



PLANNING COMMISSION MEETING MINUTES JANUARY 4, 2017

CALL TO ORDER:

Chair Skone called the meeting to order at 6:07 PM in the Council Chambers at 9611 SE 36th Street, Mercer Island, Washington.

ROLL CALL:

Chair Suzanne Skone, Vice Chair Richard Weinman, Commissioners Daniel Hubbell, Jennifer Mechem, Lucia Pirzio-Biroli, Tiffin Goodman, and Bryan Cairns were present. City staff was represented by Scott Greenberg, Development Services Director, Alison Van Gorp, Administrative Services Manager/Ombudsman, and Evan Maxim, Planning Manager.

APPROVAL OF MINUTES:

The Commission reviewed the minutes from the December 12, 2016 meeting. Commissioner Weinman made a motion to adopt the minutes. The motion was seconded by Commissioner Goodman. The minutes were approved by a vote of 7-0.

APPEARANCES:

None

REGULAR BUSINESS:

Agenda Item #1: Residential Design Standards: Evaluation Forms for Proposed Building Design Requirements

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.

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

- 1.1.0 Lot Coverage: Eliminate impervious surface coverage requirement and do not impose a building lot coverage standard.
- 1.1.1 Lot Coverage-Allowance for ADUs and Remodels: Not applicable based on 1.1.0
- 1.1.2 Lot Coverage-Neighborhood Average: Not applicable based on 1.1.0
- 1.2.0 Gross Floor Area:
 - Uncovered decks do not count in the GFA calculation.
 - Basement space exemption—do not change from current code.
 - Gross floor area maximums: 40% of lot area in all zones. Use maximums on form. Improve presentation on how the maximums were calculated.
- 1.2.1 Gross Floor Area-Allowance for ADUs and Remodels:
 - Do not allow for increased GFA for remodels of existing homes
 - Allow increased GFA of 5% for ADUs and for single story homes where the entire building complies (FHAA / WLAD) accessibility requirements.
 - Garage space: No GFA exemption for garage.
- 1.2.2 Gross Floor Area-Neighborhood Average: No

- 1.3.0 Daylight Plane: Apply to side yards only.
- 1.3.1 Daylight Plane-Modified Building Height: Retain current building height standard. Look at modified building height on lower side of a slope (similar to approach used in Town Center).
- 1.4.0 Residential Accessory Buildings:
 - Limit GFA of accessory buildings. Provide more rationale for proposed 25% of allowed GFA.
 - Limit height of accessory buildings to a single story. Staff to provide options for PC consideration allowing a single story building up to a maximum height (more than 15').
 - Do not limit number of accessory structures.
- 1.4.1 Residential Accessory Buildings-Allowance for ADUs and Remodels:
 - Allow increased height and 5% increase to GFA above 25% of allowed GFA for ADUs
 - Do not allow increased height or GFA for remodels.

OTHER BUSINESS:

Evan Maxim reviewed the proposed meeting schedule through March, 2017. The Commission agreed to form a subcommittee to review draft regulations and provide comments to staff prior to release of the draft to the entire Commission. Alison Van Gorp reviewed the agenda and proposed questions for the January 11, 2017 community meeting.

ANNOUNCEMENTS AND COMMUNICATIONS:

None.

NEXT MEETING:

The next Planning Commission meeting is scheduled for January 11, 2017 at 6:00 p.m. at the Mercer Island Community and Events Center.

ADJOURNMENT: Chair Skone adjourned the meeting at 9:21 pm.