



PLANNING COMMISSION MEETING MINUTES MAY 2, 2018

CALL TO ORDER:

The Planning Commission was called to order by Chair Daniel Hubbell at 6:05 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, and Commissioner Jennifer Mechem were present. Commissioner Carolyn Boatsman was absent.

City staff was represented by Evan Maxim, Planning Manager, Andrea Larson, Administrative Assistant, Bio Park, Assistant City Attorney, Nicole Gaudette, Senior Planner, Alison Van Gorp, Administrative Services Manager.

Commissioner Weinberg moved to approve the April 18, 2018 minutes, Commissioner Pirzio-Biroli seconded the motion. The minutes were approved as amended 6-0-0.

APPEARANCES:

Ira Appelman, 9039 E Shorewood drive. Mr. Appelman is aggrieved that the City has not updated critical areas ordinance yet. Mr. Appelman is concerned that environmental damage is taking place all over the island. Mr. Appelman is concerned that the delay in the update is to allow construction of MICA. Planning Commissioners who support MICA should recuse themselves from the CA updated.

REGULAR BUSINESS:

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

Alison Van Gorp, Administrative Services Manager, gave a staff presentation on the review of draft amendments to the code compliance regulations, which will result in the creation of Title 6 of the Mercer Island City Code consolidating and simplifying the City's code compliance procedures.

The commission reviewed the draft of the code compliance regulations.

The Commission discussed allowing anonymous complaints.

The Commission discussed 6.20.020

The Commission discussed 6.20-030

Vice Chair Goodman indicated that the code should support staff in obtaining compliance. Chair Hubbell stated that the code should not be written in a way that would hinder the ability to modify methods with changing technology.

The commission discussed 6.50.303-6.50-040

Commissioner Pirzio-Biroli stated that there should be enough flexibility in the code to be able to deal with the different circumstances.

Commissioner Mechem indicated that the timelines need clarification.

The commission discussed 6.50.040.B

Commissioner Pirzio-Biroli stated that she was worried that developers would see the penalties as the price of doing business; the penalties are not high enough to dissuade repeat offenders.

Commissioner Weinberg stated that there should be enough discretion in the code for the staff to not issue large fines for violations that were not deliberate; ensure that what is written serves the purpose and intent.

Commission discussed creating a framework in the code that gives the staff a way to determine how and when the fines will be reduced if a voluntary compliance agreement is entered.

The Commission recessed at 7:52pm

The Commission reconvened at 8:02pm

Agenda Item #2: ZTR18-002 – Critical Areas Code Amendment

Robin Proebsting, Senior Planner, gave a staff presentation on the decision-making framework proposal to aid in the review of anticipated amendments to the critical areas regulations.

The commission reviewed the decision-making framework.

Commissioner Mechem stated she would like to see social equity added to the list of things that are considered under Community interest.

Chair Hubbell stated that the use of the tool would help the commission to make these decisions.

The Commission stated that there should be a net neutral or better yet net positive, rating in the decision making framework.

OTHER BUSINESS:

Evan Maxim, Planning Manager, provided a Planning Manager report regarding upcoming meetings.

PLANNED ABSENCES

None.

NEXT MEETING:

The next regularly scheduled Planning Commission meeting will be May 16, 2018 at 6:00PM at Mercer Island City Hall.

ADJOURNMENT:

Chair Daniel Hubbell adjourned the meeting at 8:50pm