



Staff Report

2021 Comprehensive Plan Update

To: Leavenworth Planning Commission
From: City of Leavenworth Development Services Department
Date of Report: October 27, 2021 for the November 3, 2021 Hearing
Subject: 2021 Comprehensive Plan Update

OVERVIEW

The 2017 Comprehensive Plan was amended in 2020 with revisions to the Capital Facilities Element. The Transportation Element has also been amended and recommended for approval by the Planning Commission but waiting for other amendments to the Comprehensive Plan, which include:

1. Introduction – rewritten to include history and demographic information. *The goal of rewriting the Introduction is to introduce some of the areas past, provide an overview of current demographics (which is intended to be used for all the elements) and provide an executive summary of the Comprehensive Plan Elements.*
2. Land Use Element – updated to reflect changes in the land use designations; updated the goals and policies. *The goal of updating this Element is to keep it consistent with the other Comprehensive Plan Elements. Several of the G&Ps were reflective of the first Comprehensive Plan effort which was more regional. The proposed updates focus on the Leavenworth community as well as streamlining.*
3. Housing Element – rewritten to reflect the Housing Action Plan (and Housing Needs Assessment); updated and revised the goals and policies. *The goal of rewriting the Housing Element was to address the Housing Action Plan findings. Changes to the goals and policies reflect the need to clarify and expand housing objectives consistent with State law and the Housing Action Plan recommendation.*
4. Parks and Recreation Element – updated to show addition of the Osborn Park land; updated the goals and policies. *The goal of updating the Parks and Recreation Element was to include the Osborn Park and introduce the most recent Chelan County Pathways Plan. Updates to the goals and policies were made to focus the overall vision and for better implementation.*
5. Economic Development Element – updates to text and G&Ps. *The goal of updating the Economic Element was to provide updated information and focus the goals and policies. Future updates to this element will be recommended for the 2022 Docket as part of the Urban Growth Area considerations.*
6. Capital Facilities Element – updated to reflect Osborn Park and current Capital Improvement Plan. *The goal of updating the Capital Facilities Element is to include the Osborn Park and keep the Capital Improvement Plan current.*
7. Utilities Element – updated goals and policies. *The goal of updating the goals and policies is to streamline all the G&Ps of the Comprehensive Plan for better implementation.*
8. Transportation Element – update completed with the 2020 Docket (pending adoption with this hearing). *The goal of updating the Transportation Element is to address concerns about peak hour, level of service, and the difference between city transportation and the highway transportation requirements and desires for future development.*

9. Appendix A – 1992 County-Wide Planning Policies (reformatted). *Chelan County has indicated a desire to revisit and/or replace these policies. Without clear support and consensus on the policies, it is valuable to retain the document as an appendix.*
10. Appendix B – replaced the 2017 public participation program with a new Land Capacity Analysis. *While there is a benefit in understanding the public participation plan from 2017, the process can be maintained at the staff level. The new Land Capacity Analysis will replace appendix E, residential land use inventory (also partly addressed in the Housing Action Plan) and appendix F, land capacity analysis.*
11. Appendix C – replaced the 2015 County resolution regarding population allocations with the Housing Action Plan (which includes the 2020 Housing Needs Assessment). *The County resolution is cited in the Comprehensive Plan and readily available from the city files and the County making it unnecessary to attached.*
12. Appendix D – replaced the 2017 Leavenworth Housing Needs Assessment with the 2020 Transportation Data. *The Housing Action Plan, which includes the 2020 Housing Needs Assessment, will be in Appendix C. This appendix will be used for the transportation data.*
13. Appendix E – replace the 2012 Leavenworth Residential Land Use Inventory and Analysis with a portfolio of maps. *The Residential land use inventory is addressed in the new Appendix B (and partly in the Housing Action Plan). The addition of a portfolio of maps is intended to service a single source for the land use designations, park and trail locations, shoreline designation maps, and other maps of interest.*
14. Appendix F – removed the 2014 Leavenworth Land Capacity Analysis. *This appendix is addressed in the new Appendix B (and partly in the Housing Action Plan).*
15. Appendix G – removed the 2012 Leavenworth Parks Public Involvement. *While there is a benefit in understanding the public participation plan, the process can be maintained at the staff level.*
16. Appendix H – removed the 2008 Transportation Costs & Methodology. *This appendix is addressed in the new Appendix D.*
17. Appendix I – removed the Transportation Maintenance and Operations Program. *This appendix is addressed in the new Appendix D.*

This staff report addresses changes throughout the Comprehensive Plan and includes, by this reference, the Transportation Element staff report with conclusions of law and findings of fact, see attachment C.

The Planning Commission is requested to review the proposed amendments, take public comment and make a recommendation to the City Council.

