

Agenda Bill 6519 Exhibit 3B – Substantive City Council Comments.

Log #	Submitted By	Element	Policy or Goal #	Proposed Amendment	Staff Comments
CC-79	Criag Reynolds	Introduction	preamble	Introduction Page 4: <u>Stronger Together</u> Mercer Islanders recognize the benefits of an environment where everyone can survive and thrive. Through a variety of social programs and public services we strive to meet the needs of all Islanders. <u>Welcoming and Inclusive</u> Mercer Island is a place of acceptance where all are welcome, irrespective of race, ethnicity, national origin, religion, gender, sexual orientation, disability status, financial resources, or age. We believe that a diverse community is a healthier community. <u>We respect and appreciate the benefits of diversity.</u>	Note: the Planning Commission did not consider changes to the Introduction and Vision Statement during its public hearing and did not make a recommendation for any changes to the Vision.
CC-5	Salim Nice	Introduction	Multiple	Amend the Introduction as follows: 1.) Change “circulation” to “transportation” wherever it occurs. 2.) Replace “In 2018, the City Council committed to a continuous process of self-improvement and self-assessment by evaluating City’s policies and programs against the best practices established by the leading international analytic framework. Initially this was accomplished through the use of the STAR Community Rating System. As better analytic tools become available, the intention is to continue to identify and adopt the leading international analytic framework.” with “In 2015, the City convened a 42-member stakeholder group that made recommendations, which were picked up by the joint Planning and Design Commissions. These commissions then made recommendations to the Council, resulting in a rewrite of the Town Center code. The new code includes trading additional building height for affordable housing requirements, pedestrian-friendly street-level facades, greater setbacks, and mid-block connectors. It also implements daylight planning and façade modulation to reduce the canyon effect caused by developments from 2004 and 2014.” 3.) Replace this travel writer’s quote: “Islands can seem rather special, but then so can islanders ... most people who remove themselves to islands regard themselves as having entered paradise Classically, a person goes to an island in much the same spirit as a person heads into exile—seeking simplicity, glorying in a world that is still incomplete and therefore full of possibilities.” -Paul Theroux With: “Mercer Island: A thriving, predominantly single-family residential community that balances growth with tradition. We preserve our unique character and natural beauty while striving to maintain excellent municipal services with fiscal responsibility. We support local businesses and ensure outstanding educational and recreational opportunities, managing our limited resources wisely for generations to come.”	Note: the Planning Commission did not consider changes to the Introduction and Vision Statement during its public hearing and did not make a recommendation for any changes to the Vision.
CC-43	Salim Nice	Land Use	2.2	2.2 Strike text and replace with: “2.2 Establish a minimum commercial square footage standard in Town Center to preserve the existing quantity of commercial space in recent developments as new development occurs, with a specific focus on maintaining the current number of large grocery stores to ensure adequate access to food for residents.”	
CC-64	Craig Reynolds	Land Use	3.3	3.3 Calculate building height on sloping sites by measuring height on the lowest side of the building.	
CC-60	Ted Weinberg	Land Use	7.3	Land Use Element. Section V. Page 18. Goal 7.3. Adding SE 27 th Street as a primary pedestrian corridor. Also note the addition of an s at the end of the word corridor and the addition of an Oxford comma following the word landscaping. Specific proposed change: 7.3 78 th Avenue SE and SE 27 th Street should be the primary pedestrian corridors in the Town Center, with ample sidewalks, landscaping, and amenities.	Implementing this policy would likely require a review of Town Center development regulations to ensure they are consistent with the Comprehensive Plan.
CC-67	Craig Reynolds	Land Use	9.1	9.1 Reduce the land area devoted to parking by encouraging structured and underground parking. If open-air, parking lots should be behind buildings. <u>Parking should be convenient and safe.</u>	

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CC-70	Craig Reynolds	Land Use	10	10: Prioritize Town Center transportation investments that promote multi-model access to regional transit facilities.	Goal 10 is in a section of goals and policies specifically directed at Town Center. If the Council would like to make this a Citywide policy, it would probably fit better elsewhere, possibly under Goal 15.
CC-12	Lisa Anderl and Jake Jacobson	Land Use	15	Goal 15 proposes to add "to moderate" after "low" in the goal statement. We propose deleting that added language.	
CC-71	Craig Reynolds	Land Use	15.1	15.1 Preserve the neighborhood character of <u>quality of life in</u> all residential zones.	See agency comment response Log # AC-9
CC-14	Lisa Anderl and Jake Jacobson	Land Use	15.3	Goal 15.3 How will the city accomplish this goal? We would reject the new language. Whichever language is chosen please strike "Commercial Office" unless/until the code is changed, and at this point we would likely not support that change.	Proposed Land Use Element Policy 15.3 states: "Encourage multifamily and mixed-use housing within the existing boundaries of the Town Center, multifamily, and Commercial Office zones to accommodate moderate- to extremely low-income households." This proposed policy would be accomplished through implementation of the Comprehensive Plan. The policies in the Housing Element are specifically focused on providing more detail about accommodating moderate- to extremely low-income households. See the policies under Goal 2 of the Housing Element for more detail.
CC-46	Salim Nice	Land Use	15.3	15.3 Strike paragraph. This text is located in a section titled "OUTSIDE THE TOWN CENTER," yet it sets goals for Town Center.	
CC-47	Salim Nice	Land Use	15.4	15.4 Strike existing text and replace with: "Social and recreation clubs, schools, and religious institutions are predominantly located in single-family residential areas of the Island. The City Council may consider measures within the land use code to address the maintenance, updating, and renovation of these facilities, while ensuring compatibility with surrounding neighborhoods. Such facilities contribute to the mental, physical, and spiritual well-being of Mercer Island residents. Land use decisions should balance the retention of these facilities with overall community planning and zoning regulations."	
CC-72	Craig Reynolds	Land Use	16.4	16.4 Promote accessory dwelling units in single-family zones subject to specific development and owner occupancy standards.	See agency comment response Log # AC-4
CC-49	Salim Nice	Land Use	16.6	16.6 Strike In the alternative to striking 16.6, replace it with, "Explore flexible residential development regulations and incentives to encourage the creation of permanent open spaces comparable to the countywide 4:1 program, homes meeting Universal Design standards for accessibility, and sustainable development achieving passive house efficiency standards." Link for reference: https://code.universaldesign.org If 16.6 remains, reconcile with Goal 21.	
CC-50	Salim Nice	Land Use	16.7, 16.8	16.7 and 16.8 Strike and replace with a single goal of 16.7: "Encourage the preservation and maintenance of naturally occurring affordable housing."	The Planning Commission proposed this policy to direct a review of whether land use, building, and fire codes were incentivizing the demo/rebuild pattern the City is currently seeing.
CC-51	Salim Nice	Land Use	17.3	17.3 Strike	See Comment Log # CC-25
CC-52	Salim Nice	Land Use	18.12	18.12 Strike. This is an unfunded liability. Presumably, people purchasing these assets are doing so at a discount that reflects previous impacts on the property.	See Comment Log # CC-16.

