



## PLANNING COMMISSION MEETING MINUTES JUNE 20, 2018

---

### CALL TO ORDER:

The Planning Commission was called to order by Vice-Chair Tiffin Goodman at 6:04 PM in the Council Chambers at 9611 SE 36th Street, Mercer Island, Washington.

### ROLL CALL:

Vice Chair Tiffin Goodman, Commissioners Ted Weinberg, Bryan Cairns, Carolyn Boatsman, Lucia Pirzio-Biroli and Jennifer Mechem were present. Chair Daniel Hubbell was absent.

City staff was represented by Julie Underwood, City Manager, Evan Maxim, Interim Director, Andrea Larson, Administrative Assistant, Alison Van Gorp, Administrative Services Manager, Patrick Yamashita, City Engineer, and Bio Park, Assistant City Attorney.

Commissioner Cairns moved to approve the May 30, 2018 minutes, Commissioner Pirzio-Biroli seconded the motion. The minutes were approved as amended 6-0-0.

Commissioner Cairns moved to approve the June 6, 2018 minutes, Commissioner Weinberg seconded the motion. The minutes were approved as amended 6-0-0.

### APPEARANCES:

Suzanne Skone, 2834 60<sup>th</sup> Avenue SE. Agenda item number 4, supporting development regulatory tools that provide flexibility. Mrs. Skone expressed that people desire smaller homes but indicated that the code does not give alternatives to builders to build smaller homes and optimize profits; community relationships are more important than ever.

John Sinclair, Master Arborist. Thanked the Commission for serving the community. Mr. Sinclair stated that code violations that will occur, people know about it, but don't report it; that as a tree professional Mr. Sinclair is asked to violate the code frequently. Mr. Sinclair stated that from a professional level, there is a lot of non-compliance; need stronger adherence to new tree code.

### PUBLIC HEARING

#### Agenda Item #1: ZTR18-004 – Code Compliance Ordinance

Public hearing for the proposed Code Compliance Ordinance. Alison Van Gorp, Administrative Services Manager, gave a brief presentation on the proposed Code Compliance Ordinance.

Commissioners Pirzio-Biroli, Boatsman and Weinberg asked clarifying questions regarding the proposed ordinance.

John Sinclair clarified his public comment regarding the trees that were damaged at the 4400 block of Forrest Ave. Mr. Sinclair expressed his thoughts regarding tree violations.

Vice-Chair Goodman opened the public hearing.

Commissioner Weinberg asked Mr. Sinclair if he has seen other communities achieve better compliance with different tools.

Mr. Sinclair stated that other communities that have higher financial penalties may achieve higher compliance. Mr. Sinclair encouraged the City to provide education.

Vice-Chair Goodman closed the public hearing.

The Commission discussed the proposed Code Compliance Ordinance.

Commissioner Weinberg moved to recommend to the city council approve the request for an amendment to Mercer island City Code Titles, 1, 8, 15, 17 and 19, as detailed in Attachment 1. Commissioner Pirzio-Biroli seconded the motion.

Commissioner Boatman questioned why all violations are considered nuisances. Commissioner Boatsman indicated that she does not believe that codifying the significance and severity of complaints.

Commissioner Boatsman motioned to amend delete lines 6-9 page 13 of 165. Commission Weinberg seconded the motion.

The Commission discussed the motion. The motion failed 2-4-0.

Commissioner Boatsman indicated that she believed that the code compliance code should contain a timeline for action.

The Commission voted on the recommendation to the City Council to approve the request for an amendment to Mercer island City Code Titles, 1, 8, 15, 17 and 19, as detailed in Attachment 1.

The motion passed 5-1-0.

Commissioner Weinberg recommended that we require the city to conduct an assessment of this ordinance in two years' time to reflect this ordinance and affect on the case load and overall effectiveness of the changes to the code.

Commissioner Boatsman recommends that Staff develop a timeline for code compliance and what the citizens can expect.

