



PLANNING COMMISSION SPECIAL MEETING MINUTES

Wednesday, May 13, 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:

Jeff Thomas, CPD Director (Remote)
Alison Van Gorp, Deputy CPD Director
Raven Gillis, Recreation Specialist

Adam Zack, Principal Planner
Kim Adams-Pratt, Contract Legal Counsel (Remote)
Deborah Estrada, Deputy City Clerk

EXECUTIVE SESSION

Discuss with legal counsel pending or potential litigation pursuant to RCW 42.30.110(1)(i).

Chair Thompson recessed the Special Meeting at 6:02 PM and opened the Executive Session at 6:05 PM via Microsoft Teams.

Chair Thompson closed the Executive Session at 6:29 PM and the Commission went back into open session at 6:30 PM

PUBLIC APPEARANCES

There were no public comments.

SPECIAL BUSINESS

1. Planning Commission Meeting Minutes of May 6, 2026, Special Meeting:

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

Approve the minutes.

Motion Passed 5-0

2. PCB26-05: Briefing on Development Code Amendments: land capacity: zoning map, Town Center boundary and subareas, height increases, permitted uses, design standards, and consistency.

Adam Zack, Principal Planner, provided an update on the proposed Development Code Amendments and responded to the Commission's questions. The presentation addressed the following:

- Phase 1 Rezone
- Design Standards and Land Uses
- Inclusionary Zoning
- Fee in Lieu
- STEP Housing

OTHER BUSINESS

3. Staff Report

Deputy Director, Alison Van Gorp, reported that the Mercer Island Weekly and Let's Talk page included information on the June 3 Public Hearing. She noted that the technical reports, including the land capacity analysis, barriers analysis, displacement risk evaluation, and all of the draft Comprehensive Plan code amendments.

Planning Commission comments on the information provided May 13 are due by May 26.

Given the amount of information that the Commission has covered to date, staff recommended that the May 20 Special Meeting be canceled, to which the Commission agreed.

ADJOURNED - The meeting adjourned at 7:07 pm

Deborah Estrada, Deputy City Clerk