



Planning Commission Agenda

Wednesday, March 4, 2026 at 7:00 PM
City Hall Council Chambers
700 Highway 2, Leavenworth, WA

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

- (1) connecting via the Zoom app: Meeting ID: 91854580303 Passcode: 093075
- (2) using the web link: <https://zoom.us/j/91854580303?pwd=GasMP6FqBaaYWQ4XjWzWJf3u6SEbdT.1>
- (3) calling: 1-253-215-8782. Alternative call-in phone numbers: <https://us02web.zoom.us/j/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/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. | 3. Be respectful of each other; by assuming good intentions and acknowledging it is ok to disagree. |
| 2. Seek to understand before being understood. | 4. Focus on constructive problem solving. |
-

1. Call Meeting to Order, 7:00 pm

2. Roll Call: *Planning Commission Chair: Drew Foulk (position #4 - expiration 2029)*

Planning Commission Commissioners: Elizabeth Sall (#1 - 2026), Amanda Taub (#2 - 2027), Simon Farivar (#3 - 2028), James Whitesides (#5 - 2029), Colin Forsyth (#6 - 2026) and Alison Miller (#7 - 2026)

3. Review and approval of February 2026 Minutes – (sent separately)

- a. Sample Motion: *I move to approve the Planning Commission minutes February 4, 2026.*

4. 2026 Comprehensive Plan Update – Draft Elements

a. Presentation: Katie Cote, BHC Consulting

- i. Ms. Cote will present an overview of the City’s 2026 Comprehensive Plan Update Process.

b. First Review: Community Context and Vision (intro), Land Use, and Housing Element

- i. This time is reserved for the Commission to provide feedback to City consultants and staff on the draft elements (noted above).

c. Draft Elements – Public Review

- i. As draft elements become available, staff will be adding them to the city website for public review. A formal comment period will be released when the full draft plan has been completed.

To access the available files visit: <https://cityofleavenworth.com/your-city-hall/departments/community-development/2026-comprehensive-plan-update-2/>

5. Updates:

- a. **Off-Street Parking:** Update from staff and review of Draft Memo (if available)
- b. **Conditional Uses:** This discussion will likely be tabled until after the hearing for the Comprehensive Plan (tentatively scheduled for May or June, 2026). Staff will continue working on the code outline and Use Chart Updates, based on feedback from the Commission.
- c. **Next Meeting:** April 1, 2026 – Review and discuss remaining draft elements

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

7. Adjournment



Planning Commission Meeting Minutes

Wednesday, February 4, 2026, at 7:00 PM

Open of the Meeting: Commissioner Chair Drew Foulk called the meeting to Order at 7:01 pm.

Planning Commission Roll Call: *Drew Foulk, James Whitesides, Elizabeth Sall, Amanda Taub, and Colin Forsyth attended in person. Simon Farivar and Alison Miller attended online.*

City Staff: Maggie Boles, Community Development Director; Amy McCoy, Assistant Planner

Community Present (in person and online): none

Review and approval of Minutes: The minutes for January 7, 2026, were reviewed. Commissioner Sall motioned to approve the minutes, and Commissioner Miller seconded. Motion carried by all.

Amendment of Agenda

Ms. Boles pulled the 2026 Comprehensive Plan Update Draft Element review from the agenda so the Commissioners could have more review time. The draft intro, housing, and land use elements will be reviewed during the March 4, 2026 meeting. BHC Consulting will be available via Zoom to address questions.

Amanda Taub moved to approve the amended agenda. James Whiteside seconded. Motion carried by all.

2026 Approved Docket

Ms. Boles reviewed the 2026 approved docket and updated on the Commission's next joint meeting with the Council in June 2026.

Conditional Use Permit Code Workshop

Ms. Boles reviewed Elizabeth Sall's "Conditional Use Chart Work" document with the Commission. The working document was updated as it was collectively discussed.

The Commission is to email Ms. Boles with their individual finalized working documents showing their choices of uses for the Commercial District and unfinished Residential District uses. This discussion may be tabled until after Comprehensive Plan Adoption.

Future Meeting: March 4, 2026

Adjournment: Chair Drew Faulk adjourned the meeting at 8:52 pm.

Respectfully Submitted,

Amy McCoy
Assistant Planner



2026 Comprehensive Plan

City of Leavenworth

City of Leavenworth

2026 Comprehensive Plan

Prepared by the City of Leavenworth

Community Development Department

Adopted:

Month, day, 2026



City Council

Carl J. Florea, Mayor
Anne Hessburg, Mayor Pro Tem
Mike Bedard
Travis McMaster
Shane Thayer
Zeke Reister
Clint Strand
Rob Eaton

Planning Commission

Elizabeth Sall
Amanda Taub
Simon Farivar
Drew Foulk
James Whitesides
Colin Forsyth
Alison Miller

City Staff

Maggie Boles, Community Development Director
Celeste Barry, Senior Planner

Consultant Team

BHC Consultants
Perteet

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DRAFT





Community Vision and Context

Introduction

WHAT IS THIS COMPREHENSIVE PLAN?

The City of Leavenworth's Comprehensive Plan is a statement of the community's vision for the future that contains policies to guide the physical, social, and economic development of the City. The Comprehensive Plan reflects the long-term values and aspirations of the community as a whole and shows how various aspects, such as land use, housing, transportation, parks and recreation, and services work together to achieve the community's desired vision. The Comprehensive Plan directs regulations, implementation actions and services in support of the vision. It was developed with extensive community engagement, as summarized in the following section, "Community Vision".

Comprehensive plans are required under the Washington State Growth Management Act¹ and must be updated periodically to reflect current conditions, community goals, and to comply with current legislation.² They are also required to include mandatory elements, or chapters, including land use, housing, transportation, utilities, capital facilities, and climate resilience.³ The city has also chosen to maintain their economic development and parks and recreation element.

¹ [RCW 36.70A](#)

² [RCW 36.70A.130](#)

³ [RCW 36.70A.070](#)





Vision Statement

This Comprehensive Plan was prepared alongside the community members of Leavenworth, the City of Leavenworth Planning Commission, and the Leavenworth City Council. It represents the community's plan for growth over the next 20 years. The goals and policies of this plan, informed by the people who live or work in Leavenworth, are consistent with the requirements of Washington's Growth Management Act. In addition, the Comprehensive Plan was developed in accordance with the Chelan County-wide Planning Policies to ensure consistency throughout the region. This plan assists in the management of future development by providing policies to guide decision-making.

While a Comprehensive Plan is meant to provide a strong and consistent vision for the future, it is also a living document that must be able to accommodate change, such as a new technology, an unforeseen impact, new regulations, or an innovative method of achieving a component of the vision. It is therefore regularly updated to account for changing issues or opportunities facing Leavenworth, while still maintaining the community's vision.

The following Vision Statement was developed based on recurring themes from outreach events and refined by community members.

Leavenworth is a deeply interconnected small town. We see a future where the people who live and work in our community are thriving, with housing options people can afford, vibrant small businesses, and good jobs. We cherish our rivers, forests, and mountains as essential to our outdoor recreation system, and keeping them resilient is important to us. Infrastructure and services have been added efficiently and appropriately as the city has grown. Our enduring vitality, stability, and financial accountability allow us to welcome visitors and invite them to share our alpine-themed experiences.



