



Planning Commission Meeting Minutes

Wednesday, July 7, 2021 at 7:00 PM

Open of the Meeting: Commissioner Steven Booher, filling in for Chair Andy Lane (absent), called the meeting to order at 6:33 pm.

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

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

Council Members: Sharon Waters

Community Present: Joel Chick, Bob Fallon, Jeannette

Review and Approval of Minutes: June 2, 2021 meeting minutes were reviewed. Motion to approve by Commissioner Harrison; seconded by Commissioner Forsyth. Motion carried by all.

Shoreline Master Program Hearing

Commissioner Booher opened the public hearing for the shoreline master program at 7:06 pm. Ms. Vespier provided a brief overview of the progress of the update and opened the floor for comments.

Motion to approve by Commissioner Forsyth; seconded by Commissioner Miller. Motion carried by all.

Commissioner Booher closed the public hearing at 7:08 pm

Housing Recommendation Phase I Review – (review of lot sizes)

Ms. Vespier provided an overview of the May Planning Commission Meeting and proposed Phase I changes. This would include consideration of the following:

a. Reduction of lot sizes to a minimum of 3,000 square feet within the RL6 zoning district.

- Discussion involved historical plats and that smaller lots may allow for better infill.
- Commissioner Olson commented that he would like to see smaller lot sizes in infill areas and for zero lot line development in new construction.
- Commissioner Miller commented that allowing 3,000 sq ft lots does not mean that they are required to be 3,000 sq ft.
- Commissioners Booher, Forsyth, and Harrison provided statements in agreement with the proposed changes.
- Councilwoman Waters asked about any additional impacts this change may have to her property. Ms. Vespier indicated that this change relates to lot size only, no uses.
- Mr. Fallon commented on the increased density potentially changing the character of the neighborhood. He also voiced concerns with the added pressure on the roads and the increased need for trails, parks, and pocket parks (specifically around the Ski Hill area).

b. Combining RL12 with RL10.

- Identified impacted areas on a map, which would include Poplar/Wheeler Street wetland area and Riverbend Drive. The Commission unanimously agreed to move this forward.

c. Amending duplex lot sizes to match the underlying zoning

- Olson indicated that this change makes sense because ADUs are already permitted, regardless of lot size, and ADUs are essentially a duplex.

d. Changing RL10 to RL8 or RL5

- Mr. Fallon commented on the impact on the neighborhood and the need for transition zones or “buffers” between zones or mixed densities/diversity.
- Commissioner Booher is in favor of the reduction to RL8; stated RL6 may be too extreme of a change.

- Commissioner Miller concurred with Booher and asked for clarification of the proposed areas of change. Ms. Vespier reviewed the current zoning designations on GIS as an overview of which areas would potentially change. Ms. Vespier clarified that those properties reduced from RL12 to RL10 would then be further reduced by this proposed code change.
- Commissioners Harrison and Olson both indicated that they are in favor of RL8 rather than RL5.

Ms. Vespier provided examples of newly constructed residences on lots around the 3,000 square foot range, to provide a visual of what development could look like with reduced lot sizes.

Questions arose regarding future annexation of properties north of city limits, within the UGA. Ms. Vespier discussed the deed restricted lots lying north of the UGA and noted that the city is not bound by deed restrictions or covenants. She further noted that research of deed restrictions is complex and is best done by a title company.

The Commission agreed to move the agreed upon recommendations forward to the council.

Housing Recommendation Phase II Review

Ms. Vespier discussed Phase II recommendations, which included flexibility of driveway access and on-site parking, review of setbacks and lot coverage for accessory dwellings. The Commission began the reviewing the following specific topics:

a. Residential Dimensional Standards

- Discussed the need to address minimum lot width and increase maximum lot coverage with the proposed lot size reductions; Specifically, an increased lot coverage of 40 percent.
- Discussed exempting front porches from the overall lot coverage
- Discussed the reasoning for a 25-foot front yard setback
- Discussed maintaining an 8-foot side yard setback in the reduced RL8 zone

b. Allowing Triplexes Outright / Incentivizing Triplex Development with Floor Area Ratio

- Commissioner Miller doesn't believe there is a need for it.
- Commissioner Booher states this is not useful enough
- Commissioner Olson stated this is an infringement on property rights
- Commissioner Booher stated that there should be a standard minimum lot size for triplex development (e.g. 6,000 sq ft).

c. Driveway & Parking (Residential Zones)

- Discussed expanding the use of the use of alleys in including both residential and nonresidential (B&B) uses. The Commissioners are unanimously in favor of this.
- Discussed parking location standards and the need to reduce the 10 foot no parking area to at least 7 feet so a parking space can fit when a residence meets the 25-foot front yard setback.
- Discussed modification of LMC 14.12.170, no parking within 20' of the ingress point of a parking lot.

Open Discussion Items

Commissioner Harrison inquired about when and if meetings will be held in person. Ms. Vespier stated that in person meetings are not mandated at this time, but a hybrid format may happen in the future. The next meeting will be online via Zoom on August 4, 2021.

The Commission wished Commissioner Miller a happy birthday.

Adjournment: Meeting was adjourned by Commissioner Booher at 9:05 pm.

(Meeting recording available on request)

Respectfully Submitted,

Maggie Boles, Planner
City of Leavenworth