
PLANNING COMMISSION

Special Meeting Agenda

Council Chambers- Mercer Island City Hall
9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercergov.org



Monday, February 25, 2019

	CALL TO ORDER & ROLL CALL	6:00 PM
Planning Commissioners	APPROVAL OF MINUTES January 30, 2019	
Carolyn Boatsman		
Tiffin Goodman, Vice Chair	APPEARANCES	6:05 PM
Daniel Hubbell, Chair	This is the time set aside for members of the public to speak to the Commission about issues of concern. If you wish to speak, please consider the following points:	
Jennifer Mechem	<ul style="list-style-type: none">• Speak audibly into the podium microphone• State your name and address for the record• Limit your comments to three minutes	
Lucia Pirzio-Biroli	<i>The Commission may limit the number of speakers and modify the time allotted. Total time for appearances: 15 minutes</i>	
Craig Reynolds		
Ted Weinberg	REGULAR BUSINESS	6:15 PM
	Agenda Item #1: ZTR18-004 Community Facility Code Amendment Continue review of a preliminary draft of Community Facility code (materials in the January 30, 2019 packet).	
	OTHER BUSINESS Directors Report Planned Absences for Future Meetings Next Scheduled <u>Special Meeting</u> : February 25, 2019 Next Regularly Scheduled Meeting: March 6, 2019	
	ADJOURN	

PLANNING COMMISSION

MEETING MINUTES



Wednesday, January 30, 2019

CALL TO ORDER

The Planning Commission was called to order by Vice Chair Goodman at 6:11pm in the City Hall Council Chambers at 9611 SE 36th Street, Mercer Island, Washington.

ROLL CALL

Vice Chair Tiffin Goodman, Commissioners, Carolyn Boatsman, Lucia Pirzio-Biroli, Craig Reynolds (present over the phone), and Ted Weinberg were present. Chair Daniel Hubbell was absent.

STAFF PRESENT

Evan Maxim, CPD Director, Andrea Larson, Senior Administrative Assistant, Nicole Gaudette, Senior Planner, and Bio Park, Assistant City Attorney were present.

MEETING MINUTES APPROVAL

The Commission reviewed the minutes from the January 16, 2019.

It was moved by Weinberg; seconded by Prizio-Biroli to:

Approved the January 16, 2019 minutes

Passed 6-0

APPEARANCES

Cheryl D'Ambrosio, 3712 East Mercer Way. She expressed her concerns about safety on East Mercer Way. She also expressed that she would like to see maintenance requirements written into the code that don't allow or create excessive noise for more than one hour and that there should be baffling around the lighting so that it does not span beyond the parking lot.

Ira Appleman, 9039 East Shorewood Dr. He expressed his opposition to the community facilities code amendment. He also expressed that he does not believe that the proposed master planning will provide protection for the public.

Matt Goldbach, 9980 SE 40th St. He stated his disappointment in the preliminary draft of the community facilities code. He expressed his concerns that the code is not trying to protect the neighborhood.

John Hall, 9970 SE 40th St. He stated his opposition of the communities code.

Ryan Rahlfs, 9703 SE 40th St. He expressed his concern that the Planning Commission remain pro-neighborhood through this process, and that his biggest concern is that the neighborhood will not be protected.

Ed Weinstein, 1655 E Boston Terrace, Seattle. He is the architect for the SJCC. He stated that he feels that the setbacks and height limits for large sites are excessive and that they are far more restrictive than what is

currently written in the code.

Meg Lippert, 4052 94th Ave SE. She asked for a show of hands of how many people in attendance live in the neighborhood of the SJCC, FASPS. 10 people raised their hands. She stated that even people who do not live in the neighborhood need to be concerned about this new zone and code. She expressed her concerns and opposition to this code amendment.

Daniel Thompson, 7265 North Mercer Way. He stated his belief that the code should have been written at the same time as the Comprehensive Plan amendment and his opposition to the code amendment.

Dave Cutler, 2206 East Crescent Drive, Seattle. He is the architect for the FASPS. He stated his concerns regarding how restrictive the first draft of code is for smaller sites, and that it is far more restrictive than the current code. He expressed his concerns that the impact of these standards on small sites could make development on sites like the Herzl property infeasible.

Cart Monson, 3808 East Mercer Way. He stated that he thinks the first draft of the code is a good starting point. He expressed that the Commission needs to be careful and consider the visual impact of buildings to the neighborhood.

Winky Lai, 3716 East Mercer Way. She spoke to her concerns regarding set backs and how they may seem like a lot on paper but they are not and invited the Commission to come and see what 30' and 100' look like from her property. She expressed her concerns that this code will become precedent setting and her worry what it will do to the rest of the island.

REGULAR BUSINESS

Agenda Item #1: ZTR18-004 Community Facility Code Amendment

Nicole Gaudette, Senior Planner, provided a presentation on the introduction of a preliminary draft of the Community Facility code.

The Commission reviewed the draft code and provided feedback.

The Commission discussed setbacks, building height, lot coverage and master planning.

The Commission stated that there need to be clearer definitions throughout this code amendment.

The Commission took a break until 8:20pm

The Commission continued to review the draft code and provide feedback.

The Commission stated that public benefit needs to be clearly defined, parking standards need to be refined, special event parking needs to include off-site options that do not impact the neighborhood, pathways should be oriented to transit stops.

PLANNED ABSENCES FOR FUTURE MEETINGS

There are no planned absences.

OTHER BUSINESS

Evan Maxim, CPD Director, provided a review of the Planning Commissions Schedule for up coming meetings.

ANNOUNCEMENTS AND COMMUNICATIONS

The next Planning Commission meeting is on February 6, 2019 at 6:00PM.

ADJOURNMENT

The meeting was adjourned at 10:03pm

DRAFT