SUMMARY OF DATES

60-day Agency review:	October 11, 2021; Material ID# 2021-S-3242
SEPA Determination, Attachment D	DNS signed/issued on October 15, 2021
Notice of Planning Commission Public Hearing:	Published in the Echo: October 20, 2021
Planning Commission Public Hearing:	November 3, 2021
City Council Public Hearing:	Tentatively Scheduled for Fall of 2021

PUBLIC/AGENCY COMMENTS

There were no public received, at the time of drafting this staff report. The Cascade School District has

stated that they are supportive of changing Osborn’s zoning to recreational. The public is encouraged to attend the Planning Commission Hearing and provide comment before a recommendation is forwarded to the City Council. The Planning Commission may incorporate comments into the recommendation. Additionally, the City Council will have an opportunity for public comment prior to decision at the Council Public Hearing.

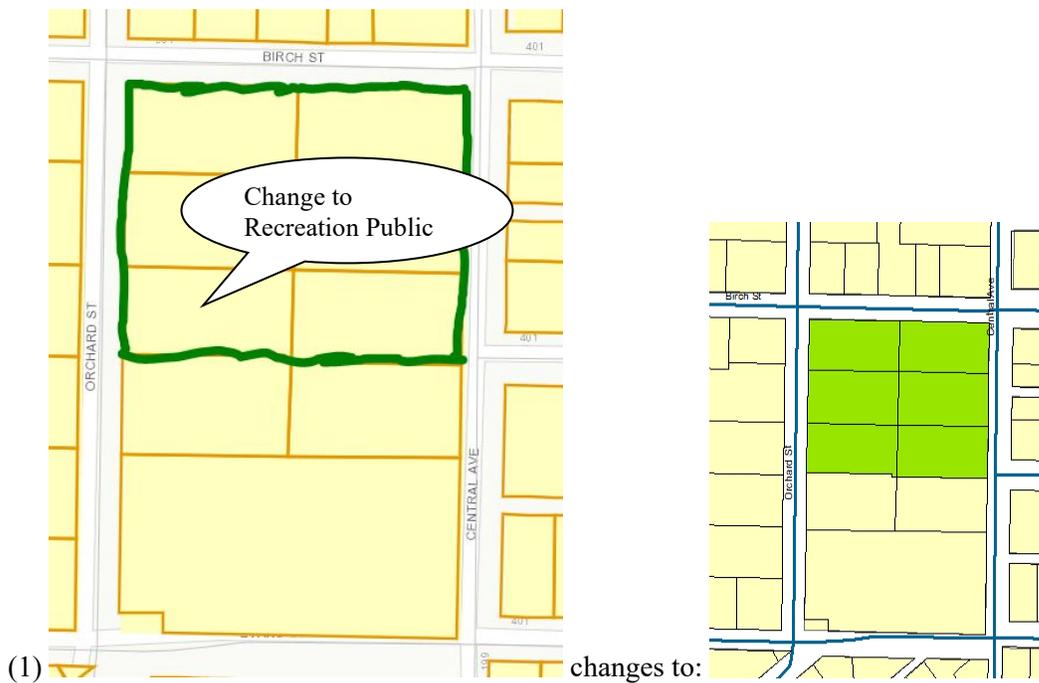
CODE CRITERIA REVIEW

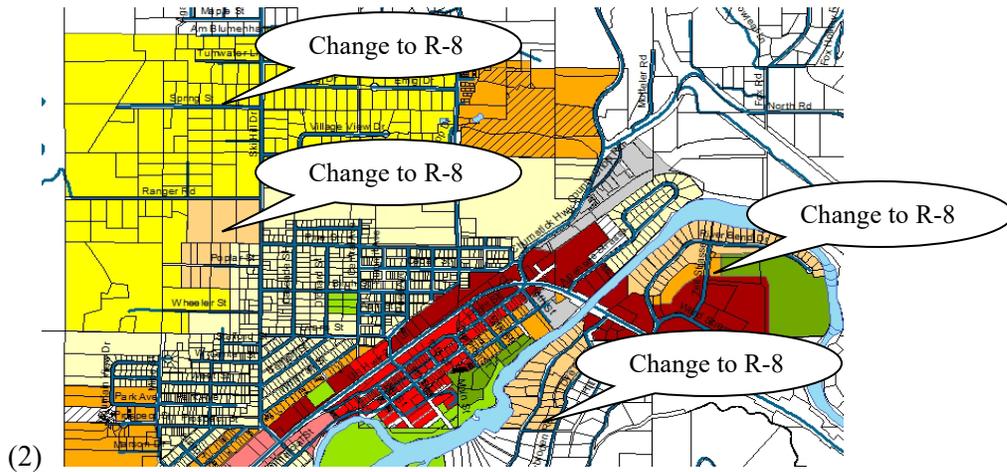
The Leavenworth Municipal Code Section 21.31.040(H) provides the following criteria for evaluating Comprehensive Plan amendments:

1. The amendments are necessary to resolve inconsistencies in the provisions of the comprehensive plan and/or development regulations or to address state or federal mandates.

