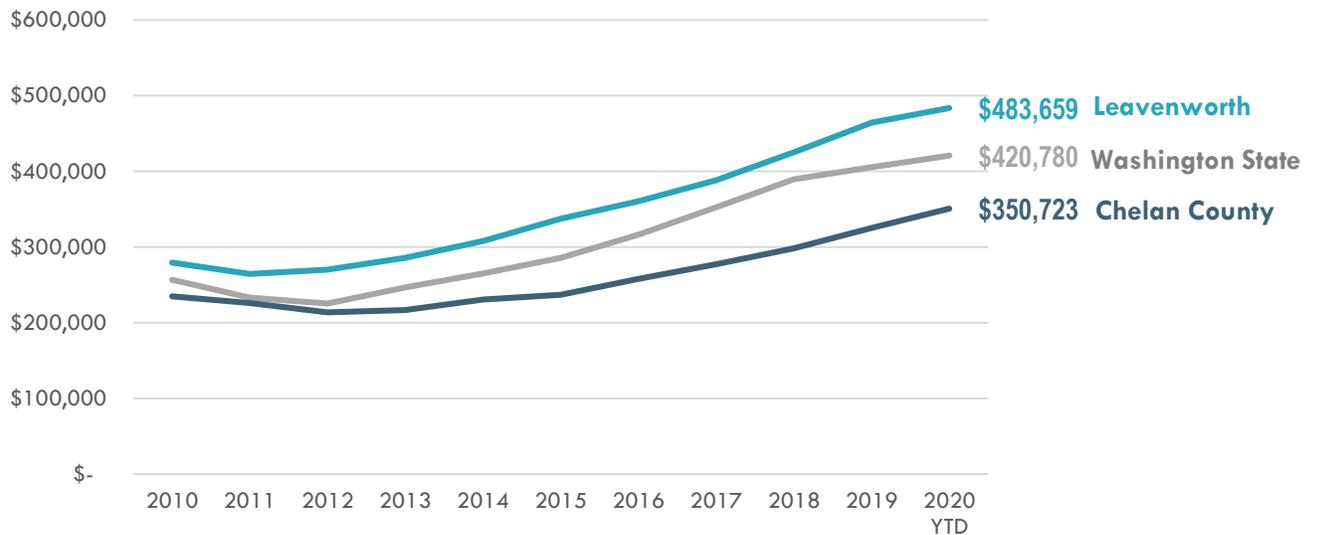


Sources: American Community Survey DP04 & B25009, 2014-2018; BERK Consulting, 2020.

Exhibit 36 overlays the number people per household and the number of bedrooms within the existing housing stock. A 1-bedroom unit can be suitable for a 1- or 2-person household, so the overlay is approximate. Leavenworth most commonly has 1-person households but comparatively small numbers of studios and 1-bedroom units. The most common unit sizes are two and three bedrooms with fewer units having 4 or more bedrooms. The limited options for larger homes may prevent larger households from living within city boundaries.

Housing prices in Leavenworth are high and quickly growing.

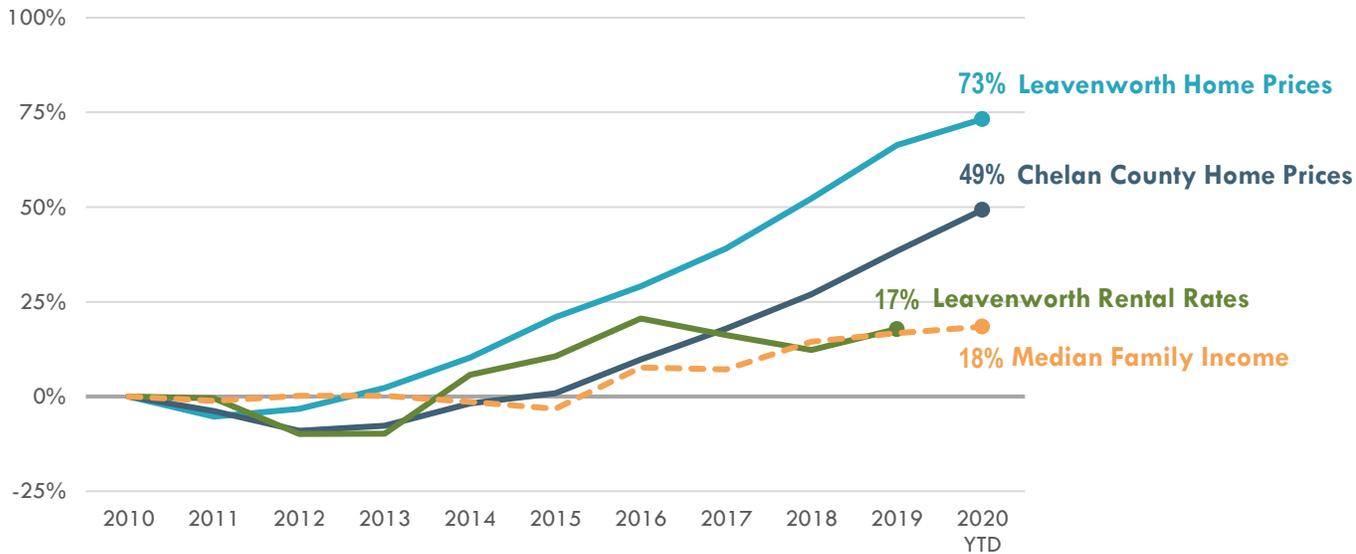
Exhibit 37. Average housing price, 2010 - 2020



Sources: Zillow, 2020; BERK, 2020.

Housing prices in Leavenworth are high relative to the rest of Chelan County and Washington State as a whole. The current average selling price in Leavenworth is \$483,659. On average, housing prices in Leavenworth are 15% higher than the state's average (\$420,780) and 38% higher than Chelan County (\$350,723). Leavenworth household incomes are on average lower than Chelan County overall (see **Exhibit 10**) demonstrating that Leavenworth commands higher prices relative to the incomes of households who reside there. The higher prices are likely due to limited supply relative to demand from households outside of Leavenworth.

Exhibit 38. Average Home Price in Leavenworth and Chelan County, 2010.



Sources: Zillow, 2020; HUD, 2020; BERK, 2020.

Exhibit 38 presents changes in housing prices and household income since 2010. During the initial recovery of the last recession housing prices fell slightly between 2010 and 2012, then started to climb around 2012. Similar to patterns across the nation, rental costs did not contract as much as home prices during the recession, as home prices were more inflated by the availability of low-cost mortgage debt. Rental prices remained flat longer than home prices only starting to rise since 2016. Household income started to recover to 2010 levels in 2012, but median household income in Chelan County has only grown 18% since 2010. The disconnect between the rapid rise in housing costs relative to household income suggests that housing cost is outstripping the purchasing power of local households.

To better understand the accessibility of homeownership in Leavenworth, **Exhibit 39** presents the housing costs for single family, condo/co-op and bottom tier (5th – 35th percentile) homes in Leavenworth. The current average annual price for a single-family residence is \$565,233. Given standard assumptions for financing, \$120,266 in annual income would be necessary to afford the average home price. This is 173% of the median family income for Chelan County. Condo and Co-ops, likely comprising many of the “Bottom Tier” entry-level homeownership options, offer a more affordable option with an average selling prices of \$359,977. This would require an annual income of \$76,593 or 112% of MFI.

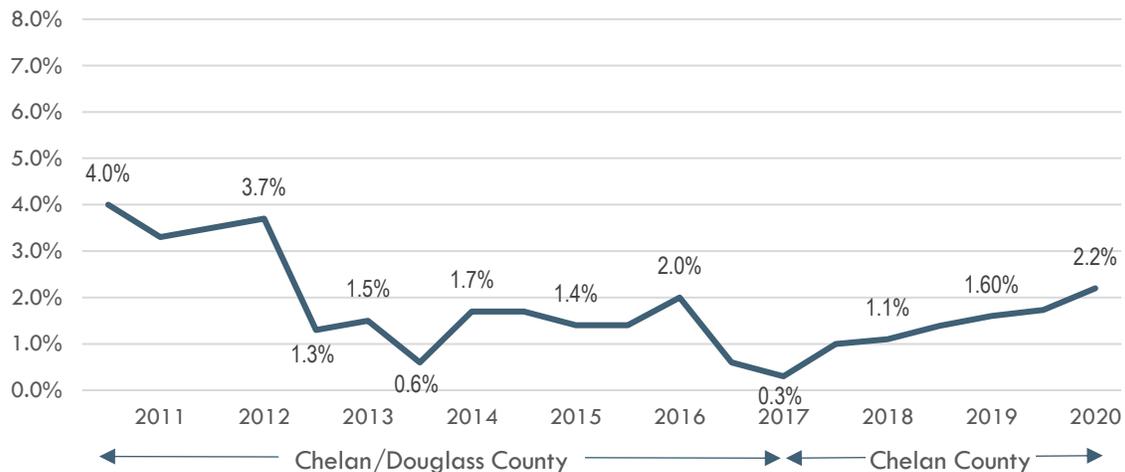
Exhibit 39. Leavenworth Ownership Costs, 2020

	Median Single Family	Median Condo/Co-op	“Bottom Tier”
Sales Price (2020\$)	\$565,233	\$359,977	\$356,891
Annual income needed	\$120,266	\$76,593	\$75,937
% MFI	173%	112%	111%

Sources: Zillow, 2020; BERK, 2020. Assumes a 30-year fixed rate mortgage with 20% down payment, 4% interest rate, 1.3% property tax rate and \$5 per thousand for insurance.

