



Planning Commission Meeting Minutes for – July 11, 2018

This is not a verbatim transcript of the meeting and is written to capture the general discussion based upon notes and video observation by the author. To view the video recording of this meeting, click [here](#), or go to <https://www.anacorteswa.gov/700/Watch-Meetings>.

Chair McNett called the meeting of July 11, 2018 to order at approximately 6:00 p.m.

Roll Call

Members Present: Commissioners MacKenzie, Graf, Cleland-McGrath, Moffitt, and McNett

Absent: Commissioners Doll and Mount

Minutes

Minutes of June 27 were approved as read.

Correspondence

None

Old Business

Public Meeting – Divisions IV of the Draft Development Regulations

Commissioners and staff sat in a round table format in front of the audience.

Libby Grage, Planning Manager, provided an overview of Division IV, Zoning & Land Uses.

Bob Bengford, MAKERS, summarized the focus issues and noted it will be discussed in further detail during the meeting. This includes building height, land coverage, bonus incentives, cottage housing, specialized medical offices, and Accessory Dwelling Units (ADUs). Mr. Bengford then presented the chapters in order.

Commissioners questioned rewriting the purpose of each zone instead of removing language. Staff explained that code language is based on the Comprehensive Plan and there is a table available that references zones to the Comprehensive Plan designations.

Commissioners questioned the regulation of short term rentals. Mr. Bengford stated that this is not currently proposed to be regulated. Commissioners requested including short term rentals in the update.

Jimmy Blaise, MJB Properties, 2405 1st Ave, Seattle. Mr. Blaise requested changes, elaborating on correspondence he had submitted to the record earlier in the day.

Cynthia Richardson, 315 V Ave. Ms. Richardson agrees with the concept of allowing medical offices outside of the medical overlay. Ms. Richardson also stated opposition to medical offices in residential zones.

Commissioners suggested considering allowing incentives for use of green energy with commercial construction.

Commissioners requested clarification on bonus incentives.

Cynthia Richardson, 315 V Ave. Ms. Richardson agreed with increasing the height limit.

Robert Festa, E Park Drive. Mr. Festa agrees with increasing the height limit.

Jimmy Blaise, MJB Properties, 2405 1st Ave. Mr. Blaise agrees with increasing the height limit.

There was a consensus between commissioners on allowing increased building heights without requiring affordable housing provisions as a bonus incentive. Buildings could be built to 65' in the CBD and MMU (Central Waterfront) zones, and 50' in the Commercial Zone.

There was a consensus between commissioners on removing Floor Area Ratio as a method of limiting building size.

Chair McNett called the meeting to a close at approximately 8:30 p.m. The next meeting to review the updates will be held on July 25, 2018, at 6:00 p.m.

To view materials related to the Development Regulations & Design Standards, click [here](https://www.anacorteswa.gov/202/Development-Regulations-Design-Standards), or go to <https://www.anacorteswa.gov/202/Development-Regulations-Design-Standards>.