



PLANNING COMMISSION SPECIAL MEETING MINUTES

Wednesday, June 3, 2026

CALL TO ORDER

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

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

Staff Participation:

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

PUBLIC APPEARANCES

There were no public comments.

REGULAR BUSINESS

1. Planning Commission Meeting Minutes of May 27, 2026, Regular Meeting:

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

Approve the minutes.

Motion Passed 5-0

2. PCB26-07: Public Hearing – Comprehensive Plan Update, Station Subarea Plan, and Implementing Development Code Amendments

Adam Zack, Principal Planner, explained that the meeting's objective was to resolve Planning Commission comments on the following documents:

- Amended Comprehensive Plan Elements
- New Station Subarea Plan
- Implementing Development Code Amendments

He also explained where to find relevant documents and a list of previous Planning Commission meetings and City Council meetings.

He went on to review the following topics with the Commission and for the public present at the meeting:

- Growth Management Act,
- How the Comprehensive Plan was implemented,
- Growth Management Hearings Board Appeal and Order
- Major Comprehensive Plan Updates
- Previous Presentations on the 2026 Station Subarea Plan and Strategy
- Station Area Phasing and Station Subarea Boundary
- Implementing Development Code Amendments and Strategy
- Zoning & Development Code Amendment
- Inclusionary Zoning
- Fee In Lieu
- STEP Housing (Shelters, Temporary, Emergency, and Permanent Supportive) – Limits in State Law
- Special Needs Group Housing (Emergency Housing) New Requirements

Chair Thompson opened the public hearing at 6:46 PM.

- Theresa Sauvage, Mercer Island – Sauvage spoke in opposition to permanent supportive housing facilities, noting that her studio and five schools are in the proposed area. She further stated that such a facility in that area would be unsafe and that there are better locations on the island for such a facility.
- David Klinghoffer, Mercer Island – Klinghoffer echoed Ms. Sauvage's comments, noting that the 178 planned units of permanent supportive housing would include mentally ill, homeless individuals that that likely use illegal substances. He encouraged the Commission to be mindful of the legislation that created this scenario and the 41st representatives that voted for it.
- Barbara Sternoff, Mercer Island – Sternoff expressed concerns about the permanent supportive housing program, explaining that drug addicts, alcoholics, and mentally ill would be allowed to live there.
- Diyana Malakoti, Mercer Island – Malakoti reported that she moved to Mercer Island five years ago as a single mom and worked hard to afford a good education for her son. She went on to explain that she is fearful that the proposed changes will alter the community's closeness and its structure that she and her family value.
- Kevin Richards, Mercer Island – Richards shared that he had similar concerns that the other residents shared. He further stated that he was concerned that developers could pay a fee to not do anything and that throwing money into the situation would not solve the problem. He expressed concern that Mercer Island would turn into Alcatraz and reminded those present that Mercer Island is a community-driven place. He encouraged the Commission to reconsider voting for the proposed changes.
- Adelina Karavai, Mercer Island – Karavai referred to surrounding areas like Plymouth Housing and referenced the police activity and incidents that occur in those areas. She stated that giving people more resources does not help and expressed concern for children and families that might be around mentally unstable individuals.
- Peggy Hammerly (sp?), Mercer Island – Hammerly asked what the next steps were. Chair Thompson explained that the hearing would be continued to the June 10 meeting and that then the City Council would consider the Commission's recommendations. She also asked if the Commissioners lived on the Island, to which four commissioners responded yes. Commissioner Nice stated that while he did not live on the Island, he grew up on the Island.

There being no further public testimony, Chair Thompson concluded the hearing at 7:05 PM and continued it to the June 10 Special Meeting of the Planning Commission at 6 PM.

Principal Planner Adam Zack outlined the process, recommended motions, non-substantive and substantive comments, and staff recommended alternatives.

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

incorporate the non-substantive amendments listed in PCB26-07 into the draft Comprehensive Plan, Station Subarea Plan, and Implementing Development Code Amendments.

Motion Passed 5-0

Chair Thompson, Vice Chair Gibson, and Commissioner Nice chose not to identify specific items on the matrices to discuss further.

Commissioner Perez outlined his concerns regarding Development Code, Log 29, to which Principal Planner Zack responded, explaining that the staff recommendation was based on City Council direction to hold off on amending the design standards until Phase 2 of the Station Subarea Plan.

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

Request that staff make clarifying amendments to daylight plaining related to Development Code, Log 29.

Motion Passed 4-1 (Gibson)

Staff noted that Phase 1 land capacity increases are sufficient to meet the City's assigned housing and affordable housing requirements. The development code, Comprehensive Plan, and Station Subarea Plan recommendations are based on this broader capacity analysis, which informed the proposed amendments.

Commissioner Akyuz outlined her concerns regarding Development Code Logs 18 and 19.

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

Amend the proposed MICC 19.06.XXX(B)(4) as follows:

"In no case shall the affordable units be ten percent smaller than the market rate units having the same number of bedrooms in the development, or less than ~~500~~ 300 square feet if a studio unit, ~~600~~ 400 square feet if a one-bedroom unit, ~~800~~ 600 square feet if a two-bedroom unit, ~~1,000~~ 800 square feet if a three-bedroom unit, or ~~1,200~~ 1,000 square feet if a four-bedroom unit."

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

Amend the motion to change studio to 300 sf and 1 bedroom to 400 sf, but keep all other bedrooms in the original language.

Motion Passed 4-1

Main Motion Failed 3-2

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

Incorporate Subarea Plan Exhibit 4.b, Log 4, as recommended by staff.

Motion Passed 5-0

Principal Planner Adam Zack reminded Council and participants that the public hearing would continue at the Special Planning Commission meeting on June 10 meeting. The public is welcome to continue submitting comments.

OTHER BUSINESS

3. Staff Report

CPD Deputy Director Alison Van Gorp reminded the Commission that the June 3 public hearing would be continued until the June 10 meeting. She also reminded the Commission of its special meeting scheduled for July 8. Chair Thompson and Commissioner Akyuz reported that they would be absent from the July 8 meeting.

Van Gorp also reported that the June 24 and July 22 Regular Meetings would be canceled in addition to the August regular meeting, which is historically considered a summer break.

ADJOURNED - The meeting adjourned at 8:17 pm

Deborah Estrada, Deputy City Clerk