

Comprehensive Plan Update Planning Commission Comment Matrix

NOTE:

- This form is for Planning Commission comments on the Draft Comprehensive Plan update, including the proposed development code amendments.
- Submit amendments only, no commentary or discussion. Save your discussion of amendments and commentary for the next public meeting.
- Do not use this form for confidential matters.
- Staff will prepare responses, as time allows, and provide the Planning Commission with the completed matrix document by June 3, 2025.
- The matrix will also be appended to the Planning Commission packet for each meeting it will be discussed and published online.

Log #	Received From	Section	Comment	Staff Response
1	Dan Thompson	Element 2 Land Use III. Growth Forecast Housing and Population Forecast	The CP still uses old population estimates for MI (Page 13, figure 5, 26,036). Population is estimated at 25,302 in the 2024 Census estimates, and I think lower for 2025. Population is down 1000 residents since 2020. I've raised this in the past when it had to do with GMPC housing growth targets based on inflated OFM future population growth targets, so I don't know what relevance this has to do with the TOD zone in which housing capacity is being increased beyond the GMPC growth targets to incentivize market rate affordable housing. But I do think some on the PC misunderstand that this is about housing affordability, not housing capacity.	Commentary
2	Dan Thompson	Element 2 Land Use V. Land Use Goals and Policies Goal 3 Policy 3.3	Sec. 3.2 page 19 I would add "Existing" to the beginning of the sentence to clarify that not all properties in the East Mercer Way location are suitable for CO zoning since many are not. This language could be interpreted as encouraging upzoning many of the residential properties in this location to CO.	Non-Substantive

Log #	Received From	Section	Comment	Staff Response
3	Dan Thompson	Element 3 Housing I. Introduction Permanent Supportive and Emergency Housing	Page 31 top of page it states emergency housing will be allowed in all zones. I sent an earlier detailed email to the council on this. Is there a reason the council is voluntarily allowing emergency housing in the single-family zones when state law only requires it in zones in which hotels are allowed as noted on the Let's Talk site?	<p>Question</p> <p>Under House Bill (HB) 2266, emergency housing must be allowed in zones where hotels are allowed, and the city must provide adequate capacity for its emergency housing needs consistent with the GMA (HB 2266 Section 1(a)(ii). The City must demonstrate that there is sufficient capacity for emergency housing to comply with the GMA at RCW 36.70A.070(2)(a)(ii).</p> <p>During the Growth Management Hearings Board (GMHB) appeal, the City was challenged on whether it identified sufficient capacity for emergency housing. The GMHB found that the City had identified sufficient capacity for emergency housing based on the fact that emergency housing was allowed in all zones. Amending where emergency housing is allowed is not required to comply with the GMHB Order. If the City were to amend where emergency housing is allowed, restricting the use to zones where hotels are allowed, additional capacity analysis would be required to determine whether the City is accommodating its emergency housing needs.</p>

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4	Dan Thompson	N/A	One of my main concerns with phase two is we create two separate commercial centers after we have worked so hard to finally create some walkable retail density and vibrancy in the town center. The Island population cannot support two separate commercial centers in the TOD zone, one north of I-90 and one south. Plus it simply would not be walkable between two separate commercial centers, and a restaurant on the water in the north TOD could put restaurants and bars in the existing town center out of business. The council only recently adopted retail minimums on new town center development but those would not apply to TOD zones north of I-90. To that effect, I think the TOD zone needs language that notes the two subdistricts --north and south of I-90 — are not walkable between each other, and phase two has to be careful to not create more disparate commercially zoned space than the Island can support so we end up with two unwalkable, retail-undense, commercial areas, one north of I-90 and one south.	<p>Substantive – Not Recommended</p> <p>This policy direction would relate to Phase 2 since no new commercial uses are proposed to be allowed north of I-90 during Phase 1 of the Station Subarea Plan. The process of implementing Phase 2 will provide the public, Planning Commission, and City Council the opportunity to weigh alternatives for the transit-oriented development area north of I-90.</p> <p>Note – During Phase 2 the City will be working to comply with the recently enacted transit-oriented development (TOD) bill (HB 1491). Most of the TOD Bill requirements can be found in RCW 36.70A.840. This section of the Growth Management Act requires cities to allow multifamily and mixed-use development in a station area proximate to a major transit stop such as the light rail station (RCW 36.70A.840(2)). A key component of Phase 2 will be determining how the City will comply with that requirement by engaging in broader public participation prior to the 2029 compliance deadline. The policy question of how to regulate commercial and mixed-use development in the Phase 2 area should be reserved for Phase 2.</p>
5	Anthony Perez	Element 2 Land Use I. Climate Change	Add to sentence: The Capital Facilities Element includes a summary of the City's...(insert) ongoing	Non-Substantive
6	Anthony Perez	Element 2 Land Use II. Existing Conditions & Trends	Add to sentence: The least densely populated neighborhoods...extremely steep slopes, (insert) dense tree canopies, deep and	Non-Substantive
7	Anthony Perez	Element 2 Land Use IV. Land Use Issues Land Use Pattern, Goal 5.14	Add to sentence: ...food production for wildlife. ...(insert) Consider same on-Island material as feedstock for bio-fuel	Non-Substantive

