



Planning Commission Public Hearing Minutes for February 27, 2019

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](#), or go to

<https://www.anacorteswa.gov/700/Watch-Meetings>.

Chair McNett called the Public Hearing of February 27, 2019 to order at approximately 5 p.m.

Roll Call

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

Minutes - Minutes of January 3, 9, 16, 23 & 30 were approved as read.

New Business

AMC Title 19 Development Regulations Update

Ms. Libby Grage, Planning Manager, gave a brief review of the current status of the Title 19 Development Regulations and included that all the public comments submitted during the public comment period have been provided to the Commissioners as well as included on the City website. Ms. Grage provided the presentation by Mr. Bob Bengford of Makers would focus on four topics as outlined in the staff report.

Mr. Bob Bengford, Makers, Seattle, reviewed the updates with the Commissioners. These included the changes made to the Accessory Dwelling Units and the owner occupancy provision, the height bonus and allowing more flexibility, reducing garage setbacks from 25 feet to 20 feet in residential zones and allowing and keeping the requirements more simple, and the Marine Mixed Use zone east of Q Avenue.

Commissioners discussed the topics presented and agreed on the following:

- Require owner occupancy for accessory dwelling units but provide flexibility for what constitutes owner occupancy
- Add a 10' bonus height option to the R4 zone for developments that provide at least 25% of their units as small units (less than 600 sq. ft.); retain the proposed affordable units bonus height option
- Retain a 20' setback for garages in residential zones with no requirement for the garage to be setback from the façade or porch of the house
- For the MMU zone east of Q Ave., establish 60% as the maximum site area that can be comprised of single purpose multifamily development

With no further discussion, Chair McNett concluded the meeting at approximately 6:30 p.m.

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