



City of Leavenworth
Joint Planning Commission Meeting with the City Council
June 6, 2018 (Wednesday)
7:00 PM
City Hall – Council Chambers

MINUTES

Larry Hayes called the City of Leavenworth Joint Planning Commission Meeting with the City Council to order at 7:00 PM.

Planning Commission Present: Chairman Larry Hayes, Andy Lane, Pete Olson, Scott Bradshaw, Anne Hessburg, Chuck Reppas, and Joel Martinez.

Mayor and Council Present: Mayor Cheryl K. Farivar, Mia Bretz, Clint Strand, Jason Lundgren, Carolyn Wilson, Elmer Larsen, and Sharon Waters.

Staff Present: Development Services Manager Nathan Pate and Finance Director Chantell Steiner

Development Services Manager Nathan Pate began the joint meeting by addressing the recent changes to Mr. Rob Johnson's property located adjacent to Waterfront Park. He said that Mr. Johnson has been grading the area, removing trees, and will soon be building a fence. Mr. Johnson will be meeting with City Staff soon to discuss the revisions to his property.

Planning Commissioner Andy Lane addressed the Council and stated that the Planning Commission has been reviewing incentives for the development of workforce housing and noted that they are making progress and will be reviewing the final draft later in the evening. He said that the next agenda item that the Commission will discuss is zero lot line standards and common wall construction. Commissioners have been reviewing sample codes from different jurisdictions as a starting point for their discussions.

Councilmember Bretz addressed the intentions of the new City Council Committee on Housing and stated that their first intention is to look at the Leavenworth Municipal Code (LMC) and implement changes, look into funding sources for housing, and regional collaborative work to look for housing solutions. She requested input from the Planning Commission in regard to the direction that the Housing Committee is headed. Mayor Farivar noted that the Housing Committee is currently looking at the history of housing in Leavenworth, as it relates to the LMC. They are also looking into regional solutions by expanding workforce housing outside of

the Leavenworth area. There was a brief discussion of maintaining Leavenworth's strong residential community.

Commissioner Chuck Reppas addressed previous discussions of allowing developers the ability to purchase density by contributing \$25,000 to an Affordable Housing Fund. Finance Director Steiner spoke to a sales tax that could be implemented, which would be used to fund affordable housing projects. Council members and Commissioners shared ideas in regard to building affordable housing. There was discussion of managing growth proactively, as there is no mechanism to stop the growth. Mayor Farivar asked the Planning Commission to look at parking in the multi-family area as it relates to the use of the alley access. Commissioner Hessburg noted that as Commissioners rewrote the code for Bed & Breakfast (B&B), the intention was to integrate the commercial business within the residential district without causing the commercial business to stand out. The intention was to keep the residential feel while allowing commercial business. She would like to further discuss the alley access, as front yards are beginning to be used for parking in some of those B&B establishments. It was stated that Leavenworth was designed with alleys, those alleys were intended to be used, and many residents have access to garages and their property via the alleys. Mayor Farivar spoke to the fact that the City is not able to maintain, plow, grade, or improve the alleys. Discussion followed in regard to who should maintain the City's alleyways, and if Transportation Benefit District (TBD) dollars were available for alley improvement; the Public Works Committee will discuss further. It was stated that the Planning Commission is working on the incentive section of the LMC, which will be finalized soon; the goal is to complete the docket items timely and send those items to Council for adoption. The Planning Commission would like the Community to begin using these tools for new development options soon.

Councilmember Lundgren motioned to adjourn the City Council portion of the joint meeting. The motion was seconded by Councilmember Wilson and passed unanimously.

Development Services Manager Nathan Pate addressed the final draft – Incentives for Workforce Housing and noted that he has made the changes that were requested by Commissioners at the last meeting. Commissioners made suggestions in order to clarify the definitions and corrected minor typographical errors and sentence structure. Discussions included permitted locations of residential density incentives, public benefits and density incentives, density bonus recreation features, rules for calculating total permitted dwelling units, review process, minor adjustments in final site plans, and applicability of development standards. Commissioners agreed to the dollar amount of \$35,000 with an annual inflation rate increase of 3% beginning at the date of adoption for the bonus unit. There was a brief discussion of holding the public hearing on this topic at the July 18, 2018 meeting. Regarding Development Standards, B will be stricken regarding parking standards.

Mayor Farivar addressed the definition of multi-family in Leavenworth and stated single family homes and parcels with two (2) to four (4) units are considered residential; a parcel with more than four (4) units is considered commercial. She went on to explain the way the code is written in Leavenworth where a three (3) unit property is considered to be commercial and there is code language that limits access. She spoke to the issue that this old code language is causing issues for multi-family in Leavenworth. Manager Pate added that this code language is related to the

parking component. Mayor Farivar stated that she would like the City of Leavenworth code language to be consistent with other cities.

Manager Pate addressed the zoning maps and began the first review of identifying potential areas for expansion of the multi-family district. Manager Pate and Commissioners each shared their ideas regarding expansion. Manager Pate will make the discussed changes and return with a new map at the next meeting.

Commissioner Anne Hessburg motioned to adjourn the June 6, 2018 Planning Commission meeting. The motion was seconded by Commissioner Andy Lane and passed unanimously.

Meeting adjourned at 9:30 PM

Respectfully Submitted,

Sue Cragun
Executive Assistant
City of Leavenworth