Leavenworth Place & History

The City of Leavenworth is located on the eastern slopes of the Cascade Mountain Range in the upper reaches of the Wenatchee River Valley in Chelan County, Washington. Leavenworth is 118 miles east of Seattle and 22 miles northwest of Wenatchee on U.S. Highway 2. The town is surrounded by mountain ranges and rests near the confluence of the Wenatchee and Icicle Rivers.

LEAVENWORTH'S HISTORY

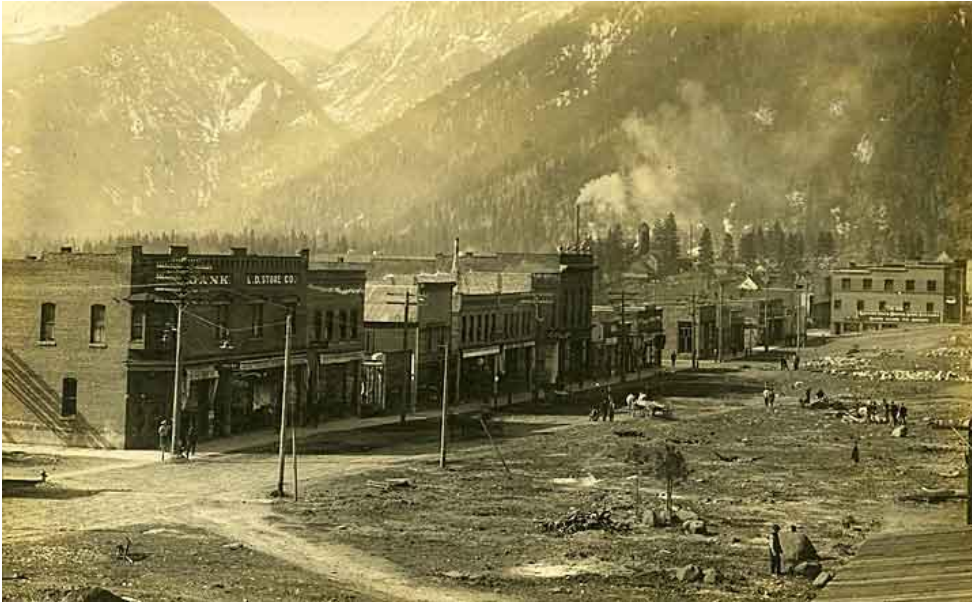
Leavenworth – known in the native nxaʔamxcín language as šłǎʷpímátkʷ which translates to “water gushing out” – was, and remains, the ancestral territory of the p’squosa (Wenatchi) people, who shared the land and its resources with the Yakama and other neighboring tribes. The tribes sustained themselves through the hunting of deer and elk, the gathering of native plant resources, and the fishing of salmon within the Icicle and Wenatchee River watersheds. Their connection to this land continues through their descendants and sovereign rights today.

As the expansion of the United States reached the Pacific Northwest in the mid-19th century, profound changes began to take shape. Following the Yakama Treaty of 1855, which the p’squosa were pressured to sign and the federal government failed to fully honor, the land was ceded and subsequently opened to settlement. Settlers arrived and established claims under federal land acts, drawn by the pursuit of gold, furs, and timber. This period was also characterized by systemic displacement of the Indigenous population and the rapid commodification of the region’s natural resources. By the late 1800s, the arrival of the Great Northern Railway finalized the transition from an Indigenous-managed landscape to a bustling industrial hub.

The incorporation of the city on September 5, 1906, marked the height of an industrial boom fueled by the railway, which brought opportunities for work, commerce, and a new economy. The period of rapid growth in the sawmill and logging industry eventually fell apart when the Great Northern Railway Company rerouted its tracks out of Leavenworth. The rerouting of the railroad and the subsequent closure of the sawmill converted the town from a bustling, thriving hub of commerce into a hollow, empty community. For more

Leavenworth is known in the native nxaʔamxcín language as šłǎʷpímátkʷ which translates to “water gushing out”

than thirty years, Leavenworth experienced economic stagnation and population decline.



Main Street, Leavenworth, 1910. (source: Washington State Historical Society)

“What you see here today is the result of a group of very dedicated people with a vision for the future.”

Bob Brender, Miracle Town by Ted Price

In the early 1960s, facing severe economic instability, community leaders launched the Project L.I.F.E. (Leavenworth Improvement for Everyone) initiative through a University of Washington program for small towns. With extensive community feedback, a deliberate choice was made to become a service-based tourism economy. Inspired by the beautiful backdrop of the surrounding Alpine hills and mountains, the community started to remodel their town in the form of an Alpine-Bavarian village and moved beyond a cosmetic facelift to implement an architectural and cultural shift. To complement the complete renovation of the downtown area, community members worked to establish a series of festivals, such as the Autumn Leaf Festival, Maifest, and the Christmas Lighting Ceremony, which were the first of many attractions offered to visitors. This strategic rebrand successfully converted a failing industrial town to a pillar of tourism in the Pacific Northwest, with millions of tourists visiting each year.

However, the growing popularity of the Bavarian village has led to several challenges collectively known as “overtourism”: increased traffic, rising housing costs, limited parking, and the overcrowding of parks and recreational areas. In response, the community is working on improving transportation and infrastructure, building new parking facilities, creating more affordable housing options as well as building new partnerships with agencies, organizations, and local groups. Guided by this Comprehensive Plan, the City of Leavenworth aims to regain balance, support its residents, and ensure the community can continue to thrive.

MORE INFORMATION

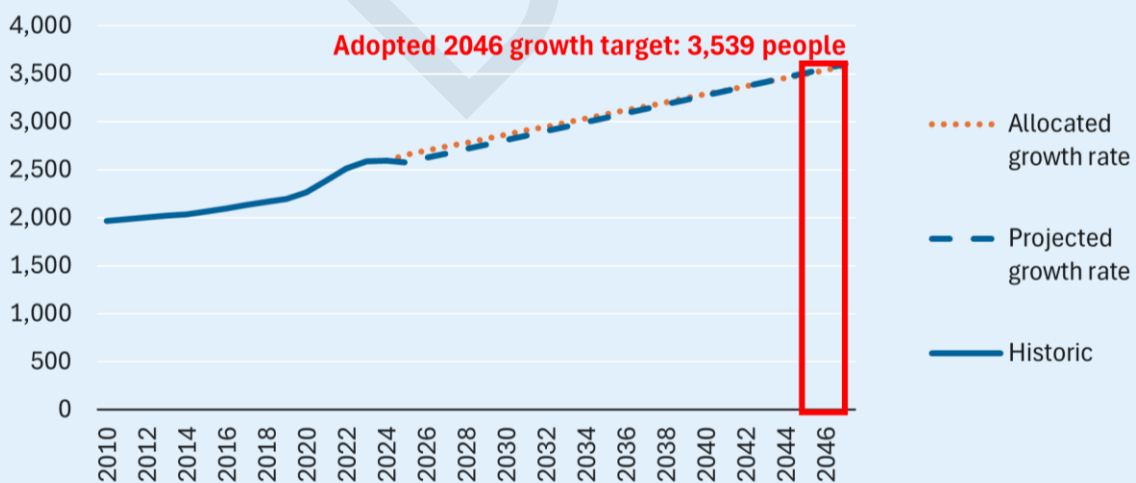
Miracle Town, by Ted Price | Visit: [Greater Leavenworth Museum](#)

Leavenworth People

Leavenworth history documents a culture of strong, determined, resourceful and compassionate people. That history holds true today. While the City's overall population in 2024 is approximately 2,595⁴ it jumps significantly during events and festivals into the tens of thousands. Population growth over the last several decades has been very moderate with years of no or minimal increases. Between 2010 and 2024, for instance, Leavenworth added 45 people per year on average.

