



## **PLANNING COMMISSION MEETING MINUTES MAY 17, 2017**

---

### **CALL TO ORDER:**

Chair called the meeting to order at 6:06 PM in the Council Chambers at 9611 SE 36th Street, Mercer Island, Washington.

### **ROLL CALL:**

Chair Suzanne Skone, Vice-Chair Richard Weinman, Commissioners Jennifer Mechem, Lucia Pirzio-Biroli and Bryan Cairns were present. City staff was represented by Alison Van Gorp, Administrative Services Manager/Ombudsman, Evan Maxim, Planning Manager, Bio Park, Assistant City Attorney and Scott Greenburg, DSG Director.

### **APPEARANCES:**

Mark Coen 73<sup>rd</sup> Ave SE – First Hill has seen so many impacts from new development. This type of development will spread island-wide. It's time to be aggressive, the Commission should stay strong and be decisive. Supports Mr. Thompson's proposal of 25' height limit, also 40% FAR, Mr. Grausz's proposal of regulating all trees >10".

David Youssefnia 8241 SE 30<sup>th</sup> St – Hardscape limit is still too small for sport courts. Suggests at-grade pervious sport courts be considered softscape. Net lot area definition should not exclude easements as this significantly reduces the area available for hardscape.

Carolyn Boatsman 3210 74<sup>th</sup> Ave SE – Would like to see more significant changes to the code – 40% GFA and height limits are too incremental. Supports Mr. Thompson's proposal for 25' height limit. Concerned about proposed deviation for height limits. Need to keep noise regs as is, just change construction hours. Concerned about fence height in front yards – 72" is too high. Need to do more to protect trees, make ordinance easier to understand. Rather than tree removal "permit" call it a "notification".

Dan Grausz 3215 74<sup>th</sup> Place SE – Thanks to Commissioners Skone and Weinman for their service. Tree provision – consider stripping it out from package to take another look. Need to cover smaller trees, 24" is too big. 30%+ requirement works fine. Keep it simple for non-development scenarios. Height limits – supports the 25' limit, + 5' for pitched roof and 30' on downslope side.

Commissioner Daniel Hubbell arrived at 6:22 p.m.

### **APPROVAL OF MINUTES:**

The Commission reviewed the minutes from the May 3, 2017 meeting. Commissioner Cairns made a motion to approve the minutes, Vice-Chair Weinman seconded. The minutes were approved unanimously.

### **REGULAR BUSINESS:**

#### **Agenda Item #1: ZTR16-004 Residential Development Standards**

Evan Maxim provided an overview of the updated draft code amendment. He also provided a presentation on the analysis and graphics developed by MAKERS "beta testing" the proposed code. Commissioners discussed issues, concerns and proposed amendments to the draft code.

Commissioner Hubbell made a motion to recommend that the City Council approve the proposed amendments to Mercer Island City Code (MICC) Title 8, 17, and 19, as detailed in Exhibit 1 and direct the Commission regarding the items in Exhibit 2. The motion was seconded by Commissioner Cairns.

The Commissioners deliberated, made comments and amendments to the motion as follows:

- Commissioner Pirzio-Biroli moved and Commissioner Cairns seconded a motion that the inadvertent omission of the downhill façade height limit be corrected. Motion carried by unanimous vote.
- Vice-Chair Weinman moved and Commissioner Cairns seconded a motion that staff incorporate technical edits into the draft recommendation to City Council. Motion carried by unanimous vote.
- Commissioner Pirzio-Biroli made a motion that the Commission designee provide additional guidance to staff in finalizing the recommendation and transmittal to City Council. Commissioner Cairns seconded. Motion carried by unanimous vote.
- **8.24.020 (Q)**
  - Vice Chair Weinman motioned to include a reference to state noise standards. Commissioner Cairns seconded. Weinman withdrew the motion, Cairns agreed.
  - Commissioner Pirzio-Biroli moved to set construction hours for permitted activity from 7am – 7pm, Monday – Friday only, excluding Saturdays. Owner-performed and permitted work could also occur on Saturday and Sunday from 9am-6pm. Commissioner Hubbell seconded. Motion failed 5-0, 1 abstention.
  - Commissioner Mechem made a motion to allow construction from 9am to 6pm on Saturday or Sunday, but not consecutive days in the same weekend. Motion failed 1-5.
- **17.14.010(2)**
  - Vice chair Weinman moved to amend the section to provide conditions for the building official to renew permits – adding a proviso that any required construction management plan has been followed prior to the request for renewal. Chair Skone seconded. Motion carried by unanimous vote.
  - Commissioner Hubbell moved to amend the section to lower thresholds for provision of construction management plans by 1000 sq ft to 6000 sq ft (new construction) and 3000 sq ft (remodel). Seconded by Vice-Chair Weinman. Motion carried by unanimous vote.
- **19.01.050**
  - 19.01.050(F)(3)(b) Commissioner Pirzio-Biroli moved to allow for an increase in height and GFA to the maximum permitted. Commissioner Hubbell seconded. Motion carried by unanimous vote
  - 19.01.050(F)(2)(a) Commissioner Hubbell moved to amend the requirement to come into conformance with parking requirements with an exterior alteration or enlargement of 500 sq ft or more. Commissioner Pirzio-Biroli seconded. Motion carried 5-1.
- **19.02.005(B)**
  - Subsection 1: Vice-Chair Weinman moved to amend section to put a period after the word “designations” in line 12 and delete the remainder of the sentence. Commissioner Hubbell seconded. Motion carried unanimously.
- Commissioner Pirzio-Biroli made a motion to amend section 19.02.020(A)(1) to replace the term “minimum lot area” with “minimum net lot area”. Commissioner Hubbell seconded. Motion carried unanimously.
- Commissioner Hubbell moved to amend 19.02.020(C)(1)(c)(3)(1) (line 17, page 11) to increase the height from 15’ to 18’ for the height of the exterior wall façade. Commissioner Pirzio-Biroli seconded. Motion failed unanimously.
- Commissioner Hubbell moved to amend 19.02.020(C)(1)(c)(3)(1) (line 17, page 11) to provide an additional 3’ of height for a gabled roof end. Commissioner Pirzio-Biroli seconded. Motion

