



North Central Region
2830 Euclid Avenue
Building A
Wenatchee, WA 98801
509-667-3000 / FAX: 509-667-2940
TTY: 1-800-833-6388
www.wsdot.wa.gov

November 10, 2021

Ms. Lilith Vespier, AICP
Development Services Manager
City of Leavenworth
Development Services Department
700 US Highway 2 | PO Box 287
Leavenworth, Washington 98826

Dear Ms. Vespier:

Thank you for the opportunity to review and comment on the City of Leavenworth's 2021 Comprehensive Plan update.

WSDOT commends the authors of the updated Comprehensive Plan for their work on this update. The updated plan and its sub-elements combine existing studies and planning documents with new analysis that holistically assesses current conditions, expected growth, and the ways the city might respond. Between the recent US2 corridor study and our ongoing collaboration with the City of Leavenworth on transportation and land use issues, WSDOT is aware of the challenges facing the city, and the plan update inspires confidence that the city is ready to meet them.

The new Comprehensive Plan identifies a suite of proposed land use policy changes to increase allowed residential housing density. Among these is a proposal to combine the current Residential Low Density 12,000 District (RL 12) and Residential Low Density 10,000 District (RL 10), redesignate the combined districts as Residential Low Density 8,000 (RL 8), and increase allowances for accessory dwelling units. WSDOT supports policies that will increase density in currently developed areas. Such actions maximize the value of investments in existing transportation infrastructure, which lowers costs to agencies and the general public.

Under RCW 36.70A.070(a), local jurisdictions are responsible for

- 6(a)(iii)(C): assessing transportation impacts, including to state highways, from planned growth
- 6(a)(iii)(F): identifying specific measures to ensure that those facilities meet the level of service adopted in the plan
- 6(a)(iv)(C): identifying funding to implement said measures, or altering land use, to ensure said LOS standards are met

The "Leavenworth Rezoning Traffic Analysis" (November 2, 2021) indicates that the proposed land use plan would degrade operations at several intersections on US2 to below the adopted

Page 2
November 10, 2021

level of service thresholds. The Traffic Analysis, and the Transportation Element, identify strategies for the US 2/Ski Hill Drive and the US 2/Chumstick Highway intersections to meet current and future demands. WSDOT encourages the City to also propose strategies to resolve the identified need at the US2 and 9th Street intersection.

Thank you again for proactively engaging WSDOT in Leavenworth's comprehensive planning process. We extend our continued support as the City plans for integrated land use and transportation development. We look forward to continuing our productive partnership.

Sincerely,

Maxwell Nelson
Transportation Planner
509-667-2910
nelsonm@wsdot.wa.gov

Hello Leavenworth Neighbors!

Did You Know . . . ?

- The City of Leavenworth Planning Commission is **discussing and making significant changes to residential zoning codes**, including:
 - Changing RL codes to *substantially* reduce lot sizes, enabling homes on lots as small as 3000 SF.
 - Allowing height limits that encourage 3 story, 35' high homes and reducing the requirement for the number of on-site parking spaces.
 - Creating pre-permitted designs for accessory dwelling units (ADUs) which include 25' high, 2 story ADUs with 1-2 car garages below, to be built on the same lot as a primary residence and with lesser setback requirements—*essentially two homes on a single, narrow lot*.
 - Allowing triplexes in single-family residential areas.
- **Decisions made by the City can and will impact** how the Urban Growth Area (UGA) from the city limits at the north (edge of Village View Drive) to the top of Ski Hill is managed in the future.
 - A February 2021 Hearing adopted the Transportation Element including future roads running north from Village View to Titus at the top of the hill and from Titus over to Chumstick.
- **Plans are well underway for the development of the land east of Ski Hill Drive and north of Pine Street** (see map below):
 - The City is considering the developer's proposal to donate the wetlands to the City as an open space with a potential walking trail (wetlands noted in green, walking trail noted in red).
 - Preliminary plans by the developer include "cluster developments" of residential lots. Cluster developments include lots that can be *smaller* than lot size code designates (up to 50% smaller).



PLEASE GET INVOLVED in decision-making for our community:

- Sign up for City Newsletters at <https://cityofleavenworth.com/newsletter/>
- Attend City Council, Planning Commission and Housing Committee Meetings via Zoom. Check the City Meetings calendar for meeting dates and times. <https://cityofleavenworth.com/your-city-hall/calendar/>

Hello Leavenworth Neighbors!