The State Office of Financial Management provides population growth estimates to each county, and the counties are responsible for allocating growth in ways that align with the county's plans and long-term vision. Chelan County works with individual cities to estimate population growth and where that growth should occur within the city. The estimated population for Leavenworth city and UGA is projected to be 3,539 by the year 2046. As shown in **Error! Reference source not found.**, the population allocation reflects a slightly lower growth rate than the historic average growth rate, which projects a population of 3,555 people by 2046 (an additional 16 people compared to the allocated growth rate). Please refer to the full population projection discussion in Appendix A: Community Profile and Land Use.

Exhibit 1. Forecasted population growth and 2046 allocation



Sources: Office of Financial Management April 1st Estimates; Chelan County Ordinance 2024-18

⁴ Office of Financial Management April 1st Estimate

Since the historic average annual growth rate aligns well with the city's allocated growth rate, it suggests that achieving the city's growth target will require maintaining a rate of growth consistent with past trends. However, the level of growth is typically constrained by the availability of housing, which is discussed in more detail in the Housing Element and in Appendix B. While population growth has generally tracked with historic trends and is shaped by housing availability, the characteristics of who lives in Leavenworth – and how that composition is changing – also influence the community's long-term planning considerations.

Visitors from around the world contribute a level of diversity that is not reflected in the local community, which is predominantly white with a smaller proportion of Hispanic and non-Hispanic people of color. Over 88% of Leavenworth's population speaks English at home. Of those who don't speak English at home, Spanish was the second most popular language at over 8% of the population. Over the years the racial, ethnic, and language demographic data shows a decline in diversity since 2010⁵.

Over a third of Leavenworth's population is between the ages of 40 and 49. From 2013 to 2023, the share of young people between 20 to 29 years old decreased, from 19% to 13% of the population. The composition of households also reflects this trend, with a decrease in the number of children per household and an increase in the number of households with older adults. The number of people living in a home is declining for both rentals and owner-occupied dwellings. This reduction in family size may correlate to a need for smaller housing units. Please refer to Appendix A and B for additional demographics information.

"If we don't plan for growth we will not succeed in the future."

Carl Florea,
Mayor

MORE INFORMATION

Comprehensive Plan Appendices | Visit: [Census Data from American Community Survey](#)



⁵ 2020 Housing Action Plan

**Exhibit 2. Comprehensive Plan
Periodic Update Timeline**



Public Participation

The Comprehensive Plan was updated with extensive outreach efforts to determine the community’s values and vision for the next 20 years. The City’s [Public Participation Plan](#) was created to ensure that multiple opportunities were provided to community members to share ideas about the future of Leavenworth. Outreach efforts have included in person meetings and events, print and digital surveys and information, and interactive boards and notices posted at City Hall and other locations throughout the community.

The City organized a series of engagement nights and workshops and attended existing community events (such as the Community Block Party) over the course of the Comprehensive Plan Periodic Update process, as summarized in Exhibit 2.

The following list includes the community engagement events and surveys conducted as part of the periodic update process.

- Visioning Workshops (September 9, 16, 23, and October 14, 2024)
- Community Engagement Night (May 6, 2025)
- Parks Survey (Open from May-July 2025)
- Community Block Party (August 21, 2025)
- Climate Advisory Group Meetings (September 30, October 30, December 11, 2025)
- Dan’s Food Market Pop-Up Event (October 2025)
- Housing Survey (Open from October-November 2025)
- Community Engagement Night (November 18, 2025)
- Community Engagement Night (February 3, 2026)

In addition to numerous in-person events, the City also maintained an email newsletter to provide updates on the planning process. Community members were invited to sign up for email updates during in person events and on the City’s website. The City’s website also provided extensive resources on the comprehensive planning process.

To reach a broader audience and include underserved populations and those that may not be able to attend in-person meetings, the City distributed a survey in both English and Spanish. City staff took them to all the hotels and several restaurants in the city in the hope that staff members would respond to the survey, and created a pop-up event at a local grocery store to focus on reaching a larger population of Leavenworth.

Throughout the Comprehensive Plan process, the city developed two surveys: a Housing Survey and Parks Survey, to help identify what housing options and

parks and recreation resources are needed and/or desired by the community. The results of these surveys are discussed in greater detail in the Housing and Parks and Recreation Elements, respectively. Please reference the Public Participation Summary in Appendix X for detailed summaries of these outreach efforts.

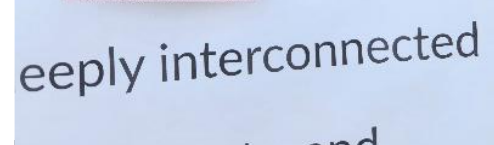
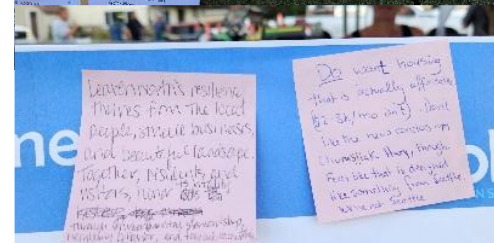
Many common themes and concerns were raised by community members throughout these engagement efforts, namely:

- The immediate need for affordable and workforce housing and diverse housing options for community members in all walks of life.
- The need to prioritize planning efforts for those who live and work in Leavenworth year-round, which will in turn enhance the experience for residents, workers, and visitors alike.
- Aspirations to preserve parks and natural areas and encourage environmental stewardship amidst urban development.
- Growing concern regarding the increasing frequency and severity of wildland fire and smoke impacts, underscoring the need for coordinated planning efforts to reduce wildfire risk, protect public health, and enhance community resilience.
- The importance of community events and social interaction to foster a welcoming environment and sense of belonging for all.
- Desires for increased access to essential services such as healthcare, childcare, and retail within the city.
- Essential infrastructure improvements to ensure public services, roads, and sidewalks can accommodate growth.
- Imperative transportation network improvements to enhance pedestrian and bike safety and increase multimodal transportation options.

Please note that this list is not exhaustive but rather meant to provide a high-level summary. Numerous other ideas and concerns raised throughout the development of the plan are summarized in Appendix X and have greatly informed the development of the goals and policies found in the Comprehensive Plan Elements of this Plan. Overall, the city is committed to ensuring the Comprehensive Plan and implementation efforts reflect the collective vision for a vibrant, sustainable, and livable Leavenworth.

MORE INFORMATION

Comprehensive Plan Appendix X | Visit: [Community Engagement and 2026 Comprehensive Plan Update](#)



Implementation & Monitoring

To implement the Comprehensive Plan, the city has adopted various regulations, including an updated zoning code which contains a set of regulations to direct land use and design, as new development or redevelopment occurs. Growth is also directed through careful planning for the location and sizing of capital facilities, such as water and sewer availability. Additionally, the “Project Tracker”, Planning Commission Docket, and other annual reporting processes including the City of Leavenworth’s budget process, help implement the Comprehensive Plan.

