



PLANNING COMMISSION MEETING MINUTES JUNE 21, 2017

CALL TO ORDER:

The Planning Commission was called to order by Chair Hubbell at 6:03 PM in the Council Chambers at 9611 SE 36th Street, Mercer Island, Washington.

ROLL CALL:

Chair Dan Hubbell, Commissioners Carolyn Boatsman, Bryan Cairns, Lucia Pirzio-Biroli, and Ted Weinberg were present. Vice Chair Tiffin Goodman and Commissioner Jennifer Mechem were absent. City staff was represented by Scott Greenberg, DSG Director, Bio Park, Assistant City Attorney, and Lauren Anderson, Assistant Planner.

APPROVAL OF MINUTES:

The Commission reviewed the minutes from the June 7, 2017 meeting. Commissioner Cairns moved to approve the minutes. Seconded by Commissioner Weinberg. The minutes were approved 5-0.

APPEARANCES:

There were no appearances.

REGULAR BUSINESS:

Agenda Item #1: Public Hearing- continue to August 2, 2017: ZTR17-002 Transportation Concurrency

Public hearing, review, and possible recommendation on a proposed zoning text amendment modifying MICC Title 19 related to transportation concurrency.

Chair Hubbell opened the public hearing.

There was no public comment.

Commissioner Boatsman moved to continue the public hearing on code text amendment ZTR17-002 to August 2, 2017. Seconded by Commissioner Weinberg. The motion passed 5-0.

Agenda Item #2: Public Hearing: ZTR17-003 Essential Public Facilities

Scott Greenberg provided an overview of Essential Public Facilities. Mr. Greenberg presented a proposed change to the draft ordinance that would exclude "special needs group housing as provided in MICC 19.06.080" as an essential public facility due to inconsistency between the proposed regulations and the overriding Federal and State statutes. He summarized the proposed code amendments, which included:

1. Requiring a pre-application meeting including a public participation plan
2. Requiring a conditional use permit reviewed by the hearing examiner, considering:
 - a. Facility need
 - b. Proposed impact mitigation
 - c. Investigation of alternative sites

- d. Minimum siting requirements for the proposed type of facility, and
- e. Consistency with sponsor's long-range plans and City's Comprehensive Plan
3. The proposal may require design review (if it is defined as a "regulated improvement" per existing code)
4. The City can require independent consultant review of the proposal.

Commissioner Pirzio-Biroli expressed concern about the staff recommendation to exclude public schools operated by the Mercer Island School District from the essential public facility ordinance.

Mr. Greenberg discussed the public review and approval process a new school must follow, including probable public vote on bonds to finance the school, possible rezone from residential to a public institution zone (if a proposed school cannot meet the standards of the underlying residential zone), design review, and SEPA review on environmental impacts.

Chair Hubbell opened the public hearing at 6:54 PM.

There was no public comment.

Chair Hubbell closed the public hearing at 6:55PM.

Commissioner Boatsman moved to recommend that the City Council approve the request for an amendment to Mercer Island City Code (MICC) Title 19, as detailed in Exhibit 1, provided that the proposal shall be modified as presented. Seconded by Commissioner Cairns.

The Commission deliberated on recommending the exclusion of public schools from the draft ordinance.

The motion was approved 4-1. Commissioner Pirzio-Biroli opposed.

OTHER BUSINESS:

The July 5, 2017 meeting will be canceled. Chair Hubbell and Commissioner Cairns will be absent for the July 19, 2017 meeting. Commissioner Pirzio-Biroli will be absent for the August 16, 2017 meeting.

Scott Greenberg summarized the last City Council meeting on the residential code update. The next City Council meeting on the residential code update is a special meeting on Wednesday, July 5 at 6:00PM. The residential code update adoption is expected to be either July 19 or August 7, 2017. Mr. Greenberg reminded Commissioners to complete the required training on the Open Public Meetings Act and Public Records Act.

NEXT MEETING:

The next regularly scheduled Planning Commission meeting will be July 19, 2017 at 6:00PM at Mercer Island City Hall to discuss comprehensive plan updates for 2017.

ADJOURNMENT: Chair Hubbell adjourned the meeting at 7:28 pm.