



Planning Commission Meeting Minutes for – August 8, 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 August 8, 2018 to order at approximately 6:00 p.m.

Roll Call

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

Absent: Commissioner MacKenzie

Minutes

Minutes of July 25 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 updated study session schedule.

Bob Bengford, MAKERS, presented recommendations of the code based on previous study sessions.

Jimmy Blais, 2405 1st Ave, Seattle, MJB Properties. Mr. Blaise requested including more choices for amenities in departure allowances.

Cynthia Richardson, 315 V Ave. Ms. Richardson did not support bonus incentives.

Robert Festa, 211 E Park Drive. Mr. Festa commented on code for staff to consider.

Commissioners questioned the height increase in the MMU Zone. Staff clarified that the discussion related to allowing height increase in exchange for public amenities in the MMU waterfront district. Commissioners requested staff provide a recommendation of amenities to move forward with the concept to City Council.

Commissioners requested removing language limiting building stories, and requested providing only language to limit absolute height limits.

Commissioners recommended allowing up to 2 attached cottages in the R3 and R4 zones. Commissioners recommended eliminating 4g and 4h of the proposed departures presented in the staff report.

Cynthia Richardson, 315 V Ave. Ms. Richardson supported more flexibility for cottage housing.

Pam Allen, 14533 Jura Place. Ms. Allen supported more flexibility for infill housing.

Robert Festa, 211 E Park Drive. Mr. Festa provided an example of flexible infill housing.

Matt Follett, 2202 30th Street. Mr. Follett agreed on several provisions of cottage housing.

Anna Nelson, 504 E Fairhaven, Burlington, Landed Gentry. Ms. Nelson requested including side yards as allowed private open space and clarification on the minimum living area.

Cynthia Richardson, 315 V Ave. Ms. Richardson stated that the Comprehensive Plan designates the waterfront MMU as primarily nonresidential uses.

Jimmy Blais, 2405 1st Ave, Seattle, MJB Properties. Mr. Blaise quoted results from a waterfront development workshop, and stated that participants envisioned residential uses in the MMU waterfront.

Commissioners suggested including language from the comprehensive plan for the MMU waterfront district.

Matt Follet, 2202 30th St. Mr. Follet stated the draft includes higher residential uses.

Robert Festa, 211 E Park Drive. Mr. Festa supports allowing 51% non-single purpose residential and 49% other uses.

Cynthia Richardson, 315 V Ave. Ms. Richardson asked Commissioners to consider that the waterfront workshop was not a professional study.

Jimmy Blais, 2405 1st Ave, Seattle, MJB Properties. Mr. Blaise asked Commissioners to consider the waterfront workshop the way community workshops were considered for the rest of the Comprehensive Plan.

Planning Commissioners recommend a range of the allowed percentage of single purpose residential, between 49% and 60%, to be decided by City Council.

Cynthia Richardson, 315 V Ave. Ms. Richardson stated that for a sense of scale, the tent building used by Dakota Creek Industries is 50' tall.

Jimmy Blais, 2405 1st Ave, Seattle, MJB Properties. Mr. Blaise supported more flexibility in the MMU waterfront.

Matt Follet, 2202 30th St. Mr. Follet supported increased building height in MMU waterfront.

Commissioners suggested allowing building up to 50' as an administrative process for Industrial (I) and Commercial Marine 2 (CM2), while keeping the height increase for Light Manufacturing (LM) as a conditional use.

Pam Allen, 14533 Jura Place. Ms. Allen supported the recommendation by MAKERS to allow more lot coverage flexibility.

Commissioners suggested approving MAKERS suggestion for lot coverage and landscaping.

Chair McNett called the meeting to a close at approximately 9 p.m. The next meeting to review the updates will be held on August 22, 2018, at 6:00 p.m.

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