



# PLANNING COMMISSION REGULAR MEETING MINUTES

Wednesday, May 28, 2025

## CALL TO ORDER

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

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

## Staff Participation:

Jeff Thomas, Director (Remote)

Alison Van Gorp, Deputy CPD Director

Carson Hornsby, Management Analyst

Kim Adams-Pratt, Contract Legal Counsel

Deb Estrada, Deputy City Clerk

Raven Gillis, Recreation Specialist

**PUBLIC APPEARANCES** – There were no public appearances.

## REGULAR BUSINESS

### 1. PCB25-09: Public Hearing on Park Zone Code Amendment

The public hearing was opened at 6:05 PM

There being no public comments, the public hearing was closed at 6:06 PM

### 2. PCB25-10: Public Hearing on Parks Zone Comprehensive Plan Amendment

The public hearing was opened at 6:06 PM

There being no public comments, the public hearing was closed at 6:06 PM

### 3. Planning Commission Meeting Minutes of April 23, 2025, Regular Meeting:

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

**Approve the minutes.**

Passed 5-0

### 4. PCB25-09: Park Zone Code Amendment

Presentation by Van Gorp

Motion by Gibson; seconded by Thompson to:

**Approve the proposed minor amendments as presented in PCB25-09, excluding Logs 1, 2, and 6:**

Passed 5-0

Motion by Akyuz; seconded by Perez to:

**Approve the amendment proposed in Log 1 as written.**

Passed 5-0

Motion by Perez; seconded by Akyuz to:

**Add social spaces from individuals and gatherings to the language in Log 1 as previously amended.**

Passed 5-0

Motion by Akyuz; seconded by Nice to:

**Amend MICC 19.05.050 Section C5 to add “and art amenities” after Public art.**

Failed 3-2

Motion by Akyuz; seconded by Perez to:

**Add staff’s alternative to the Public Art definition, “Public art can be implemented in standalone art installations or incorporated into other structures.”**

Passed 4-1

Motion by Thompson; seconded by Gibson to:

**Amend MICC 19.05.050 Section C8 to add “for park-related uses” after Parking.**

Passed 3-2

Motion by Akyuz; seconded by Perez to:

**Amend MICC 19.05.050 Section C, adding new item 12, “Multipurpose Facilities.”**

Passed 4-1

Motion by Thompson; seconded by Nice to:

**Amend MICC 19.05.060, Parks Zone Development Standards, Section B3, adding “Except as follows:” and adding subsection 3(a) to read, “Parking areas located adjacent to property that is zoned R-8.4; R-9.6; R-12; or R.15 require a 20-foot setback.”**

Passed 5-0

**Consensus** – Staff will speak with the Parks Department to determine the definition of trails and bring back a recommendation at the June 10 meeting.

Motion by Thompson; seconded by Gibson to:

**Amend MICC 19.050.060, Parks Zone Development Standards, Section E Building Size, subsection 1, Multipurpose Facilities, removing “3,500 square feet” and adding “Gross floor area limit for multi-purpose facilities shall be the combined gross floor area limit for each building type in the building.”**

Failed 2-3

The Planning Commission recessed from 8:03 to 8:15

Motion by Thompson; seconded by Akyuz to:

**Amend MICC 19.050.060, Parks Zone Development Standards, Section G Impervious Surface, subsection 1, and remove subsection (c) “Public trails.”**

Passed 4-1

Motion by Akyuz; seconded by Thompson to:

**Amend MICC 19.050.060, Parks Zone Development Standards, Section G Impervious Surface, section 1, and remove subsection (d) “Synthetic turf athletic fields.”**

Passed 5-0

Motion by Nice; seconded by Thompson to:

**Amend MICC 19.050.060, Parks Zone Development Standards, Section H Lighting, and add new subsection 2 to read as follows:**

***“Where applicable within the shorelands, new lighting shall adhere to salmon-friendly principles to minimize ecological disruption.***

- a. Remove nonessential lighting to reduce ambient light pollution.***
- b. Ensure fixtures are shielded and positioned to prevent direct illumination of water surfaces.***
- c. Incorporate timers and motion sensors to activate lighting only when necessary.***
- d. Adjust light intensity to the lowest functional level necessary.***

- e. *Use fixtures with warm color temperatures (3000K or less) to minimize the detrimental blue light that penetrates deeper into lake waters."*

Passed 5-0

Motion by Perez; seconded by Akyuz to:

**Amend MICC 19.050.060, Parks Zone Development Standards, Section H Lighting, and add new subsection 3 to read as follows:**

***"Where applicable at or near gathering and covered seating, new lighting shall adhere to Dark Sky Protection principles to minimize ecological disruption.***

- a. *Remove nonessential lighting to reduce ambient light pollution.*
- b. *Ensure fixtures are shielded and positioned to prevent direct illumination of adjacent surfaces.*
- c. *Incorporate timers and motion sensors to activate lighting only when necessary.*
- d. *Adjust light intensity to the lowest functional level necessary.*
- e. *Use fixtures with warm color temperatures (3000K or less) to minimize the detrimental blue light."*

Motion by Gibson; seconded by Thompson to amend the main motion and remove,

**Amend the main motion and remove, "Where applicable at or near gathering and covered seating"**

Passed 5-0

Main motion passed 5-0

**Consensus** – Staff will gather more information regarding new Section J Shoreline Recreation, for discussion at the June 10 meeting.

Motion by Akyuz; seconded by Gibson to:

**Amend the definition of Recreational Facilities to include "boathouses" before "and boat launches"**

Passed 4-1

**Consensus** – staff will seek additional clarification regarding boathouse definition.

Motion by Thompson; seconded by Gibson to:

**Amend MICC 19.01.040, Zone Establishment, Section F, to add "To change the zoning of any park in the Parks Zone shall require five (5) votes of the council."**

Motion by Thompson; seconded by Gibson to:

**Amend the main motion to add "affirmative" votes**

Passed 5-0

Main motion failed 3-2

Motion by Thompson; seconded by Gibson to:

**Amend MICC Title 19 – Appendix D – Zoning Map to amend the City of Mercer Island Zoning Map to change Aubrey Davis Park from "PI Zone" to "Parks Zone."**

Passed 3-2

## **5. PCB25-10: on Parks Zone Comprehensive Plan Amendment**

Motion by Gibson; seconded by Akyuz to:

**Recommend that the City Council adopt the proposed amendments to the Comprehensive Plan Land Use Designation Table and Land Use Map**

Motion by Gibson; seconded by Thompson to:

**Amend Amendment to MICC 19.01.040(A) Zones – Amend City of Mercer Island Land Use Map to change Aubrey Davis Park from “Linear Park” to “Park.”**

Passed 4-1

Main motion passed 4-1

**Consensus** – Address the additional recommendations in PCB25-10 at the June 10 meeting.

## **OTHER BUSINESS**

### **6. Staff Report**

Deputy Director Alison Van Gorp reported that there will be a special meeting on June 10, a regular meeting on July 23, and no meeting in August.

**ADJOURNED** - The meeting adjourned at 9:50 pm

A handwritten signature in blue ink, appearing to read 'Deborah Estrada', is written over a horizontal line.

Deborah Estrada, Deputy City Clerk