



Planning Commission Public Hearing Minutes for March 13, 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](https://www.anacorteswa.gov/700/Watch-Meetings), or go to <https://www.anacorteswa.gov/700/Watch-Meetings>.

Chair McNett called the Public Hearing of March 13, 2019 to order at approximately 5 p.m.

Roll Call

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

Minutes - Minutes of February 27, 2019 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 the project team has completed the public comment matrix which summarizes all of the public comments received since the third draft of the document was put out in December, 2018. The Matrix summarizes the comments and also provides responses and suggested changes if applicable. The project team has developed a summarized staff report that outlines the more significant changes proposed to the 3rd Draft in response to the public comment, Planning Commission discussion, and City staff and project team discussion.

Ms. Grage provided the presentation by Mr. Bob Bengford of Makers would focus on the staff report and identify any concerns, take feedback or consider any additional to the draft. Any changes would be compiled for final review at the next meeting, March 27, 2019, and if acceptable, the Commission could make a recommendation to City Council for their review.

Ms. Grage presented an alternative option for the boundary between the R2 zone and the new R2A zone based on public comment and Planning Commission discussion. The option would retain the existing R2 designation for the area approximately south of west 6th Street, Minnesota Avenue, and West 8th Street, between the Anacortes Airport and the Anacortes Community Forest Lands. A map depicting the option was provided to the Commission in the staff report for the meeting. After discussion, Commissioners concluded that the change seemed reasonable but felt it may be appropriate for Council to take public comment regarding the topic. Mr. Measamer indicated the Commission could include that recommendation in its findings of fact and recommendation to City Council.

Mr. Bob Bengford, Makers, Seattle, reviewed the proposed updates in the staff report with the Commissioners. Items covered included updates to the definition for building frontage, and adding definitions for religious institutions, car-sharing provider, and museums. Changes to the requirements for a 3D visualization as part of a site plan review process were updated to only

apply to buildings that exceed 40 feet in height to reduce the burden on small scale development. In response to a question, Mr. Bengford clarified that the 3D visualization is helpful to staff in reviewing compliance with building massing provisions and would be particularly helpful for reviewing departures. He continued describing the proposed changes, including updates to principal uses in mixed use and industrial zones, the form and intensity tables for residential zones, clarification regarding different height provisions between the Fidalgo Bay MMU site and the other MMU areas, removal of the density bonus provisions in the R1 zone and possible addressing of that topic in a future public process, and updating requirements for three dimensional visual analysis for bonus height requests in the MMU zones west of Q Ave.

In regard to bonus incentives for the MMU zone East of Q Avenue, Mr. Bengford stated that vertical mixed use building design requirements were updated to clarify that in order to qualify as a mixed use building, ground level spaces must be designed to accommodate commercial uses and must be at least 50 feet deep and 13 feet high from floor to ceiling. Other updates to that section were made to clarify different public amenity options that could be integrated to get additional building height. The Commission discussed how to determine whether the proposed public amenities were appropriately proportional to private benefit gained through the additional building height. There was extensive discussion about determining the value of public art when proposed as an amenity to achieve bonus height. There was agreement to add a requirement that the Anacortes Arts Commission be consulted by the Director in the process of reviewing a proposal including the public art incentive.

Mr. Bengford continued review of the proposed updates with the Commission, including updates to driveway and easement standards, usable open spaces for duplex and triplexes, individual private open spaces for townhouses, amount of single purpose residential uses permitted in the MMU zone, locational provisions for allowing multifamily in the MS zone, adult family homes, group living standards, passenger terminal definition, making gas stations a separate use category, and clarification on sustainable energy generation systems. Mr. Bengford noted the proposed changes to the maximum height and owner occupancy provisions for accessory dwelling units. The Commission engaged in discussion about whether an ADU should be allowed the increased height to 25' based on the roof pitch exceeding 6:12 even if the primary residence did not have that same or similar roof pitch.

Mr. Bengford discussed updates made to clarify how curbs and gutters are included in measuring street element widths, adding new language about integrating parking pockets in local street design, and clarifying the maximum number of units allowed to be served by a lane type street. He continued with an overview of updates to zero-lot line lot design options, building materials on non-residential and mixed-use buildings, clarifications to car-sharing provisions in 19.64, updates to bicycle parking regulations, and landscape plan requirements.

Chair McNett asked about regulations regarding additions to nonconforming structures. He requested input from the Commission about allowing a nonconforming structure's wall to be extended at the same distance from the property line to provide more flexibility in making

improvements to existing structures. Commissioners decided to keep the code as currently proposed and not make changes.

Ms. Grage requested input from the Commission regarding the block frontage designation for South Commercial Avenue. She explained that in the 3rd Draft, the designation is shown mostly as undesignated, as was the direction by the Commission to allow for more flexibility in site design, with portions between 32nd and 34th designated as “landscaped” and portions between 19th and 21st designated “mixed.” Public comments had raised the issue of whether the Commission had intended to have the entire corridor “undesignated.” After considerable discussion, the consensus was to leave most of the corridor “undesignated” but to designate the section from 24th Street to 26th Street as “mixed.”

With no further discussion, Chair McNett concluded the meeting at approximately 7:11 p.m.

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