



PLANNING COMMISSION REGULAR MEETING MINUTES

Wednesday, May 28, 2025

CALL TO ORDER

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

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

Staff Participation:

Jeff Thomas, Director (Remote)
Alison Van Gorp, Deputy CPD Director
Carson Hornsby, Management Analyst

Kim Adams-Pratt, Contract Legal Counsel
Deb Estrada, Deputy City Clerk
Raven Gillis, Recreation Specialist

PUBLIC APPEARANCES – There were no public appearances.

REGULAR BUSINESS

1. PCB25-09: Public Hearing on Park Zone Code Amendment

The public hearing was opened at 6:05 PM

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

2. PCB25-10: Public Hearing on Parks Zone Comprehensive Plan Amendment

The public hearing was opened at 6:06 PM

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

3. Planning Commission Meeting Minutes of April 23, 2025, Regular Meeting:

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

Approve the minutes.

Passed 5-0

4. PCB25-09: Park Zone Code Amendment

Presentation by Van Gorp

Motion by Gibson; seconded by Thompson to:

Approve the proposed minor amendments as presented in PCB25-09, excluding Logs 1, 2, and 6:

Passed 5-0

Motion by Akyuz; seconded by Perez to:

Approve the amendment proposed in Log 1 as written.

Passed 5-0

Motion by Perez; seconded by Akyuz to:

Add social spaces from individuals and gatherings to the language in Log 1 as previously amended.

Passed 5-0

Motion by Akyuz; seconded by Nice to:

Amend MICC 19.05.050 Section C5 to add “and art amenities” after Public art.

Failed 3-2

Motion by Akyuz; seconded by Perez to:

Add staff’s alternative to the Public Art definition, “Public art can be implemented in standalone art installations or incorporated into other structures.”

Passed 4-1

Motion by Thompson; seconded by Gibson to:

Amend MICC 19.05.050 Section C8 to add “for park-related uses” after Parking.

Passed 3-2

Motion by Akyuz; seconded by Perez to:

Amend MICC 19.05.050 Section C, adding new item 12, “Multipurpose Facilities.”

Passed 4-1

Motion by Thompson; seconded by Nice to:

Amend MICC 19.05.060, Parks Zone Development Standards, Section B3, adding “Except as follows:” and adding subsection 3(a) to read, “Parking areas located adjacent to property that is zoned R-8.4; R-9.6; R-12; or R.15 require a 20-foot setback.”

Passed 5-0

Consensus – Staff will speak with the Parks Department to determine the definition of trails and bring back a recommendation at the June 10 meeting.

Motion by Thompson; seconded by Gibson to:

Amend MICC 19.050.060, Parks Zone Development Standards, Section E Building Size, subsection 1, Multipurpose Facilities, removing “3,500 square feet” and adding “Gross floor area limit for multi-purpose facilities shall be the combined gross floor area limit for each building type in the building.”

Failed 2-3

The Planning Commission recessed from 8:03 to 8:15

Motion by Thompson; seconded by Akyuz to:

Amend MICC 19.050.060, Parks Zone Development Standards, Section G Impervious Surface, subsection 1, and remove subsection (c) “Public trails.”

Passed 4-1

Motion by Akyuz; seconded by Thompson to:

Amend MICC 19.050.060, Parks Zone Development Standards, Section G Impervious Surface, section 1, and remove subsection (d) “Synthetic turf athletic fields.”

Passed 5-0

Motion by Nice; seconded by Thompson to:

Amend MICC 19.050.060, Parks Zone Development Standards, Section H Lighting, and add new subsection 2 to read as follows:

“Where applicable within the shorelands, new lighting shall adhere to salmon-friendly principles to minimize ecological disruption.

- a. Remove nonessential lighting to reduce ambient light pollution.***
- b. Ensure fixtures are shielded and positioned to prevent direct illumination of water surfaces.***
- c. Incorporate timers and motion sensors to activate lighting only when necessary.***
- d. Adjust light intensity to the lowest functional level necessary.***

- e. *Use fixtures with warm color temperatures (3000K or less) to minimize the detrimental blue light that penetrates deeper into lake waters."*

Passed 5-0

Motion by Perez; seconded by Akyuz to:

Amend MICC 19.050.060, Parks Zone Development Standards, Section H Lighting, and add new subsection 3 to read as follows:

"Where applicable at or near gathering and covered seating, new lighting shall adhere to Dark Sky Protection principles to minimize ecological disruption.

- a. *Remove nonessential lighting to reduce ambient light pollution.*
- b. *Ensure fixtures are shielded and positioned to prevent direct illumination of adjacent surfaces.*
- c. *Incorporate timers and motion sensors to activate lighting only when necessary.*
- d. *Adjust light intensity to the lowest functional level necessary.*
- e. *Use fixtures with warm color temperatures (3000K or less) to minimize the detrimental blue light."*

Motion by Gibson; seconded by Thompson to amend the main motion and remove,

Amend the main motion and remove, "Where applicable at or near gathering and covered seating"

Passed 5-0

Main motion passed 5-0

Consensus – Staff will gather more information regarding new Section J Shoreline Recreation, for discussion at the June 10 meeting.

Motion by Akyuz; seconded by Gibson to:

Amend the definition of Recreational Facilities to include "boathouses" before "and boat launches"

Passed 4-1

Consensus – staff will seek additional clarification regarding boathouse definition.

Motion by Thompson; seconded by Gibson to:

Amend MICC 19.01.040, Zone Establishment, Section F, to add "To change the zoning of any park in the Parks Zone shall require five (5) votes of the council."

Motion by Thompson; seconded by Gibson to:

Amend the main motion to add "affirmative" votes

Passed 5-0

Main motion failed 3-2

Motion by Thompson; seconded by Gibson to:

Amend MICC Title 19 – Appendix D – Zoning Map to amend the City of Mercer Island Zoning Map to change Aubrey Davis Park from "PI Zone" to "Parks Zone."

Passed 3-2

5. PCB25-10: on Parks Zone Comprehensive Plan Amendment

Motion by Gibson; seconded by Akyuz to:

Recommend that the City Council adopt the proposed amendments to the Comprehensive Plan Land Use Designation Table and Land Use Map

Motion by Gibson; seconded by Thompson to:

Amend Amendment to MICC 19.01.040(A) Zones – Amend City of Mercer Island Land Use Map to change Aubrey Davis Park from “Linear Park” to “Park.”

Passed 4-1

Main motion passed 4-1

Consensus – Address the additional recommendations in PCB25-10 at the June 10 meeting.

OTHER BUSINESS

6. Staff Report

Deputy Director Alison Van Gorp reported that there will be a special meeting on June 10, a regular meeting on July 23, and no meeting in August.

ADJOURNED - The meeting adjourned at 9:50 pm

Deborah Estrada, Deputy City Clerk