



PLANNING COMMISSION CITY OF MERCER ISLAND

PCB 24-15
June 5, 2024
Special Business

AGENDA BILL INFORMATION

TITLE:	PCB 24-15: Comprehensive Plan Periodic Review: Deliberations	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed:
RECOMMENDED ACTION:	Prepare a recommendation to the City Council	<input type="checkbox"/> Motion <input checked="" type="checkbox"/> Recommendation

STAFF:	Adam Zack, Senior Planner
EXHIBITS:	1. Planning Commissioner Comments 2. Public Comments 3. Public Hearing Draft Housing Element with Minimum Requirements References

EXECUTIVE SUMMARY

The purpose of this report is to provide the Planning Commission (PC) with additional information as requested so that they can continue deliberating their recommendation.

- On May 29, 2024, the Planning Commission (PC) held a public hearing on the proposed Comprehensive Plan update;
- Following the public testimony, the PC began preparing its recommendation to the City Council;
- As of May 29, 2024, two Planning Commissioner proposed amendments have been provided (Exhibit 1);
- As of May 29, 2024, twelve public comments were submitted (Exhibit 2);
- The PC recommendation will have two major components: 1) recommended drafts of the Comprehensive Plan elements, and 2) findings that provide some context for the PC recommended drafts;
 - The recommended drafts of the Comprehensive Plan elements will be based on the drafts the PC has prepared throughout the Comprehensive Plan periodic review;
 - Findings will be included with the recommendation to the City Council to provide additional context or other information;
- An initial draft of findings was provided with [PCB 24-13](#) Exhibit 1;
- The public hearing drafts of the Comprehensive Plan elements were provided with [PCB 24-13](#) Exhibits 2-8
- At the meeting on May 29, 2024, the PC asked staff to provide the following additional information or materials: (1) A method for tracking responses to public comments; (2) Information about the Comprehensive Plan Periodic Review Scope of Work, Public Participation Plan, and Master Schedule, as approved by City Council in 2022 and the Scope of Work Addendum approved by the City Council in 2023; and (3) More information about the Housing Element and minimum requirements set in state law;
- The PC will resume deliberating its recommendation to the City Council on June 5, 2024,
- with a focus on the Transportation, Capital Facilities, Utilities, and Parks and Open Space elements.

PUBLIC COMMENTS

The public can submit written comments regarding the Comprehensive Plan periodic review to comp.plan@mercerisland.gov. Public comments submitted by 4:30 PM on Tuesday June 4, 2024, will be provided to the Planning Commission in advance of the meeting on June 5. Comments received after June 4 will be provided to the Planning Commission at a later meeting.

BACKGROUND

The City has been engaged in the periodic review of its Comprehensive Plan since March 2022, when the City Council approved the Scope of Work, Master Schedule, and Public Participation Plan with [Resolution No. 1621](#). At public meetings over the last two years, the PC has prepared public review drafts of each element slated for update and the new Economic Development and Parks and Open Space elements. Each of these public review drafts were posted to the [Project Website](#) as they were completed. The public was able to comment on the drafts during the public meetings and submit written comments throughout the periodic review process. The periodic review process to date is summarized in figures 1, 2, and 3.

Figure 1. Comprehensive Plan Project Summary Timeline, 2022-2023.

