



City of Leavenworth
Planning Commission Meeting Minutes
December 5, 2018, 7:00 PM
700 Highway 2, Leavenworth, WA

OPEN OF THE MEETING: Larry Hayes called the meeting to order at 7:03 PM.

ROLL CALL: Chair Larry Hayes, Pete Olson, Anne Hessburg, Andy Lane, Chuck Reppas, Scott Bradshaw present; Joel Martinez absent.

Staff Present: Lilith Vespier, Development Services Manager; Charity Duffy, Consultant

Public Present: Jordon McDevitt

Approval of the November 7, 2018 Planning Commission Minutes: Commissioner Anne Hessburg motioned to approve; seconded by Commissioner Chuck Reppas; and, passed unanimously.

1. PUBLIC HEARING: LMC Chapter 18.20.040 (moved to LMC 18.24.090) Zero-lot Line Developments

Chairman Hayes opened the public hearing.

Development Services Manager Lilith Vespier began by addressing minor changes regarding the addition of a front porch protruding into the front yard and building articulation. There was discussion regarding the different lot sizes throughout the residential zones and how those concepts will be applied regarding zero-lot line development. There was discussion of Planned Developments versus Subdivisions regarding lot sizes, zoning concerns, density, setbacks, and buffers. Commissioners shared positive thoughts regarding front porches and articulation standards. There was a brief discussion of the numbers of changes that have been made to the zero-lot line development chapter and it was suggested that the Planning Commission hold one additional public hearing in order for the public to review all of the changes on the topic.

Chairman Hayes asked if there were any comments from the public.

Jordan McDevitt, 11143 North Road #4, Leavenworth; Mr. McDevitt provided a handout to the Planning Commission and staff showing pictures of various duplexes and attached multi-family units from his recent travels to small tourist towns similar to Leavenworth. There were discussions about shared lot lines, various configurations of shared lot lines, and garages and ADU's sharing the lot line. Mr. McDevitt asked questions regarding his personal development; Commissioners and staff provided clarification.

Motion: To close the public hearing, 8:03 pm by Commissioner Andy Lane motioned; seconded by Commissioner Pete Olson; and, passed unanimously.

Motion: No recommendation on the zero-lot line modifications at this time, by Commissioner Andy Lane motioned; seconded by Commissioner Anne Hessburg; and, passed unanimously.

Motion: To wait for the revised code amendment and hold a public hearing on the new proposal, by Commissioner Andy Lane motioned; seconded by Commissioner Anne Hessburg; and, passed unanimously.

2. UPCOMING MEETINGS

The Planning Commission agreed to change the January meeting date to the 9th. It will include a hearing on Comprehensive Plan Map Amendments and may include a hearing on zero-lot line.

Staff handed out a copy of the draft 2019 Docket and reviewed each item. Comments included the desire to revise alley access for Bed and Breakfasts.

The next meeting should include a review of residential density incentives, which staff may recommend be part of the Planned Development District.

3. OPEN DISCUSSION ITEMS

General discussion regarding the format of Meeting Minutes. Staff stated that the Planning Commission meetings are transcribed and that only an outline of the meeting is required. Staff asked if the current form is adequate or if they would be okay with a shorter outline of the meeting if there were an option for people to request the transcript. The Planning Commission agreed that the current format was helpful and they would like to see it continue.

No other items were discussed. Staff provided a handout summary of the Housing Committee meeting which documented housing costs for various income levels.

Meeting adjourned at 8:29 PM

Respectfully Submitted,

Sue Cragun
Executive Assistant
City of Leavenworth