Exhibit 40 presents data on the available rentals in multifamily housing developments (more than 5 units). The Vacancy Rate is the proportion of units for long-term rentals that are available. A rental market is considered healthy with a 5% vacancy rate to allow for transitions and upgrades and maintenance of existing units. At a 5% vacancy rate, an owner can expect prices to rise at a reliable rate.

Exhibit 40. Multifamily vacancy rates Spring 2010 to Spring 2020, Chelan County Area



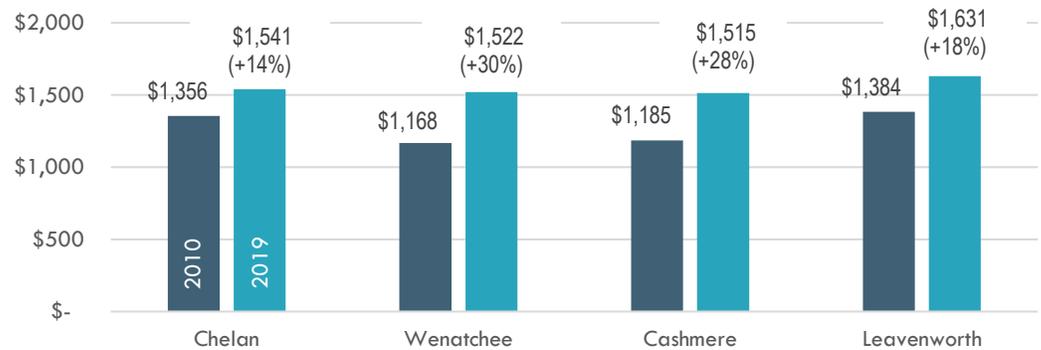
Sources: Washington Center for Real Estate Research, State Apartment Market Report, Fall 2010-2019; 2014-2018 ACS DP04 5-Year Estimates; BERK, 2019.

Multifamily housing represents a subset of rental housing which is oftentimes less expensive than single-family rental housing. In addition, multifamily housing is typically found in denser residential neighborhood within city boundaries. Over the 10-year period, vacancy rates never exceeded 4% and typically were in the 2% or lower range. The limited supply is likely contributing to price increases as well as limiting the number of households that can find suitable rental housing within city limits. A search for single family homes currently available as a long-term rentals yielded only two available homes in Leavenworth (August 2020).

Exhibit 41 presents the rental costs for Leavenworth and other Chelan County cities. In 2019, Leavenworth had the highest average rental cost at \$1,631 per month. On average, rental prices

in Leavenworth are between 6 – 8% higher than in other communities in Chelan County. This is less of a markup than in ownership costs where home prices in Leavenworth are 38% higher than the average in Chelan County (inclusive of Leavenworth). The discrepancy supports the finding that people will pay higher premiums to own homes in Leavenworth than to rent homes long-term in Leavenworth. In addition, given the import of lower-wage workers into Leavenworth people who rent their home are likely not able to afford to rent in Leavenworth and are accepting longer commute burdens.

Exhibit 41. Monthly rental housing costs, 2010 and 2019



Income needed to afford rent	\$61,655	\$60,860	\$60,583	\$65,227
Ratio to MFI	90%	89%	89%	95%

Sources: Zillow, 2020; BERK, 2020

Existing Subsidized Housing

Leavenworth has some subsidized housing stock to meet the housing needs of lower-income households or households with special needs.

Exhibit 42, Subsidized Housing Units – Rental (City of Leavenworth)

Project/ Program Name	Agency/ Owner	Street	Housing Type/ Population Served	Total Assisted HHs/Units	Subsidy/ Funding Type	Expiration
Cornerstone Community	Cornerstone Community/ Upper Valley MEND	12120 Emig Dr	Adults with developmental disabilities	6	HUD grant; Private donations	4/25/2016; No plans to stop providing these services
Berg Rose	Hopesource II Rural Preservation Associates LLP/Shelter Resources Inc	263 Mine	Low Income Seniors	30	Rural Dev 15; Public Housing	Perpetuity
Bavarian Village	Bavarian Village Associates	330 Prospect	Low Income Seniors Pending	24	LIHTC	12/31/2018; CCWHA may be interested in preserving
Garten Haus Apartments	Housing Authority of Wenatchee	1300 Commercial	HHs earning <50% AMI, paying 30% of income	32	HUD PBRA	12/31/2019; Plans to preserve beyond 2019
Mountain Meadows Senior Living Campus	Mountain Meadows	320 Park	Low Income Seniors	20	State Medicaid Program, renewable yearly	2/8/2019
Total				112		

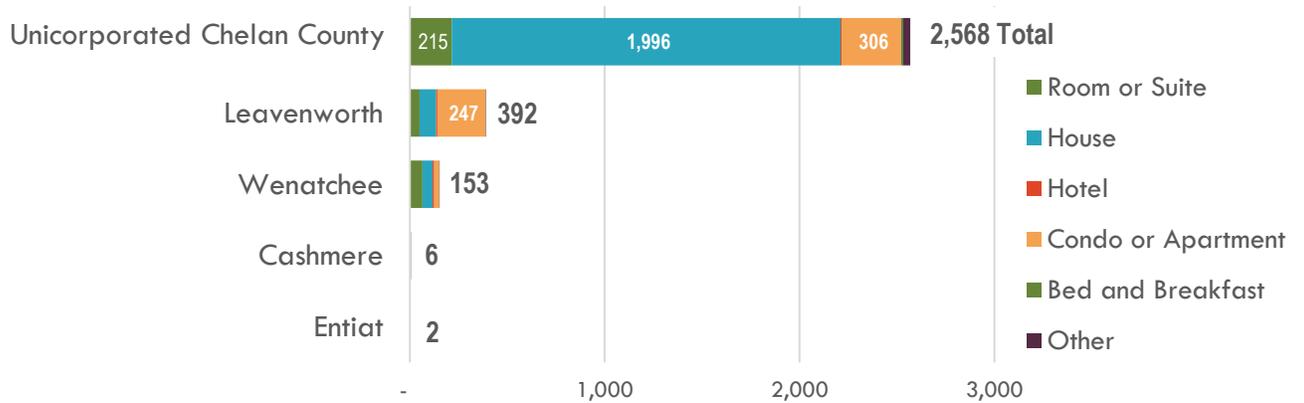
Exhibit 43. Affordable Ownership Units (City of Leavenworth)

Project/ Program Name	Agency/ Owner	Street	Housing Type/ Population Served	Total Assisted HHs/Units	Subsidy/ Funding Type	Expiration
Alpine Heights (Completed 2002)	Upper Valley MEND	321 Park	Those HHs living in Cascade School District for at least a year that make <80% AMI	10 (3- and 4- bedroom homes)	HTF; Private Donations; Private Grants	Affordable Ownership; Covenant to remain affordable
Aldea Village (Completed 2006)	Upper Valley MEND	10425 Titus Rd	Those HHs living in Cascade School District for at least a year that make <80% AMI	10 (1 2-bedroom home, 9 3- and 4- bedroom homes)	HTF; HUD SHOP; Chelan County; Private Donations; Private Grants	Affordable Ownership; Covenant to remain affordable
Habitat for Humanity / U.V. MEND	Upper Wenatchee Valley Habitat for Humanity	412 – 416 Birch	HHs earning between 30 and 60% AMI	3	HUD SHOP; Public Housing	Affordable Ownership; Covenant to remain affordable
Total				23		

Short-Term Rentals

The combination of limited residential growth and limited income growth suggests other demand factors are driving housing price increases in Leavenworth. Leavenworth is a popular second home and vacation destination that attracts visitors from other counties that have seen rapid population growth as well as increasing household income.

Exhibit 44. Short-term rentals Advertised on Airbnb and HomeAway by type, 2020

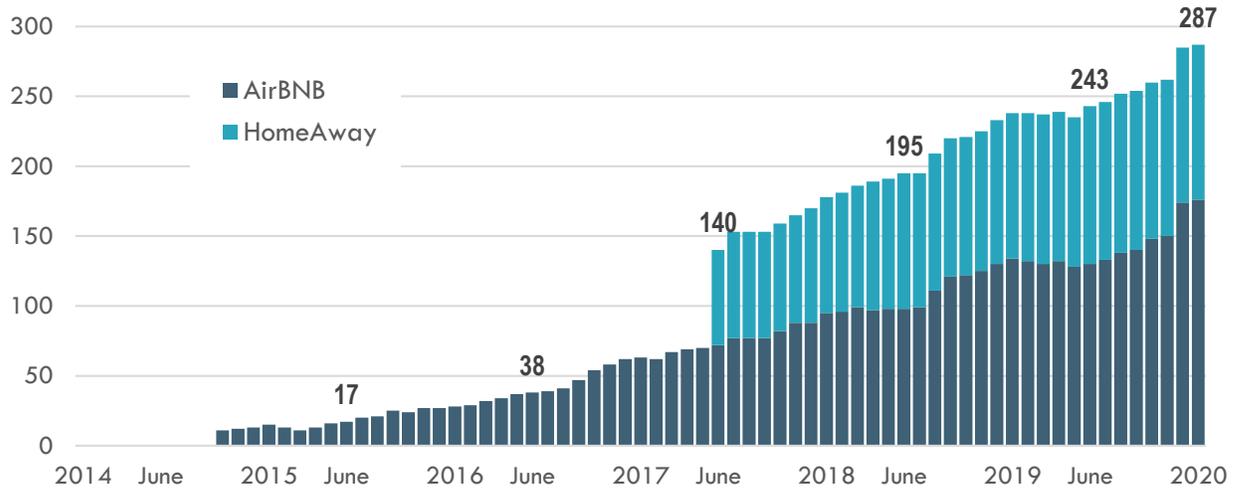


Source: AirDNA, 2019, BERK 2020

Exhibit 44 summarizes the short-term rentals currently being advertised on Airbnb and HomeAway. Most short-term rentals advertised in Chelan County are outside the urban growth areas (2,568 in April 2020). Many of the short-term rentals located in unincorporated areas around Leavenworth are advertised as being in Leavenworth. Data privacy prevents an exact accounting of the number of units advertised within the city boundaries. Using GIS and street descriptions we estimate 392 short-term rentals are being advertised within the city’s boundaries (there may be slight variances for short-term rentals located along the city boundary). All together Chelan County has an estimated 3,568 short-term rentals available within its boundaries, equal to about 9% of all housing units.

