



PLANNING COMMISSION REGULAR MEETING MINUTES

Wednesday, April 23, 2025

CALL TO ORDER

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

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

Parks and Recreation Commissioners: Peter Struck and Paul Burstein were present.

Staff Participation:

Jeff Thomas, Director (Remote)

Alison Van Gorp, Deputy CPD Director

Adam Zack, Principal Planner (Remote)

Carson Hornsby, Management Analyst

Deb Estrada, Deputy City Clerk

Raven Gillis, Recreation Specialist

PUBLIC APPEARANCES – There were no public appearances.

REGULAR BUSINESS

1. Planning Commission Meeting Minutes of February 26, 2025, Regular Meeting:

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

Approve the minutes.

Approved 4-0-1 (Perez)

2. PCB25-07: Public Hearing on New Dwelling Units in Existing Buildings (House Bill 1042)

The public hearing was opened at 6:05 PM

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

Principal Planner Adam Zack provided a brief presentation that provided an overview of House Bill 1042, and the amendments proposed to comply. Commissioners asked several questions, to which staff responded.

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

Recommend the proposed new section of Mercer Island City Code as presented in PRC 25-07

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

Amend the maximum density section to state that the building envelope and site may be modified as follows, not to exceed the requirements of the underlying zone:

1. Exterior features may be added to comply with ADA or required fire and life safety;
2. Landscape and hardscape alterations to accommodate features for residences such as patios;
3. Alterations in exterior fenestration to accommodate access and ventilation;
4. Awnings at fenestration to provide weather protection and/or solar shading;
5. Exterior features to accommodate necessary mechanical and utilities may be added provided the gross floor area of the building would not be increased by more than five percent.

Amendment passed 5-0

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

Add a subsection 6 to the density bonus section reading "Unenclosed roof top features such as decks and railings may be added provided that they do not increase the existing height by the lesser of the maximum allowed in the subject zone or by six feet and elevator or stair access may be added provided they do not increase the existing building height by the lesser of the maximum allowed in the subject zone or 20 feet."

Amendment passed 3-2

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

Amend the above to add after the word existing "quantity of" parking spaces

Passed 5-0

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

Amend the parking section as recommended by staff in comment one of the response matrix to read as follows: Parking. New parking spaces are not required for dwelling units added to an existing building. Existing parking spaces must be retained provided the total number of spaces to be retained is less than or equal to the number of spaces that would be required for multifamily uses in the subject zone.

Passed 5-0

Original motion PASSED 5-0 (with amendments)

3. PCB25-08: Parks and Recreation Commission Parks Zone Recommendation

Management Analyst Carson Hornsby shared an extensive presentation that addressed the following:

- Parks Zone Background:
- Parks and Recreation Commission Zone Recommendation:
 - Draft Parks Zone Development Regulations
 - Draft Zoning Map
 - Draft Land Use Map

Hornsby summarized the next steps, explaining that staff would prepare the draft development code and Comprehensive Plan amendments based on the Planning Commission's (PC) feedback. He further explained that two public hearings were scheduled for the PC's May 28 meeting and that the Commission was expected to complete its review and make a recommendation to the City Council by early June. City Council is scheduled to review the Parks Zone in July 2025.

PRC Chair Peter Struck and Vice Chair Paul Bernstein expanded on Hornsby's presentation and responded to the Commission's questions.

OTHER BUSINESS

4. Staff Report

Deputy Director Alison Van Gorp addressed the following:

- Planning Commission comments, questions, or proposed amendments to the Park Zone are due by May 12 at noon.
- The May 28 PC meeting will be Park Zone public hearing and deliberations.
- A special meeting in early June will be scheduled if additional time is needed to finalize the PRC recommendation. A public hearing and recommendation on permanent regulations for temporary uses and structures will also be held.
- The July 23 meeting will include another item related to state legislative requirements.

ADJOURNED - The meeting adjourned at 9:01 pm



Deborah Estrada, Deputy City Clerk