



The graphic features a dark green background with a faint aerial view of a town. In the top left corner is the official seal of the City of Leavenworth, which includes the text 'CITY OF LEAVENWORTH', 'THE SAVARIAN', and 'WA'. The main title 'Leavenworth Community Visioning' is centered in a white serif font. Below the title is a white circular icon containing a house with a heart inside. At the bottom, a light green horizontal band contains the text 'HOUSING A COMMUNITY' and 'September 9' in white, sans-serif, all-caps font.

**Leavenworth
Community
Visioning**

HOUSING A COMMUNITY
September 9

1



The graphic has a solid dark green background. The word 'Intro' is written in a large, white, serif font. Below it, the phrase 'THANK YOU FOR BEING HERE!' is written in a smaller, white, sans-serif, all-caps font.

Intro

THANK YOU FOR BEING HERE!

2

Ground Rules:

Listen well. Respect other viewpoints. Stay on topic. Keep it short and sweet (no rambling). Cellphones away (stay present). Build on other's ideas. Model behavior for younger community members. Balance airtime. Dare to dream. Get creative. Be kind.

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Discussion 1

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What makes Leavenworth feel like a community to you?

Knowing your neighbors. Community events. Shared activities and spaces. Gathering places. Walkability. Bus access (public transit). Opportunity to volunteer. Neighbors helping neighbors. Dan's, Ski Hill, Farmer's Market (Playspace). Family. Pet store. Supporting small businesses. Shopping local. Common interests (Bavarian Theme, environment, recreation opportunities. Ability to rally for community needs. Schools. Churches. Recognizing each other. Hello Neighbor! General safety (kids walking to school, free-range). Affinity groups (book clubs, swimming clubs, goddesses group). Inter-generational mix. Leavenworth is more than the city limits (Icicle Road, Chumstick, etc.). Non-profit groups. Access to arts and culture. Quality medical facilities. Diversity in all its dimensions. Organized recreation (softball, winter sports). School District (great experience). Fine library. Ukele group. Live AND work here. Access to the environment and recreation. Reliable newspaper. Here on purpose. Intentional engagement. ?In agreement (95%)?

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Discussion 2

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In a perfect world, who would live here? Please describe.

People are here to support and encourage all the items we talked about before. Professionals with professionals to create more jobs. Enabling service workers to live here. Multi-generational families. Diverse community who both work here AND live here AND care about Leavenworth. People who are friendly and generous with their time and talents. Experts in their field. More full-timers. Safety (neighbors looking after neighbors). Larger age range. Teachers, healthcare, farmers, hospitality workers - pillars of the working community. People who are artists and musicians. Cultural diversity. Acceptance. Open-minded. Respectful of the environment. Soci-economic. People who own homes here, work here and contribute to the community, including friends and family. Outdoor enthusiasts. Protect the areas they love. Live here and work down valley - bringing resources back to the area. All of the above. Self-sufficiency. Entrepreneurs. Inter-generational (including family members). Workforce (nurses, etc.). Full-time residents. Again, all of the above. Good at driving in the snow! Working outside of the community but contributing to the Leavenworth community. More Bavarians here (German-speaking). People who live long lives. Longevity. Balance of part-timers and full-timers. Encourage all to participate. A community sensitive to fire risk (FireWise). Become more fire-resilient.

What rose to the top? Full-time residents. Live here AND work here. Diversity. Friendly. Way to be consistent!

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Break

10 MINUTES

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Comprehensive Plan 2026 Update

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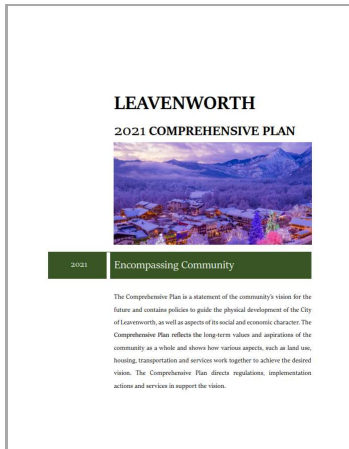
What is a Comprehensive Plan?

- Important plan covering the next 20 years
- Guides City decisions, programs, and regulations
- Contains a vision statement, goals, policies, and capital project lists
- Required by state law



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What Topics Does the Plan Cover?

