
CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

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PLANNING COMMISSION

To: City Council
From: Daniel Hubbell, Planning Commission Chair
Date: November 15, 2022
RE: 2023 Docket Recommendation
ATTACHMENTS: A. Summary of Recommended Docket Proposals
B. Meeting Minutes for October 26, 2022

On behalf of the Planning Commission, I am pleased to present our recommendation on the 2023 Docket.

The City opened the annual docket submittal process during the month of September 2022, and received eight submissions. The Planning Commission reviewed the submitted docket requests at a regular meeting on October 26, 2022. Public comment was received from two individuals. The proponents of each docket proposal also spoke briefly to the merits of their proposals. The Planning Commission considered the staff report dated October 20, 2022 and updated on October 26, 2022, as well as the decision criteria for the final docket found in MICC 19.15.230(E), in making its recommendation.

After considerable discussion and deliberation, the Planning Commission approved the following recommendation by a unanimous vote. The Planning Commission recommends that the City Council should include in the final docket the proposals numbered 1, 2, 3, 5, 6, 7 and 8 on the preliminary docket.

A handwritten signature in blue ink, appearing to read "Daniel Hubbell", is written over a horizontal line.

Daniel Hubbell
Planning Commission Chair
City of Mercer Island

11/16/2022

Date

2023 Docket Proposals

Item No.	Proposed By	Potentially Affected Section, Goal or Policy	Summary of Proposal	Planning Commission Recommendation
1	Mercer Island Beach Club	MICC 19.13.040 Table B Shoreland Uses Waterward of the Ordinary High Water Mark	This amendment would allow private clubs or residential communities serving more than 10 families to use the Shoreline Conditional Use Permit process for the redevelopment of moorage facilities, floating platforms, mooring piles, diving boards, diving platforms, swim areas and other accessory uses.	Add to final docket
2	Daniel Thompson	Residential Development Standards (MICC 19.02.020(D)(2)(a) Gross Floor Area)	This amendment would reduce ceiling height from 12 feet to 10 feet before it is counted as clerestory space at 150% of gross floor area (GFA).	Add to final docket
3	Daniel Thompson	Residential Development Standards (MICC 19.02.020(D)(2) and 19.02.020(G)(2))	This amendment would include exterior covered decks in the definition of GFA and include covered porches on the first level in the calculation of GFA.	Add to final docket
4	Daniel Thompson	Residential Development Standards (MICC 19.02.040(D)(1) Garages and Carports)	This amendment would either eliminate the ability to build garages and carports within 10 feet of the property line of the front yard, or, alternatively, eliminate this option for waterfront lots that have flipped their front and back yards per MICC 19.02.020(c)(2)(a)(iii).	Do not docket
5	Daniel Thompson	Residential Development Standards (MICC 19.02.020(D)(3)(b) Gross Floor Area Incentives for ADUs)	This amendment would limit the GFA incentives for ADUs to lots 8,400 square feet or smaller.	Add to final docket
6	Daniel Thompson	Residential Development Standards (MICC 19.02.020(G)(2)(a) and (b) Parking Requirements)	This amendment would reduce the threshold for requiring only 2 parking spaces (1 covered and 1 uncovered) from 3,000 square feet to 2,000 square feet.	Add to final docket
7	Michael Murphy	MICC 19.07.180 Watercourses and MICC 19.16.010 Definitions	This amendment would repeal regulations related to Piped Watercourses.	Add to final docket
8	Carolyn Boatsman	MICC 19.15.230 (E) Docketing Criteria	This amendment would repeal the docketing criterion stating, "the proposal does not raise policy or land use issues that are more appropriately addresses by an ongoing work program item approved by the city council".	Add to final docket
9	City Staff	MICC 19.11.030 Bulk Regulations, possibly other	The Town Center code currently limits commercial buildings to 2 stories/27 feet in height. This amendment would provide an	N/A (proposal withdrawn)

		sections of the development code	allowance for commercial buildings to exceed two stories in the Town Center.	
10	City Staff	MICC 19.15 Administration	Surgical amendments to the administrative code to correct errors and improve clarity and consistency, including correcting the appeal process for shoreline exemptions and clarifying the notice of decision requirements for Type II land use approvals.	N/A (proposal withdrawn)
11	City Staff	MICC 19.01.050 Nonconforming structures, sites, lots and uses; possibly other sections of the development code	This amendment would expand and clarify the legal lot regulations, including adding provisions for testamentary lot division and innocent purchaser verification.	N/A (proposal withdrawn)
12	City Staff	Add a new section to MICC 19.06 to regulate temporary uses, amend MICC 19.09.060 Right of way use and repeal MICC 10.060.050 Commerce on Public Property	This amendment will update the code provisions regulating temporary uses on private property and in the right of way. Provisions regarding the sale of goods and services on public property will be incorporated into the temporary uses and right of way use sections, as appropriate.	N/A (proposal withdrawn)



CITY OF MERCER ISLAND PLANNING COMMISSION REGULAR VIDEO MEETING MINUTES

Wednesday, October 26, 2022

CALL TO ORDER

The Planning Commission was called to order by Chair Hubbell at 6:01 pm from a remote location.

