

LEAVENWORTH CITY COUNCIL
Study Session Agenda
City Hall – Council Chambers & Zoom
September 8, 2026 | 5:30 – 6:50 PM

5:30-5:45 Chamber Report

This time is provided for a Chamber of Commerce representative to provide an update to the City Council on items of interest to the Chamber and City.

There are no items included under **TAB B**.

5:45-6:10 Comprehensive Plan/Development Regulations Review

This time is provided for the Council to discuss the draft Comprehensive Plan and the associated draft Development Regulations and understand the required approval timelines. The action list for the required adoption timeline has been drafted, as follows:

- **September 22:** Comprehensive Plan Public Hearing/Ordinance to CC and potential adoption.
- **Before September 24:** Issue 60-day Notice to Commerce for Development Regulations. *Note – This 60-Day Notice period assumes an approval will take place at the November 24th Council Meeting.*
- **By October 15:** Issue SEPA Addendum, incorporating updated development regulations, and submit a copy to the SEPA register, to ensure the environmental record is complete prior to the November hearing.
- **October 23** (at least 10 days before public hearing): Public notice for PC Hearing on development regulations. Any notice and public comment issued needs to include previous SEPA documents to ensure any new information is considered; as such, the SEPA Checklist and the DNS must be attached to the SEPA Addendum.
- **October 28** (at least 7 days before public hearing): Prepare staff report and distribute to PC.
- **November 4:** PC Public Hearing and formal recommendation on the corresponding development regulations updates.
- **November 10:** CC Development Regulations Study Session, set Public Hearing date.
- **Before November 24:** 60-day clock ends
- **November 24:** CC Public Hearing on development regulations updates. Ordinance and adoption to follow
- **December TBD:** If necessary, schedule an additional CC meeting for development regulation adoption
- **December 31:** Comprehensive Plan and Development Regulations both become effective on this date.

Also included is the draft zoning map, which is consistent with the comprehensive plan.

Concurrently, City staff is also drafting code amendments outside of those required by the comprehensive planning process. In order to streamline the review process, Leavenworth Municipal Code (LMC) amendments to Title 14 – Development Standards that impact utilities are being included.

LMC 14.14.085 - Required Connections: This chapter is being revised to clarify the necessity of all Accessory Dwelling Units (ADU) connected to City utilities to have separate utility connections for ADUs over 900 square feet, regardless of whether the property is within or outside of City limits. This chapter was revised in 2025 to clarify requirements in the Urban Growth Area (UGA), however the revisions adopted now do not clearly require

an ADU within the UGA where the primary dwelling unit is connected to City utilities to have a separate connection, as was the intention of City staff.

LMC 14.14.100 - Water Supply Standards: This chapter is being revised to further detail the hardships required in order for a property outside of the City's UGA to obtain City water. This was discussed during a regular Council meeting on July 28, 2026 and during the Council study session on August 11, 2026. Council feedback from these discussions have been incorporated into the draft before you tonight. In addition, the 2023 Chelan County Water Supply Planning Coordination Interlocal Agreement was located; this requires that when parcels served by existing exempt wells outside the UGA connect to City water, they shall return their water rights to the County's water bank.

The following items are included under **TAB C**.

- Process Timeline for Comprehensive Plan & Development Regulations
- Draft Zoning Map Updates
- LMC 14.14.085: Required Connections – Redline
- LMC 14.14.100: Water Supply Standards – Redline
- 2023 Interlocal Agreement with Chelan County: Water Supply Planning Coordination Agreement

6:10-6:45 BearWise Discussion

At the July 14, 2026 City Council meeting, several residents spoke during the public comment period urging the City to subsidize the cost of bear-resistant trash cans for residents. Waste Management (WM) provides residential solid waste removal services for the residential areas of the City (excluding specific multi-family accounts). There are approximately 850 accounts, and the cost of bear-resistant cans would be roughly \$500,000. Under the current rate and fee schedule, WM customers in Leavenworth can rent a bear-resistant can for an additional \$14.34 per month.

This time is for the Council to hear from Waste Management representatives about how they can get bear-resistant cans to every residential account for approximately \$5 per month.

If time allows, the Council can also discuss a draft BearWise ordinance, developed at the request of the Washington Department Fish & Wildlife, focusing on keeping trash secure.

The following items are included under **TAB D**.

- Change.org petition encouraging the city to subsidize bear-resistant trash cans
- WM 2026 rate and fee schedule
- Draft BearWise ordinance

6:45-6:50 Council Updates / Suggestions for Future Agenda Items

There are no items included under **TAB E**.