



# PLANNING COMMISSION HYBRID MEETING MINUTES

Wednesday, March 22, 2023

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## CALL TO ORDER

The Planning Commission was called to order by Vice Chair Murphy at 6:02 pm.

## PRESENT

Vice Chair Michael Murphy (remote), Commissioners Kate Akyuz, Carolyn Boatsman, Victor Raisys, and Adam Ragheb were present in the Council Chambers.

Chair Daniel Hubbell and Commissioner Michael Curry were absent.

## STAFF PRESENT

Council Chambers: Alison Van Gorp, Deputy Director; Deborah Estrada, Deputy City Clerk; Adam Zack, Senior Planner  
Remote Participation: Molly McGuire, Planner

## PUBLIC APPEARANCES

Audrey Covner, addressed the Commission and spoke in support of the proposed amendments to the Business Zone without any restrictions. She expressed an urgency regarding the zoning code amendment, explaining that the school they are partnering with needs to move out of its current site by 2024.

*\*Note – Ms. Covner intended to speak to the public hearing on ZTR22-001 rather than under appearances.*

## PUBLIC HEARING

### 1. ZTR22-001: Zoning Code Amendments: Business Zone Permitted Uses

The Public Hearing was opened at 6:11 PM

- Anjali Grant (architect) spoke on behalf of Herzl Ner-Tamid in support of an amendment to the Business Zone, explaining that the Mercer Island Comprehensive Plan designates a commercial office zone that is compatible with schools. She requested that the City Code be amended to be consistent with the Comprehensive Plan.
- Matt Goldbach, Mercer Island, encouraged the Commission to use a Conditional Use Permit (CUP), explaining that all schools on Mercer Island use a CUP. He questioned whether businesses and residents around the B Zone had been notified of the proposed changes to the zone. He also encouraged a traffic study to be completed prior to amending the City Code.

The Public Hearing was closed at 6:20 PM

### 2. ZTR23-001: Shoreline Master Program Amendment: Public Comment Period

The Public Hearing was opened at 6:21 PM

Gardner Morelli, Mercer Island, spoke on behalf of the Mercer Island Beach Club, in support of Alternative Option B2 as outlined in the staff report. He further explained that Option B1 proposes too many permitting challenges; however, Option B2 has a workable timeline.

The Public Hearing was closed at 6:26 PM

## REGULAR BUSINESS

1. Planning Commission Meeting Minutes for February 22, 2023

The minutes were postponed to the April meeting.

2. ZTR22-001: Add Schools as Allowed Use in Business Zone

Deputy Director Alison Van Gorp reviewed a presentation on ZTR22-001, allowing schools in the Business Zone. She discussed the purpose, background, alternatives, and next steps.

Commissioners discussed the topic at length.

A motion was made by Boatsman; second by Akyuz to:

**Adopt the staff's draft code amendment, option B, with the following revisions. 1) setbacks from property lines abutting single family zoning should be changed from 45 feet to 35 feet and, 2) both setbacks and screening are not required on internal property lines.**

A motion was made and duly seconded to amend the code amendment accordingly:

**The draft code amendment should be further revised as follows. Section 19.04.050 (B)(3)(c) should be amended to read "Playfield. A one-fourth acre or larger playfield, play surface, or open space shall be provided in one usable unit. The playfield may be located on an adjacent lot."**

Amendment Approved 5-0

Main Motion Approved 5-0

3. ZTR23-001: Allow SCUP for Review of Marina and Swim Facilities

Planner Molly McGuire reviewed a presentation on ZTR23-001, regarding Shoreline Regulations for Marina and Swim Facilities. She discussed the purpose, background, Shoreline Conditional Use Permit process, alternatives, and next steps.

Commissioners discussed the topic at length and expressed support for Alternative B2, which would continue work on the shoreline amendment as outlined below:

- Direct staff to develop specific performance standards for "marinas;"
- Planning Commission would consider marina standards at its April 26 meeting; and
- A second public hearing on the proposed standards would be scheduled at a special May 10, 2023, meeting.

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

**Support Alternative B2 for a permitted use.**

Approved 5-0

## OTHER BUSINESS

### Deputy Director's Report

Deputy Director Alison Van Gorp provided a progress report on the following:

- Next meeting – March 29 and April 26
- Business Zone (ZTR22-001) recommendation will move forward to City Council
- Staff will bring back the SMP process at a later date.
- A special meeting and second public hearing on ZTR23-001 will be scheduled for May 10

### Planned Absences for Future Meetings

There were no planned absences.

**Next Scheduled Meeting**

The next scheduled regular meeting of the Planning Commission is April 26, 2023, at 6:00pm.

**ADJOURNED**

The meeting adjourned at 8:44 pm