PRESENT

Chair Daniel Hubbell, Vice Chair Michael Murphy, Commissioners Kate Akyuz, Carolyn Boatsman, Victor Raisys, Michael Curry, and Adam Ragheb were present. All Commissioners participated in the meeting remotely using Zoom.

STAFF PRESENT

Staff participated remotely:

Jeff Thomas, Interim CPD Director
Alison Van Gorp, Deputy CPD Director

Deborah Estrada, Admin. Coordinator/Deputy City Clerk

PUBLIC APPEARANCES

Katie Boissoneault and Debbie Hanson addressed the Commission and shared comments regarding the Code Amendment Docket.

REGULAR BUSINESS

1. Approve the September 28, 2022, Meeting Minutes

A motion was made by Raisys; seconded by Murphy to:
Approve the minutes of the September 28, 2022, meeting.
Approved 7-0

2. 2023 Comprehensive Plan and Code Amendment Docket

Deputy Director Van Gorp briefly introduced the docket process. Commissioner Boatsman expressed concerns regarding the docket process.

A motion was made by Raisys; seconded by Akyuz to:
Postpone discussion regarding the City's docketing process until later in the meeting.
Approved 7-0

The following individuals addressed the Commission regarding the proposed amendments:

- Gardner Morelli
- Mike Murphy
- Carolyn Boatsman
- Dan Thompson

Prior to reviewing the proposed Comprehensive Plan and development code amendments, Commissioner Raisys read a disclosure statement into the record. There were no objections to his participation.

Deputy Director Van Gorp outlined the amendments and the Commission deliberated.

A motion was made by Raisys; seconded by Ragheb to:

Recommend amendment No. 1 to City Council for inclusion in the final docket.

Approved 7-0

A motion was made by Raisys; seconded by Boatsman to:

Recommend amendment No. 2 to City Council for inclusion in the final docket.

Approved 6-1, with Commissioner Murphy voting no.

A motion was made by Raisys; seconded by Curry to:

Recommend amendment No. 3 to City Council for inclusion in the final docket.

Approved 5-2, with Commissioners Akyuz and Murphy voting no.

A motion was made by Raisys; seconded by Boatsman to:

Recommend amendment No. 4 to City Council for inclusion in the final docket.

Failed 4-3, with Commissioners Akyuz, Hubbel, Murphy and Ragheb voting no.

A motion was made by Raisys; seconded by Ragheb to:

Recommend amendment No. 5 to City Council for inclusion in the final docket.

Approved 6-1, with Commissioner Akyuz voting no.

A motion was made by Ragheb; seconded by Boatsman to:

Recommend amendment No. 6 to City Council for inclusion in the final docket.

Approved 5-2, with Commissioners Akyuz and Hubbel voting no.

A motion was made by Raisys; seconded by Curry to:

Recommend amendment No. 7 to City Council for inclusion in the final docket.

Approved 7-0

A motion was made by Raisys; seconded by Boatsman to:

Recommend amendment No. 8 to City Council for inclusion in the final docket.

Approved 4-3, with Commissioners Akyuz, Hubbell, and Murphy voting no.

A motion was made by Boatsman; seconded by Akyuz that:

A review of MICC 19.15.230 and 19.15.250 be conducted with the goal of determining if any amendments are needed to reconcile inconsistencies,

Failed 5-2, with Commissioners Akyuz and Boatsman voting yes.

A motion was made by Raisys; seconded by Curry to:

Approving a proposed final docket including items 1, 2, 3, 5, 6, 7, and 8 to the City Council

Approved 7-0

In response to an earlier discussion regarding the City's docketing process, Commissioner Boatsman agreed to submit a proposal to staff for inclusion in the November 9 Agenda Packet.

OTHER BUSINESS

Deputy Director's Report

Deputy Director Van Gorp briefly reviewed the November 9 and December 14 agenda lineup.

Planned Absences for Future Meetings

There were no planned absences.

Announcements & Communications

There was discussion about adding the Planning Commission bylaws to the November 9 agenda.

Next Scheduled Meeting

The next scheduled meeting of the Planning Commission is a special meeting on November 9, 2022, at 6:00pm.

ADJOURNED

The meeting adjourned at 10:17 pm