



GMHB EXHIBIT 158
PLANNING COMMISSION
SPECIAL HYBRID MEETING MINUTES
Wednesday, November 9, 2022

CALL TO ORDER

The Planning Commission was called to order by Chair Hubbell at 6:01 pm.

PRESENT

Chair Daniel Hubbell, Commissioners Kate Akyuz, Carolyn Boatsman, Victor Raisys, and Adam Ragheb were present in the Council Chambers.

Vice Chair Michael Murphy and Commissioner Michael Curry participated remotely.

STAFF PRESENT

Council Chambers: Deborah Estrada, Deputy City Clerk

Remote Participation: Alison Van Gorp, Deputy CPD Director, and Adam Zack, Senior Planner

PUBLIC APPEARANCES – There were no public appearances.

REGULAR BUSINESS

1. Approve the October 26, 2022, Meeting Minutes

A motion was made by Raisys; seconded by Murphy to:

Approve the minutes of the October 26, 2022, meeting.

A motion was made by Boatsman; seconded by Ragheb to:

Change language of all amendments to “recommend Amendment No. [#] to City Council for inclusion in the final docket.”

Approved 6-1, with Commissioner Akyuz voting no.

Approved 7-0

2. Comprehensive Plan Update – Third Draft Transportation Element

Transportation Policy 2.3 - Planning Commission approved by consensus the staff alternative as presented in the memo dated November 2, 2022.

Transportation Policy 3.1 - Planning Commission approved by consensus the staff alternative #2 as presented in the memo dated November 2, 2022.

Location of Transportation Policies 4.8 and 4.9 - The Planning Commission agreed by consensus to keep proposed policies 4.8 and 4.9 located under Goal 4.

Transportation Policy 3.3 - Planning Commission approved by consensus the alternative as presented in the memo dated November 2, 2022.

Transportation Policy 4.8 - The Planning Commission approved by consensus the staff alternative, amended as follows:

Implement transportation programs and projects that address the needs of and promote access to opportunity for underserved communities, Black, Indigenous, and other People of Color, people with low or no incomes, and people with special transportation needs, while preventing and mitigating displacement of these groups.

Transportation Policy 7.4 - The Planning Commission approved by consensus the staff alternative, amended as follows:

Emphasize transportation network connectivity to minimize travel distances and emergency response times by avoiding permanent closure of streets ~~closures~~ to through traffic.

Transportation Policy 12.X (New Policy)

Planning Commission approved by consensus both alternatives as presented in the memo dated November 2, 2022. The Commission recommended alternative 1 will be added under Goal 12 and alternative 2 will be added under Goal 4.

Transportation Policy 9.1 - The Planning Commission decided by consensus that no further amendments were necessary for Policy 9.1.

3. Comprehensive Plan Update – Third Draft Land Use Element

Town Center Land Use Issue #2

The Planning Commission asked staff to draft a sentence at the beginning of the paragraph detailing that the Town Center is planned to accommodate the majority of growth in the city. It also asked staff to draft another sentence clarifying when the Town Center subarea plan was adopted, and that the subarea plan intends for Town Center to be a mixed-use zone.

Land Use Policy 12.2 - Planning Commission approved by consensus the staff alternative as presented in the memo dated November 2, 2022.

Land Use Policy 15.3 - Planning Commission approved by consensus the staff alternative as presented in the memo dated November 2, 2022.

Land Use Policy 16.7 - Planning Commission approved by consensus the staff alternative as presented in the memo dated November 2, 2022.

Land Use Policy 16.8 - The Planning Commission approved by consensus the staff alternative, amended as follows:

16.8 - Evaluate locally adopted building and fire code regulations within existing discretion to ~~ensure~~ ~~they~~ encourage the preservation of existing homes.

Land Use Policy 17.4 - The Planning Commission approved by consensus the staff alternative, amended as follows:

Social and recreation clubs, schools, and religious institutions are predominantly located in single family residential areas of the Island. Development regulation should recognize support the need and support the ability to maintain, modernize update, and renovate social, recreational, educational, and religious facilities as allowed by the land use code. Such facilities are community assets which are essential for the mental, physical, and spiritual health of Mercer Island.

Land Use Goal 17 - Planning Commission approved by consensus the staff alternative as presented in the memo dated November 2, 2022.

4. Consideration of accessory recommendation to accompany the docket recommendation.

Commissioner Boatsman reviewed her notes for an accessory transmittal to City Council regarding the docket process.

A motion was made by Murphy; seconded by Curry to:

Table the discussion.

Approved 7-0

5. Review Planning Commission Bylaws

A motion was made by Akyuz; seconded by Murphy to:

Approve the bylaws as amended

Approved 7-0 with

OTHER BUSINESS

Deputy Director's Report

Deputy Director Van Gorp reported that the next meeting will be December 14.

Planned Absences for Future Meetings

There were no planned absences.

Next Scheduled Meeting

The next scheduled meeting of the Planning Commission is a special meeting on December 14, 2022, at 6:00pm.

ADJOURNED

The meeting adjourned at 10:28 pm