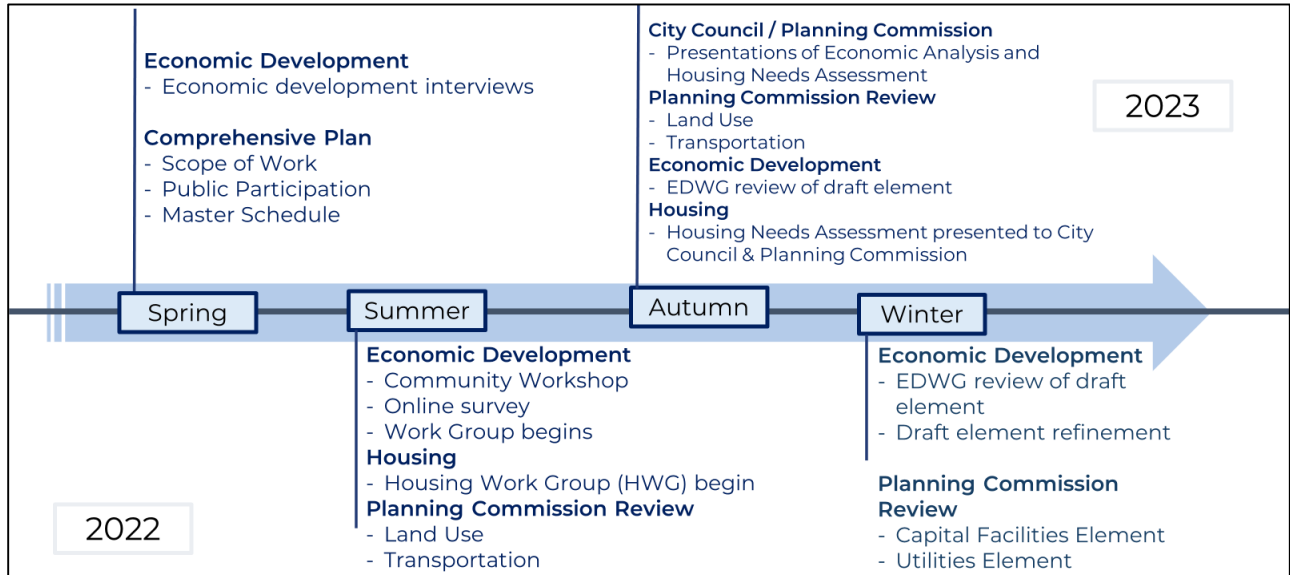


Figure 2. Comprehensive Plan Project Summary Timeline, 2023-2024.