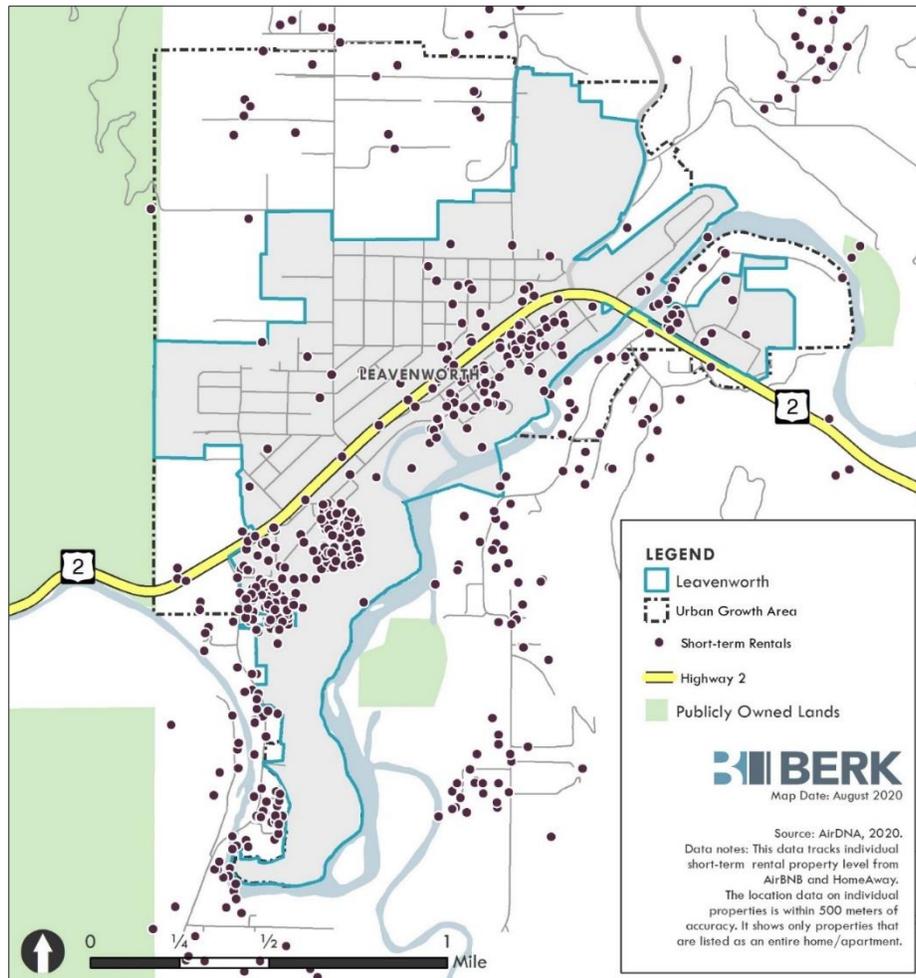
The City of Leavenworth has prohibited overnight rentals in residential zoned areas since 1987, yet short-term stays in private residences have been increasing in popularity. In 2017 Leavenworth took steps to enforce the regulations and prevent short-term rentals within the residential areas of city limits except for bed and breakfasts and situations in which the homeowner is present at the residence. **Exhibit 45** presents the number of active listings per month in Leavenworth on Airbnb for short-term rentals within the city limits listed as “entire home/apartment”. The data include some of the most popular listing platforms but is not comprehensive. In June 2017, the data proprietor added HomeAway listings (inclusive of VRBO) thus capturing more of the short-term rental listings.

Exhibit 45. Number of Short-term rentals in Leavenworth Advertised on Airbnb and HomeAway, 2014-2020



Source: AirDNA, 2019, BERK 2020

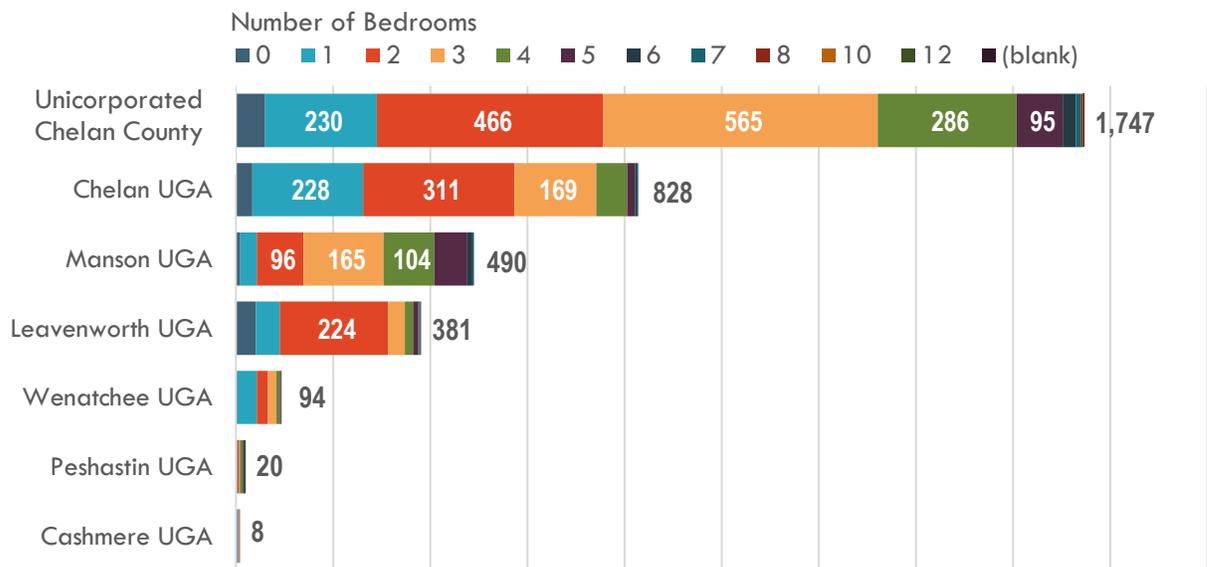
Exhibit 46. Approximate Location of Short-term Rentals listed as “Entire Home/apartment” in the Leavenworth Area, 2019



Source: AirDNA, 2020, BERK 2020

Exhibit 46 presents a map of the short-term rental properties described as “entire home/apartment” advertised on Airbnb and HomeAway. These may include Accessory Dwelling Units either inside the residence or on the same property. Vacation rentals are densely clustered around Highway 2 and the downtown commercial area. There are also vacation rentals advertised as short-term rentals clustered around Enchantment Park and along Iclie Road.

Exhibit 47. Properties Advertised on Airbnb and HomeAway UGA area, 2020



Source: AirDNA, 2019, BERK 2020

Exhibit 47 presents the number of short-term rentals by number of bedrooms in Chelan County. The rentals are grouped according to the urban areas associated with each city (The Leavenworth UGA includes both the extent of the city and the associated UGA). The short-term rental pool includes a proportionally large share of larger units (3 or more bedrooms). The short-term rentals advertised in Leavenworth tend to be relatively smaller, likely due the higher rate of condominiums in the rental pool compared to other parts of Chelan County.

Gap Analysis

As part of the housing action planning process, the City of Leavenworth and its community will develop housing goals and consider policy options to meet those goals. The housing needs of Leavenworth have multiple components. This analysis considers four factors of housing demand that shape the community’s housing needs:

- Current unmet housing needs
- Housing needed to meet growth targets
- Housing needs associated with the workforce that lives outside of Leavenworth
- Impacts of demand for vacation homes

Without consideration of each of these demand factors, housing affordability challenges will likely persist.

Current Unmet Housing Needs

The limited local population growth coupled with significant job growth, low vacancies, and high housing appreciation points to constraints in the housing that is currently available to meet the

needs of the community.

Rental Housing

There are many factors related to housing need but cost is the determinant factor of housing choice. **Exhibit 48** presents high-level estimates comparing the number of households by income and the available rental housing affordable at that income level.

