



City of Leavenworth
Planning Commission Meeting
August 22, 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, Anne Hessburg, Andy Lane, Scott Bradshaw, and Joel Martinez.

Staff Present: Development Services Consultant Charity Duffy and City Administrator Joel Walinski.

Approval of Minutes: May 16, 2018, June 6, 2018, and July 18, 2018.

Commissioner Bradshaw motioned to approve the May 16, 2018 Planning Commission Minutes. The motion was seconded by Commissioner Hessburg and passed unanimously.

Commissioner Hessburg motioned to approve the June 6, 2018 Planning Commission Minutes. The motion was seconded by Commissioner Lane and passed unanimously.

Commissioner Hessburg motioned to approve the July 18, 2018 Planning Commission Minutes. The motion was seconded by Commissioner Lane and passed unanimously.

1. Final Draft – Incentives for Workforce Housing. This new code accomplishes the following Docket items:

- a. Finalization of the definition specific to City of Leavenworth “Affordable / Workforce Housing.”**
- b. Creates an allowance for density bonus.**
- c. Defining in quantified terms the public benefits (“public good”) that can be used to earn density incentives.**

City Administrator Joel Walinski noted that the changes from the last Planning Commission meeting have been incorporated into the final draft document. The group addressed the 3% cost

of living increase to the \$35,000 incentive, which Commissioners had previously agreed to an annual cost of living increase. Commissioners agreed to address the \$35,000 fee and cost of living increase during the City Council's discussion on the Rate & Fee Schedule where it can be amended by Council on an annual basis. Commissioners addressed financial hardships and the covenants and agreed to a five year minimum. The group read through the draft document and noted clarifications, consistency, and typographical errors. Ms. Duffy stated that staff will incorporate the changes and prepare the public hearing.

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

Commissioners clarified and simplified the various property line descriptions and it was noted that the changes will be made and ready for a final review at the next Planning Commission meeting; the public hearing will be scheduled for the October meeting.

3. Follow-up on the map review of identifying potential areas for expansion of the multi-family district

Administrator Walinski addressed the "homework assignment" where Commissioners were asked to drive neighborhoods and look at what the zoning map reflects. He also asked for suggestions on getting public comment on a zoning map change. Commissioners suggested holding a public workshop to address the expansion of the multi-family zoning district. They also discussed what they liked about the potential locations for multi-family zoning versus less desirable areas.

4. Comprehensive Plan:

- a. Periodic Update (RCW 36.7A.130 (1): Review of development regulations and critical areas regulations.**
- b. Incorporation of Department of Health comments.**
- c. Due Date: June 2019.**

Development Services Consultant Charity Duffy stated that she has not seen the comments from the Department of Health, although the Department of Commerce is asking for an amendment to update the development regulations, as well as the Critical Area Ordinance using the best available science. She said that staff will work from the Department of Commerce checklist and bring that back to the Planning Commission for review. Commissioners suggested using Chelan County's Critical Areas Ordinance as the science once that becomes available.

5. Other:

Duane Goehner, 11670 River Bend Drive, Leavenworth; Mr. Goehner questioned why the City allowed a new restaurant to be constructed, that has 300 patrons, and yet the restaurant is increasing the problem with the parking, and at the same time, the City is paying a consultant to complete a parking study. He went on to address the peak traffic times and agency comments in regard to the potential Adventure Park project. He said that he provided Chairman Hayes with a copy of a resolution from the Friends of Leavenworth. There was a brief discussion between Mr.

Goehner and the Planning Commission in regard to participating in the public process. Mr. Goehner reiterated that he is an advocate for the community and the Friends of Leavenworth.

Meeting adjourned at 8:19 PM

Respectfully Submitted,

Sue Cragun
Executive Assistant
City of Leavenworth