



Planning Commission Meeting Minutes for – August 22, 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 22, 2018 to order at approximately 6:00 p.m.

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

Roll Call

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

Absent: None

Minutes

None

Correspondence

None

Old Business

Public Meeting – Divisions V of the Draft Development Regulations,

Libby Grage, Planning Manager, presented proposed code amendments within AMC Title 19, Division 5, Community Design. Bob Bengford, MAKERS, elaborated on the Division 5 proposal.

Steve Lange, Anacortes Public Works department, provided information about the sidewalk improvement program, which is currently on hold.

Commissioners had concerns about various proposed requirements for street improvements and supported the code providing opportunities for development to provide off-site improvements under certain circumstances. Staff stated they will research the City's authority for assessing improvement costs to a property owner (instead of requiring the improvement be installed) when a developing property is along the route of a project identified in the Capital Facilities Plan (CFP).

Cynthia Richardson, 315 V Ave. Ms. Richardson stated there should be a cost threshold to make sure the cost of the street improvements are proportionate to the cost of the development activity so people aren't discouraged from making improvements to property. She also supported reduced street widths, criticized increased sidewalk widths, asked about guest parking standards, voiced concern with max shared driveway lengths, and requested flexibility in setbacks with shared driveways. Staff responded that they will research options for

a project cost to street improvement cost threshold in determining street improvement requirements for remodels, the sidewalk width is associated with pedestrian accessibility and comfort and is applicable to new plats, that the max driveway length is based on fire code, and setback options will be researched.

Planning Commissioners requested staff bring back potential criteria for requiring different width sidewalks based on zone density and other factors.

Chair McNett called the meeting to a close at approximately 8:25 p.m. The next meeting to review the updates will be held on September 12, 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>.