



GMHB EXHIBIT 137

CITY OF MERCER ISLAND PLANNING COMMISSION REGULAR VIDEO MEETING MINUTES

Wednesday, February 16th, 2022

CALL TO ORDER

The Planning Commission was called to order by Chair Hubbell at 6:02 pm from a remote location.

PRESENT

Chair Daniel Hubbell, Vice Chair Michael Murphy, Commissioners Carolyn Boatsman, Jordan Friedman, Victor Raisys, and Tiffin Goodman were present.

All Commissioners participated in the meeting remotely using Zoom.

ABSENT

There were no absences.

STAFF PRESENT

Jeff Thomas, Interim CPD Director, Alison Van Gorp, Deputy CPD Director, Sarah Bluvas, Economic Development Coordinator, Adam Zack, Senior Planner, and Laurie Carlson, Senior Administrative Assistant, participated in the meeting remotely.

PUBLIC APPEARANCES

There were no public appearances

PUBLIC HEARING

Agenda Item #1: ZTR21-006 - Permit Types and Noticing

There were no speakers on this item

The public hearing was opened at 6:06pm and closed at 6:07pm

Agenda Item #2: ZTR21-004 - Town Center Commercial Requirements

The public hearing was opened at 6:07.

Tenley Tobin, Trustee of the Alsin Family Trust, voiced concerns regarding the proposed amendments to the Town Center Commercial Requirements.

Kenneth Katzaroff, attorney for the Alsin Family Limited Partnership, voiced concerns regarding the proposed amendments to the Town Center Commercial Requirements.

Traci Granbois, Mercer Island resident and representative of Dollar Development, voiced concerns regarding the proposed amendments to the Town Center Commercial Requirements.

Matt Goldblach, Mercer Island, voiced concerns regarding the proposed amendments to the Town Center Commercial Requirements.

The public hearing was closed at 6:28pm.

REGULAR BUSINESS

Agenda Item #1: Review and Approval of the January 26, 2022 Planning Commission Regular Video Meeting Minutes

It was moved by Raisys; seconded by Murphy to:

Approve the minutes from the January 26th, 2022 meeting

⇒ Passed: 6-0

Agenda Item #2: ZTR21-006 - Permit Types and Noticing

Adam Zack, Senior Planner, gave a brief presentation on ZTR21-006 Permit Types and Noticing

The Commission reviewed the proposed amendment and asked questions of Staff.

The Commission deliberated on the proposed amendments.

It was moved by Vice Chair Murphy and seconded by Raisys to:

Approve Option A & make a recommendation to City Council to provide the resources to implement Option B as presented by Staff.

⇒ Passed: 5-1

Agenda Item #3: ZTR21-004 - Town Center Commercial Requirements

Sarah Bluvas, Economic Development Coordinator, gave a brief presentation on ZTR21-004 Town Center Commercial Requirements

The Commission reviewed the proposed amendment and asked questions of Staff.

The Commission deliberated on the proposed amendments.

It was moved by Raisys and seconded by Boatsman to:

Remand ZTR21-004 Town Center Commercial Requirements back to City Council for additional work to address the legitimate concerns raised this evening including (but not limited to):

- **Articulation of a clear problem statement or goal**
- **Public Participation - Requirements of RCW 36.70A.035 including outreach and full engagement of MI Town Center stakeholders including Town Center business owners**
- **Potential SEPA compliance issues**
- **Traffic impacts and parking requirements of the current proposal**
- **Potential Impacts of recently proposed statewide zoning legislation which could alter how MI chooses to absorb its GMA growth allocations.**
- **Treatment of non-conforming uses within the Town Center including impacts to existing tenants who no longer meet the definition of "services"**
- **Potential Inconsistencies with the Comprehensive Plan**
- **Commercial needs assessment with regard to street frontage, depth of commercial space and allowed uses**
- **Impacts of the FAR and no net loss approaches on both property owners and business owners**
- **Consider alternative methods to encourage the retail uses most desired/needed by the community**
- **Consider professional input to address the issues above**

⇒ Passed: 6-0

Agenda Item #4: Comprehensive Plan Periodic Review Draft Scope, Public Participation Plan, and Schedule

Adam Zack, Senior Planner, gave a brief presentation on Comprehensive Plan Periodic Review Draft Scope, Public Participation Plan, and Schedule

The Commission reviewed the information presented and asked questions of Staff. Commissioners will provide additional written feedback to staff by the March 1 deadline established during the meeting.

OTHER BUSINESS

Deputy Director's Report

Alison Van Gorp, CPD Deputy Director reported that the recommendations from the Commission on ZTR21-005 Noise & Lighting related to lighting are going to City Council.

The March meeting will include a work session on state-mandated code amendments related to housing, homeless shelters, and transitional housing.

Council will be appointing a new Commissioner to fill the vacant seat on the Commission.

Planned Absences for Future Meetings

There were no planned absences

Announcements & Communications

There were no announcements & communications

Next Scheduled Meeting

The next scheduled meeting is March 23, 2022

ADJOURNED

The meeting adjourned at 9:29pm