



## **PLANNING COMMISSION MEETING MINUTES JANUARY 29, 2014**

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### **CALL TO ORDER:**

Chair Cooper called the meeting to order at 7:03 PM in the Council Chambers at 9611 SE 36th Street, Mercer Island, Washington.

### **ROLL CALL:**

Chair Adam Cooper, Vice-Chair Jon Friedman, and Commissioners Bryan Cairns, Steve Marshall, Craig Olson, and Suzanne Skone were present. Commissioner Richard Weinman was absent. 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; George Steirer, Principal Planner; Kirsten Taylor, Deputy City Manager; and Patrick Yamashita, City Engineer.

### **APPEARANCES:**

No members of the public requested to speak.

### **MINUTES:**

Commissioner Cairns motioned to approve the minutes from January 15, 2014. Commissioner Olson seconded the motion. The Commission unanimously approved the minutes as written.

### **REGULAR BUSINESS:**

#### **Agenda Item #1: Continuation of the Coval 18 Lot Long Plat Public Hearing (SUB13-009/SEP13-031) located at 3051 84<sup>th</sup> Avenue SE**

Jay Derr of VanNess Feldman (719 Second Avenue Suite 1150 Seattle, WA 98104), attorney for the applicant, provided rebuttal in response to comments made on January 15, 2014 and those submitted before the record closed at 5:00 PM on January 22, 2014.

Chris Forster, P.E. of Transportation Engineering Northwest (816 6th Street South Kirkland, WA 98033) answered questions from the Planning Commission.

The applicant Wes Giesbrecht of 4259 East Mercer Way, answered questions of the Planning Commission.

Nell Lund of the Watershed Company (750 6th St S, Kirkland, WA 98033) answered questions from the Planning Commission.

Questions from the Planning Commission were also answered by the following city staff: Katie Knight, City Attorney; Kathy Parker, City Arborist; Shana Crick, Senior Planner; George Steirer, Principal Planner; Patrick Yamashita, City Engineer; Herschel Rostov, Firefighter; Scott Greenberg, Development Services Director.

The Planning Commission deliberated on the subdivision and discussed adding the following conditions of approval:

1. Prior to commencement of construction on the site, the applicant shall submit a plan, that includes, but is not limited to traffic management with certified flaggers, parking on site and haul routes related to construction activity, and hours of certain construction activities if the construction activity would affect pedestrian traffic on 84<sup>th</sup> Ave SE.
2. At the time of Final plat recording, the applicant shall contribute \$50,000 to the City's Street fund to be used toward one of the pedestrian circulation improvements along 84<sup>th</sup> Ave SE identified in the 2010 City of Mercer Island Pedestrian and Bicycle Facilities Plan (Project N-18, N-19, or N-20).
3. The final plat shall contain a note, or other permanent restriction, with terms acceptable to the applicant and the City Attorney, that requires the homeowner to obtain a tree permit from the City pursuant to the criteria for removal found in MICC 19.10.040(B)(Trees on Private Property) prior to removing any tree from the homeowner's lot that has been identified for retention at issuance of a building permit and not only for trees located within a critical tree area, as otherwise required by MICC Chapter 19.10.

Planning Commission Chair Adam Cooper moved that based upon the above noted Findings of Fact and Conclusions of Law, long plat application SUB13-009 for an eighteen lot long plat, as depicted in Exhibit 1, is hereby recommended for preliminary approval, subject to the amended conditions of approval, as amended tonight.

The motion passed with four yeas and two nays.

Commissioner Olson moved to send the following recommendation to the City Council:

The Planning Commission recommends that the City Council review not only this development, but also the current high level of hazards to pedestrians, and to make improvements on 84th Ave SE a high priority in the CIP.

Commissioner Marshall seconded the motion. The motion passed with six yeas and 0 nays.

**COUNCIL LIAISON REPORT:**

None was given

**STAFF COMMENTS:**

None

**PLANNED ABSENCES FOR FUTURE MEETINGS:**

Commissioner Skone stated she would not be at the February 5, 2014 meeting.

**ANNOUNCEMENTS AND COMMUNICATIONS:**

None

**NEXT REGULAR MEETING:**

The next regularly scheduled Planning Commission meeting is February 5, 2014.

**ADJOURNMENT:**

The Planning Commission meeting was adjourned at 10:42 PM.

Respectfully submitted by George Steirer, Principal Planner