



Planning Commission Meeting Minutes

City Hall Council Chambers
700 Highway 2, Leavenworth, WA

Wednesday, December 4, 2019 at 7:00 PM

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

ROLL CALL: Pete Olson, Anne Hessburg, Steven Booher, Andy Lane, and Larry Hayes. Scott Bradshaw and Chuck Reppas were not in attendance.

Review and approval of November 6, 2019 Planning Commission Minutes

Commissioner Anne Hessburg motioned to approve the November 6, 2019 Planning Commission Minutes. The motion was seconded by Commissioner Pete Olson and passed unanimously.

Thank you to Anne Hessburg for 10 years of service on the Planning Commission

Mayor Cheryl K. Farivar presented Planning Commissioner Anne Hessburg with a plaque; In recognition and sincere appreciation for your dedication and service to the City of Leavenworth's Planning commission 2010-2019.

Missing Middle (continued 10/16/2019 11/6/2019 discussion)

- a. Options for Public Meeting:** Development Services Manager Lilith Vespier addressed three topics for a public meeting; missing middle options, such as triplex and fourplex units and bungalow courtyards within the residential zone, expansion of the multifamily zone as an option, and changing the zoning standards. She addressed the change in zoning standards to include changing RL6 into RL3, 3,000 square foot lots, and adjusting the other lot sizes. She suggested the use of storyboards and to have the public provide feedback. There was discussion of using materials and input from the Cities of Olympia and Portland, as they have implemented similar infill projects. The goal is to receive direction from the public and answer questions early in the process. There was discussion of including alley access as one of the topics for the public to weigh in on; alley access is necessary when addressing access for accessory dwelling units. On a final note, the group agreed to hold off on addressing the expansion of the multifamily zone until a later date.

2020 Draft Docket

Ms. Vespier provided the 2020 Draft Docket, as a handout and displayed the on the overhead, for the Commissioners and attendees to review. She noted that the items are not prioritized, although the top items are either mandated by State law or grant funding is in place; these include the Shoreline Master Plan as mandated by the State and the Housing Study as grant funded. There was discussion of the Transportation Element being updated and addressing peak traffic at that time,

which was determined by the City Council to be a City sponsored amendment. Ms. Vespier then detailed the list of Comprehensive Plan amendments and various code items on the Docket. Commissioner Hessburg asked that the Planning Commission provide a recommendation for prioritizing the Docket to the City Council at the next meeting. There was general agreement and staff was asked to place that on the next agenda.

Open Discussion Items, at the Chair's discretion

None.

Adjournment

Meeting adjourned at 8:39 PM

(Meeting recording available on request)

Respectfully Submitted,

Sue Z. Cragun
Executive Assistant
City of Leavenworth