Amendments to the Comprehensive Plan can be requested by the City Council, Planning Commission, or any person, agency, or organization. However, the Comprehensive Plan may not be amended more than once a year. All amendments to the Comprehensive Plan are reviewed by the Planning Commission before a final hearing with the City Council. Leavenworth Municipal Code Title 21 outlines comprehensive plan amendment regulations, including emergency amendments. By reviewing and updating the Comprehensive Plan on a regular basis, the City of Leavenworth can rely on this document in decision-making and can maintain public interest and support of the planning process. Residents are encouraged to participate in any/all Planning Commission activities.

The Comp Plan can be amended up to once a year.



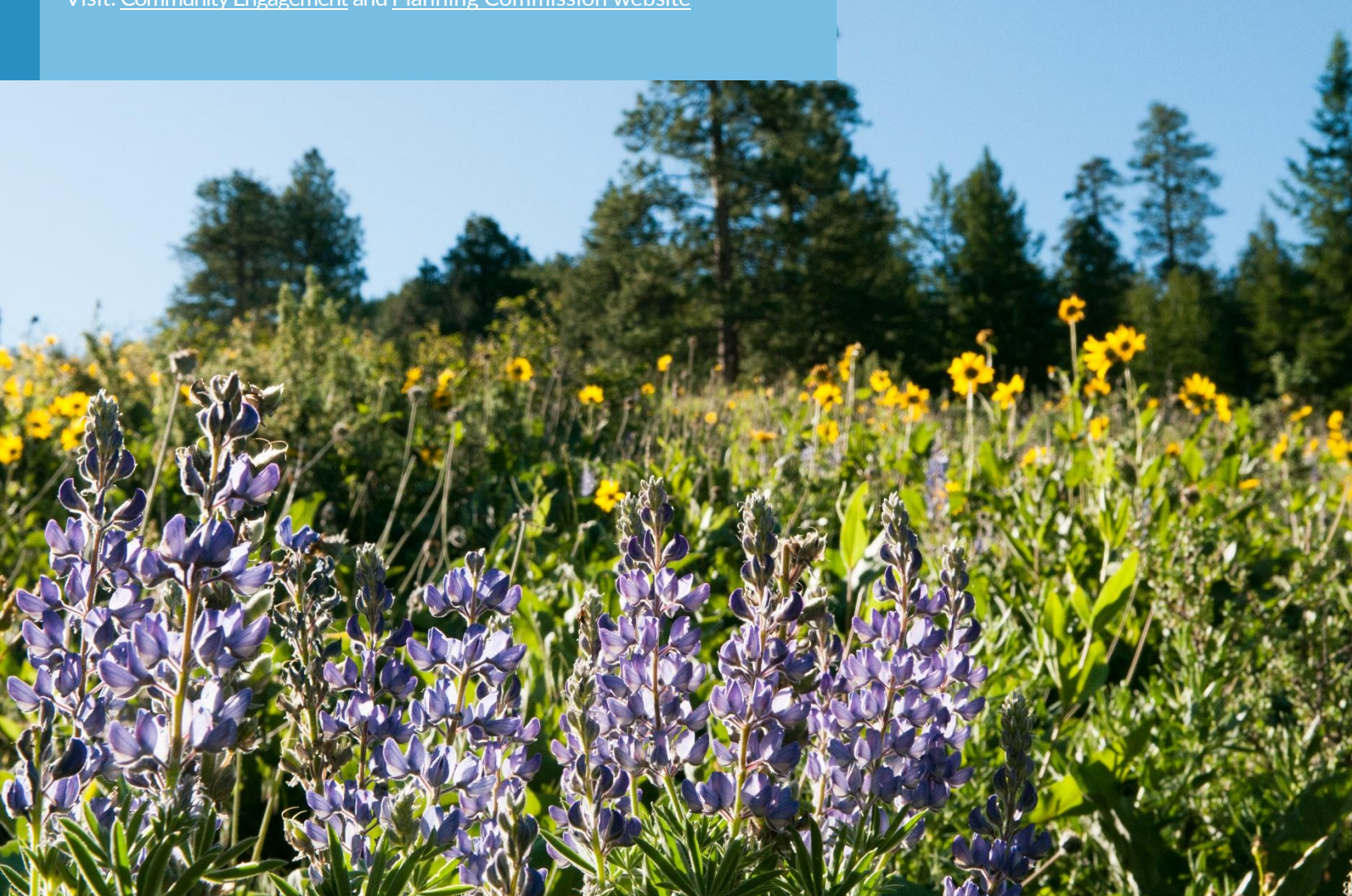
City staff will review and evaluate the Comprehensive Plan each year, to ensure the policies, development regulations, and other implementation actions are achieving community goals and the goals of the GMA. Additionally, City staff will consistently monitor new State legislation that affects the City's Comprehensive Plan and make any necessary changes.

PLAY YOUR ROLE

The community reflects its members. In order to achieve the community's vision, each person's contribution is vital. You are invited to share your thoughts, ideas, needs, dreams with the city staff, planning commission, committees, and/or council. The City has proudly hosted quarterly Community Engagement Nights since 2023.

MORE INFORMATION

Visit: [Community Engagement and Planning Commission website](#)



Land Use

Introduction

Over the last couple decades, Leavenworth's community has grown, both in commercial businesses and population. The community is required to plan for population growth under the Growth Management Act, with Chelan County assigning population projections for each planning cycle. The County and Cities have cooperatively determined population projections for the 20-year planning cycle¹.

The Land Use Element seeks to implement Leavenworth's Vision and accommodate projected growth. The city plans for this by designating and defining various future land uses: residential, commercial, industrial, recreational, and public. This Element establishes the City's Future Land Use Designations and Map, and sets goals and policies to balance growth with protecting agricultural, open space, and critical areas.

Appendix A provides more background analysis on population and employment growth estimates. Appendix B provides a detailed review of the existing land capacity.

¹ On December 15, 2015, the Board of County Commissioners adopted resolution 2015-112 using the OFM medium population projections.



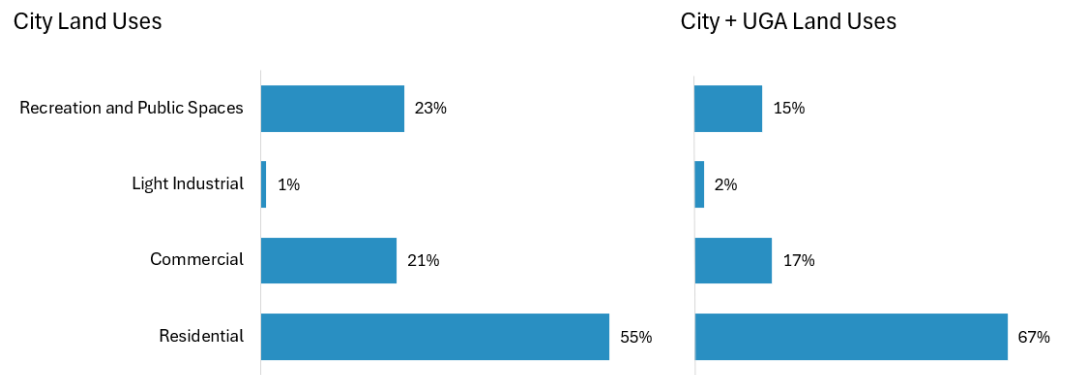
Land Use Context

EXISTING LAND USES

Leavenworth is just over one mile in diameter. It has a historical downtown core with newer businesses along the highway which bisects the town. The residential neighborhoods are located on both sides of the highway with the larger residential areas and schools to the north and smaller residential areas and the river to the south.

