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# PLANNING COMMISSION

## MEETING MINUTES

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Wednesday, October 2, 2019

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### CALL TO ORDER

The Planning Commission was called to order by Chair Goodman at 6:07 pm in the City Hall Council Chambers at 9611 SE 36<sup>th</sup> Street, Mercer Island, Washington.

### ROLL CALL

Chair Tiffin Goodman, Vice Chair Craig Reynolds, Commissioners, Carolyn Boatsman, Daniel Hubbell, Lucia Pirzio-Biroli and Ted Weinberg (arrived at 6:10pm) were present. Commissioner Jennifer Mechem was absent.

### STAFF PRESENT

Evan Maxim, CPD Director, Andrea Larson, Senior Administrative Assistant, Mona Davis, Planning Manager and Robin Proebsting, Senior Planner.

### MINUTES

It was moved by PB, seconded by Boatsman to:  
**Approve the September 18, 2019 minutes.**  
Passed 4-0-1

### APPEARANCES

There were no appearances.

### PUBLIC HEARING

#### **Agenda Item #1: ZTR18-006 Minor Code Amendments 2018**

Robin Proebsting, Senior Planner, provided a presentation on ZTR18-006 Minor Code Amendments 2018, roof top decks.

The Commission reviewed the public hearing draft and asked clarifying questions.

Chair Goodman opened the public hearing at 6:15pm.

Owen Sun, 7240 N Mercer Way. He commented on the difficulties that he has been having trying to add a roof top deck to the house they are trying to build and voiced his concerns about this amendment.

Chair Goodman closed the public hearing at 6:20pm

## **Agenda Item #2: Comprehensive Plan Amendments 2019**

Robin Proebsting, Senior Planner, provided a presentation on Comprehensive Plan Amendments 2019. The Commission reviewed the public hearing draft and asked clarifying questions.

Chair Goodman opened the public hearing at 6:26pm.

Callie Rodolfi, 3432 72<sup>nd</sup> Ave SE, she thanked the commission to putting the environment on the work plan for this year. She spoke about how much carbon is being released and how much of a reduction needs to be made by 2050, more than a 75% reduction. She spoke to how Island Vision would like to help with compiling data and reporting back to help the City meet the goals of reduced greenhouse gas emissions. She made comments on 28.4 and 28.8.

Jonathan Harrington, 9514 SE 68<sup>th</sup> St, he spoke in support of the proposed changes to the Comprehensive plan regarding climate change. He spoke of the commissions and task forces that have come and gone regarding climate change. He spoke to how proposed changes support the City making changes regarding climate change. He spoke regarding creating a climate action plan, that doesn't limit the City from taking future actions, things that may be unpredictable changes in the future. He recommends that the City require annual reporting.

Chair Goodman closed the public hearing at 6:43pm

## **REGULAR BUSINESS**

### **Agenda Item #3: ZTR18-006 Minor Code Amendments 2018**

It was moved by Boatsman, seconded by Pirzio-Biroli that:

**The Planning Commission recommend approval of the proposed amendment to Mercer Island City Code section 19.02.020 as provided in the Public Hearing Draft of the 2018 Minor Code Amendments.**

The Commission discussed the amendment.

It was moved by Hubble; seconded by Boatsman to:

**Prohibit the use of glass or other transparent materials for railings**

It was moved by Pirzio-Biroli; seconded by Hubble to:

**Amend to Use bird friendly design techniques for railings as described by the American Bird Conservancy.**

Passed 6-0

Passed as amended 6-0

It was Moved by Boatsman; seconded by Hubble to:

**Add "Any lot where allowed lot coverage is not used, a roof top deck with equivalent area can be proposed."**

Failed 3-3

It was moved by Weinberg; seconded by Boatsman to:

**Amend to include clause stating that Staff may allow an exception can be made for unconstrained properties if all adjoining property owners signed agreement to allow it.**

The Commission took a break until 8:24pm.

The motion was removed by Weinberg; seconded by Boatsman.

