Planning Commission Agenda
Wednesday, June 1, 2022
City Hall Council Chambers
700 Highway 2, Leavenworth, WA

Meeting hosted at City Hall with option to join via zoom by:

(1) connecting via the Zoom app: Meeting ID: 999 2949 1100 Passcode: 225225
(2) using the web link: https://zoom.us/j/99929491100?pwd=b1ZqSUtLNGR3STdTdTmNHWndCeDFaQT09
(3) calling: 1-253-215-8782. Alternative call-in phone numbers: https://us02web.zoom.us/u/kOFTNV2hD

The Planning Commission is responsible for long-range planning and legislative policy recommendations to the City Council. Recommendations are based on thorough understanding of options and public comment/discussions. Every year, the Planning Commission work defined by the Council’s Docket.

Meeting Etiquette:
1. Have one discussion at a time and limit distractions.
2. Seek to understand before being understood.
3. Be respectful of each other; by assuming good intentions and acknowledging it is ok to disagree.
4. Focus on constructive problem solving.

Agenda

1. Joint Council & Planning Commission Meeting, 6:30-7:00 pm to review the 2022 Docket

2. Call Meeting to Order, 7:00 pm

3. Roll Call: Planning Commission Chair: Steven Booher (position #1 – expiration 2022)
Planning Commission Commissioners: Kenny Renner-Singer (#2 - 2023), Open Position (#3 –2024), Pete Olson (#4 - 2025), Angie Harrison (#5 - 2025), Colin Forsyth (#6 - 2022) and Alison Miller (#7 - 2022)

4. Review and approval of Minutes – April 6, 2022 & May 4, 2022 (sent separately)
   a. Motion: I move to approve the Planning Commission minutes from April 6, 2022 and May 4, 2022.

5. Remanded 1589 Development Standards
   a. Review and discussion preferred building height calculations and modified height – may make recommendation for item
   b. Review new code LMC 18.30 Development Standards

6. Future Meeting Considerations –
   a. July 6, 2022 – Hearing Remanded 1589 Development Standards (including height modification)
   b. Housing Action Plan Recommendations, including cottage housing, condominiums, triplexes, etc

7. Open Discussion Items, at the Chair’s discretion

8. Adjournment

All Planning Commission meetings are open to the public
Goals for reconsideration of residential building heights

- Meet the recommendations of the Housing Action Plan (to increase diversity and housing stock)
- Providing workforce housing (smaller units which also supports senior housing options)
- Address concerns about height regarding, light, snow, views
- Address concerns about character-size and proportions of new structures

Preferred Options

The Planning Commissioners reviewed, at the May meeting, seven options for calculating height and considered changes for residential building heights. The Planning Commissioner consensus was that residential buildings should have the option for three stories but may be reduced in height from 35 feet to 30 feet. The preferred methods to consider for calculating height were:

⇒ D. Step Back – Reduced height at setback with an option to increase height at the interior of the lot;
⇒ A. Measure to mid-point of angled roofs or highest point of flat roofs (current method); or,
⇒ E. Bonus for Density – Reduced height for single-family dwellings and increase for two or three units. [I put this last as it is less about how to measure than flexibility in options for types of development]

Various Roof Types

The following is a summary of various roof types for reference during discussions.
Option D: Step back – Reduced height at setback then option to increase height at the interior of the lot

There was some discussion about using this option for the side and rear not the front property line?? If so, we need a model for each setback – maybe a 3-D model?
Option A: Measure to mid-point of angled roofs or highest point of flat roofs (reducing to 30’ with option for no point higher than 32’)

30’ TO PEAK (GABLE)
30’ TO HIGH POINT (SHED)
GRAY AREA DENOTES CURRENT HEIGHT ALLOWANCE

30’ TO MIDPOINT (GABLE)
30’ TO HIGH POINT (SHED)
GRAY AREA DENOTES CURRENT HEIGHT ALLOWANCE

32’ TO PEAK (GABLE)
32’ TO HIGH POINT (SHED)
GRAY AREA DENOTES CURRENT HEIGHT ALLOWANCE
Option E: Bonus for Density – Single-family Residence reduction with increases for two and three units

This option would using either Option D or A for the method of calculating height but would allow for an increase in height when there is an increased density. The density increase has not been discussed with the Planning Commission.

