



PLANNING COMMISSION MEETING MINUTES JANUARY 18, 2017

CALL TO ORDER:

Chair Skone called the meeting to order at 6:05 PM in the Council Chambers at 9611 SE 36th Street, Mercer Island, Washington.

ROLL CALL:

Chair Suzanne Skone, Commissioners Daniel Hubbell, Jennifer Mechem, Lucia Pirzio-Biroli, Tiffin Goodman, and Bryan Cairns were present. City staff was represented by Alison Van Gorp, Administrative Services Manager/Ombudsman, and Evan Maxim, Planning Manager, Nicole Gaudette, Senior Planner.

Vice Chair Richard Weinman was absent.

Commissioner Mechem left at 9:30 p.m.

APPROVAL OF MINUTES:

The Commission reviewed the minutes from the January 4, 2017 meeting. Commissioner Mechem stated 1.2.1, it would not be ADA but rather Fair Housing Act. Planning Manager Maxim stated staff will bring back revised minutes.

APPEARANCES:

Doug McKeirnan – Goals of the residential update are contrary to the GMA. Lowest GFA of any major city in the Puget Sound area. The discussion form did not provide an option to leave standards alone. Regulating daylight plane leads to one style of house. Trees are a renewable resource. Discussed changes will have a negative effect on real estate values.

Ira Appleman 9039 E Shorewood Dr. – Does not want trees on flat land to be regulated. Submitted a referendum petition circulated in 2001.

David Hoffman with the Master Builders Association – Concerns with tree regulations. Consider the effect each change would have on new development and on residents.

REGULAR BUSINESS:

Agenda Item #1: Debrief of Community Meeting on January 11, 2017

Alison Van Gorp provided a debriefing of the community meeting where the residential development standards were discussed. The 3 Commissioners that were in attendance at the meeting, Commissioner Cairns, Commissioner Pirzio-Biroli, and Commissioner Hubbell, shared their discussions with the community at the meeting. Their debriefings were followed by discussion among the commissioners.

Agenda Item #2: Residential Design Standards: Evaluation Forms for Trees and Site Design

Evan Maxim introduced new materials added to the Planning Commissioners' binders, and presented

an overview of the meeting topic which includes evaluation forms for building design concepts. A 4 minute recess was called at 7:13 p.m.

The Commission discussed the evaluation forms and provided the following direction:

- 1.5.0 Tree Removal Permit: A permit should be required for every property (5-1).
- 1.5.1 Tree Removal Permit: Species exemption: Yes
- 1.5.2 Tree Removal Permit: Public Right of Way: Yes
- 1.6.0 Retention Standard: Change remodel standard to 500 sq. ft. of building footprint : Yes
- 1.6.1 Retention for all SF lots: No
- 1.6.2 Retention – Percentage Approach: Yes
- 1.6.3 Retention – Numeric Approach: No
- 1.6.4 Retention – Setback Approach: No
- 1.6.5 Retention – Prioritize Healthy Trees: Yes (Longevity)
- 1.6.6 Retention – Prioritize Large, Native Trees: No
- 1.6.7 Retention – Priority Trees: Yes
- 1.6.8 Retention – Incentive for Priority Trees: Yes
- 1.6.10 Retention – In Short/Long Subdivision: Yes (Flexibility with lot size and configuration)
- 1.7.0 Administrative Review Authority: Yes
- 1.7.1 Minimum Protection Standards: Yes
- 1.7.2 Replacement Ratio: Yes (minimum amount of trees replanted on site plus a fee-in-lieu option)
- 1.8.0 Required Landscaping for SF Lots: Yes (30% landscaped front yard)
- 1.8.1 BMP's for Front Yard Landscaping: Yes (Drought tolerant, rain gardens)
- 1.9.0 Increased Side Setbacks: Yes (Establish a setback percentage based off starting at 15-foot setback at 90-foot wide. Round up setbacks at even increments)
- 1.9.1 Flexibility for Tree Retention: Yes

The Commission would like to discuss tree canopy as a way of regulating tree retention.

OTHER BUSINESS:

Evan Maxim reviewed the proposed meeting schedule through April, 2017.

ANNOUNCEMENTS AND COMMUNICATIONS:

None.

NEXT MEETING:

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

ADJOURNMENT: Chair Skone adjourned the meeting at 9:33 pm.