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8	Anthony Perez	Element 2 Land Use IV. Land Use Issues Land Use Pattern, Goal 7.1	Add to sentence: ...greenhouse gas emissions and....(insert) carbon emitting vehicle miles....	Non-Substantive
9	Anthony Perez	Element 2 Land Use VI. Action Plan (ADD) Goal 8.9	Add to section: Seek Professional input to seek, access, and roadmap relevant and prioritized high-value, multistakeholder and revenue generating opportunities in creative and relevant combinations of Above Action Plan	Substantive - Staff Recommended Alternative Staff Alternative: Amend 8.5 to add a new sub-policy 8.5.5 reading “Evaluate opportunities for revenue generation”.
10	Anthony Perez	Element 3 Housing I. Introduction Figure 8	QUESTION TO STAFF: for <30% excl PSH number of 332 - can this include DADU's and ADU's on Island as Non-Permanent Supportive Housing in some manner of reporting to receive City credits? Happy to discuss and clarify as needed - Anthony	Question The City’s analysis of affordability and development capacity found that Accessory Dwelling Units (ADUs) are more likely to be affordable to households earning 80-100% of the AMI. In order for ADUs to be counted as units affordable at the 0-30% AMI level, they would need to be an income-restricted unit because their market-rate rents tend to fall in the 80-100% AMI range. This would rely on an ADU owner to voluntarily income-restrict the ADU because the City does not currently have an incentive or requirement that would create or require such a restriction.
11	Anthony Perez	Element 3 Housing I. Introduction Barriers Analysis Figure 9	QUESTION TO STAFF: What are the Setback changes requiring Action? Happy to discuss and clarify as needed - Anthony	Question Setbacks, lot coverage, and environmental constraints were identified as potential barriers for multifamily and mixed-use development but the action needed to address those barriers is to implement Phase 1 of the Station Subarea Plan. Because Phase 1 is increasing development capacity and allowing more multifamily and mixed-use development it creates the units that the barriers were impeding. It resolves the barrier problem without amending setbacks, lot coverage, or environmental regulations. .
12	Anthony Perez	Element 3 Housing I. Introduction Barriers Analysis Figure 9	QUESTION TO STAFF: What are the Lot Coverage changes requiring Action? Happy to discuss and clarify as needed - Anthony	Question – See Log #11

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13	Anthony Perez	Element 3 Housing I. Introduction Barriers Analysis Figure 9	QUESTION TO STAFF: What are the Environmental Constraints requiring Action? Happy to discuss and clarify as needed - Anthony	Question – See Log #11

