



PLANNING COMMISSION

SPECIAL HYBRID MEETING MINUTES

Wednesday, June 7, 2023

CALL TO ORDER

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

PRESENT

Chair Daniel Hubbell, Vice Chair Michael Murphy, Commissioners Kate Akyuz, Carolyn Boatsman, Michael Curry, Victor Raisys, and Adam Ragheb were present remotely.

STAFF PRESENT

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

PUBLIC APPEARANCES

SPECIAL BUSINESS

1. Public Hearing: Shoreline Master Program Amendment (ZTR23-001)

The Public Hearing opened at 6:07 PM

- a. Gardner Morelli, Mercer Island, spoke on behalf of the Mercer Island Beach Club, in support of most of the draft regulatory package and addressed three concerns: definition of overwater structures, the difference in materials used to ensure light transmittance for floating structures versus raised piers, and the definition of breakwater.
- b. Debbie Hanson, Mercer Island, shared her experience with the materials outlined in Morelli's comments and requested that the Commission consider the alternative materials presented by Morelli.

The Public Hearing closed at 6:18 PM

2. ZTR23-001: Draft Marina Regulations (Second Review)

Planner Molly McGuire reviewed a presentation and second reading on ZTR23-001, regarding Shoreline Regulations for Marina and Swim Facilities. She discussed the process, background, revisions to the draft regulations, state and local regulations, and the Shoreline Conditional Use Process.

MOTION by Ragheb, seconded by Murphy to approve the draft amendments as outlined in Attachment A

MOTION by Ragheb, seconded by Boatsman to amend the motion to add a new item L(7) stating that *"new marinas shall only be located where there are existing marinas on the effective date of this ordinance."*

Approved 4-3

MOTION by Murphy, seconded by Boatsman, to amend L(6)(a) deleting subsections L(6)(a)iv and L(6)(a)v and replace with L(6)(a)iii “Overwater structures must be grated in compliance with state and federal law.”

Approved 7-0

MOTION by Boatsman, seconded Ragheb by to amend L(4)(l) as:

- I. Disturbance of bank vegetation shall be limited to the minimum amount necessary to accomplish the project. Disturbed bank vegetation shall be replaced with native, locally adapted herbaceous and/or woody vegetation. ~~Herbaceous plantings must occur prior to final approval of the building permit. Woody vegetation components shall be~~ planted in the fall or early winter, whichever occurs first. Herbaceous plantings must occur prior to final approval of the building permit. The applicant shall take appropriate measures to ensure revegetation success.

Failed 4-3

MOTION by Boatsman, seconded Ragheb by to amend L(4)(m) as follows:

- m. Exterior lighting mounted on piers, docks or other overwater components of a marina shall be at ground or dock level, be directed away from adjacent properties and the water, be of the lowest intensity needed, avoid short wave length blue light, and designed and located to prevent light from spilling onto the lake water. The following development activities are exempt from this requirement:
- i. Temporary emergency lighting required for public safety incidents;
 - ii. Lighting required by state or federal regulations;
 - iii. Lighting for public rights-of-way;
 - iv. Outdoor lighting for temporary or periodic events (e.g., community events at public parks); and
 - ~~v. Seasonal decorative lighting~~

Failed 6-1

MOTION by Akyuz, seconded by Boatsman to amend L(4)(m) as follows:

- m. Exterior lighting mounted on piers, docks or other overwater components of a marina shall be at ground or dock level, be directed away from adjacent properties and the water, be of the lowest intensity needed, and designed and located to prevent light from spilling onto the lake water. The following development activities are exempt from this requirement:
- i. Emergency lighting required for public safety incidents;
 - ii. Lighting required by state or federal regulations;
 - iii. Lighting for public rights-of-way;
 - iv. Outdoor lighting for temporary or periodic events (e.g., community events at public parks); and
 - v. Seasonal decorative lighting beyond 30 feet of the ordinary high water mark.

Approved 4-3

MAIN MOTION Approved as amended 7-0

OTHER BUSINESS

Deputy Director’s Report

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

- Thanked Chair Hubbell for his service to the Planning Commission.
- June Meeting:
 - Chair & Vice Chair Elections
 - Bylaws Review
 - Comprehensive Plan - Economic Development Review

Chair Hubbell read his resignation, effective at the end of the meeting, and thanked the Commissioners and staff for their support and counsel.

Planned Absences for Future Meetings

There were no planned absences.

Next Scheduled Meeting

The next scheduled regular meeting of the Planning Commission is June 28, 2023, at 6:00pm.

ADJOURNED

The meeting adjourned at 8:57 pm



Deborah Estrada, MMC
Deputy City Clerk