



PLANNING COMMISSION MEETING MINUTES FEBRUARY 15, 2017

CALL TO ORDER:

Vice Chair called the meeting to order at 6:04 PM in the Council Chambers at 9611 SE 36th Street, Mercer Island, Washington.

ROLL CALL:

Vice-Chair Richard Weinman, Commissioners Daniel Hubbell, Jennifer Mechem, Lucia Pirzio-Biroli, and Tiffin Goodman were present. City staff was represented by Julie Underwood, City Manager, Scott Greenberg, Development Services Group Director, and Evan Maxim, Planning Manager, Nicole Gaudette, Senior Planner.

Commissioner Mechem arrived at 6:13PM.

Chair Suzanne Skone and Commissioner Bryan Cairns were absent.

APPEARANCES:

Rita Latsinova - 600 University Street, Seattle, WA – Alarmed with the proposed amendments to the City Code: 1) Does not address pending appeals. 2) Administrative appeals would only be available to the developer – neighbors cannot appeal. Commission should be aware of pending appeals. Definition of appeal creates a situation where a neighbor cannot appeal a building permit.

Erin Anderson - Ellensburg, WA – Recommend that Commission remand draft amendment back to the City staff. Ordinance does not state an effective date. Appellants should also be vested to the rules in effect on the date of appeal. Do not create more than one class of appellants. May be a violation of RCW 64.40. Appeals should not be dismissed if they are currently before the City. Concerns regarding the content of the proposed amendment.

APPROVAL OF MINUTES:

The Commission reviewed the minutes from the February 1, 2017 meeting.

Commissioner Goodman requested a correction a misspelling of Chair Suzanne Skone's name.

Commissioner Goodman made a motion to adopt the minutes. The motion was seconded by Commissioner Hubbell. The minutes were approved by a vote of 5-0.

REGULAR BUSINESS:

Julie Underwood, City Manager introduced herself to the Planning Commission. The City Manager provided an overview of the Council action on February 13, 2017, and requested the Planning Commission's assistance in evaluating ordinances related to Essential Public Facilities, Traffic Concurrency, and I-90 P zone uses. Director Greenberg summarized the effect of the moratoria.

Scott Greenberg, Development Services Group Director, presented the current Planning Commission schedule through July 2017. A copy of the work plan schedule will be provided to the Planning Commission regularly and will be updated as needed. Director Greenberg reviewed the work plan with the Planning Commission.

Director Greenberg also noted that the City will be providing an update to the City Council on February 21, 2017 regarding the proposed Residential Development Standards. Commissioner Hubbell, Pirzio-Biroli, and Vice Chair Weinman indicated they may attend the Council meeting.

The Planning Commission agreed to begin their PC meetings at 6:00PM through the end of June to aid in managing the full work plan schedule.

Vice Chair Weinman requested that the City Attorney evaluate the appropriateness of Council liaisons at the Planning Commission.

Agenda Item #1: ZTR17-001 – Proposed Appeal Code Amendment

Scott Greenberg introduced a proposed zoning code text amendment related to the process and procedures for appealing certain permit and land use decisions.

The proposed amendment will result in quasi-judicial appeals being heard by a Hearing Examiner rather than by the City Council, Building Board of Appeals, or Planning Commission. The proposed amendment will also result in amending the decision authority for quasi-judicial decisions being heard by a Hearing Examiner rather than by the Planning Commission.

The Planning Commission asked clarifying questions of Director Greenberg and discussed possible options for further review.

OTHER BUSINESS:

Evan Maxim, Planning Manager, provided and reviewed a memorandum with the Planning Commission summarizing the results of the Planning Commission's policy review of the proposed Residential Development Standards.

ANNOUNCEMENTS AND COMMUNICATIONS:

None.

NEXT MEETING:

The next Planning Commission regular meeting is scheduled for March 1, 2017 at 6:00 p.m. at Mercer Island City Hall.

ADJOURNMENT: Vice-Chair Weinman adjourned the meeting at 7:45 pm.