



**MERCER ISLAND 2044  
COMPREHENSIVE PLAN**



**PCB 24-15  
Comprehensive Plan Periodic Review**

**Planning Commission  
Deliberations  
(Continued from May 29)**

June 5, 2024  
Adam Zack, Senior Planner  
Community Planning and Development



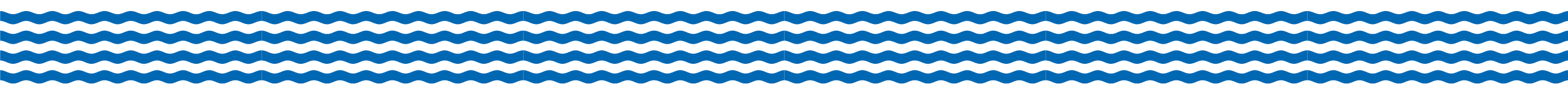
# Purpose



1. Deliberate the Planning Commission (PC) recommendation for the Transportation, Capital Facilities, Utilities, and Parks and Open Space elements; and
2. Continue working toward the Planning Commission (PC) recommendation for the Comprehensive Plan update.

# Why Update the Comprehensive Plan?

- Adoption and periodic review of a comprehensive plan are required under the Growth Management Act (GMA).
- Update of the 20-year planning horizon (2024-2044) and growth projections
- Address new GMA requirements, particularly for housing, established by the WA Legislature in the last few years.
- Periodic review must be completed by December 31, 2024.



2023

**Economic Development**

- Economic development interviews

**Comprehensive Plan**

- Scope of Work
- Public Participation
- Master Schedule

Spring

Summer

Autumn

Winter

2022

**Economic Development**

- Community Workshop
- Online survey
- Work Group begins

**Housing**

- Housing Work Group (HWG) begin

**Planning Commission Review**

- Land Use
- Transportation

**City Council / Planning Commission**

- Presentations of Economic Analysis and Housing Needs Assessment

**Planning Commission Review**

- Land Use
- Transportation

**Economic Development**

- EDWG review of draft element

**Housing**

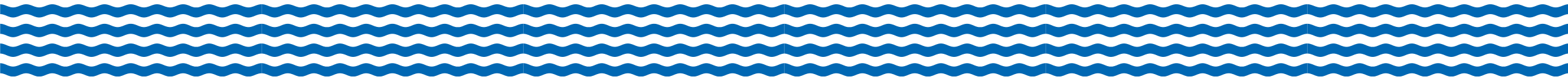
- Housing Needs Assessment presented to City Council & Planning Commission

**Economic Development**

- EDWG review of draft element
- Draft element refinement

**Planning Commission Review**

- Capital Facilities Element
- Utilities Element



2024

**Economic Development Work Group**

- Draft element refinement

**Planning Commission Review**

- EDWG Draft Economic Development Element

Spring

Summer

Autumn

Winter

**City Council**

- Approval of scope of work addendum for additional housing work related to House Bill 1220

**Planning Commission Review**

- EDWG draft Economic Development Element

**Economic Development**

- EDWG recommendation of draft element

**City Council**

- Briefing on Land Capacity Analysis supplement and Racially Disparate Impacts Evaluation

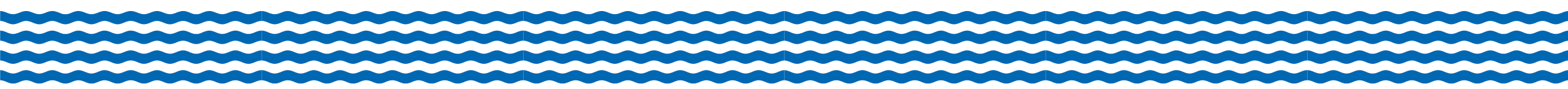
**Housing**

- HWG review of draft Housing Element

**Parks and Recreation**

- Parks and Recreation Commission (PRC) begins review of open space zone

2023



2025

**Planning Commission Review**

- HWG draft Housing Element
- Parks and Open Space Element
- Open Space Zone

**Housing**

- HWG recommended draft Housing Element

**Public Participation**

- May 1: Open House

We are here

**Legislative Process**

- May 29: Comprehensive Plan Public Hearing
- June 5 & 12: Planning Commission Recommendation to City Council

**City Council**

- Review and adopt the updated Comprehensive Plan
- Planning Commission Review**
- HWG recommended draft of implementing code amendments

Spring

Summer

Autumn

Winter

**City Council Review**

- Planning Commission recommended draft Comprehensive Plan update

**Housing Work Group**

- Develop a recommended draft of implementing code amendments

**City Council**

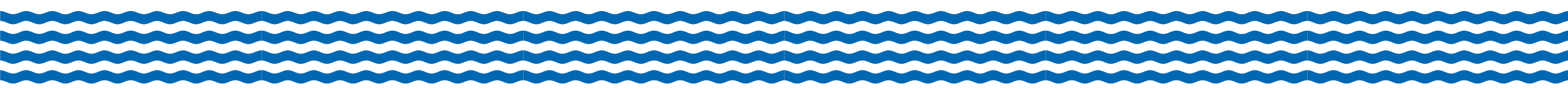
- Adopt the implementing code amendments
- Entire Comprehensive Plan update must be adopted by December 31, 2024.

