



City of Leavenworth
Planning Commission Meeting July 18, 2018
(Wednesday)
7:00 PM
City Hall – Council Chambers

MINUTES

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

Roll Call:

Planning Commission Present: Chairman Larry Hayes, Pete Olson, Anne Hessburg, and Scott Bradshaw.

Staff Present: Development Services Manager Nathan Pate and City Administrator Joel Walinski.

Approval of Minutes: May 16, 2018 and June 6, 2018 pending.

1. Final Draft – Incentives for Workforce Housing

Development Services Manager Nathan Pate began by addressing a handout regarding the residential density incentives document, which included the final redlines. He began the discussion by asking for clarification of receiving an additional bonus for providing rental units at a fixed cost for rent. Discussions included different scenarios where a homeowner may not be able to break even with costs as utilities, taxes, etc. increase over years, rent caps, monitoring and enforcement, and the City's lack of a Housing Authority. After much discussion, Commissioners agreed that the developer must provide the affordable housing for five (5) years if the developer accepts any of the incentives provided by the City; it was stated that there will need to be a covenant that runs with the five years. The discussion then turned to zoning regulations, administrative and quasi-judicial approvals, the permitting process, city standards and details, and the process of receiving a public facility bonus. Commissioners continued to ask for clarification and make suggestions in order to fine tune the final document prior to the public hearing being held.

2. First review to create new code to allow sub-lot, common wall construction and / or zero lot line building standard

Planning Commissioners discussed side setbacks, regulations for corner lots, individual unit utility hookups versus a tee connection, a required construction maintenance agreement, shared 5 ft. access for maintenance purposes, and common wall regulations. Manager Pate explained that the document is a first draft and will need further review once the changes are incorporated.

3. First review of identifying potential areas for expansion of the multi-family district

Planning Commissioners shared their ideas with each other with regard to their maps. Manager Pate stated that there will be further discussion of the location of RL-3 at the next meeting. He said that because RL-3 doesn't currently exist, standards will need to be created for that new zoning district. On a final note, there was a brief discussion with the audience regarding noticing to the public and what is required by the State of Washington.

Meeting adjourned at 8:45 PM

Respectfully Submitted,

Sue Cragun
Executive Assistant
City of Leavenworth