<p>14</p>	<p>Anthony Perez</p>	<p>Element 3 Housing II. Goals and Policies Overall Housing Strategies, Goal 1.2.5</p>	<p>QUESTION TO STAFF: My understanding is the Elderly Housing with <30% AMI but with substantial assets do not qualify for AMI Requirements. Please confirm and reference Acceptable Standard that MI can defend as this could be a very popular and possible manner to achieve some <30% AMI requirements Happy to discuss and clarify as needed - Anthony</p>	<p>Question</p> <p>The City works with A Regional Coalition for Housing (ARCH) to administer income restrictions for affordable units. Eligibility for rental units is determined based on the combined household income of all persons over 18. ARCH does not count the following as income:</p> <ul style="list-style-type: none"> • Pell Grants/Federal Student Aid • Savings • One-time consolidation loans • One-time gifts • Lump sum payouts, such as inheritance or life insurance • Payments/reimbursements for medical expenses • Dollar value of food stamps/WIC/SNAP • Income for children under 18 years old • State payments/support towards children in foster care <p>For ownership units, eligibility is based on a combination of household income and liquid assets greater than \$75,000, including cash, savings, investments, etc, but excluding retirement and college savings accounts. More info here: https://www.archhousing.org/homeownership-program-eligibility</p> <p>Both programs prohibit ownership of other residential properties.</p> <p>It’s also worth noting that the median social security benefit in Washinton State is just under \$24,000 per year. The income limit for 0-30% AMI housing for a single person is \$34,524. Thus, seniors/retirees on a truly fixed-income, limited to social security or other government benefit programs, would in many cases qualify for 0-30% AMI housing.</p>
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15	Anthony Perez	Element 3 Housing II. Goals and Policies Overall Housing Strategies, Goal 1.4.9	Add to sentence: ...musical...(insert) performance*..., and cultural resources (*Referred again pg 56)	Non-Substantive
16	Anthony Perez	Element 3 Housing II. Goals and Policies Overall Housing Strategies, Goal 1.10	Add to sentence: ...low income households....(insert) via incentivization.	Substantive – Not Recommended The proposed addition would narrow this policy to be specific to incentivization. The existing policy is more expansive than incentivization, “encourage” allows the City to consider a suite of measures, including incentivization.
17	Anthony Perez	Element 3 Housing II. Goals and Policies Overall Housing Strategies, Goal 2.5.5	Add to sentence: ...affordable units...(insert) via possible Pre-Approved Plans.	Substantive – Staff Recommended Alternative Staff recommend the amendment in Log #20 to address pre-approved plans.
18	Anthony Perez	Element 3 Housing II. Goals and Policies Overall Housing Strategies, Goal 2.5.7	Add to sentence: ...-restricted units...(insert) in addition to ADU's, DADU's, Multi-family within 1/2 mile of light rail station...	Substantive – Not Recommended Policy 2.5 and the sub-policies 2.5.1-2.5.10 spell out specific strategies for income-restricted units. Middle housing, accessory dwelling units, and multifamily are addressed more generally in other policies. The state law establishes specific requirements for parking for these other housing types and those parking requirements can be addressed through the development regulations.
19	Anthony Perez	Element 3 Housing II. Goals and Policies Overall Housing Strategies, ADD: Goal 2.14	Add to sentence: ...(insert) Seek Grants to study Building Construction Alternatives to lower capital and time-constraint Soft-Costs.	Substantive
20	Anthony Perez	Element 3 Housing II. Goals and Policies Overall Housing Strategies, ADD: Goal 5.1.1	Add to sentence: ...and costs;...(insert) Study PreApproved Plans.	Substantive – Staff Recommended Alternative This is a recommended alternative to the amendment in Log #17

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21	Anthony Perez	Element 3 Housing II. Goals and Policies Overall Housing Strategies, ADD: Goal 5.3	Add to sentence: ...comprehensive plan...(insert) including Pervious Ratios in exchange for other water- on-site retention and natural filtration	Substantive – Not Recommended The proposed amendment would create policy direction to develop an incentive for on-site retention and filtration of stormwater for middle housing and ADUs. That kind of policy direction is not required for compliance with the GMHB Order or the GMA. As such, this is beyond the scope of the project before the Planning Commission.
22	Anthony Perez	Element 8 Economic Development, I. Introduction, Other Plans	Add to sentence: ...draws residents....(insert) diners, associated businesses (wineries, etc)...and shoppers...may shop here. .(insert) Instill and Incentivize as a MI high-value and multi-business stake-holder addition, both on-Island and easy off-island with minimal parking impact if located near light rail.	Non-Substantive
23	Anthony Perez	Element 8 Economic Development I. Introduction, Other Plans	Add to sentence: ...a stronger competitive environment...(insert) in particular in Arts and Culture under-performance notes based on population ratios to cultural activities noted for Bellevue. This is a high-potential opportunity.	Non-Substantive
24	Anthony Perez	Element 8 Economic Development I. Introduction Strengths Figure 17	QUESTION TO STAFF: Reading Figure 17 - 13% of current MI residents are at <\$34k and approximately 30% AMI. This equals 2860 ppl on Island already. May I assume this has already been taken into account in future calculations? Happy to discuss and clarify as needed - Anthony	Question Existing housing needs were considered as King County allocated the future housing needs in 2023.
25	Anthony Perez	Element 8 Economic Development I. Introduction Strengths Location of the City	Add to sentence: ...City is also connected to its neighbors by...(insert) Line 2 Light Rail...transit.	Non-Substantive