Residential uses account for more than half of Leavenworth's existing land use acreage. Commercial uses represent the second largest land use category, accounting for approximately 20 percent of the city's total land area. The remaining acreage consists primarily of lands designated for parks, recreation, and public facilities. This reflects the city's vibrant role as a regional destination for tourism and recreation.

Figure 1: Existing Land Uses



FUTURE LAND USE DESIGNATIONS

The city establishes Future Land Use Designations to implement its Vision and accommodate its population target of 3,539 people by 2046. These are then mapped in the city's Future Land Use Map, which provides the framework for the city's zoning and development regulations.

RESIDENTIAL LAND USES

- ◆ **Low Density Residential Designation** – This designation is for residential use types in rural areas or on parcels with limited infrastructure, limiting the maximum capacity of development. For example, this designation is appropriate for residential lands in the Urban Growth Area, or for parcels in the city that are still on septic systems. Typical densities are one to six dwelling units per acre.
- ◆ **Mixed Density Residential Designation** – This designation accommodates Leavenworth's housing stock through a variety of residential densities. For example, this designation may include infill housing types such as Accessory Dwelling Units (ADUs), middle housing, and workforce housing in Leavenworth's older neighborhoods while maintaining the existing

residential scale. It may also include areas zoned for multifamily development to ensure a diversity of housing options for renters. The intent of this designation is to provide flexibility in implementing a range of residential zoning classifications consistent with the City's vision. Depending on the adopted zoning standards, permitted housing types, and units per lot, typical residential densities may range from 6 to 20 dwelling units per acre.

NONRESIDENTIAL LAND USES

- ◆ **Commercial Designation** – This designation is intended to accommodate a variety of retail, lodging, and commercial services for both Leavenworth's community members and its visitors. These commercial services may support either pedestrian-oriented or auto-served commercial uses.
- ◆ **Light Industrial Designation** – This designation allows light manufacturing of goods and provides storage facilities.





PUBLIC USE DESIGNATIONS

- ◆ **Recreation Designation** – The Recreation Designation provides both passive and active recreation opportunities. It also provides for and protects open space and areas that provide ecological benefits and services by protecting vegetation and habitat.
- ◆ **Public Designation** – The Public Designation ensures and protects land uses that serve the public, such as educational institutions, municipal buildings like City Hall, or capital facilities, including fire, police, or pump stations.

Table 1: Future Land Use Designations and Implementing Zones


FUTURE LAND USE DESIGNATION	IMPLEMENTING ZONING DISTRICTS
Low Density Residential	Residential 8 (R-8)
Mixed Density Residential	Residential Low 6 (RL6) Multi-Family (MF) Residential 3 (R-3)
Commercial	Central Commercial (CC) General Commercial (GC) Tourist Commercial (TC)
Light Industrial	Light Industrial (LI)
Recreation	Recreation (REC) Recreation Public (RP)
Public	Public (P)

MORE INFORMATION

Comprehensive Plan Appendices | Visit: [Leavenworth online GIS maps](#)

DRAFT

Goals and Policies

Goals and policies with a mountain icon  contribute to the Climate Resilience Element.

Goal LU 1. Provide sufficient land area and densities to meet Leavenworth's projected needs for housing, employment and public facilities.

- Policy LU 1.1.** Permit new development where adequate public facilities and services can be provided.
- Policy LU 1.2.** Provide and promote needed facilities that serve the general public, such as facilities for education, libraries, parks, culture and recreation, police and fire, transportation and utilities. Ensure that these facilities are located in a manner that is compatible with growth patterns.
- Policy LU 1.3.** Through development regulations, maintain a process to site essential public facilities requiring consistency of the proposed facility with the Comprehensive Plan; emphasizes public involvement; identifies and minimizes adverse impacts; and promotes equitable location of these facilities throughout the city, county and state.
- Policy LU 1.4.** Prohibit extension of sanitary sewer services into unincorporated Chelan County except to resolve health and environmental emergencies.
- Policy LU 1.5.** Extend domestic water service to unincorporated Chelan County where the extension will not conflict with City current and future needs and does not encourage the conversion of agricultural or rural lands to urban densities.
- Policy LU 1.6.** Promote attractive, friendly, safe, quiet and diverse residential neighborhoods throughout the city, including low- and moderate-density to high-density residential neighborhoods.
- Policy LU 1.7.** Consider environmental limitations, infrastructure, and the Comprehensive Plan Vision when establishing residential densities and limits.

Goal LU 2. Implement Leavenworth’s vision, goals, and policies through the Future Land Use Map and development regulations.

Policy LU 2.1. Maintain development regulations that promote compatibility among land uses; retain desired neighborhood form and architectural scale; ensure adequate light, air, and open space; protect and enhance environmental quality; and manage potential impacts on public facilities and services. Development regulations should include features including, but not limited to, impervious surface area and lot coverage; building height, bulk, placement, and separation; development intensity; access and connectivity; and landscaping and open space.

Policy LU 2.2. Encourage infill development on suitable vacant parcels and redevelopment of underutilized parcels.

Policy LU 2.3. Promote compatibility between land uses and minimize land use conflicts when there is potential for adverse impacts on lower intensity or more sensitive uses by ensuring that uses or structures meet performance standards that limit adverse impacts, such as noise, vibration, smoke and fumes.

Policy LU 2.4. Acknowledge nonresidential uses in Residential zones, such as schools, religious facilities, home occupations, parks, open spaces, senior centers and day care centers. Maintain development standards which respect the scale and form of the neighborhood.

Policy LU 2.5. Encourage the development of commercial land in a manner which is complementary and compatible with adjacent land uses and the surrounding environment by providing well designed transition or buffer areas.

Policy LU 2.6. Support the continued use of nonconforming uses, particularly single-family residences.

Policy LU 2.7. Identify a suitable area to relocate/locate City, County, and State public works shops.



Policy LU 2.8. Identify and protect open space, forested areas, and greenspaces in the City and urban growth areas that are important for wildlife, recreation, ecological services, climate resilience, and the community.



Mat Shop

Flax Shop

Candle Connection

Woolies

Wierhyge

Wine

Woolies Wine

Flax Shop

Flax Shop

Flax Shop

PINE HILL

Goal LU 3. Promote high-quality and efficient use of buildable lands by balancing development regulation flexibility and predictability.



Policy LU 3.1. Allow clustering that preserves open space and administrative deviations for minor variations/ deviations from prescribed standards.

Policy LU 3.2. New residential developments should include provisions for paved streets, curbs, and gutters at the time of development and be consistent with City development standards.

Policy LU 3.3. The City may, at the discretion of the City Council, participate with the developer in the added cost of any improvements which further implements the Capital Facilities Plan. In addition, the City may, at the discretion of the City Council, develop a Local Improvement District (LID) for financing improvements in new subdivisions.

Policy LU 3.4. Encourage cluster developments with a mix of density and incentives, such as residential density bonuses, variations in allowed housing type, and/or flexibility in regulations.

Goal LU 4. Encourage the development of commercial and light industrial facilities/businesses.