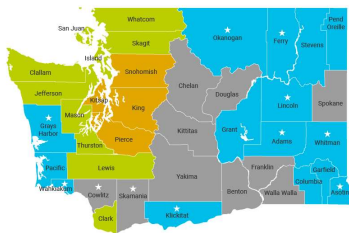


Plan Elements (Chapters)

- Leavenworth Vision
- Land Use
- Housing
- Parks & Recreation
- Economic Development
- Capital Facilities
- Utilities
- Transportation
- Climate (NEW)



Why is the Plan Being Updated?



- State law calls for a major update every 10 yrs
- Leavenworth's deadline is June 2026
- City did a semi-major update in 2021
 - *Incorporating City's Housing Action Plan*
- Since 2021, many updates to state law
 - *New requirements for comprehensive plans*

Image Source: Washington State Department of Commerce



Big Picture – New State Requirements



Housing



Equity



Climate



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New Housing Requirements

- Show land capacity to meet housing needs for **all income groups**
 - Also for **emergency and supportive housing**
- Identify/address **barriers to housing development**
- Identify/address **racially disparate impacts and displacement**
- **Allow at least 2 ADUs** (accessory dwelling units) on most lots that allow residential uses
 - Comply with HB 1337, adopted 2023
- **Update development code** to make it easier to build more types of housing
 - Comply with many new housing bills adopted 2021-24

Planning for Housing in Washington State

Future housing needs broken down by area median income (AMI) groups



Washington will need 1.1 Million new homes in the next 20 years, with half for households making less than 50% of area median income.

Image Source: Washington State Department of Commerce



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Housing Land Capacity

- City must show land capacity to meet housing growth targets for **all income groups and emergency and supportive housing**
 - 0-30% AMI (Area Median Income)
 - Permanent Supportive Housing (income-restricted, on-site services)
 - Non-permanent Supportive Housing
 - 30-50% AMI
 - 50-80% AMI
 - 80-100% AMI
 - 100-120% AMI
 - >120% AMI
 - Emergency Housing Units
- Housing growth targets** are provided by the state for Chelan County. The County and cities work together to determine targets for each jurisdiction.
 - Targets are for growth over the next 20 years: 2026-2046.
- Land capacity = what is possible for people to build** under current zoning (how many housing units)
- State has provided guidance on how to allocate housing growth targets and how to calculate land capacity
- Rezoning may be required, if there is not enough land capacity to meet housing growth targets.

FY 2024 INCOME LIMITS DOCUMENTATION SYSTEM

160,000,000 Lines Home Data Only For Market Service Sector & Income Limits (HSP Income Limits 160,000,000 Database)

FY 2024 Income Limits Summary

FY 2024 Income Limit Area	Median Family Income	FY 2024 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Wenatchee, WA MSA	\$160,300	Very Low (10%) Income Limits (\$)	32,450	37,100	41,700	46,350	50,100	53,750	57,500	61,200
		Emergency Low Income Limits (ELI)	19,500	22,250	25,020	28,200	30,800	33,400	37,340	42,720
		Low (20%) Income Limits (\$)	31,950	36,350	40,750	44,150	48,100	51,050	54,950	58,900

NOTE: Chelan County is part of the Wenatchee, WA MSA, so all information presented here applies to all of the Wenatchee, WA MSA. The Wenatchee, WA MSA contains the following areas: Chelan County, WA, and Douglas County, WA.



Barriers to Housing Development

- City must ask:
 - Are there barriers preventing needed housing from being built in Leavenworth?
 - Does the City have control over any of these barriers?
 - What steps can the City take to reduce barriers and provide incentives?
- State has provided guidance and checklists to support this analysis

Barrier review checklists

Exhibit B1: Moderate Density housing barrier review checklist

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier
DEVELOPMENT REGULATIONS (Include development regulations providing more moderate density housing types, such as: 0. Duplexes 1. Triplexes 2. Fourplexes 3. Townhomes 4. Condos 5. Live-work units 6. Mixed-use developments)			
High minimum lot sizes			
Low maximum densities or low maximum FAR			
Low maximum building heights			
Large setback requirements			
High off-street parking requirements			
High impervious coverage limits			
Lack of alignment between building codes and development codes			
Other (for example, complex design standards, tree retention regulations, historic preservation requirements)			

Appendix B: Adequate provisions checklists

Example: Leavenworth has design standards for affordable housing that are not required for other types of housing developments (LMC 18.42.060). This could make affordable housing more costly to build.



