

Planning Commission Docket

2022 Amendment Considerations (second review in June 2022)

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. Affordable Low-Income Housing Incentives
2. Remanded items (duplexes & R-8)
3. Remanded 1589 Development Standards – originally intended to move and modify various code provisions related to setback, lot size, lot coverage, height, etc. into a single chart with exceptions listed below. Propose move into the chart with no or minor modifications to code.

- ***Includes height review***

Housing Action Plan Recommendations:

4. 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.
 - ***Includes alley access options***
5. Triplexes (and Townhomes per RCW 36.70A.070) - *Evaluate on-site open space requirements for triplexes to ensure aesthetic compatibility with nearby single-family housing. Establish triplexes as a use distinct from multifamily residences.*
6. *Reexamine setbacks, parking, access, and lot coverage requirements of accessory dwelling units to incentivize infill development.*
7. *Explore development of land use definitions and development regulations for cottage housing.*
8. *Evaluate the establishment of a maximum building size in RL zones.*
9. *Review manufactured housing siting and form regulations to reduce barriers to production*

Other Housing Considerations:

10. Discussion of R-3 designation
11. Multifamily Tax Exemption (MFTE) Option
12. Consider permitting condominiums throughout town

Other Planning Considerations:

13. 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.*

14. Comprehensive Plan –Urban Growth Boundary expansion. This includes a review/expansion of commercial and industrial lands. Consider expanding to Water Treatment Plant. *The reason for reviewing the UGA is to ensure that the city is adequately planning for future growth.*
15. Density of Bed & Breakfast – consider a limited number of B&B’s per block or neighborhood. **Consider prohibiting using ADUs for B&Bs.** *The reason for reviewing B&B density is to consider impacts to neighborhoods when multiple B&B’s are located; and, by limiting ADUs as a type of B&B it will ensure more are used for long-term rentals.*
16. RV Park and Campground regulations (Title 18). *The reason for reviewing RV Parking regulations is at the request of KOA*

New items to consider for 2022

17. Sustainable Tourism Plan, see Sedona example: <https://sedonachamber.com/sustainability-in-sedona/sustainable-tourism-finding-balance/>
18. Review CUP regulations to ensure criteria is tailored to community needs/concerns.

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.

DRAFT