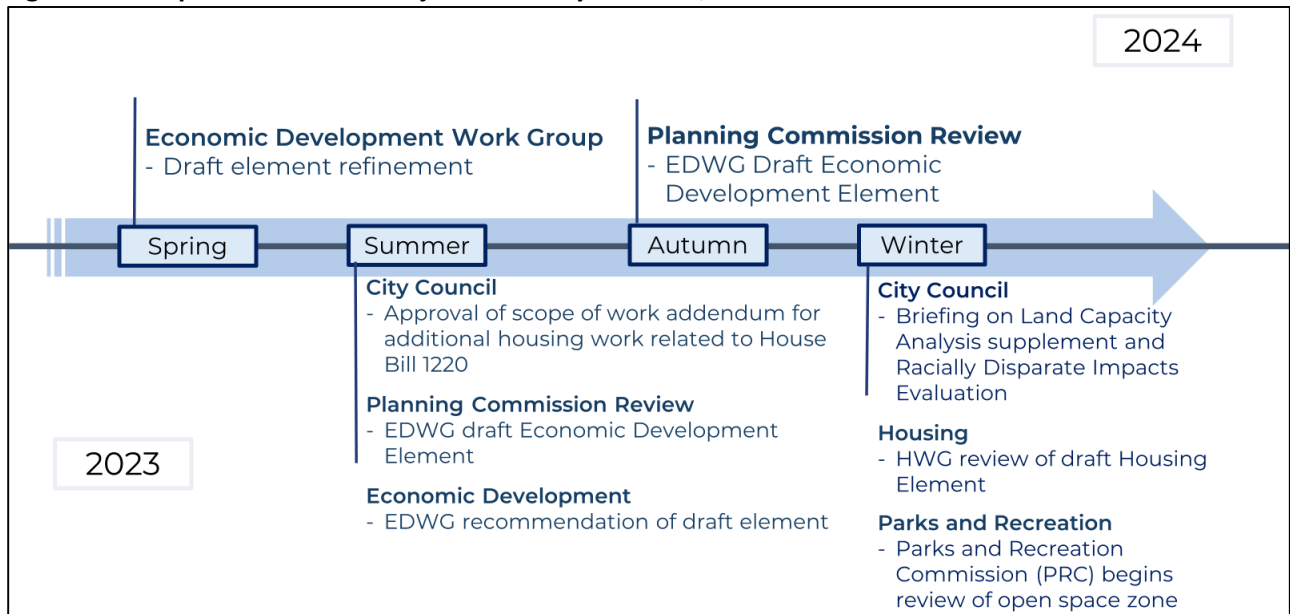
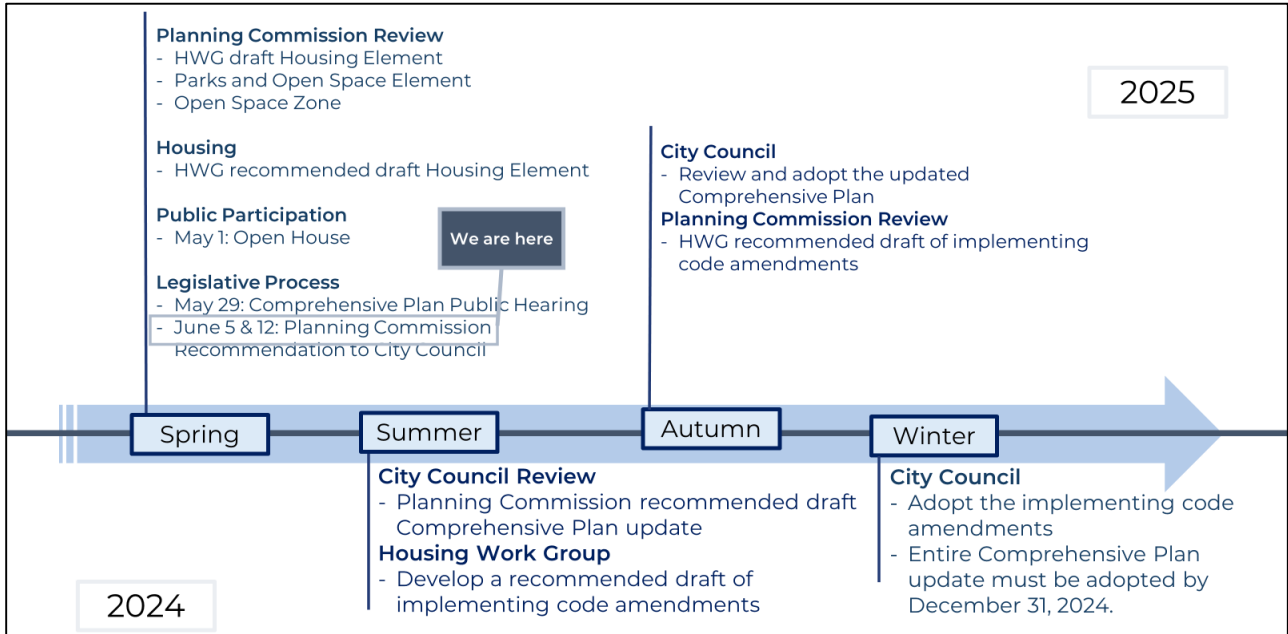


Figure 3. Comprehensive Plan Project Summary Timeline, 2024-2025.



On May 29, 2024, the PC conducted a public hearing on the updated Comprehensive Plan and began deliberating its recommendation to the City Council. These deliberations will continue at the June 5 and June 12 meetings. The intent is to arrive at a recommendation to the City Council by June 12. Making a recommendation to the City Council will conclude the PC review of the Comprehensive Plan elements.

ISSUE/DISCUSSION

At its May 29 meeting, the PC asked staff to provide the following additional information or materials: (1) A method for tracking responses to public comments; (2) Information about the Comprehensive Plan Periodic Review Scope of Work, Public Participation Plan, and Master Schedule, as approved by City Council in 2022 and the Scope of Work Addendum approved by the City Council in 2023; and (3) More information about the Housing Element and minimum requirements set in state law. Additional information on each of these items is provided below.