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26	Anthony Perez	Element 8 Economic Development I. Introduction Lack of Visitor Customer Base	Add to sentence: ...off-island customer base...(insert) as well as vision and marketing within a Mercer Island Opportunity Task Force.	Non-Substantive
27	Anthony Perez	Element 8 Economic Development I. Introduction Opportunities	Add to sentence: ...In the local economy. ...(insert) Increase marketing around the Vision for MI including current and future incentivized water-way and water-sports access, Social Clubs, Parks, Farmers Markets and Arts and Art Programs. The adjacency to Bellevue and the Opportunity for serving the Arts in the currently underperforming population ratios therein can provide daytime and evening, long-term-dwell business benefits.	Non-Substantive
28	Anthony Perez	Element 8 Economic Development I. Introduction Opportunities, More Islanders Working from Home	Add to sentence: ...for existing services....(insert) and locally focused service businesses.	Non-Substantive
29	Anthony Perez	Element 8 Economic Development I. Introduction - Threats Changing nature of Retail	Add to sentence: ...in demand....(insert) including Pop-Ups and informal exterior gathering spaces.	Non-Substantive
30	Anthony Perez	Element 8 Economic Development I. Introduction Threats, Climate Change	Add to sentence: ...to attract businesses and shoppers....(insert) as well as studying PV and bio-fuel initiatives to create low-cost and circular carbon economies of harvesting waste, reducing off-island processing and generating high-value, on-island revenue and energy....	Non-Substantive

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31	Anthony Perez	Element 8 Economic Development II. Goals & Policies Goal 1 - Partnerships Goal 1.1.5	Add to sentence: ...and social events...(insert) with low-cost sf gathering spaces...to attract more, young....	Non-Substantive
32	Anthony Perez	Element 8 Economic Development II. Goals & Policies Goal 1 - Partnerships, Goal 1.2	Add to sentence: ...Farmers Market....(insert) MI Mosaic (music) and MI Rowing Club, etc.,and other....	Non-Substantive
33	Anthony Perez	Element 8 Economic Development II. Goals & Policies Goal 2 - Prioritized Business Types Goal 2.1.5	(insert) High business value and MI geographically unique entities.	Substantive
34	Anthony Perez	Element 8 Economic Development II. Goals & Policies Goal 6 - Customer Attraction Goal 6.3	Add to sentence: ...walkers and bikers....(insert) and E-bikes.	Non-Substantive
35	Nazim Nice	Element 2 Land Use I. Introduction	Page 7: Single- family residential zoning accounts for 88 percent of the Island's land use. There are 3,534 acres zoned for single-family, <u>middle housing, and accessory dwelling unit</u> residential development.	Non-Substantive
36	Nazim Nice	Element 2 Land Use I. Introduction	Page 8: Residential zones in the City are primarily zoned for <u>a mix of middle housing, accessory dwelling units, and single-family residential development.</u> Single-family Residential zones have four minimum lot sizes, ranging from <u>8,400 15,000 square feet, 12,000 square feet, 9,600 square feet, and to 8,40015,000</u> square feet.	Non-Substantive