It was moved by Weinberg; seconded by Boatsman to:

**Amend to allow roof top railings on unconstrained lots where the railing is placed more than 6'**

**from the edge of the roof line.**

Passed 4-1-1

Main motion passed as amended 5-1

#### **Agenda Item #4: Comprehensive Plan Amendments 2019**

It was moved by Hubble, seconded by Weinberg to:

**Recommend approval of the proposed "Item 1", related to the Town Center subarea map, within the Public Hearing Draft of the 2019 Comprehensive Plan amendments.**

Passed 6-0

It was moved by Hubble; seconded by Pirzio-Biroli to:

**Recommend approval of the proposed "Item 2", related to greenhouse gas emission reduction and climate change adaption, within the Public Hearing Draft of the 2019 Comprehensive Plan amendments.**

It was moved by Boatsman; seconded by Weinberg;

**Amend "Item 2" to include the amendments in CB Amendment 10/2/19**

The Commission amended CB Amendment 10/2/19 by consensus, with the below changes:

Page 1 CB Amendment 10/2/19, bottom of the page change 2014 to 2016.

Page 2 CB Amendment 10/2/19, second paragraph, add "which commenced in 2008 to end of first sentence.

Page 2 CB Amendment 10/2/19, last paragraph, delete "A standard system of evaluating the effectiveness of" and add "evaluated" after GHG reduction strategies should be.

Page 3 CB Amendment 10/2/19, first paragraph, deleted last sentence in its entirety.

Page 3 CB Amendment 10/2/19, reword the 28.12 to read "Strive to increase carbon sequestration by expanding tree canopy and vegetation cover" and delete the remainder of the sentence.

Page 3 CB Amendment 10/2/19, add new 28.14 that reads "Encourage the use of and conversion to clean and renewable energy solutions.

Page 3 CB Amendment 10/2/19, Goal 29 change re-evaluate to consider.

Commissioner Hubble left at 9:45pm

The Commission took a break until 9:46pm

Passed as amended by consensus 5-0

It was moved by Weinberg; seconded by Boatsman to:

**insert the word renewable Item 2, 28.10.a**

Passed 5-0

It was moved by Boatsman; Weinberg

**Change Item 2, page 6 of 13, 28.4, Consider for implementation those K4C strategies that are relative and feasible.**

Passed 5-0

It was moved by Reynolds; seconded by Weinberg

**28.8 to add a new 28.8.a.stating "Encourage the reduction in vehicle miles traveled."**

Passed 5-0

It was moved by Boatsman; seconded by Weinberg to:

**Reword 28.5 to read "report Mercer Island GHG emissions annually**

Passed 3-2

Main motion passed as amended 5-0

It was moved by Reynolds; seconded by Weinberg to:

**Recommend approval of the proposed “item 3”, related to economic development, within the Public Hearing Draft of the 2019 Comprehensive Plan Amendments.**

Passed 5-0

It was moved by Boatsman; seconded by Weinberg

**Recommend approval of the proposed “Item 4”, related to multimodal transportation levels of service, within the Public Hearing Draft of the 2019 Comprehensive Plan Amendments.**

It was moved by Pirzio-Biroli; seconded by Boatsman to:

**Page 12 of 13, add 7.9 “Public institutions, commercial, multi-family and mixed-use facilities should have sufficient storage for active transportation modes.”**

Passed 5-0

It was moved by Pirzio-Biroli; seconded by Reynolds

**Change, page 13 of 13, 12.5, to say areas near school and commercial areas should have higher levels of services for pedestrians, bicycles and transit.**

5-0

It was moved by Boatsman, seconded by Weinberg to:

Remove the second sentence in 10.6

Passed 4-1

Main motion passed as amended 5-0

#### **Agenda Item #5: ZTR19-002 Public Institution Code Amendment**

Evan Maxim, CPD Director, provided a brief presentation and introduction to proposed amendments to Chapter 19.05 MICC.

The Commission reviewed the proposed amendment.

#### **OTHER BUSINESS**

There was no other Business.

#### **PLANNED ABSENCES FOR FUTURE MEETINGS**

Commissioners Pirzio-Biroli and Craig Reynolds will be absent on October 30, 2019

#### **ANNOUNCEMENTS AND COMMUNICATIONS**

The next Planning Commission meeting is on October 16, 2019 at 6:00PM.

#### **ADJOURNMENT**

The meeting was adjourned at 10:53pm.