



PLANNING COMMISSION MEETING MINUTES DECEMBER 12, 2016

CALL TO ORDER:

Chair Skone called the meeting to order at 6:02 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, were present. Commissioner Bryan Cairns was absent. City staff was represented by Scott Greenberg, Development Services Director, Alison Van Gorp, Administrative Services Manager/Ombudsman, Evan Maxim, Planning Manager, and Lauren Anderson, Assistant Planner.

MEETING MINUTES APPROVAL:

The Commission reviewed the minutes from the November 30, 2016 meeting. Commissioner Lucia Pirzio-Biroli stated that on page one Axel Buchwalter's name was misspelled. Commissioner Jennifer Mechem stated that on top of page seven she wanted to clarify that she meant the favoring of religious institutions over other institutional uses versus just other institutional uses. Both statements were proposed as amendments to the minutes. Commissioner Daniel Hubbell made a motion to adopt the minutes as amended. The motion was seconded by Commissioner Lucia Pirzio-Biroli. The minutes were approved as amended by a unanimous vote of 5-0.

The Commission reviewed the minutes from the December 7, 2016 meeting. Commissioner Lucia Pirzio-Biroli stated the Commission discussed the idea of high quality landscaping and the possibility of substituting that for performance standards, and discussing quality and continuity of trees and tree cover and also providing definitions. The statement was proposed as an amendment to the minutes. Commissioner Richard Weinman seconded the modification. Commissioner Richard Weinman moved to approve the minutes as amended. Commissioner Daniel Hubbell seconded. The minutes were approved as modified by a unanimous vote of 5-0.

APPEARANCES:

Mark Coen, 3220 73rd Ave SE, spoke regarding deviations, lot coverage, and development.

Carolyn Boatman, 3210 74th Ave SE, provided comment regarding the deviation process and voiced that large projects need a maximum size for residential zones. Carolyn spoke about fence height deviations, and asked what the City wants out of the criteria.

Ira Appleman, 9039 E Shorewood Dr, spoke to the history of tree regulation, replacement, and protection.

REGULAR BUSINESS:

Agenda Item #1: Residential Design Standards: Review of process and possible regulatory adjustments

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

an overview of the meetings' topics, which included: 1) binder updates, and 2) introducing potential regulatory tools for inclusion in future code 3) construction impacts.

Alison VanGorp provided a summary of the community outreach efforts to date, "roadshow" meetings, and the January 11th Community Meeting.

Suzanne Skone noted that before the open house at the Community Meeting there should be a presentation first to inform the public. The Commission stated ideas for the meeting.

The Commission reviewed the elements of the problem statement as listed in the staff presentation, and discussed possible changes and regulations of single-family development. Discussed Lot Line Consolidation, Lot Line Revision, and Deviations (impervious surface and fence height).

The Commission discussed ideas for residential standards, which included:

1. Reasonable and explicit section on deviations and variances
2. Separate lot coverage and impervious surface coverage within our code
3. Remove deviations and make variances more regulated
4. Incentivize remodels versus demo rebuild
5. Removing public comment for deviations
6. Street facing fences, making them transparent and well designed
7. Making building permit plans accessible to the public online in the future
8. Have neighbors discuss new development with the homeowner/developer
9. Better clean-up and site maintenance during construction

OTHER BUSINESS:

Evan Maxim went over the next steps for the Planning Commission's review of the Residential Development Standards, which include meetings on Jan. 4, 2017 for the start of the second review of project topics and another community meeting on January 11, 2017.

ANNOUNCEMENTS AND COMMUNICATIONS:

None.

NEXT MEETING:

The next Planning Commission meeting is scheduled for January 4, 2017 at 6:00 p.m. at Mercer Island City Hall.

ADJOURNMENT: Chair Skone adjourned the meeting at 8:23 pm.