



Planning Commission Meeting Minutes

City Hall Council Chambers
700 Highway 2, Leavenworth, WA

Wednesday, November 7, 2018 at 7:00 PM

OPEN OF THE MEETING: Larry Hayes called the meeting to order at 7:00 PM.

ROLL CALL: Chairman Larry Hayes, Pete Olson, Anne Hessburg, Andy Lane, Chuck Reppas, Scott Bradshaw, and Joel Martinez

Staff Present: Lilith Vespier, Development Services Manager; Charity Duffy, Consultant
Council Member Present: Sharon Waters
Public Present: Jordan McDevitt, and Brad Huffman

Approval of the October 3, 2018 Planning Commission Minutes: Commissioner Anne Hessburg motioned to approve; seconded by Commissioner Andy Lane; and, passed unanimously.

Request to revise the agenda was made by Anne Hessburg. Chair agreed to have discussion prior to determination of continued hearing.

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

Ms. Charity Duffy noted that she was asked to update the City Council on the progress of the Planning Commission at a recent Study Session meeting. She came back from that meeting with a list of questions from the Mayor and Council regarding some specifics about the density incentives, workforce housing, income levels, etc. She relayed those questions to the Planning Commission; discussions included the definition of workforce housing, targeting income levels, working with the local Housing Authority, evidencing compliance, penalties for non-compliance, and the lack of visuals for others to preview prior to inception. Commissioners agreed to provide literature, which better explains the use of residential density incentives.

Motion: Commissioner Andy Lane motioned to close the hearing without recommendation to the Council; seconded by Commissioner Anne Hessburg; and, passed unanimously.

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

Commissioners began the discussion by addressing zoning and subdivisions; all agreed that the intention is to work with available lots in their current zoning districts, not allowing smaller lots to be subdivided; therefore, changing the zoning district.

Commissioners went on to discuss the questions asked by the Council regarding lot sizes, available visuals, and maintaining the neighborhood character.

Mr. Brad Huffman addressed the Commission and provided a brief background of his work with different types of developments around Washington and his contribution on the Mayor's Housing Affordability Task Force. He noted that the zero-lot line development would not help his current situation, as he currently owns a 50-ft lot on Whitman Street, which cannot be subdivided. Mr. Huffman and the Commissioners briefly addressed different scenarios with regard to building on his lot, building for sale one \$600K home versus two \$300K homes, and condominium like housing.

Commissioners discussed the underlying zoning, whether or not there is enough of a benefit to create density, and ensuring transparency with clear and concise code language.

Motion: Commissioner Andy Lane motioned to continue the public hearing to the December 5, 2018 Planning Commission meeting at 7:00 PM; seconded by Commissioner Anne Hessburg; 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.

Development Services Manager Lilith Vespier noted that a Joint Meeting with the City Council and Planning Commission is tentatively scheduled for January 22, 2019 to review the 2019 Docket. There was general consensus that the date would work for the Planning Commission members.

Meeting adjourned at 8:48 PM

(Transcript Available Upon Request)

Respectfully Submitted,

Sue Cragun
Executive Assistant
City of Leavenworth