



**\*REVISED\* CITY COUNCIL MINUTES**  
**SPECIAL MEETING**  
**JUNE 12, 2017**

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**CALL TO ORDER & ROLL CALL**

Mayor Bruce Bassett called the meeting to order at 6:04 pm in the Council Chambers of City Hall, 9611 SE 36th Street, Mercer Island, Washington.

Mayor Bruce Bassett, Deputy Mayor Debbie Bertlin, and Councilmembers Jeff Sanderson, Wendy Weiker (arrived at 6:05 pm), David Wisenteiner and Benson Wong (arrived at 6:20 pm) were present. Councilmember Grausz was absent.

**SPECIAL BUSINESS**

**AB 5314 Public Hearing on Residential Development Standards Code Amendments**

Mayor Bassett opened the public hearing at 6:05 pm.

Planning Manager Evan Maxim provided a brief presentation reviewing the Planning Commission's recommended residential code amendments.

David Hoffman, 335 116th Ave SE, Bellevue, Master Builders Association, thanked the Planning Commission and Council for their work on the updates proposed. Master Builder's Architects are concerned about changes made to the floor area ratio recommendations.

Marc Rousso, 8020 SE 34th, Jaymarc Homes, advised that comments have been sent in to staff and Council via email regarding the 88 pages of recommendations published on June 2nd. Councilmember Wisenteiner requested specifics on what changes Mr. Rousso and Jaymarc Homes have made in past project on 74th to show good faith in developing in a way that is acceptable to the community. Mr. Rousso advised they chose to decrease the facade and how the garage was presented to make it more appealing to the neighbors and reduced the floor area.

George Steirer, 7233 Douglas Ave SE, Snoqualmie, Planned Permits, expressed concern about the process for code interpretations. While the Council may agree with the current staff's intent with code interpretations, it is hard to know what future staff's intent may be if there isn't clear direction. Doesn't believe that utility easements should be taken out of net lot area.

Allen Housepian, 4344 90th Ave SE, spoke about the need to have additional space in homes as more and more people work from their homes. Advised that there is no hope of Mercer Island retaining a character in the future of development. Restrictions will only lower property values.

Phil McCullough, from McCullough Architects in Seattle, spoke about a plans document that was distributed to the Council. Expressed concerns about single story homes with daylight basements being excluded under the new code recommendations. Spoke in support of the May draft and expressed concern about the updated draft published.

Randy Koehler, 3056 70th Ave SE, spoke in opposition of the draft and the process. Expressed concern about hidden agendas. Asked Council to take an approach to work with homeowners to utilize their property how they wish in a way that is sustainable.

Mark Coen, 3220 73rd Ave SE, stated that he supports growth that is responsible and reflective of citizens' needs. He encouraged the Council to listen to what people are saying and have that reflected in the code updates. He thinks this code rewrite is not as restrictive as it could be in certain areas. He recognized that developers follow the rules, but believes that the issue is that the rules are not balanced.

Vickie Carper, 9827 SE 42nd Pl, provided a picture to the Council, and read a Alfred Skinner quote. Spoke about homes recently developed where trees were removed and are now ugly. Expressed concerns about diminished property value due to larger homes blocking other properties views.

David Youssefnia, 8214 SE 30th St, spoke in support of the Planning Commission's recommendation to make sports courts exempt from lot area restrictions. Displayed how sports courts do allow water to drain and requested Council to allow them in the new code.

Jim Hummer, 3058 61st SE, spoke about spacing of trees. Asked Council to consider changing set-backs to a sliding scale dependent on house size. Spoke in favor of requiring a construction management plan on large developments.

Dick Winslow, 3761 77th Ave SE, spoke in support of responsible development in the City of Mercer Island retaining the character of the community.

Kristin Hart, 17 Brook Bay Road, spoke about the difficulty that is already in place when a citizen wants to remodel or build a new home. Requested the Council delay changing the code to provide more time for discussion.

Lynn Hagerman, 3058 61st Ave SE, spoke about community interest and support for reasonable code changes addressing massive buildings. Asked the Council to approve the recommended changes presented by the Planning Commission. Support staff's recommendation to remove the sports field exemption. Requests Council limit construction to 2 years.

Lucia Pirzio-Biroli, 4212 West Mercer Way, advised that Mercer Island is the most restrictive development code in any jurisdiction she has worked. Most contentious portion of the recommendation has to do with the reduction of building height.

Carolyn Boatsman, 3210 74th Ave SE, spoke about the need for reduction of maximum building height. Expressed concerns with removing trees 10" or larger.

Barbara Shuman, 3434 74th Ave SE, spoke about frustration with having 7 different construction sites near her home for most of the last year. Advised that that construction crews are creating large ugly staging areas with storage for heavy equipment. Expressed concerns about open pits at the construction sites posing a danger to neighborhood children.

Mary "Molly" Mahoney, 3024 60th Ave SE, presented the Council with a video on her cell phone of construction visible from her front door.

Dan Thompson, 7265 North Mercer Way, expressed concerns that the code recommendations will still allow for larger houses than are presently allowed under the code. Requested Council reject the covered parking restriction reduction.

Charles Zwick, 7422 SE 32nd Street, expressed concerns with restricting covered parking. Vehicles will be forced to park on the already congested streets. More vehicles parked on the street will also present additional dangers to runners and cyclists using the roads.

Suzanne Skone, 2834 60th Ave SE, requested the Council to respect the process the Planning Commission went through and approve the recommendations as presented.

Nancy H Spaeth, 8320 SE 34th St, spoke about homes being torn down at 8400 SE 37th St. Expressed concerns about developers pressuring longtime residents to sell and leave the island.

Shauna Youssefnia, 8214 SE 30th St, requested to support the comments of speaker David Youssefnia regarding sport courts exemption in code recommendations.

Dennis Su, 4184 Crestwood Pl, expressed concerns about the trend of certain large developers in the community requiring the need for strict guidelines. Requested Council have the Design Commission review all plans instead of setting specific percentages or numbers for development.

Robert Thorpe, 5800 W Mercer Way, expressed concern about added complexity for obtaining building permits. Spoke in support of the Planning Commission's recommendations.

Phyllis Chang, 2988 74th Ave SE, expressed the view that additional changes need to be made to the code updates before they are approved. Requested the Council consider the future of the Island.

Erik Jansen, 9428 SE 54th St, spoke in support of neighborhood rights. Asked Council to keep the code simple and enforce it strictly.

Tom Acker, 2427 84th Ave SE, spoke in support of preserving the character of the neighborhood in a way that is respectful of private property rights. Expressed concerns with limiting the amount of covered parking on property.

Mayor Bassett closed the public hearing at 7:47 pm.

Planning Manager Maxim reviewed the schedule of upcoming hearings regarding the residential code amendments.

After discussion, the Council requested staff create a running document to capture questions from Councilmembers as they come up.

## **ADJOURNMENT**

The meeting was adjourned at 7:55 pm.

Attest:

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Bruce Bassett, Mayor

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Ellie Hooman, Deputy City Clerk