Comprehensive Plan Periodic Review Public Hearing Comment Tracking

The tables, starting on page 4, summarize the comments received between when the public hearing notice was published on April 22, and May 29, 2024. Table 1, at the top of page 4, lists the comments provided by Planning Commissioners, showing the proposed amendments in strikeout/underline format. The full comments submitted by Planning Commissioners are provided in Exhibit 1. Public comments received to date are listed in Table 2, at the top of page 5. The full text of all public comments is provided in Exhibit 2. The “change made” column in both tables is provided as a way to track whether the PC made an amendment to the draft or made a finding in response to the comment, with the meeting date noted. The final column with the header “Amendment, Finding, or No Action” tracks whether the Planning Commission amended the draft Comprehensive Plan, made a finding, or took no action in response to the comment.

Table 1. Planning Commission Written Comments.

Log #	Received From	Comment	Change Made (Y/N)	Amendment, Finding, or No Action
PC-1	Carolyn Boatsman	<p>1. Transportation Element, Goal 12:</p> <p>Promote bicycle and pedestrian networks that safely access and link commercial areas, residential areas, schools, and parks, <u>and</u> transit, within the City.</p>	Y 5/29	Amendment
PC-2	Carolyn Boatsman	<p>2. Land Use Element, text on page 5:</p> <p><u>Beginning in 2022, the City began composing a Climate Action Plan. The Climate Action Plan establishes strategies for the City to reduce greenhouse gas emissions and vehicle miles traveled to meet its adopted greenhouse gas reduction goals address climate change. These strategies are an important step to move the City forward in its response to the changing climate. Where needed, goals and policies were amended or added to this Land Use Element to support the strategies in the Climate Action Plan, including amendments to the policies under goals 26, 27, and 28.</u></p>	Y 5/29	Amendment
PC-3	Carolyn Boatsman	<p>3. Housing Element Policy 1.4.M 1.4.M Neighborhoods in which environmental health hazards, <u>including noise and light pollution</u>, are minimized to the extent possible.</p>	Y 5/29	Amendment
PC-4	Chris Goelz	<p>Draft findings F-3 and F-6:</p> <p>in F-3 – "effecting" should be "affecting"</p> <p>in F-6 – "commutes" should be "commuters"</p>		
PC-5	Chris Goelz	<p>Alternate Finding F-3:</p> <p>Try to mitigate through regulation any impacts of moderate density housing on traffic, on-street parking and pedestrian safety, especially in those areas close to transit.</p>		

Table 2. Written Public Comments.

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

Comprehensive Plan Periodic Review Scope of Work, Public Participation Plan, and Master Schedule

The City Council approved a scope of work, public participation plan, and master schedule on March 15, 2022 with [Resolution No. 1621](#). On July 5, 2023, the City Council approved an addendum to the scope of work with [Resolution No. 1645](#). The addendum to the scope of work added new tasks to the planned update of the Housing Element in response to new guidance for complying with recent statewide housing legislation released by the WA Department of Commerce (Commerce). The scope of work addendum included tasks to prepare two reports based on the Commerce guidance: the Land Capacity Analysis Supplement and Racially Disparate Impacts Evaluation

Housing Element and Minimum Requirements

The PC requested information about where to find a draft of the Housing Element with the goals and policies mapped to the minimum requirements. The Housing Element draft provided with [PCB 24-05](#) mapped the policies to the minimum requirements. As a note, PCB 24-05 Exhibit 3 provided the minimum requirements from the GMA, Puget Sound Regional Council’s *Vision 2050* regional plan, and the King County countywide planning policies.

NEXT STEPS

The area of focus for the deliberations on June 5 will be to discuss proposed amendments to the Transportation, Utilities and Capital Facilities elements. The Commission may also wish to address the public comments received and continue to discuss the findings. The PC will then meet on June 12 to continue deliberations, with a focus on the Land Use, Housing and Economic Development elements. The goal is to complete the PC recommendation by June 12 to stay on schedule.

RECOMMENDED ACTION

Continue deliberations and consider the recommended motions provided in [PCB 24-13](#). If commissioners would like to propose changes to the public hearing draft elements, please be prepared to make a motion. The motion should include at least: (1) the element name, (2) goal or policy number, and (3) the specific amendment proposed. To the extent possible, please provide the proposed amendment in writing to Adam Zack, adam.zack@mercercisland.gov by the end of the day on Monday, June 3, 2024, so other commissioners have the opportunity to review the proposed amendment.