
PLANNING COMMISSION

MEETING MINUTES



Wednesday, April 3, 2019

CALL TO ORDER

The Planning Commission was called to order by Chair Hubbell at 6:05pm in the City Hall Council Chambers at 9611 SE 36th Street, Mercer Island, Washington.

ROLL CALL

Chair Daniel Hubbell, Vice Chair Tiffin Goodman, Commissioners, Carolyn Boatsman, Jennifer Mechem, Lucia Pirzio-Biroli, Craig Reynolds, and Ted Weinberg were present.

STAFF PRESENT

Evan Maxim, CPD Director, Andrea Larson, Senior Administrative Assistant, Robin Proebsting, Senior Planner, and Bio Park, Assistant City Attorney were present.

MEETING MINUTES APPROVAL

It was moved by Weinberg; seconded by Goodman to:

Approved the March 20, 2019 minutes

Passed as amended 7-0, scriveners' errors

REGULAR BUSINESS

Agenda Item #1: ZTR18-002 Critical Areas and Shoreline Master Program Code Amendments.

Robin Proebsting, Senior Planner, provided a presentation on the Critical Areas and Shoreline Master Program code amendments.

The PC continued their discussion of the motion that was made on March 6, 2019.

It was moved by Boatsman; seconded by Weinberg to:

Replace the term and definition fish use or used by fish with Fish Habitat

Passed 7-0

It was moved by Reynolds; seconded by Boatsman to:

Replace page 16, lines 34 – 37 with "Wetlands shall be identified, and their boundaries delineated in accordance with the approved federal delineation manual and applicable regional supplements described in WAS 173-22-035. Wetlands shall be rated according to the Washington State Rating System..."

Passed 7-0

It was moved by Boatsman; seconded by Weinberg to:

Replace, page 17 line 7, "ordinary high water" with "wetland boundary" per the Department of

Ecology recommendation.

Passed 7-0

It was moved by Boatsman; seconded by Reynolds to:

Replace, page 18 lines 30-38, to read per the Department of Ecology recommendation

Passed 7-0

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

Replace, page 20 line 33, to read per the Department of Ecology recommendation.

Passed 7-0

It was moved by Weinberg; seconded by Reynolds to:

Adopt Figures A & B of examples of buffer averaging and buffer setbacks as presented by Robin Proebsting, Senior Planner on pages 17 & 18 of the draft code.

Passed 7-0

It was moved by Boatsman; seconded by Weinberg to:

Adopt the comment made by ecology on page 19 of 22 line 8, to delete the remainder of the sentence after the word “measures”

It was moved by Reynolds; seconded by Boatsman to:

Development proposals shall incorporate the following measures unless the applicant can demonstrate that they will result in no net environmental benefit or they are environmentally infeasible.

Passed 6-1

Passed as amended 6-1

It was moved by Boatsman; seconded by Weinberg to:

Amend page 9 of 22 line 2-3, to delete the words after the word watercourse.

Motion was withdrawn

It was moved by Boatsman; seconded by Weinberg to:

Amend page 9 of 22 line 1 to read “if the existing legally established structure is located within a watercourse or buffer, the addition must be outside of the buffer.

Motion was withdrawn

It was moved by Reynolds; seconded by Weinberg to:

Maintain the existing language in C, and add at the end, must also be no closer to the wetland or watercourse than the existing structure.

Passed 4-3

The commission took a break until 7:41pm

It was moved by Boatsman; seconded by Weinberg to:

Insert, page 8 of 28 of CB April 3, 2019, the words significant with large or exceptional

Passed 7-0

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

Delete, 19.07.160, page 10 of 28 in CB April 3, 2019, frequently flooded areas

Passed 7-0

It was moved by Boatsman; seconded by Weinberg to:

Delete 19.07.180, critical aquifer recharge areas.

Passed 7-0

It was moved by Boatsman; seconded by Weinberg to:
Amend section A as presented on page 2 of 28 in CB April 3, 2019.
Passed 7-0

It was moved by Boatsman; seconded by Pirzio-Biroli to:
Replace 19.07.190, with the language proposed on page 13-14 of 28 in CB April 3, 2019, to amend to delete C2-4 of proposed language and to delete the word possible from B1f
Passed 7-0

It was moved by Boatsman; seconded by Reynolds to:
15 of 28 in CB April 3, 2019 19.07.200
Motion was withdrawn

It was moved by Boatsman; seconded by Weinberg to:
Insert a definition for biodiversity areas read “Publicly owned lands that contain habitat that is valuable to fish and wildlife and are mostly comprised of native vegetation.”
Passed 7-0

It was moved by Boatsman; seconded by Reynolds to:
Change the definition of fish and wildlife habitat areas to proposed language on page 25 of 28 in CB April 3, 2019
Passed 7-0

The Commission discussed the effective date of the ordinances.

The main motion passed as amended 7-0

PLANNED ABSENCES FOR FUTURE MEETINGS

There are no planned absences.

OTHER BUSINESS

Evan Maxim, CPD Director, discussed the PSRC update

ANNOUNCEMENTS AND COMMUNICATIONS

The next Planning Commission meeting is on April 17, 2019 at 6:00PM.

ADJOURNMENT

The meeting was adjourned at 10:08pm