



City of Leavenworth
Planning Commission Meeting Minutes
January 9, 2019, 7:00 PM
700 Highway 2, Leavenworth, WA

OPEN OF THE MEETING: The meeting was called to order at 7:05 PM.

ROLL CALL: Pete Olson, Anne Hessburg, Andy Lane, Chuck Reppas, Scott Bradshaw present.

Staff Present: Lilith Vespier, Development Services Manager

Public Present: Jordon McDevitt

Chairman Larry Hayes was absent from the meeting.

Approval of the December 5, 2018 Planning Commission Minutes: Commissioner Bradshaw motioned to approve; seconded by Commissioner Lane; and, passed unanimously.

1. Public Hearing Comprehensive Plan Map Amendments

Commissioner Reppas opened the public hearing at 7:06 PM.

Development Services Manager Lilith Vespier provided a staff report.

Commissioner Reppas asked if there was anyone from the public who would like to provide comment; there were no public comments.

Commissioner Lane motioned to approve with the staff recommendations from the staff report; seconded by Commissioner Hessburg; and, passed unanimously.

Commissioner Reppas closed the public hearing at 7:10 PM.

2. Public Hearing Zero Lot Line Code

Commissioner Reppas opened the public hearing at 7:11 PM.

Development Services Manager Lilith Vespier provided a staff report.

Commissioner Reppas asked if there was anyone from the public who would like to provide comment.

Jordan McDevitt, 11143 North Road, Leavenworth; Mr. McDevitt stated that his comments are primarily related to his personal property. He shared his thoughts regarding the drawbacks of zero-lot-line construction as it is currently written. He would like to see the footprint of the dwelling expanded so that you can have more people living on the same square footage of land in the City. He doesn't feel that any density will be gained.

Commissioner Reppas asked if there were any additional comments from the public; hearing none he closed the public hearing at 7:25 PM.

Planning Commissioners continued the discussion regarding lot coverage, setbacks, hard surfaces and stormwater requirements, and administrative approvals.

Commissioner Hessburg motioned to approve the zero-lot-line development as presented within the staff report with the addition to increase lot coverage to 40 percent; seconded by Commissioner Reppas; and, passed unanimously.

3. Workshop Residential Flexibility Code

There was a brief discussion of the definition of "affordable housing." It was stated that Commissioners opted to use the States definition, which is 30 percent of the household income and people making 30 percent of the AMI. Manager Vespier noted that the Council recently suggested using the term "near market housing" and define that as 80 – 150 percent of the AMI. She said that it seems that the focus will now be on "near market housing." She added that there are options for affordable housing under state law that they could incorporate into their regulations. There was a brief discussion of affordable housing / subsidized programs and how they work at various income levels. Manager Vespier noted that the Commissions primary focus is the "near market housing" or "workforce housing."

Manager Vespier noted that the review of housing incentives should start with knowing which benefits the City can truly implement, and where and how they might fit in existing code. After a discussion, it was determined that Commissioners would review the incentives and discuss at the next meeting.

Manager Vespier began the review of changes to the Planned Development code based on the recommendations of the Housing Affordability Task Force; removal of the five acre minimum, allowing a density bonus, define public good to include affordable housing, Leavenworth's definition of affordable housing, and no conversion of an accessory structure or garage to an accessory dwelling unit. The discussion also included other planned development regulations, various configurations of lot sizes, character of the neighborhood, reduced lot sizes for affordable units, parking requirements, the addition of accessory dwelling units, and road standards. There was a brief discussion regarding duplexes and multifamily dwelling units using zero-lot-line standards.

4. Upcoming Meetings

January 22, 2019 - Joint Workshop with City Council – materials will be handed out

February 6, 2019 – Planning Commission Meeting

5. Open Discussion Items at the Chairman’s Discretion

None.

Meeting adjourned at 9:15 PM

(Transcript Available Upon Request)

Respectfully Submitted,

Sue Cragun
Executive Assistant
City of Leavenworth