The analysis uses a special a tabulation that considers household size in determining the income bracket. Remarkable to Leavenworth is the number of housing units that are “unoccupied”, presumably being withheld from the long-term rental market. Given the existing relationship between household incomes and household housing costs, Leavenworth has a deficit of homes available to those earning 50% and less of AMI. Many of these households are likely living in housing units affordable to those earning 50-80% AMI and paying more than 30% of their income on rent.

Exhibit 48. Current Unmet Rental Housing Needs

Income Groups	Occupied Units	Unoccupied Units	Total Units Affordable to Income Group	Households	Surplus/ (Gap)
					
<30% MFI	70	15	85	89	(4)
30-50% MFI	70	0	70	90	(20)
50-80% MFI	205	19	224	100	124
80% > 100% AMFI	85	10	95	171	(76)
	430	44	474	450	

Sources: HUD CHAS (based on ACS 2012-2016 5-year estimates); BERK Consulting, 2020.

Entry-level Homeownership

The gap in housing units available to those earning 80-100% AMI (see **Exhibit 49**), suggests households in that income category are down renting (paying less than they can afford in rent) in the housing stock available for those earning 50-100% AMI. This type of down-renting is associated with a lack of options for entry-level home ownership and homeownership options for moderate income households. Home prices have risen faster than incomes, roughly 73% since 2010 compared to 23% growth in household incomes. The household income necessary to buy the median price of “bottom tier” homes is roughly 111% of county median family income (MFI, see **Exhibit 39**), thus preventing access to homeownership for many local households. The community should explore policy options to encourage homeownership opportunities at lower price points.

Aging-in-Place

Leavenworth’s population has grown older. This is likely due to a combination of factors including demographic change, limited housing options that prevent young families, particularly with children, from settling in Leavenworth, and significant housing price increases that prevent households from entering homeownership locally. The Housing Action Plan should consider ways to support “aging-in-place” to meet the long-term needs of its aging community members. This includes tools and options to support the long-term maintenance of existing housing as well as the

development of housing options other than single-family residences that appeal to older adults. Improving the ability for older adults to age-in-place in Leavenworth will make the community more livable for everyone.

Housing Needed to Meet Growth Targets

In addition to current unmet needs, the Housing Action Plan should consider the new housing needs associated with county-wide projected growth. Leavenworth already plans for this growth through its Comprehensive Plan. Forecasting Leavenworth’s 2037 Population Growth Target to 2040 would add 175 additional people to Leavenworth. This would require an additional 110 housing units, or about 5.5 unit per year. Recent patterns of development have been roughly 5.26 new units per year (2010 – 2019). To meet the housing growth target, Leavenworth would need to increase the average annual rate by .26 housing units, roughly 105% of recent trends. Housing production has been increasing in rate, and 200 new multi-family units are expected to become available in 2020. Leavenworth is likely to meet its planning targets in the near term.

Exhibit 49. Housing Need to Meet Population Growth Targets

	2019	2040 Targets	Change
Population	2,040	2,215	175
Housing	1,288	1,398	110
Additional units per year 5.26			
Average annual change 2010 – 2019: 5			
% current production to meet target: 105%			

Sources: WA Office of Financial Management, 2019; City of Leavenworth Comprehensive Plan, 2017; BERK Consulting, 2020.

These planning targets are a conservative estimate, based on Leavenworth’s historical share of county-wide population growth. Leavenworth’s existing housing constraints contribute to the recent limited population growth. High housing costs and environmental constraints limit the market feasibility of housing redevelopment that would add additional housing supply. With continued demand for second homes, meeting only the future needs associated with growth targets will not address current affordability challenges and limit housing options for Leavenworth’s residents and workers.

Housing Needs Associated with the Workforce That Lives Outside of Leavenworth

While residential population growth has been limited, jobs increased 30% between 2010 and 2017. During this period of job growth, the number of workers who live in Leavenworth have largely stayed the same (267 in 2010 and 269 in 2017). Nearly all of the 513 additional workers live outside Leavenworth, commuting in from more affordable communities.

The disconnect between job growth and housing growth speaks to constraints in the local housing supply as well as demand factors that are independent of local employment. With greater housing supply, more people who work in Leavenworth could live in Leavenworth, reducing the

social and environmental impacts of long-distance commuting. Additionally, greater supply could reduce the competition for existing housing between local workers and people seeking second homes, thus reducing the upward pressure on prices. The impacts of reductions in employment due to COVID-19, combined with the additional multi-family housing stock of Leavenworth Haus, may reduce Leavenworth workers enduring long commutes. Outreach with local employers about commute burdens of employees would help to track the availability of workers living in Leavenworth.

Having quality housing affordable to the local workforce is considered vital to local economies. In 2017, only 12% of the workforce lived locally. This rate was less than in 2010 when 16% of the workforce lived locally. **Exhibit 50** estimates the amount of new housing that would be needed to enable a higher proportion of the workforce to live in Leavenworth

Exhibit 50. Housing Needs Associated with Extra-local Workers

	2010	2017	2022 Projected (1.55% annual growth)	2025 Projected (.98% annual growth)
Jobs	1,699	2,212	2,389	2,460
Extra-local workers	1,432	1,943		
Local workers	267	269		
% Local Workers	16%	12%		
Seven year average		14%		
Housing Units	1,107	1,268		
Jobs to Housing Ratio	1.53	1.74		
Seven year average		1.64		
Under Build 2010 - 2017				
Additional extra-local workers		511		
Additional housing units needed		312		
Housing units built		161		
Units needed but not built		151		
Additional Workers			177	248
Local Worker Targets				
% living in Leavenworth	25%		44	62
Leavenworth	20%		35	50
15%			27	37

Sources: U.S. Census Bureau, Center for Economic Studies 2017; Washington State Office of Financial Management, 2019; Employment Security Department, 2020 (alternative state method); BERK Consulting, 2020.

To illustrate the impact of employment on housing need, **Exhibit 50** models what Leavenworth would have needed to build to house the new employees between 2010 and 2017. During this time, Leavenworth businesses hired an additional 511 employees who lived outside the city. Housing all these additional employees within Leavenworth would require 312 housing units (using the seven-year average jobs to housing ratio of 1.64). During this time period, Leavenworth added an additional 161 housing units, leaving an under build of 151 units (housing units needed but not built).

Exhibit 50 also considers the future housing needs of the workforce. The exhibit models three potential targets of “% of the workforce that lives in Leavenworth”. In 2010, 16% of the

workforce lived in Leavenworth. That rate dropped to 12% percent by 2017. As the community plans for its future, it should consider the needs of its local businesses and consider how to include a greater proportion of that needed workforce in the community. The exhibit models housing need ranging from 15% to 25% of the workforce living in Leavenworth. For example, using county-wide projected job growth rates, Leavenworth is expected to add an additional 177 workers by 2022. Under this scenario, Leavenworth would need an additional 27 units to house 15% of the workforce in 2022. That need would jump to 44 units if the community was to house 25% of the workforce.

In addition to the overall number of units needed, the community should also consider the purchasing power and housing budgets associated with local wages. The local economy is dominated by service jobs in food, accommodation, and retail which require housing, particularly rental housing, at lower price points.

Demand for Vacation Homes

Demand for vacation housing in Leavenworth, either for second homes or as short-term rentals, has put upward pressure on housing prices. It has increased the home equity of those who bought in Leavenworth under different market conditions but has also resulted in a housing market that is unaffordable compared to the incomes and purchasing power of many residents and workers.

The proportion of Leavenworth’s existing housing stock that is absorbed by seasonal, recreational, or occasional use is difficult to pinpoint. The U.S. Census tracks the number of housing units that are unoccupied or vacant, a subsection of which are categorized as “Seasonal, recreation, or occasional use.” The proportion of housing units with this categorization has increased from approximately 10% of the housing units in 2010 to 19% of the housing units in 2019. In addition, there has been a significant increase in units that are unoccupied but available for rent. These numbers far surpass the units listed as available in common surveys of available housing (commonly referred to as market vacancy) and likely reflect the growth in short term rentals since 2010.

Exhibit 51. Key Variables Associated with Extra-local Housing Demand

	2010	2018	Change
Total Housing Units	1,241	1,276	3%
Unoccupied - for rent	40	114	185%
Seasonal, recreation, or occasional use	128	242	89%
% Seasonal Use	10%	19%	
Median Housing Price	\$279,197	\$425,221	52%
Lower Market Median Price	\$179,311	\$289,143	61%
Median Rental Price	\$1,384	\$1,631	18%

Source: Washington State Office of Financial Management, 2019; American Community Survey DP05 5-Year Estimates, 2018; Zillow, 2020; BERK Consulting, 2019,

Rising incomes typically drive increases in local rental costs. Median income in Leavenworth has risen 17% since between 2010 and 2018, comparable to the median rental price (18% between 2010 and 2019). In contrast, ownership housing prices have increased significantly, more so for houses in the lower cost range of for sale homes (61% compared to 52% for all homes). The

community should consider policy options to increase the amount of lower-cost homes available for purchase as well as reducing the burden of hospitality use of the existing housing stock.

Employer Survey DRAFT

Leavenworth Housing Action Plan 2020

Purpose

- Gather information on the impacts of existing housing conditions on local businesses.
- Gather information the housing needs of Leavenworth's workforce.
- Gather information on the seasonality and part-time nature of the local employment to help interpret city-wide employment data.
- Engage local employers in discussions about workforce housing needs.
- Request employers to encourage employees to share their housing stories with the City.

