



Planning Commission Meeting Minutes

Wednesday, June 2, 2021 at 7:00 PM

Open of the Meeting: Andy Lane, Chair, called the meeting to order at 6:33 pm

Roll Call (Planning Commission): Andy Lane, Steven Booher, Angie Harrison, Colin Forsyth, and Alison Miller; Pete Olson and Kenny Renner-Singer

Roll Call (City Council): Sharon Waters, Carolyn Wilson, Anne Hessburg, Mayor Carl Florea

City Staff: Lilith Vespier, Development Services Manager; Maggie Boles, Senior Planner

Agencies Present: Lennard Jordan, DOE; Amanda Barg, WDFW

Community Present: None

Review and approval of Minutes: April 7, 2021 meeting minutes were reviewed. Motion to approve by Commissioner Harrison and seconded by Commissioner Miller. Motion carried by all.

Joint Meeting Discussion

Ms. Vespier provided an overview of the open 2021 Docket. Vespier noted items that have already been approved, such as the WUI Code and District Use Chart.

It was noted that the alley access whitepaper is still in process. The city went with the recommended firm, TD&H, which compiled initial information; however, this was not the in-depth analysis we were looking for. This is not a strong public document and will be working through the document to make it more useable. This doesn't prevent us from further discussion.

Priorities for 2021 include: housing implementation and off-street parking requirements. Discussed looking into fee in lieu of required parking, specifically in the downtown core.

Chair Lane discussed the consideration of UGA boundary expansion and the requirement for land use capacity analysis and justification. Explained this process requires a county action to adjust the boundary.

The SMP update due by the end of the year, with the first hearing tonight and a second hearing required prior to recommendation to the council.

Joint Meeting closed at 6:55 pm.

Review and approval of Minutes – May 5, 2021 (sent separately).

Motion to approve by Commissioner Forsyth and seconded by Commissioner Harrison. Motion carried by all.

Shoreline Master Program Hearing – Public Comment and Testimony Only

Chair Lane opened the public hearing at 7:00 pm. Ms. Vespier provided an overview of the amendments and the reasoning behind the proposed changes. The two map amendments that were originally discussed by the planning commission have been removed from the draft amendments; it was determined that further scientific data is required to support those changes.

Chair Lane asked for clarification regarding Draft SMP, Section 17.60.2(F) UGA – Within UGAs, the County's SMP applies. Should check the current Memorandum of Understanding to be certain that this is true. Lennard Jordan, DOE, commented that it is his understanding that the County SMP applies within the UGA.

No public testimony was given and no comments were received.

Chair Lane closed the public hearing at 7:09 pm.

Housing Recommendation Phase I Review

Ms. Vespier reviewed the Phase 1 recommendations and provided examples based on the May 5, 2021 discussion, including: (1) consider changing RL12 to RL10 (Poplar Street & Ranger Road, East Leavenworth Road and Riverbend Drive); (2) consider changing RL6 to RL3; (3) Removing duplex lot size requirement; (4) Consider changing RL10 to RL5 or RL8; (5) Consider no minimum lot size.

Chair Lane suggested narrowing down specific topics for the July 7, 2021 meeting, to have a more concrete discussion. Commissioner Miller discussed grouping topics together as they correlate.

Look at items with least impacts and minimal public concerns.

Commissioner Olson asked about extending the UGA and if that was an option. Ms. Vespier clarified that this will not be on the PC Agenda until next year, if approved by the Council.

Commissioner Booher asked for clarification regarding the process for review and adoption of the recommendations. Ms. Vespier indicated that public input will be the deciding factor. Review will begin with Phase 1 to get footings for Phase 2. If Phase 1 is not too controversial, then it may get pushed through to the Council. The Commission further discussed breaking Phase 1 into smaller pieces to help move things along more smoothly.

Councilwoman Waters commented on the importance of public input and her desire for public workshops so the community can fully understand and be involved in the process.

The Commission will discuss items in more detail at the next meeting; specifically, no minimum lot size for duplexes, RL12 to RL10 and the next item included in Phase 1 (time permitting).

The Commission wished Ms. Vespier a happy birthday.

Ms. Vespier indicated that the city is waiting on direction from the Governor regarding in person meetings and may have an update before the next meeting in July.

Adjournment: Meeting was adjourned by Chair Lane at 8:16 pm.

(Meeting recording available on request)

Respectfully Submitted,

Maggie Boles, Planner
City of Leavenworth