



**BUSINESS OF THE CITY COUNCIL  
CITY OF MERCER ISLAND**

**AB 6510  
July 16, 2024  
Regular Business**

**AGENDA BILL INFORMATION**

<b>TITLE:</b>	AB 6510: 2024 Comprehensive Plan Periodic Update – Presentation of Planning Commission Recommended Draft	<input checked="" type="checkbox"/> Discussion Only <input type="checkbox"/> Action Needed: <input type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
<b>RECOMMENDED ACTION:</b>	Receive report, no action necessary.	

<b>DEPARTMENT:</b>	Community Planning and Development
<b>STAFF:</b>	Jeff Thomas, Director Adam Zack, Senior Planner
<b>COUNCIL LIAISON:</b>	n/a
<b>EXHIBITS:</b>	1. Planning Commission Findings and Recommendation A. Recommended Draft Comprehensive Plan Elements Clean B. Recommended Draft Comprehensive Plan Elements in Track Changes 2. Planning Commission Public Hearing Amendment Tracker
<b>CITY COUNCIL PRIORITY:</b>	n/a

<b>AMOUNT OF EXPENDITURE</b>	\$ n/a
<b>AMOUNT BUDGETED</b>	\$ n/a
<b>APPROPRIATION REQUIRED</b>	\$ n/a

**EXECUTIVE SUMMARY**

The purpose of this briefing is to present the City Council with the Planning Commission (PC) recommended draft of the 2024 Comprehensive Plan periodic update, and request comments on the draft from the City Council prior to the first reading of an ordinance to adopt this update.

- On May 29, 2024, the PC held a public hearing on the proposed 2024 Comprehensive Plan periodic update.
- The public hearing drafts of the Comprehensive Plan elements provided to the PC are in [PCB 24-13](#).
- After receiving public testimony, the PC began deliberated on its recommendation to the City Council on May 29, June 5, and June 12.
- All written public comments the PC received between May 28 and June 6, 2024 are provided in Exhibit 3 of [PCB 24-16](#).
- On June 12, 2024, the PC made findings and a recommendation to the City Council (Exhibit 1).
- The PC recommended drafts are attached as exhibits in two formats:
  - A clean version showing the text without any editing notation (Exhibit 1.A).
  - A track changes version tracking all changes from the existing 2016 Comprehensive Plan to the June 12, 2024 PC recommended drafts (Exhibit 1.B).

- Note: Exhibit 1.B does not include markup versions of the Housing, Economic Development, and Parks and Open Space elements. The proposed Housing Element will be a complete repeal and replacement of the 2016 Comprehensive Plan Housing Element with the June 12, 2024 PC recommended draft Housing Element. The Economic Development Element as well as the Parks and Open Space Element are new, therefore only clean versions from the June 12, 2024 PC recommendation are presented.
- During its deliberations following the May 29, 2024 public hearing, the PC made several final amendments to the draft Comprehensive Plan elements which led to its June 12, 2024 recommendation to City Council. These changes are tracked in Exhibit 2.
- Staff requests the City Council provide any proposed amendments to the June 12, 2024 PC recommended drafts on a rolling basis discussed below from July 17 through August 9, 2024.

## BACKGROUND

The City began the 2024 periodic review of its Comprehensive Plan in March 2022, when the City Council approved the Scope of Work, Master Schedule, and Public Participation Plan with [Resolution No. 1621](#). At 24 public meetings between March 2022 and May 2024, the PC prepared public hearing drafts of each Comprehensive Plan Element, except for the Shoreline Master Program. Each of these public hearing drafts were posted to the [project website](#) as they were completed. The public had the opportunity to comment on the drafts throughout the process, including public access time during each PC meeting and written comment periods.

On May 29, 2024, the PC conducted a public hearing on the updated Comprehensive Plan and began deliberating on its recommendation to the City Council. These deliberations continued through June 5 and June 12. On June 12, 2024, the PC finalized its recommendation to the City Council. To complete the 2024 Comprehensive Plan periodic review, the City Council must complete its review and adopt, amend, or remand the PC recommendation. Per the WA Growth Management Act (GMA), the 2024 Comprehensive Plan periodic review must be adopted by December 31, 2024.