Approach

- Letter from the City inviting participation in the survey.
- Survey will be offered in a hard copy form and web-based form.
- Survey distributed via email with a link to the survey and an offer of a printed version.
- Targeted recruitment of largest employers and asking participants to refer other participants.
- Partnering with the Chamber to recruit participation.
- Link on the City's Housing Action Plan webpage.

Questions

About the Employer and Business

- 1. What is your business name?**
- 2. Who is completing this survey?**
 - Name
 - Role
- 3. Is your business located in Leavenworth?**
- 4. What industry is your business in?**
 - Select best fit:

- Construction
- Retail trade (grocery, sporting goods, etc)
- Professional, scientific, technical services
- Bar or restaurant
- Other services (personal, daycare, auto repair, etc)
- Real Estate or property management
- Health care or social assistance
- Recreation, amusement, arts or entertainment
- Government (excluding education)
- Educational services
- Hotel or lodging
- Financing, banking, or insurance
- Wholesale trade
- Agriculture, mining, or timber
- Transportation, warehousing, or utilities
- Manufacturing
- Other, Please describe

Employment

5. How many employees do you employ?

	Year-Round
Full time	
Part time	
	Seasonal Summer
Full time	
Part time	
	Seasonal Winter
Full time	
Part time	

6. How many jobs were unfilled last summer?

[enter number]

7. How many jobs were unfilled last winter?

[enter number]

8. Prior to the economic slowdown associated with COVID-19, did you have plans to:

Increase the number of employees

Reduce the number of employees

Other, please explain:

9. Have your needs for employment changed?

No changes, I still plan to increase the number of employees

No changes, I still plan to reduce the number of employees

Yes my plans have changed, I now need to reduce the number of employees

Yes my plans have changed, I now need to increase the number of employees

Other, please explain

Housing Impacts on Employment

10. How many people did not accept a job or left your employment in the last 18 months because they could not secure suitable housing in Leavenworth?

[enter number]

Please explain,

11. What are the primary challenges in recruiting and retaining employees?

Choose top three:

- Lack of available housing
- Transportation or long commutes between place of work and place of residence
- Lack of childcare
- Low wages
- Lack of needed skills
- Lack of year-round positions
- No challenges in recruiting or retaining employees
- Other, please describe

12. To your knowledge, how difficult is it for your employees to find suitable housing in Leavenworth?

	Not at all difficult 1	2	Moderately Difficult 3	4	Very difficult 5	Don't know
Retail or service						

clerks						
Seasonal employees						
General labor or service						
Construction/repair/s killed trades						
Entry level professionals						
Office support staff						
Mid-management						
Upper Management						
Other						

If you chose "other", please describe:

13. How, if at all, has the availability of suitable housing in the region affected the work performance of your employees?

Check all that apply:

- Displeasure with wage rates due to high housing costs
- Limited local knowledge in customer service positions
- High turnover
- Tardiness from long commutes/inclement weather
- High absentee rate
- Parking constraints
- No impact
- Other, please describe

14. Do you feel affordable or suitable employee housing for local residents is:

Select one:

- The most critical problem in the area
- One of the more serious problems
- A moderate problem
- One of our lesser problems
- Not a problem

15. Do you provide housing or housing assistance to any of your employees?

Check all that apply:

- Yes – provide housing
- Yes – provide monetary assistance for housing
- Yes – provide referrals for housing
- Yes – provide other types of housing assistance (please describe)
- No – do not provide housing assistance.

16. From your perspective as an employer, please rate the level of priority that should be placed on the following types of housing to meet workforce housing needs:

	Low Priority	Moderate Priority	High Priority
Rental housing for year-round workers living alone			
Rental housing for year-round workers with families			
Rental housing for seasonal workers living alone			
Rental housing for seasonal workers with families			
Ownership housing, entry-level, for year-round employees			
Ownership housing, mid-level, for year-round employees			

Other, please describe.

17. Do you have any other comments or suggestions regarding affordable or suitable housing for employees in the region?

Land Uses	RL – 6	RL – 10	RL – 12	MF	GC	CC	TC	LI	REC	RP	Notes	Definition LMC 21.90
Residential (specified use below)												
Single-Family Residential	P	P	P	P								“Dwelling, single-family” or “single-family dwelling” means a detached residential dwelling unit, which is site-built, manufactured, modular, or other type of similar construction not including recreation vehicles, travel trailers, or similar structures, designed for and occupied on a monthly or longer basis by one family.
Manufactured Home, Designated	P	P	P	P							defined but not listed, see/update Chapter 14.16.080 MF standards and 14.16.090 Design Standards	“Manufactured home, designated” means a manufactured home constructed after June 15, 1976, in accordance with the state and federal requirements for manufactured homes, which:1. Is comprised of at least two fully enclosed parallel sections each not less than 12 feet wide by 36 feet long; 2. Was originally constructed with and now has a composition or wood shake or shingle, coated metal or similar roof of nominal 3:13 pitch; and3. Has exterior siding similar in appearance to siding materials commonly used on conventional site-built International Building Code (International Construction Code) compliant single-family residences
Manufactured Home/Mobile Home											defined but not listed, commonly not permitted	“Manufactured home or mobile home” means a structure, designed and constructed to be transportable in one or more sections, and which is built on a permanent chassis, and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities that include plumbing, heating, and electrical systems contained therein. The structure must comply with the National Mobile Home Construction and Safety Standards Act of 1974 as adopted by Chapter 43.22 RCW, State Government – Executive, Department of Labor and Industries, if applicable. Manufactured home does not include a modular home. A structure which met the definition of a “manufactured home” at the time of manufacture is still considered to meet this definition notwithstanding that it is no longer transportable.
Accessory Dwelling Unit	P	P	P	P								<p><u>Proposed New Definition: "Dwelling unit, accessory" means a second dwelling on the same parcel of land as a single-family dwelling.</u></p> <p>"Accessory or secondary use or structure" means a use or structure on the same lot with an incidental or subordinate to the primary use or structure, and which may exist only when a primary use is existing on the same lot. The floor area of a secondary use must be less than that devoted to the primary use.</p>

Land Uses	RL – 6	RL – 10	RL – 12	MF	GC	CC	TC	LI	REC	RP	Notes	Definition LMC 21.90
Duplex	P	P	P	P								<p>“Duplex” means a single building containing two dwelling units, totally separated from each other by an unpierced wall.</p> <p>“Dwelling/duplex, two family” or “two family dwelling/duplex” means a detached residential building containing two dwelling units, designed for occupancy on a monthly or longer basis by not more than two families. Each unit shall be designed for and occupied on a monthly or longer basis.</p>
Townhomes											<p>Defined but not specifically listed; need to update the definition regarding number of units; consider removing number of units; common definition to style of housing not units; wait for the HAP to be completed before addressing</p>	<p>“Townhouse” means dwelling units which share a vertical wall and may be under separate ownership or parcels of land, a duplex dwelling unit meeting the following criteria: (1) no dwelling unit overlapping another vertically; (2) common side walls joining units; (3) not more than two dwelling units in one structure; and (4) each unit being on its own lot of record.</p>
Multi-family				P	P	P	P					<p>“Dwelling, multifamily” or “multifamily dwelling” means a residential building designed for or occupied by three or more families, with the number of families in residence not exceeding the number of dwelling units provided for owner occupancy, rent, or lease on a monthly or longer basis.</p>
<u>Dwelling above ground floor</u>					AU	AU	AU				<p>Added to provide clarity that residential uses are permitted in commercial zones</p>	<p><u>“Dwelling, above ground floor” means a single or multi-family dwelling occupying the second or higher level of a building.</u></p>
Boardinghouse, lodging house, rooming house				P								<p>“Boardinghouse,” “lodginghouse” or “roominghouse” means a building where lodging, with or without meals, is provided by members occupying such building. This term shall not be construed to include buildings which fit the definition of the term “motel.”</p>
<u>Vacation (short-term) Rental</u>					P	P	P				<p>Defined but not specifically listed</p>	<p><u>Vacation (short-term) Rental, seee Transient accommodation and/or lodging”</u></p> <p><u>“Transient accommodation and/or lodging” means the rental of any building or portion thereof used for the purpose of providing lodging for periods of less than 30 days.</u></p>
Accessory Structures (specified use below)												
Accessory Structure	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	<p>added to simplify code</p>	<p>“Accessory or secondary use or structure” means a use or structure on the same lot with an incidental or subordinate to the primary use or structure, and which may exist only when a primary use is existing on the same lot. The floor area of a secondary use must be less than that devoted to the primary use. Accessory structures include, but are not limited to, garages/shops, storage/work sheds, cabanas, children play structures, gazebos, etc</p>