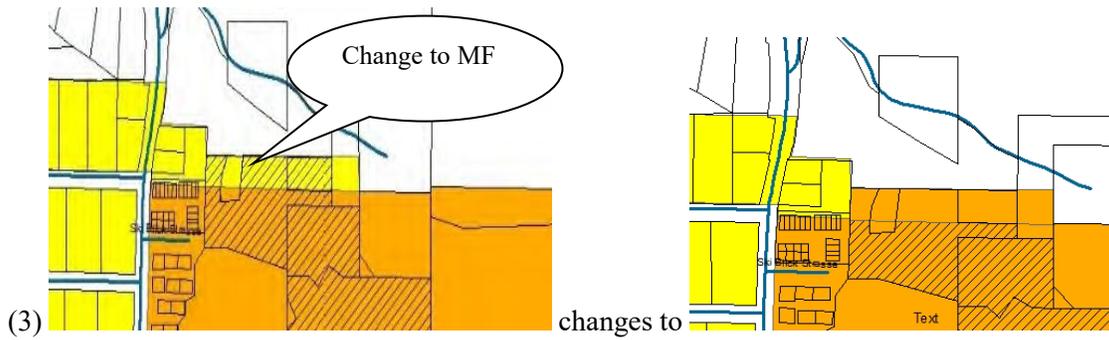
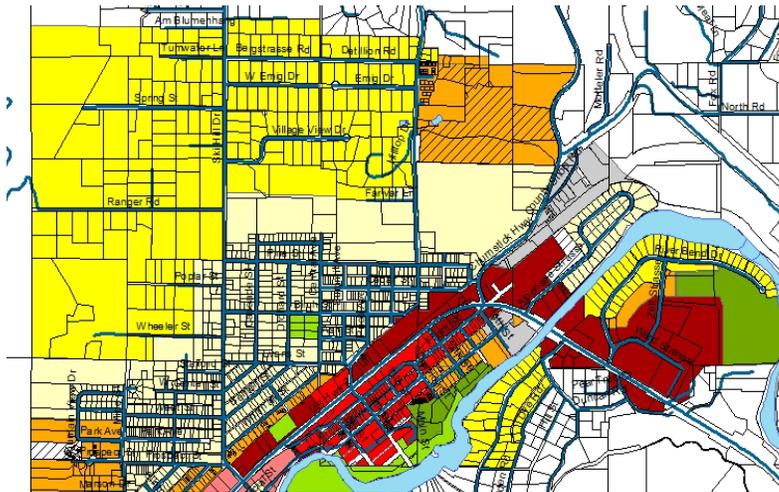
Staff Finding: The proposed updates to the Comprehensive Plan were facilitated by the Housing Action Plan recommendations and the change in land use designation at the Osborn property, see (1) below, and citywide change to RL12 and RL10 to a new R-8 designation (2). These changes prompted a review and update to the land capacity documents in Appendices E and F. Additionally, the Land Use Element had land capacity information. These documents conflicted with each other. A new land capacity analysis is located in Appendix B.

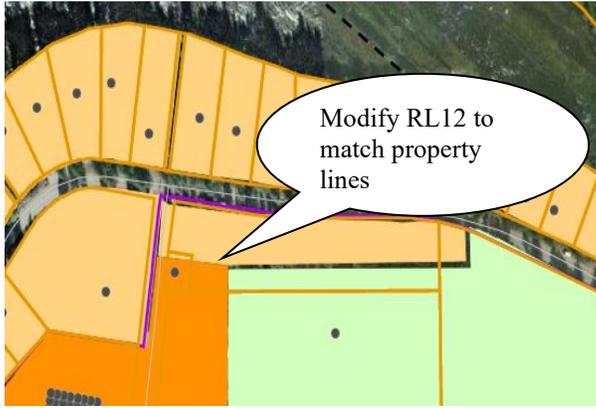
Also, during this review of the land use designation map, two areas of split designation were identified, (3) northeast of Ski Blick Strasse and (4) at River Bend Drive and Zelt Strasse.



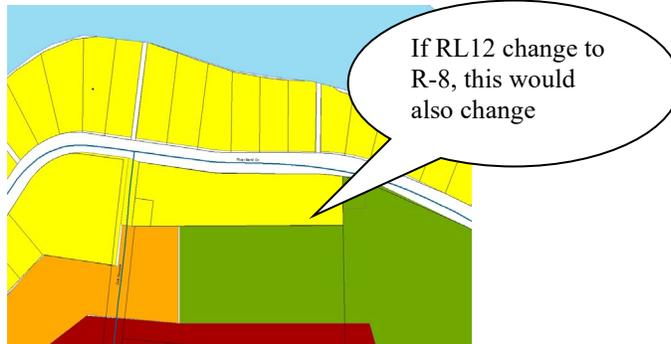


Change to





(4)



Change to

Finally, staff used this opportunity to present streamline changes throughout the document, particularly to the goals and policies.