2024



# May 29 Recap

- PC conducted a public hearing and received public testimony
- Deliberations began with 6 approved motions (see 5/29 minutes for full text):
  - Close the policy gaps and resolve the internal consistency topics as recommended by staff in PCB24-13 Table 1 as presented.
    - Amend Policy Gap 4
  - Amend Transportation Element Goal 12.
  - Amend Land Use Element, text on page 5.
  - Amend Housing Element Policy 1.4.M.
  - Adopt the staff recommended findings in PCB 24.13 Table 2 as a working document



# May 29 Recap – Additional Information Requested



## Public Comment Tracking

- See PCB 24-15 Table 2 for comment tracking table



## Scope of Work

- Link to Scope of Work approved with Resolution No. 1621
- Link to Scope Addendum approved with Resolution No. 1645



## Housing Element Minimum Requirements.

- Link to PCB 24-05 provided
- This PCB showed the Housing Work Group Draft Housing Element with cross references to state, regional, and countywide requirements



# PC Comments Received – PCB 24-15 Table 1

Log #	Received From	Comment (See PCB 24-15 Table 1 for full text)	Change Made (Y/N)	Amendment, Finding, or No Action
<b>PC-1</b>	Carolyn Boatsman	1. Transportation Element, Goal 12	Y 5/29	Amendment
<b>PC-2</b>	Carolyn Boatsman	2. Land Use Element, text on page 5	Y 5/29	Amendment
<b>PC-3</b>	Carolyn Boatsman	3. Housing Element Policy 1.4.M	Y 5/29	Amendment
<b>PC-4</b>	Chris Goelz	Draft findings F-3 and F-6		
<b>PC-5</b>	Chris Goelz	Alternate Finding F-3		
<b>PC-6</b>	<u>Adam Ragheb</u>	<u>[Transportation Element] Goal 4.9</u>		
<b>PC-7</b>	<u>Adam Ragheb</u>	<u>[Transportation Element] Goal 4.10</u>		
<b>PC-8</b>	<u>Adam Ragheb</u>	<u>[Transportation Element] Based on a public comment, revise text</u>		
<b>PC-9</b>	<u>Adam Ragheb</u>	<u>[Transportation Element] Goal 2.6</u>		
<b>PC-10</b>	<u>Adam Ragheb</u>	<u>[Transportation Element] Goal 12.4</u>		
<b>PC-11</b>	<u>Adam Ragheb</u>	<u>Town Center Intersections</u>		
<b>PC-12</b>	<u>Adam Ragheb</u>	<u>[Transportation Element] Per public comment revise text</u>		
<b>PC-13</b>	<u>Adam Ragheb</u>	<u>[Transportation Element] Per public comment revise text</u>		
<b>PC-14</b>	<u>Adam Ragheb</u>	<u>[Transportation Element] Per public comment revise text</u>		

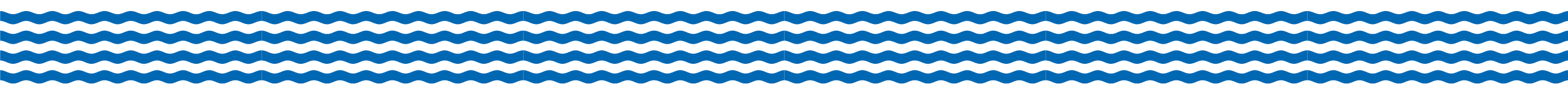


# Public Comments Received – PCB 24-15 Table 2

Log #	Received From	Change Made (Y/N)	Amendment, Finding, or No Action
<b>PUB-1</b>	Sarah Fletcher		
<b>PUB-2</b>	Jeffrey Weisman		
<b>PUB-3</b>	Alceu Spencer Peres Junior		
<b>PUB-4</b>	John Hall		
<b>PUB-5</b>	Sarah Fletcher		
<b>PUB-6</b>	Sarah Fletcher		
<b>PUB-7</b>	Sarah Fletcher		
<b>PUB-8</b>	Daniel Thompson		
<b>PUB-9</b>	Matthew Goldbach		
<b>PUB-10</b>	Traci Granbois		
<b>PUB-11</b>	Gary Robinson		
<b>PUB-12</b>	Sarah Fletcher		
<b><u>PUB-13</u></b>	<u>Chris Goelz</u>		
<b><u>PUB-14</u></b>	<u>Meg Lippert</u>		
<b><u>PUB-15</u></b>	<u>Sarah Fletcher</u>		