carried unanimously.

- Commissioner Pirzio-Biroli made a motion to remove the edits to section 19.02.020(3)(a) allowing penetrations of up to 18” into the side yard setback. Motion withdrawn.

The Chair adjourned the meeting at 8:12

The meeting was called back to order at 8:20 pm.

- Chair Skone moved to amend 19.02.020(D)(3) (page 14, line 15) to add column “lot coverage” to table including description of lot coverage – house, driveway, accessory structures. Eliminate sections (3)(b-c). Seconded by Commissioner Pirzio-Biroli. Motion carried unanimously.
  - Weinman moved to amend the motion to retain subsection (c). Hubbell seconded. Motion carried unanimously.
- Commissioner Pirzio-Biroli motioned to remove subsection (d) (page 15, line 4) and to amend subsection (F)(2)(b) to extend the 1 covered stall parking allowance to the entire R8.4 zone. Seconded by Hubbell. Motion carried unanimously
  - Skone amended the motion to extend the parking allowance to all single family homes. Commissioner Pirzio-Biroli seconded. Motion carried unanimously.
- Vice-Chair Weinman moved to amend the minimum and maximum numbers to reduce the requirement for hardscape (20%) and increase the requirement for softscape (80%) and to revise the definitions to exclude sports courts and similar recreational facilities with a pervious surface area of up to 1,200 square feet from hardscapes. Commissioner Pirzio-Biroli seconded. Motion carried 3-2, with 1 abstention.
- Commissioner Pirzio-Biroli motioned to move gross floor area up to become section D (order of sections becomes: lot size, yards, GFA, height, lot coverage, parking, easements, etc.). Chair Skone seconded. Motion carried unanimously.
- **Gross Floor Area**
  - Chair Skone moved to limit house size to 150% of allowable GFA in that zone (5040, 5760, 8640, 9000). Commissioner Pirzio-Biroli seconded. Motion failed 1-5.
  - Commissioner Mechem moved to amend section D2 Accessibility to add a phase eliminating the impracticality exemption. Clarify “clear” width for entrances, routes and door widths. Vice-Chair Weinman second. Motion carried unanimously
  - Chair Skone moved to add section D stating the overall GFA does not exceed 5000 sq ft. Commissioner Hubbell seconded. Motion carried unanimously.
    - Chair Skone amended motion to exclude ADA from 5000 limit (only applies to ADU’s)
- **Fences**
  - Commissioner Pirzio-Biroli moved to limit increased fence height allowances on Island Crest way from SE 63<sup>rd</sup> to the CBD and on SE 40th between 92<sup>nd</sup> Ave SE and 78<sup>th</sup> Ave SE. Vice- Chair Weinman seconded. Motion carried unanimously.
- Commissioner Pirzio-Biroli moved to remove section about house orientation 19.09.090(A)(1)(d). Vice-Chair Weinman seconded. Motion carried unanimously.
- Commissioner Pirzio-Biroli moved to remove trees from the discussion. Chair Skone seconded. Motion failed unanimously.

Original motion to recommend the amended code to City Council passed unanimously.

## **OTHER BUSINESS:**

None.

**ANNOUNCEMENTS AND COMMUNICATIONS:**

None.

**NEXT MEETING:**

The next two Planning Commission meetings are scheduled for May 31, 2017 at 6:00 p.m. and June 7, 2017 at 6:00 p.m. at Mercer Island City Hall. Planning Commission will present their recommended code amendments to the City Council on June 5, 2017 at 6:00 p.m. at Mercer Island City Hall.

**ADJOURNMENT:** Chair Skone adjourned the meeting at 10:25 pm.