



PLANNING COMMISSION SPECIAL MEETING MINUTES

Wednesday, June 10, 2026

CALL TO ORDER

The Planning Commission was called to order by Chair Thompson at 6:03 PM.

Chair Dan Thompson, Vice Chair JB Gibson, and Planning Commissioners Kate Akyuz, Nazim Nice, and Anthony Perez were present.

Staff Participation:

Jeff Thomas, CPD Director (Zoom)
Alison Van Gorp, Deputy CPD Director
Raven Gillis, Recreation Specialist
Adam Zack, Principal Planner

Kim Adams-Pratt, Contract Legal Counsel (Zoom)
Deborah Estrada, Deputy City Clerk (Zoom)

PUBLIC APPEARANCES

There were no public comments.

REGULAR BUSINESS

1. Planning Commission Meeting Minutes of June 3, 2026, Regular Meeting:

A motion was made by Nice; seconded by Perez to:

Approve the minutes.

Motion Passed 5-0

2. PCB26-08: Public Hearing (Continued) – Comprehensive Plan Update, Station Subarea Plan, and Implementing Development Code Amendments

Principal Planner Adam Zack continued the June 3 discussion on the Comprehensive Plan Update, Station Subarea Plan, and development code amendments and addressed the following items:

- GMHB appeal requires updates on land capacity, affordable housing provisions, station subarea planning, and anti-displacement measures (deadline: July 31).
- Proposed zoning: Town Center up to 8 stories; adjacent multifamily areas up to 6 stories.
- Inclusionary zoning: 10% of units at 50% AML; fee-in-lieu option included.
- Station Subarea Plan: Phase 1 zoning/code updates now; Phase 2 broader planning through 2029.
- Anti-displacement measures addressed in separate ordinance (Ordinance No. 26C-07).
- Planning Commission actions: accepted non-substantive edits, clarified daylight plane standards, added Policy 7.4 on compatibility for Phase 2.
- Daylight plane clarification: step-back at 45 ft; measurement begins at sidewalk edge.

At its June 3 Special Meeting, the Planning Commission approved the Non-substantive and adopted the new Policy 7.4. They also requested that staff clarify the daylight plane standard.

Zack outlined next steps explaining that the Planning Commission recommendation will be forwarded to the City Council for consideration. The City Council will continue the discussion of an anti-displacement ordinance at its June 16 meeting to complete all required updates ahead of the July 31 GMHB compliance deadline. He further noted that the Phase 2 station area planning will begin after current updates are adopted.

Chair Thompson opened the public hearing at 6:31 PM.

- Kevin Richards, Mercer Island, shared a series of questions regarding upcoming affordable housing requirements, the July 31 deadline, the number of units involved, and where they would be located. He sought clarification on whether detailed maps were available, whether existing buildings might be removed, and how these changes could affect taxes. The speaker also questioned whether the plan was final or could be reversed, noting concerns about limited public awareness and outreach.
- Jim Madison, Mercer Island, expressed concern about upcoming changes and asked whether specific zoning exists for the supportive housing mandated by the state. He further expressed concern about how Phase 2 development may affect neighborhoods like his.
- Lynn Warwick (sp?), Mercer Island, reported that she was unfamiliar with the Planning Commission's work. She noted that recent meetings were not mentioned in the local reporter and urged the City to better publicize them through traditional and online channels. She also asked about the height of existing buildings in the Town Center and received clarification that some structures near I-90 are five stories tall.
- Ken Krakow (sp?), Mercer Island, inquired about the long-term vision for zoning changes near the light rail station, expressing concern that incremental adjustments make it difficult to understand the ultimate plan. He suggested that if higher-density development is anticipated in the future, the City should consider addressing it more directly rather than through gradual increases. The speaker questioned whether the area should be redeveloped all at once rather than through incremental changes.
- Anita McSweeney (sp?), Mercer Island, expressed concern about recent changes under HB 2266, noting that Mercer Island will no longer receive pre-approval public hearings for homeless shelters or supportive housing projects. She shared worries about safety, neighborhood impacts, and what she views as insufficient communication to the community. She urged elected officials to oppose the shelter requirement and encouraged broader public notification through local news and social media.
- Steve Hearun (sp?), Mercer Island, expressed concern that proposed changes related to housing would alter the community and that he preferred it to remain the same. He further stated that he opposed bringing additional low-income residents to the island, arguing it would negatively impact the community.

There being no further public testimony, Chair Thompson closed the hearing at 6:50 PM.

The Planning Commission deliberated for a period.

A motion was made by Gibson; seconded by Perez to:

Recommend adoption of the Comprehensive Plan, Station Subarea Plan, and Implementing Development Code Amendments as presented in PCB26-08 (outlined below):

Comprehensive Plan – PCB26-08 Exhibit 1

- **Added non-substantive amendments identified in PCB26-07 (Comment Matrix Logs: 2, 5, 6, 7, 8, 15, 22, 23, 25, 26, 27, 28, 29, 30, 31, 32, 34, 35, 36, 37, 38, 39, 40, 42, 44, 45). These amendments include minor edits proposed by staff to provide clarity, correct grammar, etc.**
- **Added the technical appendixes – Appendix I: Land Capacity Analysis and Appendix J: Barriers Analysis.**
 - **These appendixes are technical reports, Planning Commission action should be limited to affirming inclusion of the appendixes in the draft Comprehensive Plan.**
 - **Both technical reports were posted on the project Let's Talk page for public review last month.**

Station Subarea Plan – PCB26-08 Exhibit 2

- **Added non-substantive amendments identified in PCB26-07 (Comment Matrix Logs: 1, 3, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19). These amendments include minor edits proposed by staff to provide clarity, correct grammar, etc.**
- **Added the amendment proposed in Comment Matrix Log 4 to add a new Policy 7.4 related to adopting development and design standards in Phase 2 to address the transition between the Station Area and adjacent lower-density neighborhoods.**

Implementing Development Code Amendments – PCB26-08 Exhibit 3

- Added non-substantive amendments identified in PCB26-07 (Comment Matrix Logs: 1, 4, 5, 15, 16, 21, 24, 28, 32, 33, 34, 35, 39, 40, 41, 43, 44, 46, 47). These amendments include minor edits proposed by staff to provide clarity, correct grammar, etc.
- Staff drafted clarifying amendments to MICC 19.11.030(A)(6), the average daylight plane standards, to address direction from the Planning Commission at the June 3, 2026 meeting and in relation to Comment Matrix Log 29 (more details provided below).

A motion was made by Gibson; seconded by Thomas to:

Amend section 19.11.030 A(6)a: From a height of 27 feet at the front property line, buildings shall step back at a 45-degree angle up to the maximum height limit a height of 57 feet.

Amended Motion Passed 3-2

Main Motion Passed 5-0

Principal Planner reiterated that the Planning Commission's recommendation was scheduled to go before the City Council on June 16 and that the first reading of the ordinance was scheduled for July 7 and the second reading on July 21, which would allow the public to continue providing input.

OTHER BUSINESS

3. Staff Report

CPD Deputy Director Alison Van Gorp reported that the next meeting would be a Special Meeting on July 8 wherein a public hearing was scheduled to discuss a Comprehensive Plan Amendment.

ADJOURNED - The meeting adjourned at 7:25 pm



Deborah Estrada, Deputy City Clerk