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37	Nazim Nice	Element 2 Land Use V. Goals and Policies Policy 2.5	<p>Encourage the development of middle housing outside of critical areas where mandated by state law and ensure that it is compatible with the surrounding neighborhoods, with preference given to areas <u>increased densities</u> near high-capacity transit.</p> <p>Comment: The word preference seems as if there is a choice? Is there? Doesn't state law dictate additional units with 1/4 mile of major transit stops?</p>	<p>Non-Substantive</p> <p>Additional density, up to four units per lot, is required within one quarter mile of a major transit stop by state law (RCW 36.70A.635).</p>
38	Nazim Nice	Element 2 Land Use VII. Land Use Designations	<p>Amend text in the table as follows:</p> <p>The single-family residential land use designation (R) represents areas within Mercer Island where development will be predominantly single-family residential neighborhoods. Complementary land uses <u>along with middle housing and accessory dwelling units</u>. (e.g., private recreation areas, schools, home businesses, public parks, etc.) are generally supported within this land use designation.</p>	<p>Non-Substantive</p> <p>Middle housing and accessory dwelling units are allowed in the R zones as required by the GMA.</p>
39	Nazim Nice	Element 8 Economic Development I. Introduction – Opportunities	<p>Amend “More Middle Housing” Opportunity text as follows:</p> <p>Recent state legislation requires encouraging more middle housing, most of it in and near the Town Center <u>with increased densities near high-capacity transit</u>.</p>	<p>Non-Substantive</p>

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40	Dan Thompson	Element 4 Transportation Page 2, ll. 7-9.	<p>"As part of this change, many of the buses from the east side of Lake Washington will terminate at Mercer Island, and bus riders will transfer to light rail".</p> <p>This should be deleted as it is no longer true. The 550 will terminate in Sept. 2026 and the 554 will reroute from Mercer Island to S. Bellevue Park and Ride. Metro has cut two peak express routes from Issaquah to Seattle. The Plan could also mention the fact downtown Seattle currently has a 44% office unoccupancy rate which will continue to depress transit ridership into Seattle and buses truncating on Mercer Island. Our comprehensive plan should no longer assume Mercer Island will serve as a major bus intercept for the eastside.</p>	Non-Substantive
41	Dan Thompson	Element 4 Transportation Page 23, ll. 11-15.	<p>"Work with Metro to improve transit services <i>and explore alternative service methods, such as developing a demand-responsive service</i>".</p> <p>Why is negotiating micro transit with Metro being deleted considering Metro is expanding its shared ride service (Flex) in other areas?</p>	<p>Question</p> <p>The proposed amendment generalizes the statement to simply indicate the City will work with Metro to improve transit service. This would not preclude the City from negotiating micro transit or expanded shared ride service because both would be part of improving transit service generally.</p>
42	Dan Thompson	Element 5 Utilities Page 4, ll. 26.	<p>"The Station Subarea Plan anticipates that in Phase 2 additional changes to the land capacity and future infrastructure needs will be required as part of the Phase 2 planning process, and additional system improvements may need to be considered to support implementation of Phase 2.</p> <p>Change "will" to "may".</p>	Non-Substantive

Log #	Received From	Section	Comment	Staff Response
43	Dan Thompson	Element 5 Utilities Page 7, ll. 34-38	<p>"New development on Mercer Island, as anticipated in the Land Use Element of this Plan, is not expected to add significantly to the wastewater generated daily on Mercer Island. The number of customers connected to the sewer system has increased slowly and is expected to continue according to housing unit projections outlined in the 2021 King County Urban Growth Capacity Report 2026 Land 37 Capacity Report (Appendix XX)".</p> <p>Is this correct based on a 2021 Urban Growth Capacity Report? Adding 3164 units in phase one alone will not increase wastewater to a significant degree?</p>	<p>Question</p> <p>The growth anticipated through Phase 1 implementation of the Station Subarea Plan will add to the wastewater generated and improvements will be needed to accommodate projected growth. This has been updated in the current version of the Utilities Element included with the June 3 Planning Commission Bill.</p>
44	Dan Thompson	Element 5 Utilities Page 8, ll. 37.	<p>"The Station Subarea Plan anticipates that in Phase 2 additional changes to the land capacity will be implemented to maintain compliance with the Growth Management Act. Further analysis of sewer system capacity will be required as a part of the Phase 2 planning process and additional capacity improvements will likely need to be considered to support the implementation of Phase 2.</p> <p>Change "will" to "may".</p>	Non-Substantive
45	Dan Thompson	Element 6 Capital Facilities Page 8, ll. 32.	<p>"Water system planning and assessments haves identified deficiencies in future water supply, hydraulic requirements, and infrastructure capacity constraints associated with projected growth, seasonal peak demand and fire flow requirements."</p> <p>Typo.</p>	Non-Substantive

