



**City of Leavenworth**  
**Department of Community Development**

**Planning Commission Meeting**  
**January 7, 2009 (Wednesday)**  
**7:00 PM**  
**City Hall Conference Room**

**MINUTES**

1. Meeting Called to Order 7:13pm
2. Members Present:
  - Andy Lane (by conference call)
  - Christine Jakobsen
  - Farzan Farivar
  - Larry Hayes
  - Marshall West
3. Members Absent:
  - Pete Olson
  - Wade Bittle
4. City Employees Present:
  - Connie Krueger
  - Cary Siess
  - Nicole Hill
5. Overall Introduction:
  - Connie gave the Planning Commission a welcome to 2009 and an overview/list of the projects coming up this year, warning them that it was going to be a busy year and that we would be back to the regular meeting schedule. She also announced a joint meeting with the City Council on Tuesday January 27, 2009 at 6pm to go over the Comprehensive Plan Amendment applications that the City has received and who are requesting City sponsorship. She also explained that the code revisions that are on the agenda for tonight's meeting have been in process for about a year now and that we had a consultant, PMC, help us with the amendments and who will assist with the legislative process.

6. Discussion on Code Amendments for LMC Title 14.08 Old World Bavarian Architectural Theme:
  - The group looked through and made comments on the changes. Some of the changes the Commission looked at or felt were needed are outlined below:
    - Clarification of the time period of “Old World” as the 18<sup>th</sup> and 19<sup>th</sup> centuries,
    - Clarification on lighting regulations to indicate exterior only,
    - New language regarding how roofs, wall treatments, doors, and windows will be handled,
    - Clarification on submittal requirements,
    - And miscellaneous questions from the group.
  - The next steps for the document were also outlined, explaining that State and SEPA review would occur, along with a public hearing and PC/Council meetings.
7. Discussion on Code Amendments for LMC Title 14.12 Off-Street Loading and Parking:
  - The group looked through and made comments on the changes. Some of the changes the Commission looked at or felt were needed are outlined below:
    - Addition of fee and permit for parking lots (14.12.025),
    - The new section for parking and stall restriping 14.12.045, and
    - Additional changes needed in 14.12.075.
      - ✓ 1.5 spaces needed for multi-family (14.12.160 “D”)
      - ✓ Include language to stop illegal driveway cuts and regulate placement and number
      - ✓ Do not require landscaping for the Central Commercial, where there is 100% lot coverage
      - ✓ Exclude Central Commercial from setbacks for parking
8. Task: Highlight changes from PC meeting and send to the Planning Commission for review and final comments.
9. Meeting Adjourned at 8:45pm