Racially Disparate Impacts (RDI) & Displacement



- RDI – City must ask:
 - Do any racial groups have significantly different housing situations, compared to the city overall?
 - Examples) Homeownership rates, percent of income spent on housing costs, segregation
 - Are there any current City plans, programs, or code that contribute to RDI?
 - How has local history contributed to RDI?
 - How can the City take steps to improve housing equity?
- Displacement Risk – City must ask:
 - Are any neighborhoods in the City at higher risk of displacement?
 - Displacement = being forced to move out of a neighborhood for reasons such as high housing costs
 - What can the City do to reduce risk of displacement?
- State has provided guidance and data to support this analysis



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HB 1337: New State Law for ADUs



- **Accessory Dwelling Unit (ADU) Definition:** a dwelling unit located on the same lot as a single-family housing unit, duplex, triplex, townhome, or other housing unit
- **HB 1337 Requirements:**
 - Allow at least two ADUs per lot (both attached, both detached, or one attached and one detached)
 - Do not require owner-occupancy
 - Allow separate sale of ADUs
 - Revise off-street parking requirements for ADUs
 - Set maximum size limits at no less than 1,000 sq. ft.
 - Reduce barriers from setbacks and other related regulations
 - Limit use of design standards
 - Reduce or waive permit application fees, impact fees, system development charges, and other ADU-related fees where applicable
 - Transportation impact fees (TIF) for ADUs may be no more than half of the TIF for the principal housing unit on a lot.
- **Compliance Deadline:** cities must comply within six months after their comprehensive plan periodic update deadline (Leavenworth's deadline = Dec. 31, 2026)

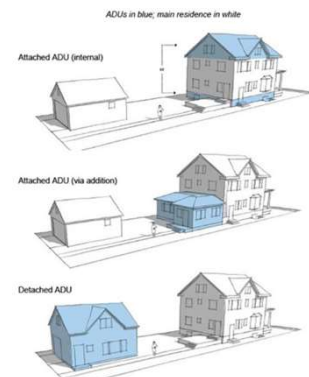


Image Source: City of Saint Paul, MN



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Recent Changes: State Housing Law

- **HB 1220** (2021): Significantly expanded **housing requirements for Comprehensive Plans**.
- **HB 1337** (2023): Required jurisdictions to allow two **ADUs** per lot. Defines ADUs.
- **HB 1110** (2023): Required certain jurisdictions (not Leavenworth) to allow **middle housing**. Defines middle housing.
- **HB 2321** (2024): Clarified **details of HB 1110**.
- **HB 1998** (2024): Required jurisdictions allow **co-living housing**.
- **SB 5258** (2024): Required jurisdictions to allow **unit lot subdivisions** and update transportation impact fees (TIF) for smaller residential units.
- **SB 6015** (2024): Established new **parking standards** for housing development.
- **SB 6175** (2024): Made it easier to **convert buildings from commercial to residential use**, with a retail sales and use tax deferral program.
- **HB 2071** (2024): Started a process to change state **residential building and energy codes** for middle housing.
- **SB 6059** (2024): Recognized the importance of **manufactured housing communities** and provided protections for them.



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Next Steps

- City is applying for state grant funding
- City will utilize public engagement strategies to receive community input, including:
 - *Community Visioning Sessions*
 - *Community Engagement Nights*
 - *Workshops, community surveys, public meetings*
- Planning Commission and staff will develop recommended updates to plan and code
 - *Late 2024 to late 2025*
- City Council will review and adopt final versions
 - *Winter 2025/2026*



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Contact

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Thank you for being here!

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**Discussion
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What are the pros and cons of more density?

CONS: Parking. Traffic. More things. Fuel for fires. Noise. Space. Loss of greenspace. Loss of views. More buildings. Less mountains. Stress on resources. Wildlife accessibility and impact. Increase fire. Loss of small town feel. More people. Temp increases (more concrete, asphalt). Fire evacuation (more complex). Integrated design. Less tourism appeal. Too many people. River pollution. Sanitation. Bigger classrooms (max. capacity). Increased waste. More 2nd homes.

PROS: Affordability. Social economic diversity. More housing inventory. More rentals. Preservation of wilderness with less urban sprawl. Makes possible smart planning (more intentional). Walkable city. More diverse ownership opportunities. More workers. More neighbors. Less overconsumption. More efficient use of existing infrastructure. Better infrastructure. Better school. More sharing of resources. Bigger tax base. Bigger consumer base. More Alps like (towns are dense). More friends! Easier to walk and bike to. Lower carbon footprint per person (ratio change). Increased rental opportunity. Preserved open spaces.

