



Planning Commission Meeting Minutes for – July 25, 2018

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

Chair McNett called the meeting of July 25, 2018 to order at approximately 6:00 p.m.

Roll Call

Members Present: Commissioners MacKenzie, Cleland-McGrath, Doll, Mount, and McNett

Absent: Commissioners Graf and Moffitt

Minutes

Minutes of July 11 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, stated additional meetings will be added to the end of the schedule for public meetings to discuss details such as public comments.

Bob Bengford, MAKERS, provided further detail on code language.

Cynthia Richardson, 315 V Ave. Ms. Richardson requested examples measuring building height for different types of lots.

Commissioners suggested leaving the code to measure building height as is and questioned the use of framework development plans. Mr. Bengford stated that it would consist of a master plan, used when a development would like to propose something other than what is required.

Mr. Bengford clarified that Commissioners in the previous session had suggested increasing the height limit in the MMU Waterfront Zone, but the Comprehensive Plan calls for density bonus amenities. Commissioners requested they be provided with a list of options to meet this.

Jimmy Blaise, 2405 1st Ave, Seattle WA, MJB Properties. Mr. Blaise requested Commissioners consider the difficulty of limitations on development.

Libby Grage, Planning Manager, stated the height limit is suggested in the Comprehensive Plan to remain 40 feet within the R4 Zone; however there are policies that support increasing

building height by incorporating affordable housing. Don Measamer, Planning Director, stated that there may be a meeting specifically for affordable housing measures at a later time.

Cynthia Richardson, 315 V Ave. Ms. Richardson stated support for following the Comprehensive Plan guidance.

Ms. Grage provided City Council recently amended the code for the Affordability Housing Demonstration Program to allow height bonuses.

Cynthia Richardson, 315 V Ave. Ms. Richardson stated support for affordable housing to be addressed through means of city wide contribution.

Commissioners questioned the affordability of cottage housing. Mr. Bengford stated that they are not necessarily cheaper, but they are another housing option. Commissioners suggested changes to Cottage Housing, including square footage and height.

Ian Munce, 1711 Quail Drive. Mr. Munce stated that the R1 zone has critical areas and a lack of infrastructure, making it more difficult to increase density. Mr. Munce requested removing cottage housing from the R1 zone, or require a special review process. Mr. Measamer suggested that staff can provide further information on a review process.

Erik Schorr, 1705 Quail Drive. Mr. Schorr generally agreed with Mr. Munce.

Kelly Middleton, 4419 H Ave. Ms. Middleton agreed with the previous commenters.

Mr. Bengford stated that bonus provisions for density in the R1 Zone are supported by the Comprehensive Plan. Commissioners requested coming back to this concern at a later date.

Commissioners requested information from medical providers to determine needs.

Cynthia Richardson, 315 V Ave. Ms. Richardson supported removing owner occupancy.

Anna Nelson, Cap Sante Marina, Slip E52. Ms. Nelson supported removing owner occupancy.

Commissioners agreed to suggest removing owner occupancy of Accessory Dwelling Units.

Cynthia Richardson, 315 V Ave. Ms. Richardson requested more detail in MMU Waterfront Development requirements.

Commissioners requested further guidance on determining the mix of uses in the MMU Waterfront Zone, input from the MJB Properties, and information on how a framework development plan could work.

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 August 8, 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>.