



GMHB EXHIBIT 250

PLANNING COMMISSION SPECIAL MEETING MINUTES

Wednesday, June 12, 2024

CALL TO ORDER

The Planning Commission was called to order by Chair Battazzo at 6:00 pm.

Vice Chair Michael Murphy, and Commissioners Kate Akyuz, and Adam Ragheb were present remotely.

Commissioner Victor Raisys was absent.

Staff Remote Participation:

Alison Van Gorp, Deputy CPD Director, Adam Zack, Senior Planner, and Deb Estrada, Deputy City Clerk

APPEARANCES. There were no public appearances.

SPECIAL BUSINESS

1. Planning Commission Meeting Minutes of the May 29 and June 5, 2024, Special Meetings:

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

Approve the minutes.

Approved 4-0

2. PCB 24-16: Comprehensive Plan Periodic Review – Deliberations

Adam Zack, Senior Planner, opened the discussion, reviewed what has been accomplished, and the recommended actions.

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

Revise Land Use Goal 27.6.4 to read:

Studying ways of reducing greenhouse gas emissions from the construction, heating, and cooling of residential structures by encouraging smaller single family residential housing units, moderate density housing (including duplexes and triplexes), consistent with state mandates, and the use of green building materials and techniques;

Failed: 3-1

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

Revise the Economic Development Element on Page 12/21, Line 16 from **“More Housing Priced in the Middle Range”** to **“More Middle Housing”** and the text on Page 12/21, Line 16 from **“More Housing Priced in the Middle Range”** to **“More Middle Housing.”**

Approved: 4-0

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

Revise the Economic Development Element text on Page 12/21, Line 17 from, **“Recent legislation will encourage the development of more housing priced in the middle range,”** to **“Recent state legislation requires encouraging more middle housing,”**

Approved: 4-0

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

Revise the Economic Development Element text on Page 12/21, Line 18-19 to read, ***“Residents of this housing will be located near the commercial area, will be less likely to own a car, and will be more likely to shop locally.”***

Approved: 4-0

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

Revise the Economic Development Element text on page 5/21, Line 14 to read, ***“Less expensive, multifamily housing may attract residents in and near the Town Center who are more likely to choose not to own a car and may be more likely to shop local than those in detached single-family housing.”***

Failed: 2-2

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

Revise the second to last paragraph of Page 21 of the Transportation Element from, ***“The Mercer Island lot is typically fully occupied during weekdays. A number of the users of this lot do not reside on the Island.”*** to ***“According to the Fourth Quarter 2017 Park and Ride Utilization Report prepared by King County, the Mercer Island lot is typically fully occupied during weekdays. A number of the users of this lot do not reside on the Island. The 2023 Town Center Parking Plan reports a single point in time weekday utilization at 67%”***

Approved: 3-1

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

Propose a finding that, ***“A number of public comments expressed opposition to state mandated or Planning Commission driven changes included in the new draft of the comprehensive plan. The Planning Commission took up several amendments to the draft in response to public comment but did not elect to make all changes recommended by the public. We encourage the City Council to review public comment during their consideration of the draft plan.”***

Approved: 3-0-1

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

Add to the findings, ***“Six public comments were received on Goal 2.5.H. Two of those mentioned could be used as way around GFAR, permeable surface, height/floor limits, façade height, parking requirements, and property line offset requirements, among others.”***

Failed: 3-1

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

Add to the findings that, ***“There were four public email comments calling for a vision statement referring to Single Family Homes and consistent with the City’s Vision Statement (PUB-8, 11, 12, 14) and two additional comments with the same theme (PUB-2 and 3). Nine commenters at the Open House also called for a similar preamble, with similar themes, to the Housing Element”***

Failed: 3-1

The Planning Commission discussed whether to move the Planning Commission meetings to in person.

There was **consensus** to request staff to reach out to Commissioners later this summer to discuss how to accommodate hybrid meetings.

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

Recommend adoption of the updated Comprehensive Plan as amended to the City Council.

Approved: 3-0-1

Commissioner Ragheb verbally stated their reasons for abstaining from voting on this matter.

OTHER BUSINESS

3. Deputy Director's Report

Deputy Director Alison Van Gorp expressed appreciation for Senior Planner Adam Zack's work on the Comprehensive Plan over the last two years.

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

Cancel the June 26 and July 24 Regular Meetings.

Approved: 4-0

Chair Battazzo thanked staff and community members for all their work on the Comprehensive Plan process. She also thanked Vice Chair Murphy for his work leading the process as the former Chair.

4. Planned Absences for Future Meetings.

ADJOURNED - The meeting adjourned at 8:04 pm



Deborah Estrada, Deputy City Clerk