



City of Leavenworth
Planning Commission Meeting
October 3, 2018 (Wednesday)
7:00 PM
City Hall – Council Chambers

MINUTES

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

Roll Call:

Planning Commission Present: Anne Hessburg, Andy Lane, Chuck Reppas, and Joel Martinez.

Staff Present: Development Services Consultant Charity Duffy

Larry Hayes, Pete Olson, and Scott Bradshaw were not in attendance.

Approval of the August 22, 2018 and September 5, 2018 Planning Commission Minutes

Commissioner Andy Lane motioned to approve the August 22, 2018 Planning Commission minutes. The motion was seconded by Commissioner Chuck Reppas and passed unanimously.

Commissioner Andy Lane motioned to approve the September 5, 2018 Planning Commission minutes. The motion was seconded by Commissioner Joel Martinez and passed unanimously.

1. Public Hearing: LMC Chapter 18.26 Residential Density Incentives (Affordable / Workforce Housing)

Development Services Consultant Charity Duffy began with a staff report and noted that Commissioners may continue to make changes to Chapter 18.26 prior to recommending the final amended chapter to the Council. Commissioners shared their findings in regard to scrivener's errors, grammar, and consistency throughout the document. Changes were also noted to the definitions in Chapter 21.90.

Commissioner Hessburg opened the public hearing on LMC Chapter 18.26 Residential Density Incentives and asked if there were any comments from the public.

Craig Hess, 125 Pine Street, Leavenworth; Mr. Hess asked for a brief synopsis of the public hearing topic, as he has not been in attendance at the meetings where the discussions have taken place. Commissioner Hessburg explained that as a part of the Planning Commission 2018 Docket, the Council has asked the Commission to focus on creating new code and incentives for developing workforce housing and affordable housing within the city limits. Commissioner Lane briefly addressed the incentives that are included within the new code.

Jordan McDevitt, 11143 North Road, Leavenworth; Mr. McDevitt thanked the Commission for their efforts in creating additional density opportunities in the City. He addressed his property, which is located in a “critical area,” and stated that although the new incentives are helpful, his situation would need more flexibility. There was a brief discussion of how the incentives would benefit Mr. McDevitt’s personal situation with regard to his property. He noted clarifications that pertain to the application materials.

Craig Hess, 125 Pine Street, Leavenworth; Mr. Hess asked what areas of town the Commissioners considered useful for the incentives while drafting the incentives. It was noted that there were no specific areas in mind, although the goal is to make it functional for virtually all undeveloped land / large lots within the city limits. Mr. Hess questioned similar incentives that the Planning Commission was working on in 2016. It was stated that these particular incentives were recommendations from the Housing Affordability Task Force; the City Council placed items on the 2018 Docket to address affordable and workforce housing.

Sharon Waters, 336 Birch Street, Leavenworth: Ms. Waters asked for clarification regarding which incentives were allowable in the various zoning districts throughout the City. Commissioners addressed the various zoning districts and what is currently permitted in order to clarify her concerns.

Jordan McDevitt, 11143 North Road, Leavenworth; Mr. McDevitt asked for clarification regarding the affordable unit incentive going with the land, in perpetuity. Commissioners noted that it was derived from Mr. McDevitt’s previous comments on the subject of incentives to builders, that there would be no expiration date, that the unit/land will always be affordable. There was a brief discussion of rounding down the bonus units.

Commissioners discussed the comments amongst themselves and suggested to incorporate comments from the public hearing into the final draft and proceed with another public hearing in November.

Commissioner Hessburg asked if there were any more comments from the public.

Commissioner Andy Lane motioned to continue the deliberation on the amendments to the Leavenworth Municipal Code by adding Chapter 18.26 so that the Commission can further address comments and questions from the public hearing to the November 7, 2018 Planning Commission meeting. The motion was seconded by Commissioner Chuck Reppas and passed unanimously.

2. Public Hearing: LMC Chapter 18.20.040 (New) Zero-lot Line Developments

Development Services Consultant Charity Duffy addressed the three (3) AutoCAD figures that display different configurations of zero lot line developments. She noted that the figures are being reprinted in order to be more legible. Commissioners discussed the code being applied to all residential zoning districts and would like to see a new chapter, rather than including the current language into each chapter that has a residential zone in it.

Commissioner Hessburg opened the public hearing on LMC Chapter 18.20.040 Zero-lot Line Developments and asked if there were any comments from the public.

Jordan McDevitt, 11143 North Road, Leavenworth; Mr. McDevitt asked for clarification regarding lot sizes; his questions were answered by Commissioners. There was a brief discussion of Row Housing and it was noted that Row Housing isn't on the current docket, but may be added in 2019.

Commissioners briefly discussed the figures with the different zero-lot line configurations and shared their thoughts on each.

Commissioner Hessburg asked if there were any more questions from the public.

There was a brief discussion of lot sizes, adding more 3,000 SF lots in order to bring the historic 3,000 SF lots into compliance, adding 2,000 SF lots, and removing the minimum lot size from zero-lot line developments. Commissioners discussed the public comments and suggested to incorporate comments from the public hearing into the final draft and proceed with another public hearing in November.

Commissioner Andy Lane motioned to continue the deliberation of the zero-lot line amendments to include the revisions, specifically eliminating the 3,000 SF minimum lot size and to create a separate chapter for the zero-lot line standards, and also to revise the yard section of each of the residential zone chapters in the code to the November 7, 2018 Planning Commission meeting. The motion was seconded by Commissioner Chuck Reppas and passed unanimously.

3. Upcoming Meetings (agenda items to be determined.)

Development Services Consultant Charity Duffy will provide SEPA threshold determination prior to the November 7, 2018 meeting.

Meeting adjourned at 8:31 PM

Respectfully Submitted,

Sue Cragun
Executive Assistant
City of Leavenworth