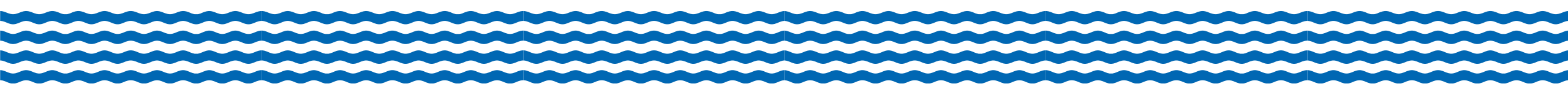
# Draft Findings

- Findings describe why the City is acting on this matter and provide the PC's expectations for implementation.
- Section I – III of the findings are staff prepared findings that map out how the updated Comprehensive Plan:
  - Satisfies the procedural requirements established in the Mercer Island City Code (MICC), and
  - Includes the content required by the WA State Growth Management Act (GMA).
- Staff has recommended seven findings to address public input and identified policy gaps (PCB 24-13 Table 2). Recommended motion #2 would make these seven findings with a single action.



# Draft Findings

- The PC can make their own findings in Section IV to provide additional context or implementation direction about what and how the City should prioritize or focus on.
- Planning Commissioners may propose amendments or additional findings by motion.



# Elements For Consideration Tonight



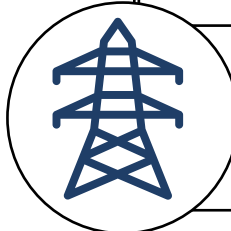
## Transportation (PCB 24-13 Ex. 4)

- Updated Level of Service Analysis
- Amendments to align with regional and countywide planning policies



## Capital Facilities (PCB 24-13 Ex. 5)

- Updated Level of Service Analysis
- Amendments to align with regional and countywide planning policies



## Utilities (PCB 24-13 Ex. 6)

- Amendments to align with regional and countywide planning policies

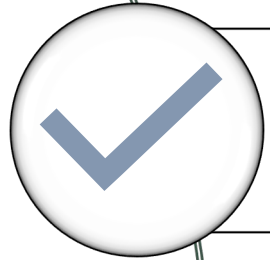


## Parks and Open Space (PCB 24-13 Ex 8)

- Adopts Parks, Recreation, and Open Space (PROS) Plan by reference
- Directs the creation of a new Open Space Zone now and a new Parks Zone following the update



# Staff Recommended Motions (PCB 24-13)



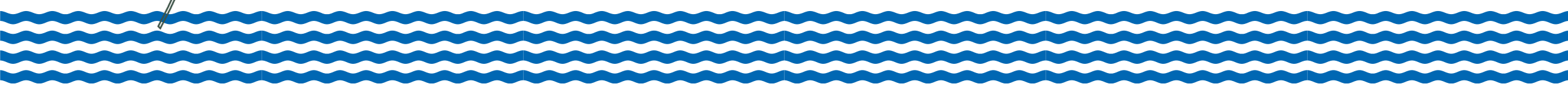
~~Motion to close the policy gaps and resolve the internal consistency topics as recommended by staff in PCB24-13 Table 1 as presented.~~

2

Motion to make the staff recommended findings in PCB24-13 Table 2 as presented [or amended].

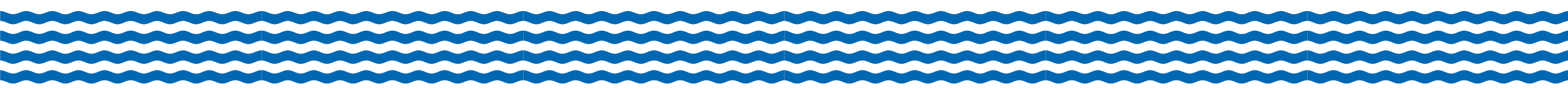
3

Motion to recommend adoption of the updated Comprehensive Plan as amended to the City Council.



# Schedule and Next Steps

<b>June 5</b>	Continue deliberations Focus: Transportation, Capital Facilities, and Utilities
<b>June 12</b>	Conclude deliberations Focus: Land Use, Housing, and Economic Development PC written comments in by June 10



# Thank You

More information  
on the project  
website

[letstalk.mercergov.org/comprehensive-plan-periodic-update](https://letstalk.mercergov.org/comprehensive-plan-periodic-update)