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46	Anthony Perez	II. Transportation Goals and Policies: Goal 2: 2.3	...operation of the transportation system.. [insert] including examples such as the Bellevue "BellHop" ev taxi loop system to reduce on-road traffic, carbon footprint and limited parking areas occupancy, at greater cadence and reduced operational costs while touching 80% of current Island traffic load.	Substantive – Not Recommended Policy 4.1.4 already supports exploration of an on-demand EV shuttle service and Policy 4.6 supports studying opportunities to provide last-mile solutions serving Town Center and transit. Reducing carbon emissions and vehicle miles traveled are both addressed elsewhere in the Comprehensive Plan, including the Climate Action Plan.
47	Anthony Perez	II. Transportation Goals and Policies: Goal 2: 2.5	...in the Town Center [insert], especially emerging industry, multi-modal models,...that promote...	Substantive – Not Recommended Note: this is a proposed amendment to Transportation Element Policy 2.6. The proposed amendment would put emphasis on multimodal models within a policy where multimodal access to transportation facilities is already the focus. Policy 2.6 states: “Prioritize transportation investments in the Town Center that promote mixed-use and compact development and provide multimodal access to regional transit facilities.”
48	Anthony Perez	II. Transportation Goals and Policies: Goal 4: 4.1: 4.1.4	[Replace] "Explore the Possibility" with " Prioritize exploration...of on-demand... "	Non-Substantive
49	Anthony Perez	II. Transportation Goals and Policies: Goal 6: 6.1: 6.1.3	...along side transportation facilities [insert], including opportunities for photo-voltaic siting as shade-based solar forest canopies for cost-offset and revenue source EV fuel.	Substantive – Staff Recommended Alternative New Policy 6.1.4: Explore opportunities to include photovoltaic electricity generation within and adjacent to transportation facilities that can both mitigate the impacts of the facility and provide low carbon power generation.

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50	Anthony Perez	III. Transportation System - Existing Conditions: Air Transportation	...from Lake Union. [insert] Evolving eVTOL opportunities are to be studied for consideration and possible inclusion in future planning.	Non-Substantive – Staff Recommended Alternative Evolving opportunities for small scale electric aircraft should be evaluated for inclusion in future planning.
51	Anthony Perez	Utilities Element I. Introduction: Policies - All Utilities: 1:1	...recovering all costs... [insert] or generating revenue (if possible) ...including overhead...	Substantive – Not Recommended Utility fees and rates are set based on a framework of laws and policies of which this policy is only one. The fees and rates are set to generate revenue to cover the costs listed in the policy, having a fee or rate structured to generate revenue that is potentially independent of those costs is a policy choice well beyond the scope of the project before the Planning Commission.
52	Anthony Perez	Utilities Element III. Sewer Utility: Policies - Sewer Utility Policies: 3:6	...types of capacity improvements... [insert] generate city revenue or provide other City or citizen benefits in a reliable, lower overall cost and ongoing manner.	Substantive – Staff Recommended Alternative <u>New Policy 3.7: Evaluate opportunities to utilize energy embodied in sewer waste streams to generate city revenue or provide other ongoing, reliable, and lower-cost community benefits.</u>
53	Anthony Perez	Utilities Element IV. Storm Water: Policies - Stormwater Policies: 4:7	...and water quality impacts... [insert] Integration of Public Seating or Art is encouraged.	Substantive – Not Recommended Public space can be addressed in the Land Use Element and the development regulations. This policy was specifically proposed by Public Works staff to correspond with a necessary amendment to the stormwater management code in Title 15 MICC .
54	Anthony Perez	Utilities Element V. Solid Waste:	...or Lenz Composting... [insert] Additional Study for the conversion of public land on-island compostable materials to be considered if capital cost is minimized, revenue-generation to capital off-set is possible and additional benefits to Island citizens can be consistently and reliably identified.	Non-Substantive – Not Recommended The proposed amendment is beyond the scope of the project before the Planning Commission and is not necessary to achieve compliance with the Growth Management Act.

