



## **PLANNING COMMISSION MEETING MINUTES SEPTEMBER 27, 2017**

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### **CALL TO ORDER:**

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

### **ROLL CALL:**

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

City staff was represented by Evan Maxim, Planning Manager and Robin Proebsting, Senior Planner.

### **APPROVAL OF MINUTES:**

The Commission reviewed the minutes from the August 16, 2017 meeting. Commissioner Goodman moved to approve the minutes. Seconded by Commissioner Cairns.

The minutes were approved 7-0.

### **APPEARANCES:**

Sue Stewart 84<sup>th</sup> Ave provided comment about the proposed Kite Hill rezone, and submitted information about the history of Luther Burbank Park.

Dan Thompson 7625 N Mercer Way provided comment about the amendment to rezone the property next to Freshy's.

### **REGULAR BUSINESS:**

#### **Agenda Item #1: 2017 Comprehensive Plan Amendments**

Evan Maxim, Planning Manager began by explaining that the scope of the discussion this evening was to review docket items 5 (Kite Hill) and 8 (Cohen application) in more depth, as requested by the Planning Commission at its August 16, 2017 meeting.

Evan reviewed the contents of the Planning Commission's packet.

Kite Hill—Evan clarified uses allowed in the zone.

Commissioner Cairns asked whether there were any restrictions on the height of potential future alterations Kite Hill. EM replied that zoning restrictions would apply, and that there may be portions of the Luther Burbank Master Plan that provide guidance or standards for what may be built here.

Commissioners asked what kinds of uses could be allowed. EM review the difference between a policy document like the comprehensive plan, and laws and standards in zoning designations.

Hubbell requested information about the distinction between "Park" and "Public Facility".

Cohen amendment: Cohen applied to change land use and zoning. Proposed to change

comprehensive plan land use designation to TC. Evan cautioned that PC could not recommend rezone with condition that a specific use not be allowed. They would need to simply recommend that zone change not happen. Commissioners asked about how zoning would theoretically affect future development. EM clarified the reasons why the PC could recommend a change and why they could not recommend a change. EM noted that the PC could make a separate recommendation. EM reiterated that there is no guarantee about whether or not the City property would be sold.

The Planning Commission discussed how the Cohen amendment met the review criteria in MICC 19.15.020(G)(1). Commissioner Cairns asked whether there is any information on traffic collisions at the intersection adjacent to the subject site.

Evan outlined the next steps in the comprehensive plan docket review process. A public hearing and deliberations on the comprehensive plan docket will be held October 4<sup>th</sup>. October 18<sup>th</sup> can be held for continued deliberations if needed.

**OTHER BUSINESS:**

EM reported that the CC adopted Residential Development Standards Code Amendment on September 19, 2017 and reviewed the schedule for implementation.

**NEXT MEETING:**

The next regularly scheduled Planning Commission meeting will be October 4, 2017 at 6:00PM at Mercer Island City Hall.

Chair Hubbell noted that he would not be able to attend the October 4, 2017 meeting.

**ADJOURNMENT:** Chair Hubbell adjourned the meeting at 8:09 pm.