Land Uses	RL - 6	RL - 10	RL - 12	MF	GC	CC	TC	LI	REC	RP	Notes	Definition LMC 21.90
Garage/Carport/Parking space	AU	AU	AU	AU								<p>"Garage, private" means an accessory building or a space within the principal building used for the storage or parking of vehicles.</p> <p>"Carport" means an accessory building or portion of a main building used as a covered shelter for an automobile and open on two or more sides.</p> <p>"Parking, private" means parking facilities for the noncommercial use of the occupant and guests of the occupant.</p> <p>"Parking space, off-street" means an off-street enclosed or unenclosed impermeable surface area permanently reserved for the temporary storage of one automobile and connected with a street by an impermeable surface driveway which affords ingress and egress for automobiles.</p> <p>"Parking structure" means a partially or fully enclosed surfaced area, either underground or aboveground, permanently reserved for the temporary storage of one or more automobiles and connected with a street by a surfaced driveway that affords ingress and egress for automobiles.</p>
Work/Storage Sheds for noncommercial use or equipment	AU	AU	AU	AU								
Swimming pools	AU	AU	AU	AU	P	P	P		P	P		
Cabana, Children Play structures or Gazebo	AU	AU	AU	AU								
Stacked Parking	AU	AU	AU	AU	AU	AU	AU					<p>"Stacked parking" means the use of a mechanical system, such as a hydraulic lift or automated parking system, to move one or more vehicles in a manner which provides additional parking. The vehicle can be transported vertically (up or down) and horizontally (left and right) to a vacant parking space until the car is needed again.</p>
Family Child Day Care/Mini day Care	AU	AU	AU	AU	AU	AU	AU					<p>"Child Day Care" means a place which regularly provides childcare during part of the 24-hour day to six or fewer children. Such number shall be reduced by the number of permittee's own children and foster children under 12 years of age who are on the premises.</p> <p>"Family day care home" means a home which regularly provides childcare during part of the 24-hour day to six or fewer children. Such number shall be reduced by the number of permittee's own children and foster children under 12 years of age who are on the premises.</p> <p>"Mini day care center" means a center for the care of 12 or fewer children during part of the 24-hour day in a facility other than the family abode of the permittee, or a home for the care of from seven through 12 children in the family abode of the permittee. Such number shall be reduced by the number of permittee's own children or foster children under 12 years of age who are on the premises.</p>
Foster Home	P	P	P	P	P	P	P				defined but not listed	<p>"Foster home" means a home licensed and regulated by the state and classified by the state as a foster home, providing care and guidance for not more than three unrelated juveniles.</p>
Youth Home, Juvenile Home, Orphanage				C								<p>"Youth Home" means a State licensed dwelling that supports youth in transition between housing.</p>

Land Uses	RL-6	RL-10	RL-12	MF	GC	CC	TC	LI	REC	RP	Notes	Definition LMC 21.90
Adult Family Home	AU P					"Adult family home" means a residence <u>dwelling</u> licensed by the state of Washington where personal care, special care, room, and board are provided for more than one but not more than six adults who are not related by blood or a marriage to the person or persons providing the services, per Chapter 70.128 RCW.						
Group A Home Occupation	AU	AU	AU	AU								"Home occupation" means ... "Home occupation, Group A" means a home occupation that meets all of the home occupation minimum standards of Chapter 18.20 LMC, as amended, and has no nonresident worker. In addition, limited customers visit the business. Group A home occupation is not visible from outside the home. The business must be conducted in the home by a resident and have no impact on the surrounding neighbors. Examples of Group A home occupation include, but are not limited to: "desk and telephone" occupations, cottage crafts where mail services are used, and a consultant's office with infrequent customer and/or client visits (maximum of two per month).
Group B Home Occupation	AU	AU	AU	AU								"Home occupation, Group B" means a home occupation that meets all of the home occupation minimum standards of Chapter 18.20 LMC, as amended, and has a maximum of one nonresident worker. In addition, customers visit the business. Group B home occupation allows more flexibility, including the potential of impacting the neighbors; therefore, a full administrative review of applications is required. Examples of Group B home occupation include, but are not limited to: hairdressers, music teachers, and a consultant's office with customer and/or client visits (more frequent than two per month). Transient accommodations and/or lodging are not considered a home occupation and are prohibited within residential zones.
Bed and Breakfast	C	C	C	C								"Bed and breakfast" means an activity whereby the property owners allow visitors in their homes <u>or accessory dwelling units</u> , up to three rooms for compensation, for periods of 30 consecutive days or less, while at the property, owner lives on site, in the dwelling unit, throughout the visitors' stay.
Nursing home, Retirement home, rest home or convalescent Home; <u>congregate care facility</u>	C	C	C	C	C						Types of conditions may include size of structures within residential zones, location of parking, etc	"Nursing or convalescent home" means an establishment which provides full-time care for three or more chronically ill or infirm persons. Such care shall not include surgical, obstetrical or acute illness services. "Congregate care facility" or "retirement center" means a residential facility designed for and occupied by at least one person per unit who is able to live independently and without 24-hour supervision; and providing centralized services for the residents including meals, recreation, housekeeping, laundry and transportation.

Land Uses	RL - 6	RL - 10	RL - 12	MF	GC	CC	TC	LI	REC	RP	Notes	Definition LMC 21.90
Public/Semi-Public (specified use below)											Consider: Government Buildings; Utilities; Parks; Schools; Churches Other: Recycle Center; Hospital/Clinic; Wireless Telecommunications; Golf Courses;	
Park and Recreation												"Park and Recreation" means area designated for recreation, whether publicly or privately owned, which may include baseball, soccer, football, tennis courts, trails, play equipment, pools, etc.
Parks and public pools	P		P	P	€	€	€		P	P		
Outdoor recreation facility											Defined but not listed	"Outdoor recreation facility" means an area designed for active recreation, whether publicly or privately owned, including, but not limited to, baseball diamonds, soccer and football fields, golf courses, tennis courts and swimming pools.
Passive recreation											Defined but not listed	"Passive recreation" means recreational development generally associated with a low level of human activity and limited construction related impacts, which may include natural trails and similar uses.
Golf Courses (excluding miniature-golf, putting courses and driving ranges)	C	C	C						P	P		"Golf Course" means an area of land where 9 or 18 holes of golf is played. A golf course may, or may not, include putting course and driving range. A golf course does not include miniature golf which is defined as commercial amusement activity.
Place of Worship Churches, convents and monasteries	C	C	C						€		REC - PERMITTED WITH CONDITIONS	"Place of Worship" means a building or area designated for worship of a religion. These may include a church, convent, monastery, mosque, synagogue or temple.
Educational Facilities Institutions	C	C	C									"Educational institutions and facilities" means structures and uses that provide state mandated basic education, public and private institutions of learning offering educational instruction from kindergarten to grade 12 required by the Education Code of the state of Washington; certified by the Washington State Board of Education; and/or under the authority and/or oversight of the Washington State Office of Superintendent of Public Instruction (OSPI). Preschools and pre-kindergarten facilities (daycares) are not educational institutions and facilities for the purposes of this definition.
Educational Centers for advanced study and research in an academic field of learning	C	C	C		P	€	€	€	C	C	REC - PERMITTED WITH CONDITIONS	"Educational Centers" means structures and uses that provide educational services, including but not limited to, business, technical or trade education.
Business, Technical or Trade School					P	€	P	€			COMBINED Trade and/or Vocational School; includes colleges	"Business, technical or trade school" means a facility which offers post-secondary professional and training education.
Preschool Day nurseries and nursery schools	C	C	C		€							"Preschool," also known as nursery school, means an educational facility serving children before they begin attending elementary school or kindergarten.
Community Center, nonprofit	C	C	C		€				C		REC - PERMITTED WITH CONDITIONS	"Community Center" means a facility where members of a community may gather for cultural, recreational or social activities.

Land Uses	RL – 6	RL – 10	RL – 12	MF	GC	CC	TC	LI	REC	RP	Notes	Definition LMC 21.90
Public Libraries	€	€	€		€	€	€			€	Combine with public facility government buildings	
Public Facility Government Buildings- (STRUCTURE OR USE)	C	C	C		P	P	P	P	C	C	added museum	“Public facilities and utilities” means land or structures owned by or operated for the benefit of the public use and necessity, including but not limited to government or public buildings, including but not limited to, city hall, law enforcement and fire, post office, library, museum, public works facilities, and animal control. public facilities defined in RCW 36.70A.030, as amended. RCW – streets, roads, water, storm, sewer, parks and schools
Public/private facilities such as law enforcement and fire stations, corporate headquarters, regional headquarters and administrative offices or commercial, industrial, financial, governmental and charitable organizations, public animal control facilities and other similar non-commercial uses					€			P			GC – NOTE LIMITED USES	
Public Utility Structures (NOT DEFINED - CHANGE TO PUBLIC FACILITIES UTILITIES WHICH IS DEFINED)	C	C	C	C					C	C	COMMERCIAL ZONES DEFINE AS PUBLIC BUILDINGS, UTILITIES, SERVICE STRUCTURES OR INSTALLATIONS & GROUNDS	
Public Utility and municipal uses such as substations, fire stations, wastewater treatment facilities, water wells and/or treatment facilities and maintenance shops	C	C	C	C	C	C	C	P	C	C		“Public Utility” means structures and uses associated with utilities, including but not limited to, wastewater treatment, domestic wells, water treatment facilities, power stations.
Recycling Centers (collection and storage)								C				“Recycling Center” means a building or area maintained, operated, or used for storing, keeping, buying or selling of recyclable products, including newspaper, aluminum, plastic and glass.
Hospital/Clinic (MF – INCLUDE SANITORIUM)	€	€	€	€	C	C	C		C			“Hospital” means an establishment whose primary function is to provide sleeping and eating facilities to persons receiving medical or surgical care with nursing service on a continuous basis.
Sanitorium												“Sanitorium” means a facility for the treatment of chronic diseases or various nervous or mental disorders.
Clinic					P	P	P	P				“Clinic” means a building designed and used for the medical, dental and surgical diagnosis and treatment of outpatients under the care of doctors and nurses, having a central reception room for one or more doctors with one or more associated licensed personnel, and operating under a general management.

