

ORDINANCE NO. 1720

CITY OF LEAVENWORTH, WASHINGTON

AN ORDINANCE OF THE CITY OF LEAVENWORTH, WASHINGTON AMENDING CHAPTERS 18.25 “DISTRICT USES,” 18.36 “SUPPLEMENTARY REGULATIONS” AND CHAPTER 21.90 “COMMON DEFINITIONS” OF THE LEAVENWORTH MUNICIPAL CODE, TO PERMIT TRIPLEXES AS A UNIQUE USE IN ALL RESIDENTIAL ZONES AND MODIFY RESIDENTIAL DESIGN STANDARDS TO CREATE AESTHETIC COMPATIBILITY WITHIN EXISTING RESIDENTIAL NEIGHBORHOODS.

WHEREAS, the City of Leavenworth’s 2025 Planning Commission Docket identified triplex regulation updates as a priority for the year; and

WHEREAS, the proposed code amendments are necessary for consistency with the Comprehensive Plan Housing Goal 2 and the Adopted Housing Action Plan, Strategies 10 and 11.

WHEREAS, the proposed amendments are consistent with the City’s Comprehensive Plan goals to provide a variety of housing types and affordability, and consistent with the Growth Management Act; and

WHEREAS, the proposed amendments are exempt from Environmental Review pursuant to WAC 197-11-800(19) as the action is procedural in nature; and

WHEREAS, the draft amendments received approval by the Washington State Department of Commerce on December 1, 2025, under expedited review submittal number 2025-S-11142; and

WHEREAS, the Planning Commission has conducted a public process including multiple work sessions, agency review, and a duly noticed public hearing on December 3, 2025; and

WHEREAS, the City of Leavenworth issued a staff report addressing code requirements of LMC 21.35 and the criteria of 21.31.040(H); and

WHEREAS, the City of Leavenworth has followed the requirements of the Leavenworth Municipal Code as it relates to processing legislative actions; and

WHEREAS, on February 10 .2026, the City Council set a public hearing to consider the proposed amendments; and

WHEREAS, on February 24, 2026, the Leavenworth City Council has held a public hearing to consider and take public testimony on the proposed amendments; and

WHEREAS, the City Council made the following findings, pursuant to LMC 21.09.060(B)(7):

- a. The amendments have been reviewed for consistency with LMC 21.31 Comprehensive Plan Amendment Process, within the staff report.
- b. The amendments are in compliance with each applicable criterion and applicable standards.
- c. The amendments do not require modification or conditions to be in compliance with all applicable laws.
- d. All public notice and participation requirements have been satisfied.
- e. The City Council decision to adopt amendments is final unless appealed as provided in Chapter 21.11 LMC, Appeals. The appeal shall meet the requirements of the Growth Management Hearing Board process and procedures.
- f. The complete casefile, including findings, conclusions, and conditions of approval, if any, is available for inspection online and at City Hall during normal business hours, 700 US Hwy 2, Leavenworth, contact Community Development Director, 509-548-5275.
- g. The requirements of RCW 43.21C, the State Environmental Policy Act, and WAC 197-11 have been satisfied.
- h. The adoption of the amendments is in the best interest of the public and furthers the health, safety, and welfare of the citizens of the City of Leavenworth.
- i. All amendments relate to development regulations and standards and have been reviewed together.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LEAVENWORTH, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. The City Council adopts the amendments to Chapters 18.25 District Uses, 18.36 Supplementary Regulations, and Chapter 21.90 Common Definitions, as outlined in Attachment A.

Section 2. This Ordinance shall become effective five (5) days after passage and publication as provided by law.

Passed by the City Council of City of Leavenworth, Washington and approved by the Mayor at an open public meeting on the ____ day of ____, 2026.

CITY OF LEAVENWORTH

By: _____
Carl J. Florea, Mayor

Approved as to form:

Attest:

Thom Graafstra, City Attorney

Andrea Fischer, City Clerk

18.36.045 Duplex and triplex dwellings.

Two-family dwelling/duplex and three-family dwelling/triplex shall meet the following minimum requirements:

A. Two-family dwelling unit/duplex and three-family dwelling/triplex shall conform to all other provisions of city code. Conversions of existing structures to a duplex or triplex shall be allowed in conformance with Chapter 18.68 LMC, Nonconforming Provisions, excepting setbacks whereby the legally established structure may receive an administrative deviation to encroach no more than 20 percent into the setback; and

B. Except within the city's urban growth area, separate water and sewer utilities shall be required for each unit.
[Ord. 1640 § 1 (Att. A), 2022; Ord. 1628 § 1 (Att. A), 2021.]