



City of Leavenworth
Department of Community Development

Planning Commission Meeting
July 16, 2009 (Thursday)
7:00 PM
City Hall Council Chambers

MINUTES

1. Meeting Called to Order at 7:05pm
2. Members Present:
 - Andy Lane
 - Farzan Farivar
 - Wade Bittle
 - Marshall West
 - Pete Olson
3. Members Absent:
 - Larry Hayes
 - Christine Jakobsen
4. City Staff Present:
 - Connie Krueger
 - Nicole Hill
5. Public Hearing on Proposed Comprehensive Plan Amendments:
 - Upper Valley Regional Trails Plan:
 - Connie Krueger opened discussion on the trails plan by going over the staff report, the extensive public process the plan went through, the adoption of Growth Management Act amendments, the analysis and findings, and the public comments that will become a part of the official record. She opened the discussion by asking if there are any questions, but there were none.
 - Andy Lane moved to recommend adoption of the Upper Valley Regional Trails Plan to the City Council, including the findings of fact #1 through #9 found in the staff report dated July 12, 2009, pages 4 through 7.
 - Wade Bittle seconded Andy's motion.
 - The motion passed unanimously.
 - Transportation Plan:

- Farzan Farivar opened discussion on the transportation plan by explaining a comment the City received from Camp Fuller. Mr. Fuller expressed a concern about a road being identified in the plan that runs by/through Village View Drive. Connie and Farzan explained that this road has been identified in the City's Comprehensive Plan since 1997, not just in the new transportation plan. In fact, the transportation plan shortens the road, which would be even less of an impact to the area than the road identified in the Comprehensive Plan. Farzan further explained that there is a sixty-foot right-of-way dedication in the area.
 - Connie also mentioned that she discussed Christine's concern about Table 14 in relation to level of service with the consultant. Table 14 was evaluated and would drastically improve the level of service in those areas.
 - Connie also discussed Christine's concern about the State Highway Projects on pages 49 & 50, specifically related to the round-a-bout concept. She mentioned the idea of changing the language there, but the Commission did not feel that it was necessary. Pete Olson asked who had decided that the round-a-bout wouldn't be viable. The issue with the round-a-bout was mostly that acquiring enough right-of-way in the area seemed unrealistic. There were other concerns as well, especially with size of trucks and amount of traffic that goes through that area. Marshall West expressed that he cannot see any positive points of a round-a-bout. Farzan and Marshall both said that they feel that the round-a-bout is not practical. The Commission unanimously decided that no change was necessary.
 - Andy moved to recommend adoption of the Transportation Plan to the City Council, including the findings of fact #1 through #9 found in the staff report dated July 12, 2009, pages 4 through 7.
 - Pete seconded Andy's motion.
 - The motion passed unanimously.
- Downtown Master Plan:
 - Connie opened the discussion on the Downtown Master Plan by explaining that the planning for the plan has been a five year process and has already started to be implemented throughout the City. All of the comments have been evaluated and the staff is recommending it to the City Council. There were no public or Commission concerns about the plan.
 - Andy moved to recommend adoption of the Downtown Master Plan to the City Council, including the findings of fact #1 through #9 found in the staff report dated July 12, 2009, pages 4 through 7.
 - Marshall seconded Andy's motion.
 - The motion passed unanimously.
- Chelan-Douglas Land Trust
 - Connie discussed the proposal from Chelan-Douglas Land Trust for a land-use designation. She also mentioned that Jeff Parsons had several conversations with City Staff about creating a community garden on the

Commercial Street portion of the proposal and said that she had additional information to give him because the code more clearly allows the community garden in the current land-use designation than the proposed designation. She said that Jeff could look at it and decide what he would like to do before the Council holds a public hearing on the proposal.

- Mickey Fleming from the Chelan-Douglas Land Trust and Jeff Parsons from Barn Beach both expressed their excitement about the proposal and are managing and supporting the re-zone. They also mentioned that the proposal converts their land to the same designation that the rest of the land is currently under.
- The Planning Commission had no other concerns with the proposal.
- Andy moved to recommend adoption of the Chelan-Douglas Land Trust Land-use Designation proposal to the City Council, including the findings of fact #1 through #9 found in the staff report dated July 12, 2009, pages 4 through 7.
- Pete seconded Andy's motion.
- The motion passed unanimously.

6. Approval of the June 3, 2009 Minutes:

- Farzan asked if there were any changes that need to be made to the minutes. No one answered
- Andy moved to approve the June 3, 2009 minutes as is.
- Pete seconded Andy's motion.
- The minutes passed unanimously – Wade abstained because he was not present at the June 3, 2009 meeting.

7. Additional Discussion:

- Connie thanked the Planning Commission for their work on the proposed Comprehensive Plan Amendment process. It has been a long process. The Commission asked who would present the recommendation to the Council. Connie explained that she would be the ambassador who would take their recommendation to the City Council.
- Farzan felt that the planning process for the plans, especially for the Transportation Plan, were comprehensive and thoroughly gone through.
- Andy expressed that he felt the lack of attendance at the public hearing tonight was because all three of these plans had extensive public outreach as part of the planning process because notice had been given in the normal way.

8. Meeting Adjourned at 7:31pm.