Land Uses	RL – 6	RL – 10	RL – 12	MF	GC	CC	TC	LI	REC	RP	Notes	Definition LMC 21.90
Public Museums and Art Galleries	C	C	C		C	C	C		C	C	REC – PERMITTED WITH CONDITIONS, PUBLIC AND PRIVATE IN COMMERCIAL ZONES	
Wireless Telecommunications Facilityies	C			C	C	C	C	C	C	C	exempt out wireless telecommunications used to support Public Facilities.	"Wireless telecommunications facility" means a facility for the transmission and reception of radio or microwave signals used for communication, cellular phones, personal communications services, enhanced specialized mobile radio or any other services licensed by the FCC, and unlicensed wireless services including but not limited to associated equipment shelter, support tower and antenna array.
Communications Facilities, including radio and television broadcasting stations								P				
Bus or Taxicab Stop	C	C	C	C	P	P	P	P				"Bus and/or taxi stop" means a bus and/or taxi transfer area or facility providing passenger access to routes and adjacent activities.
Development Options												
Temporary subdivision tract offices	C	C	C									
Manufactured Home Park	C	C	C								Consider Tiny Home Park	"Manufactured home park" means any tract of land that is divided into rental spaces under common ownership for the purpose of locating two or more manufactured homes for dwelling purposes.
Tiny Home Park	C	C	C									
Commercial District Mixed Use Incentives					P	P	P				Regulated LMC Chapter 18.35 but not permitted in any zone	
Condominiums (with Binding Site Plan)				P	P	P	P					"Condominium" means real property, portions of which are designated for separate ownership and the remainder of which is designated for common ownership solely by owners of those portions. Real property is not a condominium unless the undivided interests in the common elements are vested in unit owners, and unless a declaration and a survey map and plans have been recorded in accordance with Chapters 64.32 or 64.34 RCW. Condominiums are not confined to residential units, such as apartments, but also include offices and other types of space in commercial buildings.
Incubator Planned Site Development								P				LMC 18.45.020(21)
Commercial/Retail												
Adult Entertainment Facilities					P	P	P				Regulated LMC Chapter 18.54 - as permitted in Commercial zones when meeting specific criteria	

Land Uses	RL - 6	RL - 10	RL - 12	MF	GC	CC	TC	LI	REC	RP	Notes	Definition LMC 21.90
Drive in Resturant											Defined but not listed	"Drive in restaurant" or "refreshment stand" means any place or premises used for sale, dispensing, or serving food, refreshments, or beverages in automobiles, including those establishments where customers may serve themselves and may eat or drink the food, refreshments or beverages on the premises.
Club, Lodge or Fraternal Organization				C	P	P	P					
Day Care Center	C	C	C	C	CP	CP	CP					"Day care center" means a center for the care of 13 or more children during part of the 24-hour day.
Hotel or Motels					P	P	P				also defined "lodging unit" and "suite"	"Hotel" means a building or portion thereof designed or used for transient rental of more than five units for sleeping purposes. A central kitchen and dining room and accessory shops and services catering to the general public or for the operation of the hotel, such as laundry, can be provided. Not included are institutions housing persons under legal restraint or requiring medical attention or care. "Motel" means a building or group of buildings in which lodging is offered to transient guests for compensation and providing parking accommodations for automobiles adjacent to the lodging. This term includes tourist court, motor lodge, auto court, cabin court, motor inn and similar names.
Hostels					P	P	P				New Use which needs to consider parking and other standards	"Hostel" means a type of lodging where guests rent a bed (rather than a room or suite), unusually a bunk bed, in a dormitory with a shared lounge and bathrooms. A hostel may include a shared kitchen space. Hostels are intended to primarily serve backpackers and cycle tourist rather than vehicular travelers.
Automobile, boat, truck, trailer, or similar motor Vehicle sales, service, display, rental or storage					P		P	P			Sales and service often go together - discussion on 8/5/2020 was to not have repair in TC zone	
Battery Exchange stations/Rapid Charging Stations					P		P	P			Also see Battery charging station	"Battery exchange station" means a fully automated facility that will enable an electric vehicle with a swappable battery to enter a drive lane and exchange the depleted battery with a fully charged battery through a fully automated process, which meets or exceeds any standards, codes, and regulations set forth by Chapter 19.27 RCW and consistent with rules adopted under RCW 19.27.540.
Bakery					P	P	P					"Bakery" means a facility preparing baked goods for retail sales and offering baked goods including pies, doughnuts, cakes and breads for sale to the public.
Banks					P	P	P					"Banks, savings and loan and other financial institutions" means offices and service facilities for banks, savings and loans, credit unions or other financial institutions, including drive-through windows.

Land Uses	RL – 6	RL – 10	RL – 12	MF	GC	CC	TC	LI	REC	RP	Notes	Definition LMC 21.90
Barber/Beauty Shop					P	P	P				Combine with Personal Services	“Barber/beauty shop” means a facility offering haircuts, manicures and similar personal services.
Car Wash					P			P				“Car wash” means facilities for the washing of passenger cars and light trucks as either a principal use or accessory to fueling stations, convenience stores or similar permitted uses.
Eating and Drinking Establishment					P	P	P					“Eating and drinking establishment” means an establishment designed and constructed to serve food and beverages for consumption on the premises, in an automobile or for carry-out for off-premises consumption and which establishment may or may not have on-premises dining room or counter. Such establishment may include, but is not limited to: restaurant, coffee shop, cafeteria, short-order cafe, tavern, bar, lounge, sandwich stand, soda fountain, catering and all other eating or drinking establishments, as well as kitchens or other places in which food or drink is prepared for sale. Mobile lunch cart or other temporary mobile food vendors are excluded from this definition.
Mobile Food Vendor					P(1)		P	P	P		Consider adding, if not included in the “eating and drinking establishment” definition	<u>“Mobile food vendor” means a seller of foods from a mobile food preparation van, cart or other conveyance, whether upon the public streets, alleys or public property or on private property. “Mobile vendor” means a transient business selling or delivering food or goods in the city. (1) When accessed from the highway</u>
Catering					P	P	P				Consider Home Occupation	
Exercise Facilities					P	P	P					
Indoor Sports Events Arenas, Auditoriums and Exhibition Halls					P	P	P		P	P	Enclosed?	“Indoor Events sports arenas, auditoriums, and exhibition halls” means a building for indoor (open wall) sports, theater, concert hall, or other gathering public building, in which the audience sits, and/or building for gatherings or entertainment.
Incidental/Accessory Structures and Uses on the same site with, and necessary for, the operation of a permitted use					AU	AU	AU				Consider adding signs as a specific use?	
Laundry or Dry-Cleaning Establishment					P	P	P	P				“Laundry/dry cleaning” means a facility providing machines for the washing and drying of clothes and personal items. This definition does not include an industrial facility providing laundry, dry cleaning, linen supply, and uniforms on a regional basis.
Copy/Printing Establishment					P	P	P	P				“Copy and/or printing establishment” means a retail print service, including blueprinting, photostat copies, copier and other business support services.
Pharmacy/Drug Store					P	P	P					“Pharmacy/drug store” means an establishment where medicinal drugs are dispensed and sold.

Land Uses	RL – 6	RL – 10	RL – 12	MF	GC	CC	TC	LI	REC	RP	Notes	Definition LMC 21.90
Professional Offices (business and professional)					P	P	P	P				"Office, professional" or "office" means a building or separately defined space within a building occupied by doctors, dentists, accountants, attorneys, optometrists, architects, professional engineers and surveyors, licensed real estate brokers and persons engaged in similar occupations. The use of an office does not include on-premises sales or manufacture of goods.
Personal service											New definition from Wenatchee	"Personal service" means a variety of businesses engaged in providing services to individuals, generally involving the maintenance of the human body, or other services to one's person or household pets. Such businesses include, but are not limited to, barber and beauty shops, instruction/music studios, photographic studios, tanning parlors, massage practitioners, pet grooming, tutoring, instructional services and activities. This does not include medical offices, kennels, veterinary clinics, schools, or institutions of higher education means businesses engaged in providing care of the corporeal person or his apparel, not including health care.
Retail Food/Grocery Store					P	P	P					"Retail food/grocery store" means a retail establishment offering a wide variety of comestibles (edible/eatable), beverages and household supplies for sale.
Retail sales, rental or repair of nonmotorized recreation equipment					P	P	P					
Retail stores and services establishments					P	P	P					"Retail stores and service establishments" means an establishment where the majority of sales of goods or services (or of both) is for resale and is recognized as retail sales or services in the particular industry.
Theater					P	P	P					"Indoor sports arenas, auditoriums, and exhibition halls" means a building for indoor (open wall) sports, theater, concert hall, or other public building, in which the audience sits, and/or building for gatherings or entertainment.
Commercial Amusement Enterprise, Low Impact					C	C	C					"Commercial amusement enterprise, low impact" means a location where recreation activities take place. These activities can include but are not limited to stadium, arena, outdoor theater (amphitheaters or outdoor music events, theme parks, equestrian facilities, rodeos, circuses, skateboard parks, race tracks, go karts, ATV or motorcycle tracks, and sports stadiums or arenas), bowling alley, dance hall, skating rink, archery club, gun club, private tennis club, private swimming club, or similar athletic club, batting cages, BMX courses, paintball and golf driving ranges. If these activities are an appurtenant use to another commercial use and will occupy less than 25 percent of the floor area of a business, they will not be considered a commercial amusement enterprise and will not require a conditional use permit.

