

Planning Commission Docket

2022 Cycle of Amendments

The Planning Commission Docket is intended to provide a priority list of Comprehensive Plan and Development Regulation projects to be reviewed within the next year by the Planning Commission. The focus of the amendments is first with State required updates then City Council amendments, studies or reports. Pursuant to Leavenworth Municipal Code Section 21.03.040, the Docket addresses amendments to the Comprehensive Plan and amendments to Title 17, Subdivisions, Title 18 Zoning and Title 16 Critical Areas, excluding Chapter 16.04 SEPA. Additional amendments, studies or reports may be requested by the City Council.

The Docket is compiled each November/December with input from the Planning Commission, the City Council, the public and City staff. In January, the City Council hosts a joint meeting with the Planning Commission to review and prioritize the Docket.

Carryover projects from the 2021 Docket

1. Housing Action Plan Recommendations. *The reason for reviewing recommendations from the Housing Action Plan is to ensure the city is implementing changes to improve housing based on identified needs.*
 - Review use-specific minimum lot size requirements for RL zones to encourage a greater diversity of housing sizes and type.
 - a) Includes discussion of R-3 designation
 - Increase flexibility in driveway and on-site parking requirements to accommodate a greater variety of housing types; and, consider allowing one driveway or curb cut per dwelling unit under specific conditions.
 - a) In process
 - Reexamine setbacks, parking, access, and lot coverage requirements of accessory dwelling units to incentivize infill development.
 - a) Related to Ordinance 1589, in process
 - b) Consider permitting condominiums throughout town
 - Explore development of land use definitions and development regulations for cottage housing.
 - a) In process
 - Evaluate the establishment of a maximum building size in RL zones.
 - Explore triplexes as a permitted use in some RL zones subject to lot coverage requirements and design standards. Evaluate on-site open space requirements for triplexes to ensure aesthetic compatibility with nearby single-family housing.
 - a) In process
 - Establish triplexes as a use distinct from multifamily residences.
 - Review manufactured housing siting and form regulations to reduce barriers to production
2. Alley Whitepaper may result in consideration of code amendments about use of alleys (primary residence and/or commercial use), development and maintenance of alleys (feasibility), vacation of alleys, etc.
3. Parking – Chapter 14.12 Off-Street Loading and Parking, including parking requirements, landscaping requirements (exempt alley parking lots), residential standards (14.12.160.A vs. 14.12.160.E) and parking lot standards (Title 14). Also, reference Alley Whitepaper for other updates. *The reason for reviewing parking is to consider impacts of development and parking options in the commercial zones. Additionally, the residential standards and parking lots need simplification.*

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4. On-going: Code Inconsistencies, Clarifications & Incorporation of Policies and Interpretations
 - Conflict - ADU's not permitted for transient but then permitted as B&B
 - One-year CUP review (use and development) and appeal timeline
 - Height Graphics
 - Fence heights in front yard
5. Comprehensive Plan –Urban Growth Boundary expansion. This includes a review/expansion of commercial and industrial lands. *The reason for reviewing the UGA is to ensure that the city is adequately planning for future growth.*
6. Stormwater – removing conflicting references to the implementation of the 2016 Stormwater Plan (Titles 13, 14, and 15). *The reason for reviewing stormwater is to remove outdated code and streamline review. Consider expanding to address climate change issues, see Hazard Mitigation Planning & Climate Resiliency Plan.*

Regulation Updates, Studies or Reports

7. Density of Bed & Breakfast – consider a limited number of B&B's per block or neighborhood. *The reason for reviewing B&B density is to consider impacts to neighborhoods when multiple B&B's are located.*
8. Commercial Setback requirements – eave overhangs in commercial zone, zero or 5' in commercial, etc. (Title 15 and 18). *The reason for reviewing commercial setbacks is to address construction, maintenance and snow for buildings located on or near the property line.*
9. RV Park and Campground regulations (Title 18). *The reason for reviewing RV Parking regulations is at the request of KOA*
10. Non-conforming annexation structures and uses (such as vacation rentals). *The reason for reviewing vacation rentals is to address existing County vacation rentals with clear regulations and a process for becoming conforming when annexing into the City.*

New items to consider for 2022

11. Sustainable Tourism Plan
12. Review CUP regulations
13. Update existing addressing regulations LMC 15.24
14. Variance – consider limiting the ability to request a variance if the condition and option for variance, for which the applicant is seeking the variance, existed at the time the applicant purchased the property. (Betsy Steele)
15. Code inconsistency between wireless and DRB; expiration of DRB permits
16. Review use and options for Mobile Food Vendors

Placeholders – Urban Growth Area amendments due in March and development code amendments which may be submitted from the general public throughout the year for consideration.