Policy LU 4.1. Maintain and enhance a strong commercial core, based on the Old-World Bavarian Alpine Theme, which will be attractive to both tourists and residents.

Policy LU 4.2. Encourage land use distributions that provide opportunities for shops, services, recreation and access to healthy food sources within walking or bicycling distance of homes, workplaces and other gathering places.

Policy LU 4.3. Encourage a pattern of mixed-use development in the commercial areas with residential uses as supportive to the primary commercial uses.

Policy LU 4.4. In the Central and Tourist Commercial designations, allow light manufacturing activities which have a retail function and which are supportive of and supported by the allowed commercial uses, particularly those related to tourism.

Policy LU 4.5. In the General Commercial designations, allow light manufacturing activities and business office park uses which have a wholesale function, including warehousing and/or distribution activities. Require standards which place storage and service entrances in the least visible areas on the site, and prohibit outside storage of any product.

Policy LU 4.6. Encourage the appropriate location, density, and design of franchise businesses, especially those with drive-through facilities, in order to minimize traffic and access impacts on arterials and collector streets, reducing the proliferation of driveway access points, and ensuring site design that supports a sense of place and the economic vitality of the city.

Policy LU 4.7. Encourage mixed use developments in Commercial zones. Remove development regulations that create extra layers of review and barriers to mixed use.

Policy LU 4.8. Encourage separating manufacturing uses that create substantial noise or emissions to minimize impacts on incompatible uses.

Policy LU 4.9. Encourage accessory uses that support the primary use in the Light Industrial Designation, including food and beverage services and retail sales.



Goal LU 5. Preserve the natural environment and consider environmental justice, harnessing best available science, conservation and land management practices to create a resilient community.

Policy LU 5.1. Encourage use of best available science to protect and ensure the integrity of the natural environment. Promote use of techniques, such as clustering, conservation easements, land trusts, stormwater utility funds, conservation easements, sensitive site planning, best land management practices and flexible regulations, to help retain and protect open space, environmentally critical areas, and unique natural features by:

- ◆ Utilizing SEPA, the Shoreline Master Program, Flood Hazard Reduction, and Critical Areas policies and regulations to ensure protection of the natural

environment, critical resources, and habitat vital for safe species migration.

- ◆ Discouraging development in areas with natural hazard risk such as those susceptible to landslide, flood, avalanche, unstable soils, and excessive slopes.
- ◆ Continuing to implement the excavation and grading ordinance to regulate excavation, grading, and earthwork construction activities.
- ◆ Supporting the efforts of public and private organizations, whose goal is the preservation or conservation of critical areas.
- ◆ Allowing open space and recreational use of critical areas where such use does not negatively impact critical areas.
- ◆ Preserving and enhancing conservation or protection measures necessary for anadromous fisheries.

Policy LU 5.2. Preserve the City's dark skies through lighting regulations to support ecosystem health and the enjoyment of the community.

Policy LU 5.3. Where identified, address environmental justice concerns and reduce and eliminate disparities through land use policies and development regulations.

Policy LU 5.4. Consider and address potential and identified environmental health disparities through development regulations.

Policy LU 5.5. The goals and policies of the Leavenworth Shoreline Master Program, as amended, are considered an element of the City of Leavenworth Comprehensive Plan, and are included by reference as if fully set forth herein.



Policy LU 5.6. Incorporate drought and fire-resistant vegetation into landscaping requirements.






Goal LU 6. Protect and maintain air and water quality.

Policy LU 6.1. Adopt and implement stormwater and drainage standards within the corporate limits and UGA that protect water resources from impacts caused by development, utilizing source control, on-site detention, and treatment of storm water, where appropriate.

Policy LU 6.2. Review and monitor drainage, flooding, and stormwater for potential contamination, providing guidance for corrective actions and mitigation where necessary.



- Policy LU 6.3.** Encourage and support future and ongoing state water quality monitoring programs.
- Policy LU 6.4.** Support water quality education programs which inform local citizens and visitors about water quality issues.
- Policy LU 6.5.** Encourage appropriate regulatory agencies to pursue violators who illegally discharge waste into rivers, lakes, and streams.
- Policy LU 6.6.** Protect the availability of potable water by minimizing the potential for contamination of ground water sources from residential, commercial, and industrial activities. When necessary, encourage the restoration of contaminated ground water sources.
- Policy LU 6.7.** Continue to support and participate in the implementation of the Wenatchee Watershed Management Plan.
- Policy LU 6.8.** Recognize the potential benefits of public water, rail, electric, alternative fuels, non-motorized, and air transportation in helping maintain local air quality.
-  **Policy LU 6.9.** Encourage green stormwater infrastructure that incorporates drought and fire-resistant vegetation where possible.
-  **Policy LU 6.10.** Develop and implement a wildfire smoke resilience strategy in partnership with local residents, emergency management officials, regional clean air agency officials, and other stakeholders.
-  **Policy LU 6.11.** Prioritize at-risk community members for actions that mitigate wildfire smoke, including providing personal protective equipment and filter fans or incentivizing infrastructure updates (e.g., HVAC updates and MERV 13 filters for air intake) for facilities that serve high-risk populations.

Goal LU 7. Ensure that development minimizes impacts upon significant natural, historic, and cultural features and preserves their integrity, by working with the Tribes and the Department of Archaeology and Historic Preservation.

- Policy LU 7.1.** Encourage development that is compatible with the natural environment and minimizes impacts to significant natural and scenic features.

Policy LU 7.2. Promote nature preserves and conservation areas and support the prohibition of inappropriate development within them.

Policy LU 7.3. Encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

Goal LU 8. Encourage expansion of the Urban Growth Area where adequate public facilities and services exist or can be provided in an efficient manner.

Policy LU 8.1. Ensure the size of designated UGA is based on projected population, existing land use, the adequacy of existing and future utility and transportation systems, the impact of second home demand, viable economic development strategies, and sufficient fiscal capacity within the capital facilities plan to adequately fund the appropriate infrastructure necessitated by growth and development.

