



Planning Commission Meeting Minutes

Wednesday, May 5, 2021 at 7:00 PM

Open of the Meeting: Andy Lane, Chair, called the meeting to order at 7:02 pm

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

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

Council Members: Sharon Waters

Community Present: Sarah Lorenzen

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.

Interaction & Engagement of Public – Presentation

Ms. Vespier provided a presentation to the Commission regarding public interaction and engagement. The group discussed the role of the Planning Commission and the format of the upcoming Shoreline Master Program public hearing. The Department of Ecology has requested this hearing be held for public testimony only; and is not intended to include dialogue/discussion of the draft SMP. This format has both pros and cons. Pro: Provides open-mic time for public expression. Con: It does not foster public engagement. There will be a second hearing for discussion and for the Commission to provide a formal recommendation to the Council.

Housing Recommendations – Phasing

Ms. Vespier presented the Housing Action Plan recommendations grouped into phases, based on the Housing Committee's suggested priority. The timing of phases will be at the direction of the Commission. Harrison stated that number 6 affects others in the list. Ms. Vespier noted she will add curb cut (#6) to phase 2 for clarity, since it will likely be reviewed with #3.

Vespier presented Phase 1 recommendations with open discussion:

- Commissioner Miller commented that she would like to see 3,000 sq ft minimum lot sizes in the RL6 zones. The Commission reviewed the current zoning map to review areas with existing 3,000 sq ft lot sizes. Commissioner Booher concurred with Miller that a reduction from RL6 to RL3 should be considered.
- Commissioner Forsyth commented that the RL 10/RL 12 will not make much of a difference regarding urban sprawl.
- Vespier opened discussion regarding the potential for changing the urban growth area boundary and extending the sewer line. The County determines the setting of urban growth boundaries. Chair Lane indicated UGA expansions are highly appealed. Expansion toward East Leavenworth Road would require sewer system expansion.
- Discussed the elimination of minimum lot sizes all together; but keep development standards such as setbacks, lot coverage, maximum height, etc. Also discussed the allowance of more square footage for additional units. Give developers a way to monetize and increase the value of building a duplex. For interior lots, possibly have a maximum square footage.
- Require a minimum 2,000 sq ft per dwelling unit, similar to multifamily development in all zones (e.g. a 3,000 sq ft lot would only allow 1 dwelling unit).
- Allow 3,000 sq ft lots as an incentive, or permitted straight out of the code.

- Booher discussed the reduction of lot size in the RL10 and RL 12 (current UGA) and the problem with infill development requiring city road frontage.
- Discussed the impacts of increased density within the current RL10 and RL12 zones.
- Discussed changing RL12 to RL10 for simplification.
- Understanding what is built out at RL6 vs RL3 density would be helpful in evaluating a potential change.

Items for further discussion:

- Converting RL6 to RL3.
 - Analysis (data chart or map) of what is built.
 - More information on the historic lots.
 - Assess age of housing stock.
 - Trying to determine the buildout of a RL3, if that were to occur.
- 3000 sq foot lots as a bonus as opposed to “by right.”
- Check to see which lots have a one-acre minimum lot size covenant
- Changing RL12 to RL10, and RL10 to RL6, or keep RL10 as is and remove RL12.
- Removing minimum lot size requirements.
- Remove lot width requirements.
 - Discuss mandatory shared driveways in certain circumstances for new development.
 - Accommodate townhouse style housing with narrower lot widths
- Remove minimum lot size requirements for duplexes, triplexes (etc.)

Final Comments/Considerations:

June 2, 2021, Joint City Council & Planning Commission Meeting starting at 6:30 pm and 7:00 pm SMP public hearing

July 7, 2021, Housing Recommendations Phase I and Phase II

Adjournment: Meeting was adjourned by Chair Lane at 8:47 pm.

(Meeting recording available on request)

Respectfully Submitted,

Maggie Boles, Planner
City of Leavenworth