



City of Leavenworth
Joint Planning Commission Meeting with the City Council
May 16, 2018 (Wednesday)
7:00 PM
City Hall – Council Chambers

MINUTES

Larry Hayes called the City of Leavenworth Planning Commission Meeting to order at 7:00 PM.

Roll Call:

Planning Commission Present: Chairman Larry Hayes, Scott Bradshaw, Pete Olson, Andy Lane, Anne Hessburg, and Chuck Reppas.

Staff Present: Development Services Manager Nathan Pate.

Approval of Minutes: April 4, 2018

Planning Commissioner Andy Lane noted minor typographical errors in the April 4, 2018 minutes.

Planning Commissioner Anne Hessburg motioned to approve the April 4, 2018 minutes as amended. The motion was seconded by Planning Commissioner Andy Lane and passed unanimously.

1. PC selected Sample Codes regarding Incentives for Affordable Housing

Development Services Manager Nathan Pate began by addressing the discussion from the previous meeting, noting that the group studied the code language from the Cities of Bellingham and Marysville regarding incentives for affordable housing. He said that the group has identified their definition of what “Affordable Housing” or “Workforce Housing” looks like and went on to address the incentive matrix. Discussion ensued regarding incentives that will encourage as many people as possible to build homes that are affordable. Commissioners went on to discuss the density incentive/bonus that a developer will receive when constructing affordable housing, dedicating public facilities, improve dedicated public facilities and/or trails, dedicate open space, create storm drainage facilities, perimeter buffers, pedestrian connections, and enhance critical area buffers. There was a brief discussion of the noticing process and the use of a full administrative review for the permitting process; subdivisions will still go through the Hearing

Examiner. Commissioners reiterated that the code language needs to be clear that the incentives are something that the developer may pick and choose and that all incentives are not required on a project. There was discussion of the parking requirement, after much discussion, Commissioners chose to defer to the Leavenworth parking standards.

2. Upcoming Meetings (agenda items to be determined)

Development Services Manager Nathan Pate asked that the Planning Commissioners take the zoning maps provided and mark them to identify areas that they believe to be a good fit for affordable housing, focusing on inside the city limits, and areas for RL-3 zoning. He asked that they also review the code language from other cities regarding zero setback provisions; Manager Pate provided handouts. These items will be discussed at the next Planning Commission.

Meeting adjourned at 8:27 PM

Respectfully Submitted,

Sue Cragun
Executive Assistant
City of Leavenworth