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55	Anthony Perez	V. Solid Waste: Policies: [insert] 5:11	Encourage consideration for local revenue generation or capital improvement offsets if viable methods and studies for compost or sewer waste collection can be validated as economically viable for equal or lower overall capital and operations cost.	<p>Substantive – Not Recommended</p> <p>The proposed amendment is beyond the scope of the project before the Planning Commission and is not necessary to achieve compliance with the Growth Management Act.</p>
56	Anthony Perez	VI. Electricity: Electricity Policies: [insert] 6:8	Encourage the adoption of TOD rooftop photovoltaic in new developments via Sales Tax Exemption, and 1:1 Net Metering (currently via PSE). Consider requirements for Solar-Ready Roofing. Require Public and Civic Buildings to provide all available Rooftop PV. Allow 1' Setback reduction with the permanent installation of location appropriate PV Solar weather protection or public-amenities roofing.	<p>Substantive – Not Recommended</p> <p>The proposed amendment is beyond the scope of the project before the Planning Commission and is not necessary to achieve compliance with the Growth Management Act. As proposed, this policy would obligate the City to implement a sales tax exemption for rooftop photovoltaic systems. That sales tax exemption would require further analysis, legal review and public input before being adopted as policy in the Comprehensive Plan, which binds the City to take action.</p> <p>The current project to update the Comprehensive Plan to comply with the Growth Management Act must be completed by July 31, 2026 to comply with the deadline set by the Growth Management Hearings Board. Further analysis of and public input on a sales tax exemption would require more time than currently available to complete the project.</p> <p>By 2029 the City will be required to adopt a climate change and resiliency element (RCW 36.70A.070(9)). A similar type of policy(ies) could be incorporated into that element at that time.</p>
57	Anthony Perez	VIII. Telecommunications: Telecommunications Policies: 8:6	...and natural disasters,.... [insert] including Starlink or similar satellite-based redundant operations availability.	<p>Substantive – Staff Recommended Alternative</p> <p>[insert] including Starlink or similar satellite-based redundant operations availability</p>

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58	Anthony Perez	CIP Project Summary: CFP and CRP "Schedules"	Question to Staff: Where are the following Revenue sources and Operations Expenses reflected in conjunction with GMA changes: 1_ Receipt and Payment of Fee-In-Lieu?, 2_Low Income Housing Costs, 3_Increased permitting volume oversight? 3_Exploration of Revenue Generation options and opportunities?, and 4_Is there an option (and where would the cost reside) for City involvement based on the GMA requirements as (fore example) a MI Development Opportunities Task Force?	<p>Question</p> <p>All of the items listed in the question are addressed through the City's work planning and budgeting process. These items are not capital investments but rather programs the City can initiate. For example, if the City wanted to initiate something called the Mercer Island Development Opportunities Task Force, the City Council would need to direct staff to initiate that task force and allocate funds/resources for that task force at the time they adopt the biennial budget. The decision as to what is placed on the departmental work plans and considered during the budget process rests with the City Council. The Planning Commission cannot add items to the departmental work plans, but it can make recommendations to the City Council each year through the annual docket process.</p>
59	Anthony Perez	V. Capital Facilities Goals and Policies: 1:22	...measures of product sustainability... [insert] combined with considered support of emerging low-carbon building and utility methodologies.	Non-substantive

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60	Anthony Perez	V. Capital Facilities Goals and Policies: 1:24	...carbon footprint [insert ", " [remove]..."and" greatest carbon sequestration potential... [insert] and low or usable carbon-cycling creation.	<p>Non-substantive – Staff Recommended Alternative</p> <p>1.24 Parks and Open Space Capital Facilities — Identify measures to reduce carbon footprint and GHG emissions when planning projects, favoring options with the lowest feasible carbon footprint, and greatest carbon sequestration potential <u>and potential carbon-cycling</u>. Implement sustainability measures identified within the Parks, Recreation and Open Space (PROS) Plan, including special attention to direct sustainability measures, such as tree retention, preservation and restoration of habitat areas, establishment of climate-resilient landscapes, minimized use of chemicals, and reductions in energy and fuel use.</p>