



Planning Commission Meeting Minutes for – November 29, 2017

Chair Laumbattus called the meeting of November 29, 2017 to order at approximately 6 p.m.

Roll Call

Members Present: Commissioners Laumbattus, Mount, Cleland-McGrath, McNett, Oppel, & Doll

Members Absent: Commissioner Moffitt

Minutes

Minutes of October 11, 2017 approved as read.

Correspondence

The development regulations open house meeting video is now available on the city website.

New Business

Affordable Housing Demonstration Program Discussion

Libby Grage, Planning Manager, presented the draft code language for the proposed affordable housing demonstration program. The Anacortes Family Center requested flexibility from City Council to begin an affordable housing project, and Council requested staff provide draft code language. Ms. Grage stated staff are requesting comments from the public and Commissioners, and provided background on the proposal, including the approval of the Affordable Housing Strategic Plan. This is a temporary proposal prior to final adoption of the development regulations, which is expected in mid 2018 to replace the temporary code.

Commissioners requested clarification on criteria for affordability, how open space requirements would look, whether other cities have enacted similar affordability code, reasoning behind requiring non-profits or housing authorities as applicants, the applicable location, and maintenance requirements. Ms. Grage stated the Growth Management Act provides guidance on affordable housing code, that more flexibility will be provided with odd lots, that private parties may be allowed as applicants for the overall development regulation update, and that the demonstration program is proposed to be located in a portion of the R4A zone temporarily, but that the development regulations update may include different areas. Don Measamer, Planning Director, provided Mount Vernon and Bellingham as having similar housing affordability code, and that building maintenance is not generally a requirement of zoning code.

Patrick O'Hearn, 11039 Post Drive. Mr. O'Hearn supports enacting the temporary code as a trial period and suggested a smaller applicable area for the project. Mr. O'Hearn is also concerned with ensuring units stay affordable, and the involvement of the property owner. Mr. Measamer stated that staff will consider a narrower location for the demonstration.

Dustin Johnson, Executive Director at Anacortes Family Center. Mr. Johnson explained the Family Center's development plan and addressed concerns brought up by Commissioners.

Commissioners stated concern with feasibility for private builders, questioned vesting to the code in the demonstration project, questioned if requirements for projects would be recorded, and what the process for reviewing the code will be. Mr. Measamer reiterated that the development regulation update will provide incentives for private development. Ms. Grage stated that a complete building permit application would vest an applicant to the proposed code. Darcy Swetnam, City Attorney, clarified that all requirements would be recorded in title and will run with the land, to be binding with subsequent purchases. Mr. Measamer concluded that this is short term ordinance prior to the adoption of the development regulation code.

Chair Laumbattus called the meeting to a close at approximately 7:00 p.m.