Examples Height:

116 Pine Street, 27’7” to ridge
122 West Street, 27’3” to ridge
220 Whitman, 29’9” to ridge
225 Pinegrass, 30’ 8”
621 Cedar, 31’ Average

Residential Building Permit Checklist

Address 621 Cedar St, Suite #

NEW REMODEL ADDITION

6. CALCULATIONS

1. LOT INFO
   - Legal Description
     Block _Lot_ 2

2. DESCRIPTION OF PERMIT
   _SFR w/ Attached garage_

3. ADD. COMMENTS, PERMITS, PLAT

NOTES
- Reduce structural design

- FRONT SETBACK
  Min. 25′ Actual 29′

- STREET SETBACK SIDE
  Min. 5′ Actual 5′

- SIDE SETBACK
  Min. 5′ Actual 5′

- REAR SETBACK
  Min. 6′ Actual 30′-0″

- OVERHANGS
  Max. _____ Actual _____

- BUILDING HEIGHT
  Max. 35′ Actual 31′(avg)
918 Pine Street, 31'7” to ridge
217 Cascade, 34.52’ to right (highest) peak
New Code Chapter LMC 18.30 Dimensional Standards

18.30.010 Purpose
The development charts and exceptions define the buildable area within the established districts. Planned developments, cluster developments, incubator planned site development, affordable housing developments, manufactured and tiny home parks, and conditional uses may include additional or varying standards.

18.30.020 Residential Development Chart
The following standards apply to the Residential Low Density 6,000 (RL6), Residential 8 (R 8), and Multifamily (MF) zoning districts. Exceptions and calculations standards are provided within this chapter.

<table>
<thead>
<tr>
<th>Standard</th>
<th>RL6</th>
<th>R 8</th>
<th>MF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Size (square feet)</td>
<td>6,000</td>
<td>8,000</td>
<td>6,000*</td>
</tr>
<tr>
<td>Minimum Lot Width/corner lots (feet)</td>
<td>60/70</td>
<td>70/80</td>
<td>60/70</td>
</tr>
<tr>
<td>Maximum Building Height (feet)</td>
<td>35</td>
<td>35</td>
<td>35</td>
</tr>
<tr>
<td>Maximum Lot Coverage (percent)</td>
<td>35</td>
<td>35</td>
<td>40</td>
</tr>
<tr>
<td>Minimum Setbacks (feet)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Yard</td>
<td>25</td>
<td>25</td>
<td>25</td>
</tr>
<tr>
<td>Street Side Yard, for lots 6,000 square feet or greater</td>
<td>10</td>
<td>15</td>
<td>10</td>
</tr>
<tr>
<td>Street Side Yard, for lots less than 6,000 square feet</td>
<td>5</td>
<td>15</td>
<td>10</td>
</tr>
<tr>
<td>Rear Yard, without alley</td>
<td>15</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>Rear Yard, with alley</td>
<td>8</td>
<td>8</td>
<td>8</td>
</tr>
<tr>
<td>Side Yard</td>
<td>5</td>
<td>8</td>
<td>5</td>
</tr>
</tbody>
</table>

*The minimum lot area for new land divisions shall be 6,000 square feet for up to three units. Two thousand square feet of additional area on the lot is required for each additional dwelling unit. No lot shall be created which is less than 6,000 square feet in size, but multiple lots of 6,000 square feet and larger may be platted. For existing legal lots of record, at a minimum, 2,000 square feet of lot area are required for each dwelling unit.

Note: Existing (historical) lots less than 6,000 square feet are governed under LMC 18.68.030 for non-conforming lots.
## 18.30.030 Commercial and Industrial Development Chart

The following standards apply to the General Commercial (GC), Central Commercial (CC), Tourist Commercial (TC) and Light Industrial (LI) zoning districts. Exceptions and calculations standards are provided.

<table>
<thead>
<tr>
<th>Standard</th>
<th>GC</th>
<th>CC</th>
<th>TC</th>
<th>LI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot (square feet)</td>
<td>No minimum</td>
<td>No minimum</td>
<td>No minimum</td>
<td>No minimum</td>
</tr>
<tr>
<td>Maximum Building Height</td>
<td>50'</td>
<td>50'</td>
<td>35'</td>
<td>50'</td>
</tr>
<tr>
<td>Maximum Lot Coverage</td>
<td>75%</td>
<td>N/A</td>
<td>50%</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### Minimum Setbacks