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Discussion 4

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What do we want this community to provide in terms of QUALITY OF LIFE? What can we do to have higher density AND an awesome quality of life? [City limits and Urban Growth Area]

Green in nature. Walkability. Bikability. Pocket Parks. Rooftop gardens. Improved infrastructure (water, sewer, roads, sidewalks) - paid for by the builders NOT the city. Services in the city that provide for basic needs of community needs - keep it local (clothing stores, hardware stores, pharmacy, community center). Sufficient fire service/EMS to serve the increase in population. % of greenspace that is protected. Ensure housing is accessible (measurable outcomes).

Transportation that connects nearby towns (public transit). Parking for residents and those on the Chumstick. A year-round pool and community center. Design of the density to promote QOL. Do not reinvent the wheel. Find similar communities and replicate it here (Bogota). Borrow successful ideas. Bigger library. More childcare options. More trails. Low-light guidelines. More healthcare services (doctors). Safety in town (walking vs. potholes vs. busy streets). Snow removal. True affordable housing options. Noise considerations. Snow removal. Learn from others (northern Japan). Parking garage/parking solutions. More mountain bike trails. More pathways (foot traffic). Borrowing ideas. All of the above. Intentional planning. Diverse input. QOL is different for different groups and individuals. Ask the questions. Learn what people want. Policies that encourage and incentivize people to live in the community. Neighbors can increase the QOL. Lots of duplicates. Incentive small business owners. Caps and restrictions on big box stores. FireWise.

Environmentally sound building materials and requirements. Where do we have a cap on the current population that is sustainable? Do we keep building up (location limits)? Talk about those limits. Special block-level events - neighbors. Save spaces for nature and animals. Transportation. Parks. Libraries. After-school activities. Keep QOL awesome - we are not a cookie-cutter town. Unique circumstances are not necessarily solved by state mandates. Ability to make small improvements and big improvements. Density creates impact fees which creates a tax base to help fund improvements. Parking restrictions on residential areas to keep it affordable and available to residents - permit system. Mechanism for the community to speak to State reps. How can we come together to voice what we need from the State level to keep/reach/maintain a high QOL. Water - plan for growth. Wood abundance and used creatively for building. Can UGA vote on city issues - no. Ability to vote in UGA - big lots, big impacts - no voting power.

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Discussion 5

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LAST QUESTION: How do we get there? What do you want us to consider?

We do not see the path there. #1 Listen to the Community. What is negotiable? Manage the new growth. Get developers to pay. Purchase land for affordable housing before it is all gone. Learn from other towns. Including community voices. Expanding city limits. County has a big impact. Plan longer than 20 years (50 years). The community is bigger than just the city. Continuously prioritize with input from the community. Supporting long-term planning. Invest back into the community. Improving outreach. Earlier hours. Bilingual surveys. Make a model - computer-generated image of what a more dense Leavenworth would look like in the future. Impact fees. Zoning law changes - simple tools that are available. better and large income stream to increase low-income and workforce housing. We need leadership to help us make the tough decision. This is what we get when we do nothing (ie. housing crisis). These are tough decisions - we get it. Let's be intentional. proactive going further than just state requirements to reach QOL here. Allowing commercial nodes in neighborhoods. Walkable offices (coffee, dentist). Allow a business on the property as well as ADU? Information from the city. More transparent. where does our infrastructure lie? What can our current systems handle? Are we going to overwhelm our current systems with all the buildings? Building and growing is happening - at a fast pace. Can the city operate at a faster pace to get ahead of the current growth/development rate? Careful with long-term debt. Promoting a collaborative mindset. Allowing engagement for all stakeholders to include their voices (Upper Valley, school district). Using tourism tax dollars. Inspiration from other cities. Looking to the public sector to solve the affordability issues (UVMEND, Housing Authority, etc.). Trying to funnel tourist dollars to applicable efforts/improvements. Two ideas: working with CDLT to protect remaining open spaces so high density isn't built out to the top of the ridge. Make the engagement process more accessible to those who live and work here. We are not being currently represented - more diversity in the room.

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Close

SEE YOU NEXT WEEK!

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Next Up



SUSTAINABLE TOURISM

September 16