

Planning Commission Docket

2019 Cycle of Amendments

Section One – 2019 projects

The City Council has determined that all Mandated items and items under review with the Planning Commission be listed as priority 2019 projects. These include:

1. Transportation Element

Update of the 20-year Transportation Improvement Plan (TIP) to match proposed project and funding sources. This amendment will update the “Transportation Improvement Project List” which summarizes the list of transportation improvement projects and cost estimates.

Code Amendments

2. Bitcoin

Ordinance 1561 regarding emergency interim regulations for Bitcoin/Cryptocurrency regulations will expire March 27, 2019 if not extended by the City as provided in state law. Staff will continue working with the Chelan PUD and other Chelan County jurisdictions to review potential regulations.

3. Review of Development Regulations for consistency with the updated Comprehensive Plan

GMA requires periodic review of the Comprehensive Plan and Development Regulations. The City is required to complete this review by June 30, 2019.

4. Review of Critical Area Regulations per GMA

The State mandates that all jurisdictions update critical area regulations to address changes in State law. The City was originally required to complete these updates by June 30, 2017 however, as a slow-growing city, the deadline was extended to June 30, 2019.

5. Define “Affordable Housing” or Near-Market Housing

The Housing Affordability Task Force recommendations include defining affordable housing and workforce housing. Housing related discussions are based on the Burke Housing Assessment which reflects Leavenworth’s needs and desires, distinct from that of the Federal or State standards and definitions or programs.

- “Near-Market Housing” may be targeted more generally at certain income levels regardless of type of employment, with definitions ranging from 80% to 180% of Area Median Income (AMI).

6. Housing Incentives – PUD regulations and new Chapter 18.26

- Review standards and criteria to allow for innovations for a Planned Development (PD), including reduce or remove the 5-acre minimum. Consider no size limits.
- No conversion of accessory structure or garage to Accessory Dwelling Unit (must be permitted first)
- Dimensional standards may be reduced or there may be standards modified for a flexible development option.

Planning Commission Docket 2019 Cycle of Amendments

- If using “affordable housing” for PD or other areas to demonstrate a public benefit, the criteria, definition and/ or standard will need to reflect Leavenworth’s interests.
 - Residential Density Incentives (new code Chapter 18.26)
- Allow density bonus
- Define “public good” to include affordable housing

7. LMC - Creation of Code to allow a zero-lot line building

The term Zero Lot Line refers to the placement of a home on the lot line (property line) so that one wall of the structure is shared.

8. Public Requests (placeholder)

The public was invited to submit recommendations for amendment to the Comprehensive Plan before December 31, 2018. As of today, no public requests have been received. Additionally, within the Urban Growth Area, Chelan County may forward any map amendment requests in March for processing through the City amendment process. At this time, no requests are anticipated. Secondary work - **Update of Comprehensive Plan and Zoning Map Review spot and split zoning boundaries.**

Section Two – secondary 2019 projects

The following items may be taken up by the Planning Commission as time permits during the 2019 cycle.

Item #15 Residential Parking and Access Requirements (Housing Task Force Recommendation). Combine with **Update of Title 18 – Bed and Breakfast Discuss parking and use of alley ways as access.**

Item #14 Review of lot standards, width, setbacks, density (Housing Task Force Recommendation)

Item #3 Review of Peak Traffic (Friends of Leavenworth- private application) – required fees \$1,100 plus \$50 per hour (with \$550 credit towards the hourly rate), per fee schedule Resolution 19-2018

Item #2 Review of map boundaries for the Multifamily District (Housing Task Force Recommendation) Identify potential areas for expansion of the multi-family district - This would be a Comprehensive Plan Land Use Designation map update and a Zoning Map update. Multi-family districts typically are considered for the development of apartments at high density which are not necessarily second homes, are efficient use of space, are efficient use of infrastructure and services, and allow for housing that may support the folks that work in the City. The benefits continue with the understanding of change or impacts.

Planning Commission Docket 2019 Cycle of Amendments

Section Three – future review items

The following items are not prioritized by the Council but may be considered as time permits to fill processing gaps and workloads.

- a. Update of Title 14 – Signs Request to Administratively review and approve signs which meet the approved design review parameters. Sign permit requests deviating from the approved standards and/or require additional compliance interpretation would continue to be processed through the Design Review Board.
- b. Stormwater/Wetland Address new stormwater and wetland plans in code.
- c. Stacked Parking options Request to address in code stacked parking, where cars are mechanically elevated to provide additional parking spaces.
- d. Design Review Board Request to update LCM 14.08 to clarify the use of vinyl, umbrellas, temporary structures, awnings, flags and logos. Other clarifications may be identified through the review process.
- e. Wireless Communication Facilities LMC 18.74 Review potential impacts of small cell facilities; specifically, new forms and placement of antennae such as 5G antennae.
- f. Parking Requirements for the Commercial Zones Request to review and consider requiring parking within the commercial zones.
- g. Coordinate Capital Facilities Plan - Request to coordinate the City’s Water System Plan with the Capital Facilities element, including review of project costs and funding and consistency with the Utility Element. Additionally, the DOH request consideration of protection standards for critical aquifer recharge areas.
- h. Consider the inclusion of triplex / 4-plex within differing zones - recommended by the Housing Affordability Task Force Triplex / 4-plexes are traditionally considered multi-family structures which may look and function closer to a duplex or large SFR with design standards.
- i. Update of Title 15 – Addressing Consider new code language for street address numbers for residential structures.
- j. Fire Regulations – Fire District Three has requested that the International Fire Code requirements be reviewed, including but not limited to, addressing, street widths, fire lane signage, turning radiuses, fire department connections, etc.
- k. Review Development Regulations and Prioritize – Review development standards with Public Works. Consider design standard profiles for road/sidewalk construction.
- l. Review of Water/Sewer Code Review – Pending discussion with Public Works
- m. Review of City Planning projects – Optional – the Planning Commission may host public hearing(s) for the future Public Works Facility Master Plan, the Park Plaza Planning, etc.
- n. Transportation Element – Consider including parking study recommendations & “bank” parking, etc