



**PLANNING COMMISSION  
MEETING MINUTES  
JUNE 18, 2014**

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**CALL TO ORDER:**

Vice-Chair Friedman called the meeting to order at 7:00 PM in the Council Chambers at 9611 SE 36th Street, Mercer Island, Washington.

**ROLL CALL:**

Vice-Chair Jon Friedman, and Commissioners Bryan Cairns, Steve Marshall, Craig Olson, and Suzanne Skone were present. Commissioners David McCann and Richard Weinman were not in attendance. City staff was represented by Don Cole, Building Official; Shana Crick, Senior Planner; Scott Greenberg, Development Services Director; Katie Knight, City Attorney; Kathy Parker, City Arborist; Herschel Rostov, Fire Official; Christina Schuck, Assistant City Attorney; and Patrick Yamashita, City Engineer.

**APPEARANCES:**

None

**MINUTES:**

Commissioner Olson moved to approve the minutes from June 4, 2014 meeting. Commissioner Marshall seconded the motion. The Commission unanimously approved the minutes.

**REGULAR BUSINESS:**

**Agenda Item #1 – Open Record Public Hearing (reopened) for Coval 16 Lot Long Plat (SUB13-009) located at 3051 84<sup>th</sup> Avenue SE**

Acting Chair Friedman opened the public hearing at 7:02 PM.

Shana Crick, Senior Planner, provided a staff presentation on the proposed long plat and responded to questions from the Planning Commission. Ms. Crick entered Exhibits 193 - 211, described below, into the record.

193. Comment email from T.J. Stewart to the City of Mercer Island received by the Development Services Group on June 14, 2014
194. Comment email from Monique Liard to the City of Mercer Island received by the Development Services Group on June 15, 2014
195. Comment email and letter from Richard and Deborah Ferse to the City of Mercer Island received by the Development Services Group on June 15, 2014
196. Comment email from Toni Okada to the City of Mercer Island received by the Development Services Group on June 17, 2014
197. Comment email from Mrs. Neil Thomson to the City of Mercer Island received by the Development Services Group on June 17, 2014
198. Comment email and letter from Kathy McLemore for J. Richard Aramburu to the City of Mercer Island received by the Development Services Group on June 17, 2014

199. Comment email from Sue Stewart to the City of Mercer Island received by the Development Services Group on June 17, 2014
200. Email from Kathy McLemore for J. Richard Aramburu to the City of Mercer Island including an Arborist Report and Addendum Report prepared by Tina Cohen, Certified Arborist received by the Development Services Group on June 17, 2014
201. Email from Shana Crick to the City of Kathy McLemore dated June 17, 2014
202. Comment email from Diane Edmonds to the City of Mercer Island received by the Development Services Group on June 17, 2014
203. Email from Wes Giesbrecht to J. Richard Aramburu dated June 17, 2014
204. Comment email from Cameron Ackley to the City of Mercer Island received by the Development Services Group on June 17, 2014
205. Comment email from Cheryl Frizzell to the City of Mercer Island received by the Development Services Group on June 17, 2014
206. Comment email from Bharat Shyam to the City of Mercer Island received by the Development Services Group on June 17, 2014
207. Comment email from Justin Deng to the City of Mercer Island received by the Development Services Group on June 18, 2014
208. Email from Patrick Yamashita to Shana Crick dated June 18, 2014
209. Level 2 Downstream Analysis prepared by PacLand and received by the City of Mercer Island Development Services Group on June 18, 2014
210. Comment email and letter from Bruce Leamon to the City of Mercer Island received by the Development Services Group on June 18, 2014
211. Comment email from Lisa Zaidi, Ph.D. to the City of Mercer Island received by the Development Services Group on June 18, 2014

At the request of Robert W. Thorpe, Exhibit 170 was replaced with a color version.

Wes Giesbrecht of Mercer Island 84th Limited Partnership (15080 North Bluff Road White Rock, B.C. V4B 5C1) gave the applicants' presentation and entered into the record Exhibit 212 (letter from Jay Derr of VanNess Feldman LLP to the Planning Commission re: Coval Long Plat – File Nos. SUB13-009 and SEP13-031). Mr. Giesbrecht responded to questions from the Planning Commission.

