CALL TO ORDER:
Chair Cooper called the meeting to order at 7:34 PM in the Council Chambers, at 9611 SE 36th Street, Mercer Island, Washington.

ROLL CALL:
Chair Adam Cooper, Vice-Chair Eric Laschever, Commissioners Kristen White, Jon Friedman, Steve Marshall, Bryan Cairns and Council Liaison Jahncke were present. City staff was represented by Katie Knight, City Attorney; Shane Moloney, Assistant City Attorney; George Steirer, Principal Planner; and Shana Crick, Planner.

MINUTES:
The Planning Commission approved the minutes from the July 1, 2009 meeting, as amended.

REGULAR BUSINESS
Agenda Item #1: East Cove 5-Lot Subdivision
Commissioner White recused herself from the Public Hearing, and was not present in the room during this time.

An overview of the proposal was provided by Shana Crick, Planner, who also responded to questions from the Commission. Shana Crick, Planner, entered into the record Development Services Group Policy Memorandum Administrative Interpretation #04-03 as Exhibit 10, and an additional recommended condition of approval as Exhibit 11.

Patrick Yamashita, City Engineer, replied to an inquiry from Commissioner Cairns regarding utilities.

The representative for the applicant, Andy McAndrews of CHS Engineers, gave a brief presentation and responded to questions from the Commissioners. Mr. McAndrews entered into the record a Washington Department of Fish and Wildlife Bald Eagle Nest Site Management Plan and associated letter dated July 14, 2009 as Exhibit 12.

Chair Cooper opened the hearing to public comments.

Janet Johnson of 6244 East Mercer Way presented testimony.

Joseph Yousefian of 6260 East Mercer Way presented testimony. Mr. Yousefian also entered photos of the East Cove site as Exhibit 13.

Carvel Zwingle of 6250 East Mercer Way presented testimony.

Kathy Parker, City Arborist, answered questions from the Commission.
The applicant’s attorney, Duana Koloušková, as well as the applicant, Charlie Adams of Islander Properties, addressed the Commission.

Chair Cooper closed the open record public hearing and the Commissioners deliberated.

Commissioner Laschever made a motion to amend the conditions of approval to include a condition regarding continued consultation between the applicant and the neighbors regarding specific trees with referral to Arborists to answer the question whether those trees were a hazard. The motion was seconded by Commissioner Marshall. The motion passed with 6 yahs and 0 nays.

Commissioner Laschever moved that staff Condition 31 be included in the recommendation. Commissioner Marshall seconded the motion. The motion passed with 6 yahs and 0 nays.

Commissioner Laschever moved that the Planning Commission recommend to the City Council approval of the plat with the conditions as amended. Commissioner Cairns seconded the motion. The motion passed with 6 yahs and 0 nays.

**Agenda Item #2: Regulation options of SMP update for shoreline stabilization structures (i.e. bulkheads/soft shore armoring)**

Commissioner White arrived.

George Steirer, Principal Planner, gave a presentation to the Commission and responded to questions.

Staff will contact the Department of Ecology to request a representative be present at the next Planning Commission meeting to respond to questions from the Commissioners.

**COUNCIL LIAISON REPORT:**
The Planning Commission will be working on the SMP, a Tent City ordinance, and the Bike and Pedestrian Plan in the near future.

**STAFF COMMENTS:**
Steve Lancaster, Director of the Development Services Group, distributed copies of the proposed Bike and Pedestrian Plan to the Commissioners. A public workshop and presentation will be held on July 22, 2009 and a hearing in front of the Planning Commission is scheduled for August 19, 2009.

A Regional Coalition for Housing (ARCH) is holding a meeting on July 16, 2009 to discuss senior housing issues.

George Steirer, Principal Planner, informed the Commissioners that planning staff maintains a document listing potential Code Text Amendments. Staff will add “clarification of width and depth” to the document as requested by the Commission, for consideration the next time the Planning Commission does a Title 19 Code scrub.

**PLANNED ABSENCES FOR FUTURE MEETINGS:**
None
ANNOUNCEMENTS AND COMMUNICATIONS:
None

NEXT REGULAR MEETING:
The next regular meeting is scheduled for August 5, 2009.

ADJOURNMENT:
The Planning Commission meeting was adjourned at 10:59 PM.

Respectfully submitted by Shana Crick, Planner