Conclusion: The amendments associated with the Housing Action Plan, Land Capacity and land use designation map are necessary to resolve inconsistencies between existing plan and data from the Housing Action Plan as well as the City's request to re-designate the Osborn property to Recreation Public. The remaining amendments are proposed to streamline the overall document.

2. The amendments are consistent with the overall intent of the existing comprehensive plan and the other documents incorporated therein.

Staff Finding: The proposed amendments do not change the overall intent of the existing comprehensive plan.

Conclusion: The amendments are consistent with the overall intent of the existing comprehensive plan.

3. The amendments are consistent with the assumptions and/or other factors such as population, employment, land use, housing, transportation, capital facilities, economic conditions, etc., contained in the comprehensive plan.

Staff Finding: The proposed amendments reflect the recommendations of the 2020 Housing Action Plan. The Comprehensive Plan assumptions have been updated, where appropriate, to be consistent with the Housing Action Plan, including the 2020 Housing Needs Assessment. The map amendments have been made to reflect the preferred community uses and address split zoning. Other amendments reflect the overall intent to streamline the Comprehensive Plan.

Conclusion: The amendments are consistent with the assumptions and factors from the 2020 Housing Action Plan and the transportation element updates.

4. The amendments are consistent with the requirements of the Growth Management Act and the county-wide planning policies.

Staff Finding: The proposed amendments encourage urban residential development through the establishment of a new Residential 8,000 (R-8) district and update of the Housing Element. Other

amendments were primarily intended to develop a more useable and reader friendly Comprehensive Plan. No changes were made which conflict with the Growth Management Act or County-wide Planning Policies.

Conclusion: The amendments are consistent with the requirements of the Growth Management Act and the county-wide planning policies.

5. The amendments are consistent with and do not adversely affect the supply of land for various purposes which are available to accommodate projected growth over a twenty-year period.

Staff Finding: The amendments are anticipated to encourage infill development or other new residential development activities.

Conclusion: The amendments do not adversely affect the supply of land for various purposes which are available to accommodate projected growth over a twenty-year period.

6. Where applicable, conditions have changed such that assumptions and/or other factors such as population, employment, land use, housing, transportation, capital facilities, economic conditions, etc., contained in the comprehensive plan have been revised and/or enhanced to reflect said conditions;

Staff Finding: The proposed amendments include changes to the housing, capital facilities, and land use assumptions.

Conclusion: The proposed amendments update the land use, capital facilities and housing assumptions throughout the Comprehensive Plan.

7. Amendments to the comprehensive plan land use designation map(s) are either consistent and/or compatible with, or do not adversely affect, adjacent land uses and surrounding environment;

Staff Finding: The land use designation amendments address (1) the community desire to use the Osborn property for public recreational uses, (2) combine and change RL12 and RL10 into a new Residential 8,000 district, and (3) adjust designations which bisect properties (split designations). Environmental impacts are not known or anticipated. Future site development will require an environmental review.

Conclusion: The land use designation amendments do not adversely affect adjacent land uses or surrounding environment.

8. The proposed amendments are consistent with and do not negatively impact public facilities, utilities and infrastructure, including transportation systems, and any adopted levels of service.

Staff Finding: The amendments update planning information and provide for changes to the land use designations which will increase opportunities for infill development without changing the types of uses within residential areas. The amendments do not change public facilities, utilities and infrastructure or directly impact the adopted levels of service. Development is required to be consistent with the adopted levels of service concurrent with the development. The review of concurrency occurs with the future land use and/or permits.

Conclusion: The amendments do not change the concurrency requirements which ensure no loss of the adopted level of services for development. The proposed amendments do not negatively impact public facilities, utilities and infrastructure, including transportation systems, and any adopted levels of service.

9. The proposed amendments do not adversely affect lands designated resource lands of long-term commercial significance or critical areas.

Staff Finding: There are no designated resource lands within the city limits. Review of known critical areas occurs at the time of future land use permit applications.

Conclusion: The amendments do not adversely affect lands designated resource lands of long-term commercial significance or critical areas.

Staff Recommendation

Staff recommends approval all amendments to the Comprehensive Plan based on the finding and conclusions above.

Attachment A: Track Changes

Attachment A.1: Comprehensive Plan Clean Version, including Transportation Element

Attachment B: Appendices, Clean Version

Attachment C: Transportation Element Staff Report with DNS

Attachment D: Overall Comprehensive Plan DNS and SEPA Checklist