Additional information was provided by the project's Landscape Architect, Fred Glick, of Fred Glick Design, PLLC (7644 SE 41<sup>st</sup> Street Mercer Island, WA 98040). Mr. Glick entered into the record Exhibit 214, a Landscape Concept Plan, and responded to questions from the Commission.

Scott Borgeson, P.E. of PacLand (11400 SE 8<sup>th</sup> Street Bellevue, WA 98005) also presented to the Commission and responded to questions from the Commissioners.

Acting Chair Friedman began the public testimony portion of the hearing at 8:08 PM. The following parties provided public testimony:

- Robert Thorpe (5800 West Mercer Way Mercer Island, WA 98040)
- Ira Appelman (4436 Ferncroft Road Mercer Island, WA 98040) - Mr. Appelman entered a comment letter into the record as Exhibit 213.
- Linda Chaves (8265 SE 30th Place Mercer Island, WA 98040)
- Sue Stewart (3205 84th Avenue SE Mercer Island, WA 98040)

- Cheryl Frizzell (8375 SE 30th Place Mercer Island, WA 98040)
- Tina Cohen (Northwest Arborvitae, 8318 26<sup>th</sup> Avenue NW Seattle, WA 98117)
- Rick Aramburu (Aramburu & Eustis, 720 Third Avenue, Suite 2000 Seattle, WA 98104)
- Beverly Bridge (8400 SE 34th Place Mercer Island, WA 98040)
- Katharine Lamperti (8320 SE 30th Place Mercer Island, WA 98040)

At 8:38 PM, the Planning Commission took a recess to read the new exhibits that had been entered into the record during the public hearing.

The Planning Commission meeting resumed at 8:58 PM.

Jay Derr of VanNess Feldman LLP provided rebuttal for the applicant.

The Commission asked clarifying questions of the applicant and staff. Acting Chair Friedman closed the public hearing at 10:07 PM.

Acting Chair Friedman moved that based upon the above noted Findings of Fact and Conclusions of Law, long plat application SUB13-009 for a sixteen lot long plat with one private access and utility tract and one open space and utilities tract, as depicted in Exhibit 162, is hereby recommended for preliminary approval, subject to the conditions of approval noted in the June 18, 2014 staff report to the Planning Commission, as amended to also include the following recommended conditions of preliminary approval:

1. The applicant shall extend the existing pipe along 84th Avenue SE to connect to the existing pipe at SE 30th Place as shown in Exhibit 208 (Exhibit A of Appendix A).
2. There will be a minimum side yard setback of 10 feet along the northern boundary of the Coval plat. This applies to Lots 3, 10, and 11.
3. Maintenance and repair of the proposed raingardens shall be the responsibility of the Homeowner's Association.

Commissioner Cairns seconded the motion. The motion passed unanimously (5–0).

Acting Chair Friedman announced that comments on the 214 exhibits in the existing record for the Coval Long Plat (SUB13-009) would be accepted until 5:00 PM on July 7, 2014. New evidence cannot be submitted, however, since the record was closed by the Planning Commission.

#### **STAFF COMMENTS:**

Staff stated that at the next Planning Commission meeting, which is scheduled for July 16, 2014, elections will be held for Planning Commission Chair and Vice-Chair. David McCann, a new Planning Commissioner, will be present at the meetings beginning in August.

Travis Saunders will be contacting the Commissioners to schedule a special meeting for the On the Rock appeal hearing.

#### **PLANNED ABSENCES FOR FUTURE MEETINGS:**

Commissioner McCann will not be at the July 16, 2014 meeting.

**ANNOUNCEMENTS AND COMMUNICATIONS:**

None

**NEXT MEETING:**

There is no meeting scheduled for July 2, 2014. The next regular meeting of the Planning Commission will be held on July 16, 2014 at 7:00 pm.

**ADJOURNMENT:**

The Planning Commission meeting was adjourned at 10:22 PM.

Respectfully submitted by Shana Crick, Senior Planner