Land Uses	RL - 6	RL - 10	RL - 12	MF	GC	CC	TC	LI	REC	RP	Notes	Definition LMC 21.90
Commercial Amusement Enterprise, High Impact												"Commercial amusement enterprise, high impact" means recreational activities with the potential for excessive noise, traffic or other issues which impact surrounding uses. These activities can include, but are not limited to theme parks, equestrian facilities, rodeos, circuses, race tracks, coasters, and archery and gun clubs.
Commercial Entertainment Enterprise							C					"Commercial Entertainment" means a "commercial amusement enterprise, low impact," or a "family entertainment enterprise" which is an appurtenant use (25% of the floor area or less) of another type of business.
Family Entertainment Enterprise					C	C	P					"Family entertainment enterprise" means an indoor business location, on a smaller scale than a commercial amusement enterprise, where family-oriented recreation activities take place. These activities can include but are not limited to video games, indoor miniature golf, billiard tables, foosball tables, air hockey tables, table tennis, and darts. If these activities are an appurtenant use to another commercial use (i.e., video games in a pizza parlor) and will occupy less than 25 percent of the floor area of a business, they will not be considered a family entertainment enterprise and will not require a conditional use permit.
Food Bank					C	C	C					
Gasoline Service Station					C			C			SEPERATED FROM BULK GAS STORAGE	"Gasoline service station" means buildings and premises where gasoline, oil, grease, batteries, tires and automobile accessories may be supplied and dispensed at retail and not to include a repair garage or body shop.
Garage, parking or commercial											defined but not listed	"Garage, parking or commercial" means a building used for storage, repair or servicing of motor vehicles as a commercial use.
Parking Structure											defined but not listed	"Parking Structure" means a partially or fully enclosed surfaced area, either underground or aboveground, permanently reserved for the temporary storage of one or more automobiles and connected with a street by a surfaced driveway that affords ingress and egress for automobiles.
Underground parking				P	P	P	P				Regulated in LMC 14.12.180.A but not listed Consider updating regulations to encourage underground parking development options	
Parking Facilities (structures and lots)					C	C	C	P			COMBINED WITH Parking lots, commercial or public	"Parking facility" or "parking lot" means an area permanently reserved for the temporary storage of one or more automobiles and connected with a street by a surfaced driveway that affords ingress and egress for automobiles.

Land Uses	RL - 6	RL - 10	RL - 12	MF	GC	CC	TC	LI	REC	RP	Notes	Definition LMC 21.90
Rapid Charging Stations						C					also defined are slow charging	"Rapid charging station" means an industrial grade electrical outlet that allows for faster recharging of electric vehicle batteries through higher power levels and that meets or exceeds any standards, codes, and regulations set forth by Chapter 19.28 RCW and consistent with rules adopted under RCW 19.27.540. A rapid charging station typically operates on a 60-amp or higher dedicated breaker on a 480-volt or higher three-phase circuit with special grounding equipment.
Pet Care Centers					C	C	C					"Pet care center" means an indoor kennel which provides boarding and grooming services.
Private Clubs and Lodges					C		C					?see commercial amusement enterprise
Recreational Vehicle Parks					C		C		C		COMBINED WITH CAMPGROUND - WILL REQUIRE CODE REVIEW	"Recreational vehicle park" means a tract of land under single ownership or control upon which two or more recreational vehicle sites are located, established or maintained for occupancy by the general public as temporary living quarters for recreation or vacation purposes.
Veterinarian/Animal Hospital					C			P				
Animal Boarding Facilities/Kennels								P			VET WITH BOARDING/KENNEL	"Kennel" means a structure or lot on which four or more domestic animals at least four months of age are kept.
Industrial (specified use below)											Consider: Manufacturing; Wholesale; Repair; Production (winery and coffee roasting); Storage; Construction Yard; Aviation; Hazardous Material Facilities	
Upholstery Shop					P							"Upholstery shop" means a retail service for the upholstery and re-upholstery of furniture.
Cabinet or Glass Shop					C							
Electric, Plumbing or Heating shop					C							
Micro Brewery, Distillery or Winery					C	C	C					
Coffee Roasting					C	C	C					
Storage Facilities, including mini- and self-storage								P			SIMPLIFIED TITLE	
Construction Yards								P				
Heliports and Aviation Activities								C				
Bulk Fuel Storage								C			SERPERATED FROM GAS STATION	
Scientific and Agricultural Research, Testing and Experimental Development Laboratories								C				
Processing and Packaging food, drugs, pharmaceuticals, perfumes and cosmetics								P				

Land Uses	RL – 6	RL – 10	RL – 12	MF	GC	CC	TC	LI	REC	RP	Notes	Definition LMC 21.90
High tech industry, computer assembly and similar type uses								P				
Repair services for electronics or appliances								P				"Repair" means any change that is not construction, addition, demolition, moving, or alteration.
Wholesale trade establishments and storage of durable and nondurable goods including automobile parts and supplies, tires and tubes, furniture and home furnishing, lumber, manufactured homes, recreational vehicles, boats and campers and construction materials								P				
Light manufacturing, assembly, processing, packaging, treatment or fabrication of wood, glass, metal, food, furniture, fixtures, computers, scientific materials, lumber, clothing, or textile goods, products and machinery								P				
Agricultural Uses – sorting, packing, storage, processing, refrigeration and shipping of agricultural products, feed stores, nursery/greenhouse or other similar uses								C			There are no resource lands within the City. Remove because it is addressed under manufacturing or warehousing	"Existing and ongoing agricultural activities" means those activities conducted on lands defined in RCW 84.34.020(2), and those activities involved in the production of crops and livestock, including but not limited to operation, maintenance and conservation measures of farm and stock ponds or drainage ditches, irrigation systems, changes between agricultural activities, and normal operation, maintenance or repair of existing serviceable structures, facilities or improved areas. Activities which bring an area into agricultural use are not part of an ongoing activity. An operation ceases to be ongoing when the area in which it was conducted is proposed for conversion to a nonagricultural use or has lain idle for a period of longer than five years, unless the idle land is registered in a federal or state soils conservation program. Forest practices are not included in this definition.
Breaking of bulk and redistribution of smaller lots, including packaging, repackaging, or bottling products, such as liquors or chemicals								P				

Land Uses	RL - 6	RL - 10	RL - 12	MF	GC	CC	TC	LI	REC	RP	Notes	Definition LMC 21.90
Warehousing establishments								P			need to define - (wenatchee) "Warehouse" means a building or portion thereof primarily used for storage and/or distribution of products, equipment, materials or commodities that are not available for retail sale on the premises.	
Truck and freight terminals, warehousing and storage, parcel delivery service, packaging and crating								P				
Vehicle (including recreational vehicles), tractor, car, truck, boat, manufactured home and implement sales, repair, service maintenance and rental, including paint, powder coating and body work								P				
Auto/Vehicle towing, including secured storage of vehicles								P				
Auto Repair (not body shop)					C							
Manufacturing, Assembly, Fabricating, Processing, Packing, Repairing or Storage of goods which have not been declared a nuisance						C	C	C			CG- DEFINED DIFFERENTLY	"Light industry" means industrial uses which are consumer-oriented industry. Such products are produced for end users (and storage) rather than as intermediates for use by other industries. Light industry facilities have less environmental impact than those associated with heavy industry, and may be near residential areas. It is the production of small consumer goods. Examples of light industries include the manufacturing of clothes, shoes, furniture, consumer electronics and home appliances. Conversely, ship building would fall under heavy industry.
Cryptocurrency Mining								P				"Cryptocurrency mining" means the operation of specialized computer equipment for the primary purpose of mining one or more blockchain-based cryptocurrencies such as Bitcoin. This activity typically involves the solving of algorithms as part of the development and maintenance of a blockchain which is a type of distributed ledger maintained on a peer-to-peer network. Typical physical characteristics of cryptocurrency mining include specialized computer hardware; high density load (HDL) electricity use; a high energy use intensity (EUI) where the operating square footage as determined by the utility is above 250kWh/ft2/year and with a high load factor in addition to the use of equipment to cool the hardware and operating space. For the purposes of the associated regulations, cryptocurrency mining does not include the exchange of cryptocurrency or any other type of virtual currency nor does it encompass the use, creation, or maintenance of all types of peer-to-peer distributed ledgers.

Land Uses	RL - 6	RL - 10	RL - 12	MF	GC	CC	TC	LI	REC	RP	Notes	Definition LMC 21.90
Junk/Wrecking Yards												
Feed Lots, Rendering or Meat Packing Plants												
Landfills											Review Essential Public Facilities RCW 36.70A.200	
Hazardous Water facilities											defined but not listed	Hazardous waste facilities, off-site means hazardous waster treatment and storage facilities that treat and store waste from generators on properties other than those on which the facilities are located. Also see, on-site, storage, treatment, etc
											consider Special Use Permits?	
											consider livestock	