



PLANNING COMMISSION MEETING MINUTES OCTOBER 4, 2017

CALL TO ORDER:

The Planning Commission was called to order by Vice Chair Goodman at 6:10 PM in the Council Chambers at 9611 SE 36th Street, Mercer Island, Washington.

ROLL CALL:

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

City staff was represented by Scott Greenberg, Director of Development Services, Evan Maxim, Planning Manager, Robin Proebsting, Senior Planner, and Kari Sand, City Attorney.

Vice-Chair Goodman suggested re-ordering the agenda to have the presentation on MICA first.

APPEARANCES:

Ira Appleman provided comment against MICA.

John Gordon Hill, president of MICA board, 8914 SE 56th St offered to be available to answer questions about MICA.

Tracy Granbois 8440 SE 82nd St, provided comment against MICA.

Peter Struck 9130, provided comment against MICA.

Daniel Thompson 7265 N Mercer Way, said he was in favor of having a performing arts center. He asserted that a Comprehensive Plan Amendment was required for MICA, and expressed concerns about parking requirements.

Meg Lippert 4052 94th Ave SE provided comment against MICA.

Tom Ulie 8843 SE 77th PI second the concerns raised about MICA, and said there should be more input from residents.

Robin Russell 7549 SE 29th St raised the issue of conflict of interest pertaining to Commissioner Mechem, as a donor to MICA.

Julia Sommerfield 7612 SE 34th St provided comment against MICA.

Maria Stepanov 7612 SE 34th St provided comment against MICA.

Kate Akyuz 4327 86th Ave SE noted that most of the people come to public meetings are against things. Wanted to remind PC of a few things. Feasibility study picked Mercerdale Park. Commercial property expensive. Many cities have 1% for the arts. Big public benefit to having MICA in Mercerdale Park. Using existing facilities is expensive and they are not always practical.

Ed Pepau 5734 91st ave SE, agreed that there should be another facility for MICA. Pro-MICA, pre-theater. Park is not appropriate place.

Bob Medved 3278...provided comment on ZTR16-002. Upzones 12 acres. Says new zone is created. Not consistent with other P zones on island. Code in conflict with t9.

Sue Stewart 8205 84th Ave SE: Term “public facility” should be changed to “park”. Please vote yes on docket #5. Commissioner PB asked what Sue would consider park uses for the site. Sue: anything recreational. Follow Master Plan.

Jackie Dunbar 7116 Ave SE spoke to the MOU re Center for the Arts, signed in 2016. Questioned if this document was signed with proper public process. Same issue for meeting tonight—was public aware that text amendment was on agenda and could lead to giving away public land. Raised concerns of insufficient public involvement. Concerns about financial liability for the Mercer Island taxpayers.

Leon Cohen spoke to corner piece of property which is the subject of a comprehensive plan amendment on the docket, and offered to answer questions about the proposal.

REGULAR BUSINESS:

Agenda Item #2: ZTR16-002 MICA Zoning Text Amendment

Robin Proebsting, Senior Planner, introduced the Zoning Text Amendment.

The Commission requested information on the history of the project and a copy of the feasibility study. (7:32)

Agenda Item #1: 2017 Comprehensive Plan Amendments – Public Hearing (7:52)

Evan Maxim, Planning Manager, reviewed the history of the Comprehensive Plan Amendment review process, provided an overview of the amendments on the docket, and fielded questions from the Planning Commissioner.

Vice Chair Tiffin Goodman opened the public hearing at 8:09 PM

Sue Stewart 8205 84th Ave SE provided information on the West Hills Plan.

Daniel Thompson 7265 N Mercer Way spoke regarding the Kite Hill and Leon Cohen property proposals.

Leon Cohen 9219 SE 33rd PI responded to Daniel Thompson’s comment.

Vice Chair Tiffin Goodman closed the public hearing at 8:18 PM

The Planning Commission began their review of the proposed amendments.

Evan Maxim introduced the comprehensive plan amendments pertaining to updating the Introduction, repealing Appendix B, and adopting a new land use policy.

Commissioner Mechem made a motion to recommend that the City Council approve the proposed Comprehensive Plan Amendments related to updating the Introduction, repealing Appendix B, and adopting a new land use policy. Commissioner Boatsman seconded the motion. The motion passed 5-0.

Commissioner Weinberg made a motion to recommend that the City Council approve the proposed

Comprehensive Plan land use map amendment, amending the land use map designation of Kite Hill from "Public Facility" to "Park". Commissioner Pirzio Biroli seconded the motion. The motion passed 5-0.

Commissioner Mechem made a motion to recommend that the City Council approve the proposed Comprehensive Plan land use map amendments and zoning code amendments, amending the land use map designation of the City controlled property on the southwest corner of the intersection of SE 24th St and 76th Ave SE from the "Linear Park" to "Town Center" and amending the zoning designation from "P" to "TC-5" and updating the figures within Chapter 19.11 MICC. The motion failed due to lack of a second.

Commissioner Pirzio-Biroli moved to recommend that the City Council approve the proposed Comprehensive Plan land use map amendments and zoning code amendments, amending the land use map designation of the City controlled property on the southwest corner of the intersection of SE 24th St and 76th Ave SE from the "Linear Park" to "Town Center" and amending the zoning designation from "P" to "TC-5" and updating the figures within Chapter 19.11 MICC, subject to the following conditions: That the resulting development of the site be used as a gateway to the city and be of public benefit.

The Vice-Chair called for a recess and to reconvene at or after 9:15pm.

The Vice-Chair called the meeting to order at 9:20pm.

The motion was seconded by Mechem. The Planning Commission discussed the motion. Commissioner Pirzio-Biroli cited comprehensive plan policies that spoke to economic development and gateways, and described the need for a gateway and the nature of what the gateway would be. Commissioner Mechem asked if it were possible add conditions on the future use of the subject property. Commissioner Goodman answered that it would not be possible as part of this process, but that it could be possible as part of a future process. Commissioner Boatsman expressed a wish to see the subject site remain park-like as it is today. Commissioner Weinberg expressed the opinion that none of the uses allowed in the TC zone that not allowed in the P zone were clearly of public benefit, meeting the review criteria that the change be of public benefit. Commissioner Goodman proposed making a recommendation to the Council that the subject site be an opportunity public space and conduct further study. Commissioner Boatsman clarified that the current site improvements are good, and without knowing what future improvements would be, is not willing to recommend a change. Commissioner Weinberg indicated he did not want to approve to recommend a change. The motion failed 1-3, with one abstention (Commissioner Pirzio-Biroli).

Commissioner Goodman asked the Commission if there was another motion. There were no further motions.

OTHER BUSINESS:

Scott Greenberg updated the Planning Commission on the progress of the Transportation Concurrency and Essential Public Facility ordinances, currently under review by the City Council.

Vice-Chair Goodman closed the meeting at 10:19pm.

NEXT MEETING:

The next regularly scheduled Planning Commission meeting will be October 18, 2017 at 6:00PM at Mercer Island City Hall.

ADJOURNMENT: Vice-Chair Goodman adjourned the meeting at 10:09 pm.