



City of Leavenworth
Department of Community Development

Planning Commission Meeting
May 6, 2009 (Wednesday)
7:00 PM
City Hall Conference Room

MINUTES

1. Meeting Called to Order at 7:03 pm
2. Members Present:
 - Andy Lane
 - Christine Jakobsen
 - Farzan Farivar
 - Larry Hayes
 - Marshall West
 - Pete Olson
3. Members Absent:
 - Wade Bittle
4. City Staff Present:
 - Connie Krueger
 - Nicole Hill
5. Approval of the April 6, 2009 Minutes
 - Andy moved to approve the minutes
 - Marshall seconded Andy's motion
 - The minutes passed unanimously
6. Approval of the April 16, 2009 Minutes
 - Correction: Larry was at the meeting
 - Andy moved to approve the minutes as amended
 - Marshall seconded Andy's motion
 - The minutes passed unanimously
7. Comprehensive Plan Amendment Docket List Review
 - Connie explained the proposed amendments that the Council approved to move forward on this year's docket list for further consideration, and went through the

staff report in relation to each of the proposed amendments. Proposed amendments include:

- City-initiated Proposals:
 - Upper Valley Regional Trails Plan (handed-out)
 - Transportation Plan (will be emailed before next meeting)
 - Downtown Master Plan (will be emailed before next meeting)
- Privately-initiated Proposals:
 - Chelan-Douglas Land Trust (in staff report)
 - John Clarke (in staff report)
 - i. Under a different timeline
 - ii. Cannot approve Clarke without approving Johnson because spot zoning is not allowed
 - Rob Johnson (in staff report)
 - i. Under a different timeline
 - ii. Cannot approve Johnson without approving Clarke because spot zoning is not allowed
- Amendments that are not moving forward in the Comprehensive Plan Amendment cycle, but separately:
 - Shoreline Master Plan Update (in process)
 - Utility Code Amendments (in process)
 - i. The policy language of the Comprehensive Plan is not planned to change at the moment
 - Title 14.08 Code Amendments (needs scheduling)
 - Title 14.12 Code Amendments (needs scheduling)
- Connie also discussed the proposed amendments that were not approved to move forward in this year's docket list. The Commission discussed why these amendments did not move forward and what the staff recommendations were. Proposed amendments that are not moving forward include:
 - Mark Long
 - Chumstick Land, LLC.
- The Commission continued discussing the individual projects moving forward this year. Some issues discussed for each of them included:
 - Clarke and Johnson would like to be compatible with the Downtown Master Plan, which would not necessarily be in-line with the plan. If these parcels changed to the Central Commercial District, 100% lot coverage would be allowed, no parking would be required, buildings could be up to 50 feet tall instead of 35 feet, and green space requirements would not apply. Also, Commercial Street does not have enough right-of-way to have on-street parking, and Johnson's property could sub-divide and be sold off, which could create other issues in the future. Attention must be given to possible future uses because proposals and owners can change. The Commission expressed that there needs to be a balance between maintain green space and not discouraging development. A hybrid zone district may be the solution.
 - Chelan-Douglas Land Trust would create an all public or semi-public waterfront access. The Commission supported most of the proposal, but

had some concern with the smaller parcel on Commercial Street because it seems separate from the other larger area. Some research on public facilities and parking, if that parcel might become a community garden, before deciding on changing the zoning on that one parcel.

8. Next Meetings Discussion

- May 7th meeting is cancelled
- May 18th meeting on Comprehensive Plan Amendments, including the Transportation, Trails, and Downtown plans.
- May 27th meeting is cancelled
 - Shoreline Master Program meeting complication – will be re-scheduled.

9. Meeting Adjourned at 8:55pm

DRAFT