



## Planning Commission Meeting Minutes for – June 27, 2018

Vice Chair Cleland-McGrath called the meeting of June 27, 2018 to order at approximately 6:00 p.m.

### **Roll Call**

Members Present: Commissioners MacKenzie, Graf, Cleland-McGrath, and Doll

Absent: Commissioners Moffitt, McNett, and Mount

### **Minutes**

Minutes of April 25<sup>th</sup>, May 9<sup>th</sup>, and June 13<sup>th</sup> were approved as read.

### **Correspondence**

None

### **Old Business**

#### **Public Meeting – Divisions I, II, and III of the Draft Development Regulations**

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

Libby Grage, Planning Manager, provided a recap of previous meetings and discussions. Ms. Grage then provided an overview of Division I, Definitions.

Commissioners questioned 19.12.080, administrative interpretation. Don Measamer, Planning Director, stated that the definition is not proposed to change. Ms. Grage stated that an administrative interpretation is not appealable, and it was provided that underlying permits associated with the interpretation are appealable.

Commissioners questioned the removal of “building coverage.” Mr. Measamer stated it is proposed to be replaced with “floor area ratio,” and that it will be discussed further during the review of Division IV.

**Cynthia Richardson, 315 V Ave.** Ms. Richardson thanked Planning Commissioners and voiced support of changes.

With no further comments, Vice Chair moved on to Division II.

Ms. Grage provided an overview of Division II, Application Procedures.

Commissioners questioned the type of permits that a Hearing Examiner should review. Mr. Measamer stated that Commissioners should consider recommending any changes to permit review types.

Commissioners questioned moving Boundary Line Adjustments from a Type I permit to a Type II permit. Mr. Measamer clarified that a BLA was determined to be a Type 2 permit due to the lack of clarity within the BLA code, but that is being rewritten, possibly no longer needing that more extensive review type.

**Cynthia Richardson, 315 V Ave.** Ms. Richardson commented on the use of Binding Site Plans and how they may be abused. Mr. Measamer stated that larger sized projects could propose a Framework Development Plan, whereas Binding Site Plans are more similar to Subdivisions, but that staff will be looking at including acreage, per Ms. Richardson's suggestion. Ms. Richardson additionally commented on allowing a preliminary review process, with a conceptual approval.

With no further comments, Vice Chair moved on to Division III.

Ms. Grage provided an overview of Division III, Permits.

Commissioners questioned the concept of Unit Lot Subdivision. Ms. Grage used Cottage Housing and Town Home standards as examples to describe the creation of fee simple lots, when the parent lot has been approved to meet all the design standards. The current process does not allow for this.

Mr. Measamer provided an overview of the update to the Boundary Line Adjustment language.

**Cynthia Richardson, 315 V Ave.** Ms. Richardson critiqued the lack of a definition for cohousing, the details of site plan requirements, and the process for plat appeals and approvals,

**Gene Derig, 1302 K Ave.** Mr. Derig critiqued vague language.

Vice Chair Cleland-McGrath called the meeting to a close at approximately 8:15 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>.***