



PLANNING COMMISSION SPECIAL MEETING MINUTES

Tuesday, September 10, 2025

CALL TO ORDER

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

Chair Dan Thompson (6:34), Vice Chair JB Gibson, and Planning Commissioners Nazim Nice and Anthony Perez were present.

Commissioner Kate Akyuz was absent.

Staff Participation:

Jeff Thomas, Director (Remote)

Alison Van Gorp, Deputy CPD Director

Molly McGuire, Senior Planner

Adam Zack, Principal Planner

Kim Adams-Pratt, Contract Legal Counsel

Deb Estrada, Deputy City Clerk

PUBLIC APPEARANCES

Jeff Haley, Mercer Island – Explained that he was the sponsor of a hedge control ordinance and expressed his desire that the item be moved up on the Planning Commission's work schedule.

Alison Van Gorp, Deputy CPD Director, responded explaining that the City Council sets the Planning Commission's schedule.

REGULAR BUSINESS

1. Planning Commission Meeting Minutes of July 23, 2025, Regular Meeting:

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

Approve the minutes.

Passed 4-0

2. PCB25-15: Public Hearing for Permanent Regulations for Temporary Uses and Structures Including Outdoor Dining (Fourth Reading)

Molly McGuire, Senior Planner, addressed the Commission and briefly summarized the previous City Council and Planning Commission related actions.

Vice Chair Gibson asked if there was anyone present for the public hearing. No one was present to speak.

Vice Chair Gibson asked Commissioners if there was debate on the item, to which there was none. Chair Thompson thanked staff for their work.

Motion by Nice; seconded by Perez to:

Recommend that the City Council adopt the proposed amendments to MICC 19.06.050 – Commerce on public property as amended; proposed new section MICC 19.06.130 – Temporary use permits as amended; and proposed amendments to MICC 19.15.030 – Land use review types as amended.

Passed 4-0

3. **PCB25-16: Study Session: Omnibus Legislation Related to Permanent Regulations for Housing Production and Permit Streamlining**

Adam Zack, Principal Planner, gave a brief presentation on the omnibus legislation, which outlined the following:

- Its Background
- Omnibus Legislation
- Middle Housing, ADUS, and Unit Lot Subdivision
- Topics to be Addressed by the Omnibus Ordinance
- HB 1220 (Shelter, Transitional, Emergency, and Permanent Supportive (STEP) Housing)
- Co-Living Housing (HB 1998)
- Design Commission (City Council dissolved the DC in June 2025)
- Planning Commission Comments
- Meeting Schedule and Next Steps
- City Code Sections Amended

There was **consensus** among all Commissioners present to analyze whether “Social Service Transitional Housing” can be limited to only those zones where hotels are allowed.

OTHER BUSINESS

4. Staff Report

Deputy Director Alison Van Gorp reported that the next regular meeting is in two weeks and that two meetings are scheduled for October.

ADJOURNED - The meeting adjourned at 7:28 pm

Deborah Estrada, Deputy City Clerk