<table>
<thead>
<tr>
<th>Type</th>
<th>GC</th>
<th>CC</th>
<th>TC</th>
<th>LI</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Front Yard</strong></td>
<td>0 feet</td>
<td>0 feet</td>
<td>25 feet</td>
<td>25 feet</td>
</tr>
<tr>
<td>Parcels abutting Hwy 2 or</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>adjacent to residential or</td>
<td>25 feet</td>
<td>25 feet</td>
<td></td>
<td></td>
</tr>
<tr>
<td>recreational districts</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Rear Yard</strong></td>
<td>0 feet</td>
<td>0 feet</td>
<td>10 feet</td>
<td>10 feet</td>
</tr>
<tr>
<td>Parcel abuts, touches or</td>
<td>20 feet</td>
<td>15 feet</td>
<td>20 feet</td>
<td>20 feet</td>
</tr>
<tr>
<td>adjoins any residential or</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>recreational district</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Side Yard</strong></td>
<td>0 feet</td>
<td>0 feet</td>
<td>10 feet</td>
<td>5 feet</td>
</tr>
<tr>
<td>Parcel abuts, touches or</td>
<td>10 feet</td>
<td>10 feet</td>
<td></td>
<td>20 feet</td>
</tr>
<tr>
<td>adjoins any residential or</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>recreational district</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. Building height shall not exceed 35 feet for the first 30 feet of distance from the property line when adjoining a residential district.

2. Corner or through lots shall have more than one front yard. No service windows shall be located closer than 8 feet from the front lot line [LMC 15 code – under review].

## 18.20.040 Lot area and coverage calculations

A. Lot area is calculated as the total land area contained within the boundary lines of any lot, tract or parcel of land, exclusive of public rights-of-way, and preferably expressed in square feet (sf).

B. Lot coverage is calculated from the outside of external walls or supporting members. Decks, balconies, and at-grade patios do not count toward lot coverage; however, roofed areas including, but not limited to, porches, breezeways, and covered walkways shall count toward lot coverage.

   a. Decks, patios and balconies.
      i. Decks greater than 12 inches above grade and balconies do not count toward building lot coverage, but do need to meet yard setback requirements.
      ii. At-grade patios and decks, built such that no part of the deck (excluding railings) is greater than 12 inches above grade, do not need to meet yard setback requirements and do not count toward building lot coverage.

   b. Other items to consider which may impact lot coverage include, but are not limited to, parking, landscaping, stormwater.
18.20.050 Height calculations and exceptions

A. Height for buildings shall be measured as the vertical distance from the actual or proposed finish grade around the building to the highest point of a flat roof or the mean height between eaves and ridge of a pitched roof. (LMC 21.90 “building height” definition)

B. Building height limitations do not apply to spires, belfries, cupolas, antennas (except as provided in LMC Chapter 18.74 Wireless Telecommunications Facilities), ventilators, chimneys, solar panels less than 3 feet in building heights or other appurtenances usually required to be placed above the roof level and not intended for human occupancy. (LMC 18.36.050)

C. Flag poles, towers, tower structures, light displays regulated under LMC Chapter 14.17 may be placed within the required yard setbacks.

18.20.060 Exceptions for Residential Dimensional Standards

A. The following exceptions to residential dimensional standards may be incorporated into development proposals:
   1. Slope Reduction Options. (LMC 18.36.090 (A-B))
      i. Where the average natural slope of the front half of a lot is more than one foot rise or fall in five feet horizontal, the front yard may be reduced by not more than five feet.
      ii. Where the average natural slope of the rear half of the lot is more than one foot rise or fall in five feet horizontal, the rear yard may be reduced to 10 feet.
2. Common-line setback. (LMC 18.04.015(B))
   i. A common building line may be established by the average of adjacent existing
      building setbacks from the front setback. In the case of an adjacent vacant lot or
      a conforming existing building, no common building line is allowed.

3. Front porches may be extended up to 8’ into the front yard setback. (LMC 18.36.090(E))

4. Accessory buildings that are smaller than 120 square feet of floor area, such as store-
purchased buildings, tool and storage sheds, and play structures may be located within three feet of from the any side property line which is not a street side
   yard and/or a rear property line, provided the placement of the building does not inhibit
   sight distance. (LMC 18.36.030(B))

5. Yard encroachments. (LMC 21.90 “Yard” definition)
   i. Projection of such features as cornices, eaves, gutters, shades and related
      architectural elements, which may project not more than four feet into a
      required front or rear yard or two feet into a required side yard in the
      residential zones and not more than six feet into any required yard in the
      commercial zones.

6. Flag lots are exempt from front yard (street) setback requirements. Such lots shall have
   a rear lot line designated, typically opposite from the driveway approach, with a rear
   yard requirement and all other lot lines shall be considered side lot lines with a side yard
   requirement.

B. Administrative deviation of 10% may be requested for dimensional standards (setback, length,
   width, depth, height and area) pursuant to LMC 18.04.015.

18.20.070 Exceptions for Commercial and Industrial Dimensional Standards

A. Administrative deviation of 10% may be requested for dimensional standards (setback, length,
   width, depth, height and area) pursuant to LMC 18.04.015.