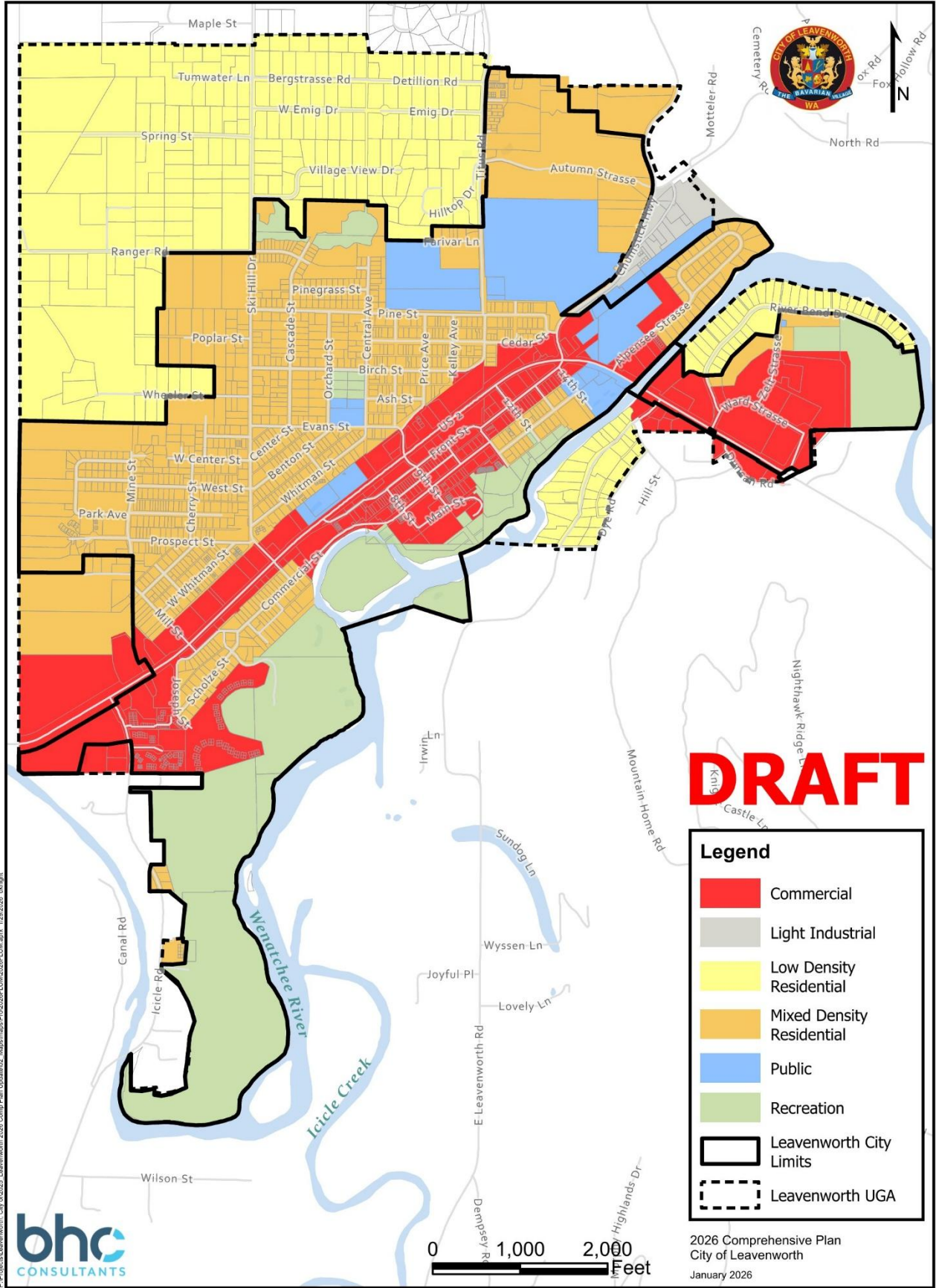
Policy LU 8.2. Discourage irregular corporate boundaries during the process of designating urban growth boundaries.



Goal LU 9. Ensure that buildings are designed and built sustainably to reduce environmental impacts and remain resilient to extreme weather, wildfire, and other hazards worsened by climate change.



Policy LU 9.1. Through development regulations, the zoning map, and planning practices, consider and mitigate wildfire risks. Such practices may include applying the Wildland-Urban Interface Code, considering Firewise practices, and separating development from wildfire prone areas.



DRAFT

Legend

- Commercial
- Light Industrial
- Low Density Residential
- Mixed Density Residential
- Public
- Recreation
- Leavenworth City Limits
- Leavenworth UGA

2026 Comprehensive Plan
City of Leavenworth
January 2026

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Map LU-1 Future Land Use Map

Housing

Introduction

This Housing Element seeks to improve the quantity, diversity and quality of housing options in Leavenworth by evaluating the existing housing conditions, reviewing projected housing needs, and implementing data-based housing tools. This Element also seeks to mitigate and reduce pressures of displacement and seek to ensure all have access to housing, regardless of income, race, or background.¹

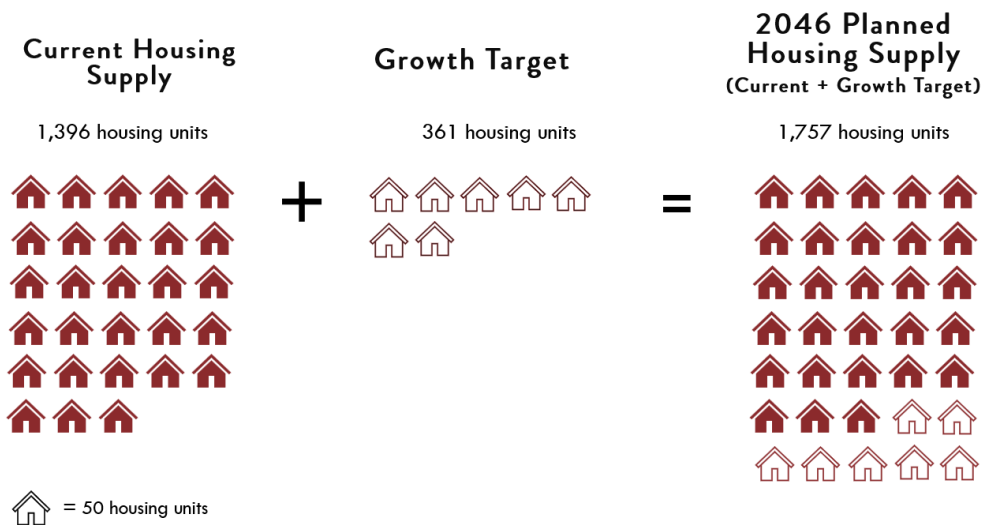
¹ RCW 36.70A.070(2)



Housing Context

Leavenworth had an estimated 1,396 housing units in 2023. Over half of these units were single-family homes.² Leavenworth must plan for an additional 361 housing units by 2046 according to its population allocation.³ The city's Land Capacity Analysis estimates sufficient land and zoning to meet this housing goal across all income levels.

Figure 1: Housing Supply and Growth Target



However, with Leavenworth's vibrant local economy, housing demand is likely higher than its adopted target. In 2022, there were 2,376 jobs in the city. If the city were to provide housing for all of the workers within city limits, approximately 635 additional housing units would be needed.⁴ While not all workers may choose to live within city limits and some positions are seasonal, the goals and policies of the Housing Element place particular emphasis on workforce housing and providing workers with the option to live affordably within the city.

Housing prices for homebuyers provide a barrier. Leavenworth's land values have increased 143% since 2010, compared to the city's median household income, which has only increased 68%. The city should continue to allow and enable more housing ownership opportunities that are attainable to more income levels, such as smaller homes on smaller lots, middle housing types, condominiums, and unit lot subdivisions.

² 2023 ACS 5-Year Estimates, Table DP04.

³ Chelan County Department of Community Development, 2026 Comprehensive Plan Periodic Update Population Allocations, March 4, 2024.

⁴ This assumes 1.17 jobs per household.

Renters are more burdened by housing costs than owners in Leavenworth.




Just under half of the city's households were renters in 2023. While rental data is limited relative to home value data, the city's Housing Action Plan notes that rents in the city were 6-8% higher than in other communities in the County. To advance the city's goal of providing both sufficient and affordable housing supply, the city should support zoning and development regulations that allow more rental opportunities and protect currently affordable rental units from being displaced in redevelopment or economic pressures.

MORE INFORMATION

Comprehensive Plan Appendices and the 2021 Housing Action Plan |
Visit: City Website and search [Housing Options](#)

Goals and Policies

Goals and policies with a mountain icon  contribute to the Climate Resilience Element.