Did you know:

---The **City of Leavenworth Planning Commission** is **FINALIZING** significant changes to zoning and housing elements **Wednesday, October 6 at 7PM**, including:

- Rezoning **RL6 to RL3 and RL10 to RL8** (similar to a Pine Street size lot cut in half (30X100 size lot).
- **Redefining triplexes and 4-unit townhomes** as NO LONGER being multifamily and restricted to multifamily zones.
- **Revising driveway codes** to be narrow spaces that do not allow for adequate parking of vehicles on site or snow removal.
- **Approving a 50' height limit** for buildings in the Tourist Commercial zone along Hwy 2 from Ski Hill Drive west to the opening of Tumwater Canyon.
- Creating incentive for affordable housing where each **housing unit does not count against overall project density** (a development of 10 homes plus 5 affordable homes is counted as 10 homes being built on the same amount of land)

--The developer of the land above Pinegrass indicates, *"I only build to code"*. With that said, in the years to come **open land and lots will be developed and redeveloped according to the codes established now**, making it *crucial* we have codes that keep our community from becoming overbuilt with homes, streets filled with parked cars and bogged down with traffic from overdevelopment.

---The **Leavenworth Housing Committee** is examining for approval of a Request for Proposal (RFP) for a **\$400,000 city funded project to help subsidize the cost of building** affordable homes. The Committee moved to further discuss this at the upcoming **City Council Study Session on October 12**. The *single proposal submitted by a local builder and a local nonprofit group* would build three homes (valued at \$750,000 each according to the RFP) to be purchased by individual owners and includes a request that the city waive all water and sewer connection fees as well as extend the city water line at city cost **totaling an approximate \$81,000 in additional city expenditure or loss of fees**.

---The **City Council** approved moving forward with a \$30,000 Request for Proposal (RFP) for a City Facility Space Needs Assessment and they were **not given the opportunity to read it thoroughly before approving**.

PLEASE get involved in the decision-making!

- Look at City meeting agendas to become aware of upcoming discussions and decisions. [Leavenworth City Meeting Calendar](#)
- Attend City meetings including the [Planning Commission Meeting October 6](#), and the City Council Study Session and Council Meeting **October 12**.
- Look to attend three Public Hearings tentatively scheduled for **November 3**.
- Share your concerns with the Commission and City Council.



Ryan Jenkins ▶ Leavenworth WA

10h · 🌐

FYI to the community of Leavenworth

This is a flyer that has been distributed to many people in the community, if you did not receive one please read the copy below

November 2021

Hello Leavenworth Neighbors!

Decisions are being made that will impact our community for many years to come . . .

The City of Leavenworth Planning Commission is holding **FOUR PUBLIC HEARINGS WEDNESDAY, NOVEMBER 3, at 7PM** via Zoom:

Hearing #1: Comprehensive Plan Amendments

Changes to this document GUIDE ALL DECISIONS.

Hearing #2: Lot Size Change for Duplexes

Duplexes can be built on the same size lot as a single dwelling—more living in a smaller area.

Hearing #3: Zoning Change RL12 & RL10 to NEW RL8

Eliminating RL12 and RL 10 leaves only 2 residential zones. Smaller lot sizes mean tighter density, more homes and more issues for our infrastructure.

Hearing #4: Affordable Low-Income Housing Incentives

- **Density.** Each low-income affordable dwelling shall be counted as 0.5 of a dwelling unit.
- **Lot coverage.** When a development includes a minimum of three affordable housing units, the lot coverage may increase to 75% .
- **Setbacks.** May be reduced by 30%.
- **Parking.** May reduce by 50%.
- **Height.** Up to 50' height limit in Tourist Commercial zone.

What does this mean and why should you care?

- **What** This will mean a significant increase in population
- Traffic will increase exponentially
- Parking challenges will get much worse
- Increased demand on water usage and wastewater treatment
- High density neighborhoods reduce greenspace and take away from the beauty of Leavenworth

Whether you support these changes or not, please make sure you are aware of the planned changes. Your voice matters NOW. BE INVOLVED:

- **REVIEW** the documents for the 11/3 Hearings and **ATTEND** the Meeting via Zoom. <https://cityofleavenworth.com/meetings/planning-commission-4/>
- **TALK WITH** our City Council members. Share your questions, comments and concerns.
- **ATTEND** the City Council Hearing scheduled for December 14.

Rules



Write a public comment...



News Feed



Watch

9+



Groups

8



News



Notifications

9+



Menu

1