



Planning Commission Meeting Agenda

Wednesday, August 5, 2026 at 7:00 PM
City Hall Council Chambers
700 Highway 2, Leavenworth, WA

The Meeting will be hosted at City Hall, with an option to join via Zoom Webinar using one of the following options:

- (1) connecting via the Zoom app: Meeting ID: 918 5458 0303 Passcode: 093075
- (2) using the web link: <https://zoom.us/j/91854580303?pwd=GasMP6FqBaaYWQ4XjWzWlf3u6SEbdT.1>
- (3) calling: 1-253-215-8782. Alternative call-in phone numbers: <https://us02web.zoom.us/j/91854580303?pwd=GasMP6FqBaaYWQ4XjWzWlf3u6SEbdT.1>

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/discussion. Every year, the City Council directs the Planning Commission work through the establishment of the 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.
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1. Call Meeting to Order, 7:00 pm

2. Roll Call: Planning Commission Chair: Alison Miller (#7 – expiration 2030)

Planning Commission Commissioners: Elizabeth Sall (#1 - 2030), Amanda Taub (#2 - 2027), Simon Farivar (#3 - 2028), Drew Foulk (position #4 - 2029), James Whitesides (#5 - 2029), Colin Forsyth (#6 - 2030)

3. Review and approval of July 1, 2026 Meeting Minutes

- Sample Motion: *I move to approve the Planning Commission minutes dated July 1, 2026.*

4. Public Hearing – 2026 Comprehensive Plan

The Planning Commission will hold a public hearing to provide the public with an opportunity to comment on the proposed 2026 Comprehensive Plan.

- [Draft 2 – 2026 Comprehensive Plan Elements](#)
- [Draft 2 – 2026 Comprehensive Plan Appendices](#)

The Commissioners will discuss the plan and provide a final recommendation to the City Council. The Hearing will follow the standard procedure, as follows:

- Open Public Hearing
- Staff Presentation to PC and responds to their questions
- Open Hearing for Public Comment (Review Hearing Etiquette)
- Close Public Comment
- PC Motion and Discussion
 - Sample Motion: *Move that the Planning Commission recommend Approval to the City Council of the 2026 Comprehensive Plan Periodic Update, as drafted.*
 - *Motion may include ... “and with the following recommended edits” (list proposed edits).*
- Close Public Hearing

5. Development Regulations Review & Discussion

- a. B&B Code Update (2nd review): Review change to language regarding calculation of 4% housing stock. Discuss PC memo to council regarding pre-approved plans.
- b. Parking Code Update (1st review): Review memo from Commissioner Farivar. Review draft changes to parking code, Chapter 14.12.
- c. Co-Living Housing (2nd review): Review draft code, per RCW 36.70A.535.
- d. Discuss minor changes to LMC to comply with state law or address inconsistencies

6. Open discussion items, at the Chair’s discretion

7. Future Meeting Dates:

- a. September 2, 2026

8. Adjournment

All Planning Commission meetings are open to the public