Goal H 1. Enable and allow the availability and sufficient supply of housing affordable for all economic segments of the population.

Policy H 1.1. Promote and allow sufficient housing affordable and attainable for all income levels, particularly for low- (1-80% Average Median Income) and moderate-income (workforce, 80%- 120% AMI).

Policy H 1.2. Identify and remove zoning and development regulations that prevent housing types that are more affordable to lower incomes and the local workforce.

Policy H 1.3. Continue to allow and expand rental housing options, including multifamily housing, co-living, and moderate density housing types.

Policy H 1.4. Continue to allow single-family housing types while allowing greater flexibility for density, such as through Accessory Dwelling Units (ADUs).

Policy H 1.5. Support moderate density housing types, including accessory dwelling units, duplexes, triplexes and townhomes within all residential zones.

Policy H 1.6. Identify and reduce barriers to housing access to mitigate displacement pressures.

Policy H 1.7. Identify and remove barriers to housing access for all community members, with particular attention to policies, practices, or outcomes that result in racially disparate impacts.

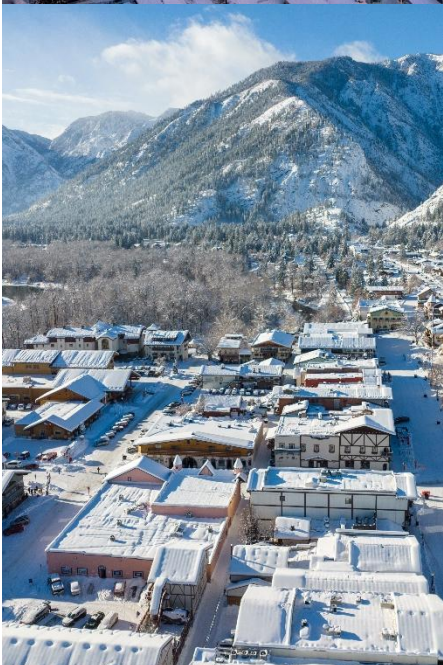
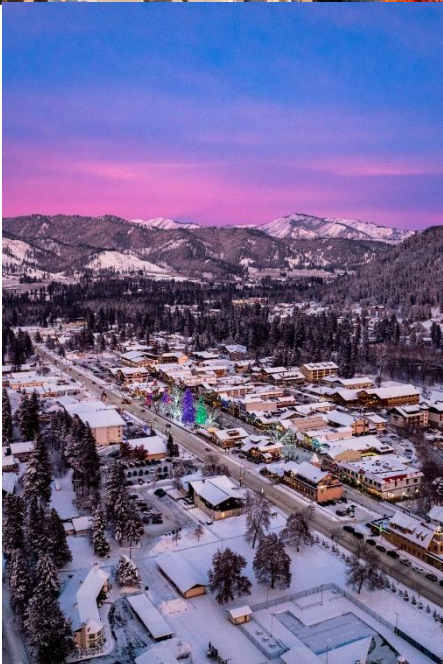
Goal H 2. Promote a diverse mix of residential densities and housing types through development regulations and flexibility.

Policy H 2.1. Encouraging cluster subdivisions cottage housing, and other zoning techniques that allow for density bonuses or other mechanisms for higher density and greater utilization of land.

- Policy H 2.2.** Consider and allow historic housing patterns that can accommodate more affordable housing types, such as smaller lots and co-living housing.
- Policy H 2.3.** Evaluate existing land uses by housing type and densities, and regulations, which may be presenting barriers to the development, to proactively address changes in housing needs for all economic segments of the population. Remove multifamily density barriers from existing development regulations.
- Policy H 2.4.** Allow and enable zoning tools, such as unit lot subdivision and small lot zoning in historic neighborhoods, to allow infill and housing on smaller lot sizes.
- Policy H 2.5.** Ensure that parking requirements, setbacks, height limits, and other development standards do not create unnecessary barriers to housing affordability.

Goal H 3. Continue providing incentives and subsidies and maintaining partnerships to support affordable housing, with particular attention to affordability for low- and workforce-income levels.

- Policy H 3.1.** Expand and strengthen partnerships with both non-profit organizations and private entities, such as Upper Valley MEND, to provide affordable housing.
- Policy H 3.2.** Maintain and monitor affordable housing incentive programs, such as the Muti-Family Tax Exemption (MFTE) Program, density bonuses, and housing grant/loan programs, for effectiveness in providing affordable units.
- Policy H 3.3.** Regularly evaluate housing affordability incentives to ensure they are effective, financially feasible, and utilized by developers and property owners.
- Policy H 3.4.** Support regional and county programs and incentives to address affordable housing needs for low-income residents.
- Policy H 3.5.** Evaluate the financial feasibility of offering fee waivers for affordable housing.
- Policy H 3.6.** Prioritize housing incentives and strategies that address historic inequities and mitigate disproportionate impacts, including environmental justice concerns.



Goal H 4. Encourage and incentivize workforce housing so more people working in Leavenworth can live here.

- Policy H 4.1.** Provide a sufficient supply of entry-level housing options for workers. This may include traditional home rental options, such as apartments, and more innovative strategies such as co-living and Accessory Dwelling Units (ADUs).
- Policy H 4.2.** Review and amend city development regulations to ensure they do not unnecessarily limit housing supply or undermine affordability, while maintaining Leavenworth’s historic residential scale, form, and character.
- Policy H 4.3.** Expand partnerships with local employers, businesses, and community organizations to identify and address barriers to the development and retention of affordable workforce housing.
- Policy H 4.4.** Pursue long-term affordable workforce housing solutions through partnerships with regional and local organizations, such as Upper Valley MEND, that mitigate high land costs, including community land trust models.
- Policy H 4.5.** Support and expand attainable homeownership opportunities beyond single-family detached homes, including duplexes, triplexes, condominiums, and unit lot subdivisions.

Goal H 5. Balance the need for additional housing to meet population and workforce growth while mitigating and preventing displacement of existing affordable housing options, particularly for sensitive groups and those with unique needs.

- Policy H 5.1.** Support regeneration/preservation/rehabilitation of existing housing by:
 - ◆ Considering permitting the division of existing structures in designated single-family neighborhoods.
 - ◆ Considering expansion of rehabilitation programs.
- Policy H 5.2.** Identify and remove barriers to site manufactured homes.
- Policy H 5.3.** Continue to support pre-approved housing plans for Accessory Dwelling Units (ADUs).

Policy H 5.4. Consider a program for low-income applicants to obtain pre-approved housing plans at a free or highly reduced price.

Policy H 5.5. Continue to monitor and protect housing supply from being converted into short-term rentals.

Policy H 5.6. Support development regulations for aging in place, including unit lot subdivision, ADUs, and provisions on accessibility and universal design.



Goal H 6. Ensure that residential development and redevelopment projects are resilient to the impacts of climate change.



Policy H 6.1. Prioritize the preservation and weatherization of housing in overburdened communities to protect residents from the harmful impacts of climate change and increase housing resilience.



Policy H 6.2. Support and promote programs to distribute cooling units and install heat pumps, prioritizing households or facilities with residents (e.g., low-income seniors) most vulnerable to extreme temperature events.



Policy H 6.3. Encourage the implementation of recommended actions in the Wildland Urban Interface (WUI) building standards, as prescribed by Chelan County Fire District 3.