



PLANNING COMMISSION MEETING MINUTES MAY 16, 2018

CALL TO ORDER:

The Planning Commission was called to order by Chair Daniel Hubbell at 6:06 PM in the Council Chambers at 9611 SE 36th Street, Mercer Island, Washington.

ROLL CALL:

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

City staff was represented by Evan Maxim, Planning Manager, Andrea Larson, Administrative Assistant, Bio Park, Assistant City Attorney, Nicole Gaudette, Senior Planner, Andrew Leon, Planner.

Commissioner Weinberg moved to approve the May 2, 2018 minutes, Commissioner Cairns seconded the motion. The minutes were approved as amended 5-0-1, Commissioner Boatsman abstained.

APPEARANCES:

Dan Thompson, 7265 n Mercer Wy, Mr. Thomason commented on the Citizen Survey. Mr. Thompson commented on the Arts Council Comprehensive Plan amendment. Mr. Thompson commented on the levels of service regarding the Transportation Comprehensive Plan amendment. Mr. Thompson also summarized his submitted written comments.

PUBLIC HEARING:

Agenda Item #1: ZTR18-001 – Procedural Code Amendment

The Commission re-opened the public hearing to consider proposed code amendments to the procedural regulations.

Dan Thompson, 7265 N Mercer Wy. Mr. Thompson indicated that the Council did not suggest that DSG change the way projects are categorized to the typing system purposed. Mr. Thompson commented on the notice of application process and its' importance. Mr. Thompson asked why the notice requirements are being changed.

Gary Robinson 6026 E Mercer Wy. Mr. Robinson expressed his agreement with Mr. Thompsons comments.

Chair Hubbell closed the public hearing.

Nicole Gaudette, Senior Planner, provided a staff presentation on the proposed code amendments to the procedural regulations.

The Commission expressed a preference to retain public notification, either in the form of a notice of application, or possibly a public notification tool. The Commission directed staff to retain the current levels of public notice, and to explore the development of a "public notification" process in addition to the current Notice of Application and Notice of Decision processes.

Commissioner Boatsman requested notification be issued on tree permits.

Commissioner Pirizo-Biroli requested clarification on special needs housing.

The Commission discussed the process for preliminary long plat approvals. Staff indicated that preliminary plats were commonly reviewed by a Hearing Examiner, given the quasi-judicial nature of the preliminary plat

approval process.

Agenda Item #2: ZTR18-003+ – Code Cleanup Code Amendment

The Commission opened the public hearing to consider proposed code amendments to clarify existing development standards.

Daniel Thompson, 7265 N Mercer Wy. Mr. Thompson commented on the building height regulations indicating that the regulations should not exclude the smaller non-conforming lots that are on Mercer Island.

Chair Hubbell closed the public hearing.

Andrew Leon, Planner, gave a staff presentation overviewing the code cleanup code amendment.

Commissioner Pirzio-Biroli stated that a cross reference to the standard should be included in the definition for “average building elevation”.

The Commission discussed the proposed addition to the code cleanup provided in the public comments on the April 4th, 2018 public hearing, related to the height of fences on retaining walls for fill slopes in side yards. The Commission decided to include this addition in the code cleanup code amendment.

Commissioner Boatsman made a motion to recommend that the City Council approve the proposed amendments to mercer Island City Code *MICC) Title 17 and 19, as detailed in Exhibits 1 and 2, provided that the proposed amendment shall be modified as follows:

- Incorporate the staff proposed language on the 72” fence height change on fill wall heights;
- 19.08.050(C)(1)(f) add the word “legal” in front of the word “description”;
- Amend the definition of “average building elevation” in 19.16.010 to refer to the formula in 19.02.020.

Weinberg seconded the motion. The motioned passed 6-0-0

Commissioner Boatsman indicated that the Planning Commission should continue the conversation regarding allowable fence height on corner lots.

The Commission recessed at 8:11PM
The Commission reconvened at 8:19PM

REGULAR BUSINESS:

At the request of staff, the Planning Commission moved their review agenda item #4: ZTR18-002 – Transportation Comprehensive Plan Amendment, to be the third agenda item of the night.

Agenda Item #4: ZTR18-002 – Transportation Comprehensive Plan Amendment

Michael LaPham, with KPG, gave a presentation on the initial draft of comprehensive plan amendments prepared by the City’s transportation consultant updating transportation level of service in the Comprehensive Plan.

The Commission discussed the initial draft of the comprehensive plan amendments.

The Commission discussed the LOS grading of the intersections provided by KPG.

Vice-Chari Goodman indicated that staff should look at corridor level of service for key corridors.

The Commission indicated that multi-modal transportation should be considered.

Agenda Item #3: Arts Comprehensive Plan Amendment

Evan Maxim, Planning Manager, gave a staff presentation on the initial draft of comprehensive plan amendments prepared by the Arts Council, supporting Cultural Arts.

The Commission discussed the initial draft of the arts comprehensive plan amendments.

Commissioner Pirzio-Biroli indicated vision statement should be included in the introduction of the Land Use Element.

Commissioner Boatsman indicated that she would like to see the STAR rating system brought back on the next review of the arts comprehensive plan amendments.

OTHER BUSINESS:

Evan Maxim, Planning Manager, provided a Planning Manger report regarding the Tully's site and potential rezone of Sunset Highway and a part of Greta M Hackett Park.

PLANNED ABSENCES

None.

NEXT MEETING:

The scheduled joint Planning Commission and City Council Meeting is on May 22 at 5:30pm at Mercer Island City Hall.

The next scheduled Planning Commission special meeting will be May 30, 2018 at 6:00PM at Mercer Island City Hall.

ADJOURNMENT:

Chair Daniel Hubbell adjourned the meeting at 9:34pm.