## **REGULAR BUSINESS:**

### **Agenda Item #2: CPA18-002 / ZTR18-005 – Town Center Commuter Parking**

Evan Maxim, Interim Director, gave a staff presentation introducing to the Comprehensive Plan Amendment and Rezone for the "Parcel 12 / WSDOT" property, for commuter parking in Town Center.

Julie Underwood, City Manager, gave a brief presentation regarding what the City is trying to solve with this Comprehensive Plan Amendment and Rezone.

The Commission discussed the proposed Comprehensive Plan Amendment and Rezone.

The Commission discussed the proposed Transportation Element Comprehensive Plan Amendment.

Commissioner Pirzio-Biroli encourages staff to highly engage the public on the development of this property and to make sure that there is a master plan for this parcel. Commissioner Pirzio-Biroli questioned how the light rail station is going to tie into this and how is the bus turn around going to affect this.

Commissioner Weinberg commented on the distances from the current Park & Ride to both new proposed commuter parking sites, needs to consider how a potential new building would affect the building to the west of the Tully's site.

Commissioner Mechem questioned if using some of WSDOT property would impact the ability to use the parking for citizen only parking. Commissioner Mechem encourages the City to think about ways to have parking available to commuters later in the morning who are not able to get to the parking by 7am.

Commissioner Pizio-Biroli stated that the design of the bus turn around and light rail station should be included on ideas brought to the Commission.

Vice-Chair Goodman stated that staff should think about how a parking lot could be converted in the future, should the need for parking decrease in the future. Vice-Chair Goodman also indicated that staff should make sure that there are other last mile options included.

Commissioner Mechem indicated that if there is any way to get more than 100 parking spaces the City should try to do this.

The Commission recessed at 8:28PM  
The Commission reconvened at 8:42PM

**Agenda Item #3: CPA18-001 – Transportation Element Comprehensive Plan Amendment**

Michael LePham, with KPG, provided a brief staff presentation on the second review of the Transportation Element Comprehensive Plan amendment.

The Commission discussed the Comprehensive Plan amendment.

Commissioner Cairns stated that the strategy listed under Financial Strategies on page 100 of 165 is a statement not a strategy. Clarify statement to list possible funding sources.

Commissioner Weinberg indicated that the City should consider a traffic light at Island Crest Wy and SE 53<sup>rd</sup> St, due to it being an intersection that has needed it for generations.

Commissioner Pirzio-Biroli stated that provided more pedestrian and bicycle improvements would help decrease the number of cars of the road as parents would then feel comfortable with kids walking or biking to school as opposed to driving them to school. Commissioner Pirzio-Biroli questioned where do complete streets fit in to this plan and that complete streets should be a goal for the City. Commissioner Pirzio-Biroli also indicated that integrated LID strategies in multi-model plans should also be a goal for the City and that these should be considered for adding to the 2019 docket,

Vice-Chair Goodman indicated that it could be easy to add one or two statements to current plan that would cover the non-motorized items that the Commission is interested in having included in this amendment.

The Commission indicated that it should be considered if there is a way to make goal 12 a part of goal 1.

Commissioner Mechem stated that she would like to add something to the Transportation plan something regarding universal design; addition of goal level language to express a greater emphasis on putting pedestrian infrastructure and universal design.

The Commission reviewed the recommended projects list in the plan.

**Agenda Item #4: CPA18-001 – Comprehensive Plan Amendment**

Evan Maxim, Interim Director, gave a staff presentation on the draft Comprehensive Plan Amendments supporting the development of regulatory tools that would provide flexibility and facilitate the creation of less expensive housing options.

The Commission discussed the proposed Comprehensive Plan Amendment.

Commissioner Cairns indicated that it is important to keep the statement “through the use of a pilot program” in the policy statement.

**OTHER BUSINESS:**

No other business.

**PLANNED ABSENCES**

None

**NEXT MEETING:**

The next regularly scheduled Planning Commission meeting will be July 18, 2018 at 6:00PM at Mercer Island City Hall.

**ADJOURNMENT:**

Vice-Chair Tiffin Goodman adjourned the meeting at 10:13PM