### Comprehensive Plan Elements

The Comprehensive Plan is composed of topic-specific elements that establish goals and policies. The goals detail what the City would like to accomplish in the next 20 years. The policies establish the high-level strategies the City will use to achieve its goals. The goals and policies in the Comprehensive Plan elements are implemented through regulations, programs, and projects. The City Council will determine which actions the City will take to implement the updated goals and policies after the Comprehensive Plan elements are adopted. Before the end of this year, the PC will recommend implementing development code amendments for the Council to consider.

### Planning Commission Amendment Tracker

The Planning Commission Amendment Tracker shows all amendments the PC made to get from the public hearing drafts to the Planning Commission recommended drafts (Exhibit 2). The public hearing drafts were published on the project Let's Talk Mercer Island page as the PC completed its initial review throughout the update process and provided to the PC in advance of the public hearing with [PCB 24-13](#). Every amendment the PC made was approved by motion and [the minutes of each meeting](#) show the detail of every change.

## Drafting New Elements

The City Council approved scope of work for the 2024 Comprehensive Plan periodic review included a substantial reworking of the Housing Element and drafting two new Comprehensive Plan Elements: Economic Development and Parks and Open Space ([Res. No. 1621](#)). In 2023, the approved scope of work was supplemented with additional tasks for the Housing Element to respond to updated statewide requirements ([Res. No. 1645](#)).

The approved scope of work included the creation of two work groups to prepare the initial drafts of the new Economic Development and Housing elements. The work groups were composed of three City Council members and two Planning Commissioners.

The Economic Development Working Group (EDWG) prepared the initial draft of the Economic Development Element between November 2022 and June 2023 ([PCB 23-12](#)). The PC reviewed the EDWG draft of the Economic Development Element over the course of four meetings from June to October 2023. The PC arrived at its public hearing draft of the Economic Development Element on October 25, 2023. The public hearing draft was then further refined by a handful of amendments made during the PC deliberations following the public hearing on May 29, 2024 (Exhibit 2).

The Housing Work Group (HWG) prepared the initial draft of the Housing Element from January to March 2024 ([PCB 24-05](#)). The draft Housing Element was prepared to ensure that the Comprehensive Plan complies with updated requirements set in state law. The PC considered the HWG draft of the Housing Element on March 20, 2024, before arriving at the public hearing draft of the Housing Element on March 27, 2024. The public hearing draft was then further refined by a handful of amendments made during the PC deliberations following the public hearing on May 29, 2024 (Exhibit 2).

## Agency Comments

The City has received some comments on the 2024 Comprehensive Plan periodic update from state and regional agencies. However, the City continues to wait for comments from others, namely the Washington Department of Commerce. It is anticipated the City will receive all agency comments by the end of July. Staff will compile and review all agency comments received as well as present any recommendations for amendments to the PC recommended draft to the City Council on September 3, 2024.

## ISSUE/DISCUSSION

During the presentation on Tuesday night, staff will provide an overview of the PC recommended draft of the 2024 Comprehensive Plan periodic review. Staff requests the City Council provide any proposed amendments to the June 12, 2024 PC recommended drafts on a rolling basis discussed below from July 17 through August 12, 2024, as follows:

- July 29 – Introduction, Land Use Element and Housing Element
- August 5 – Transportation Element, Utilities Element and Capital Facilities Element
- August 12 – Economic Development Element, Parks and Recreation Element and Shoreline Master Program

Please send proposed amendments to Adam Zack, Senior Planner ([adam.zack@mercerisland.gov](mailto:adam.zack@mercerisland.gov)), without copying or adding any other councilmembers to avoid potential OPMA violations.

## NEXT STEPS

- **July 17 – August 12, 2024** – City Council review and submittal of proposed amendments to the June 12, 2024 PC recommended draft.
- **September 3, 2024** – City Council deliberation on City Council proposed amendments as well as recommended amendments resulting from agency comments.
- **September 17, 2024** – (Tentative) First reading of an ordinance to adopt the 2024 Comprehensive Plan.
- **October 2024** – (Tentative) Second reading of an ordinance to adopt the 2024 Comprehensive Plan

Following adoption of the updated Comprehensive Plan, the City Council will begin considering development code amendments to implement the updated Comprehensive Plan elements. All necessary amendments for the Comprehensive Plan periodic review must be adopted before December 31, 2024.

## RECOMMENDED ACTION

Receive report. No action necessary.