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CC-19	Lisa Anderl and Jake Jacobson	Land Use	21.3	Goal 21.3 – Unless these proposed changes are required under state law, the edits should be rejected.	
CC-61	Ted Weinberg	Land Use	21.5	Land Use Element. Section V. Page 29. Goal 21.5. Undo deletion of goal 21.5. Specific proposed change: <u>21.5 Conduct annual tracking of new, or significantly remodeled, structures verified under various green building programs on Mercer Island and incorporate statistics into the City's sustainability tracking system and performance measures.</u>	Administration of this type of tracking would require City staff resources.
CC-20	Lisa Anderl and Jake Jacobson	Land Use	27.6.4	Goal 27.6.4 encouraging, smaller, single-family residential housing units, moderate density, housing (including duplexes, and triplex), and	
CC-53	Salim Nice	Land Use	27.6.4	27.6.4 Strike. The SMP overwater structures/docks change the Council made should be enough to remind us that this policy will not work. I suggest we let Washington State's energy code serve its intended purpose unincumbered by additional competing policies.	
CC-23	Lisa Anderl and Jake Jacobson	Land Use	29.5, 29.6	Delete Goals 29.5 and 29.6 – we should not be discriminating against certain groups by favoring other groups.	Proposed Policy 29.5 was drafted to improve consistency between the Comprehensive Plan and the Puget Sound Regional Council (PSRC) Multicounty Planning Policy (MPP) MPP-RC-2, which states: "Prioritize services and access to opportunity for people of color, people with low incomes, and historically underserved communities to ensure all people can attain the resources and opportunities to improve quality of life and address past inequities." Proposed Policy 29.6 was drafted to improve consistency between the Comprehensive Plan, MPP-RC-4, and CPP DP-23. This amendment is also in response to House Bill (HB) 1717 passed by the WA Legislature in 2022. HB 1717 amended the GMA to require increased coordination between GMA planning jurisdictions and federally recognized tribes. From the Municipal Research Services Council (MRSC) website: "Under HB 1717, federally recognized tribes may voluntarily participate in a county or regional planning process under GMA. If a tribe wants to participate, it must present a resolution to the county, indicating its intent. Local governments then must enter into good faith negotiations with the tribe to develop a mutually agreeable memorandum of agreement outlining collaboration and participation in the planning process. If agreement cannot be reached, the parties may enter into a mediation process of 60 days or less using a suitable expert arranged for and paid by the Department of Commerce. Failure to reach an agreement does not prevent a tribe from attempting to participate in subsequent planning processes. A tribe may also request that Commerce provide facilitation services to resolve issues that it has with a local government concerning the local government's comprehensive plan."

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CC-21	Lisa Anderl and Jake Jacobson	Land Use	30.6	VI. ACTION PLAN. Goal 30.6 is deleted but it still seems relevant and should be retained unless it is captured in the Housing Element.	Policy 30.6 could be challenging to implement given the changes in the state law regarding residential development. This policy would likely conflict with the required implementation of statewide legislation pertaining to middle housing and accessory dwelling units (RCW 36.70A.635, RCW 36.70A.680, and RCW 36.70A.681).
CC-25	Lisa Anderl and Jake Jacobson	Housing	preamble	HOUSING ELEMENT. Under the heading Capacity to Accommodate Housing Growth, Target and Housing Needs, there is a reference to an Appendix X. Ce cannot comment on this section until we see Appendix X. Further, please at a minimum make the following edit to the third paragraph. Second, the city allowed multifamily development in the Commercial Office (C- O) zone.	On January 16, 2024, the City Council made the following motion to provide direction to the Housing Work Group as it prepared the initial draft of the Housing Element: Add multifamily residential use to the CO zones not directly abutting a parcel in a single-family zone. This policy direction was incorporated throughout the draft Housing Element. If the City Council decides to change that policy direction, the Housing Element will need to be reviewed to amend other policies based on that direction. If the City Council wants to explore including that policy direction in the Housing Element but hold off on implementation at a later date, the referenced line of text can be amended to reflect that change in direction. The City Council can also consider making a finding to provide more clarification that this policy option is intended to be implemented later in the life of the Comprehensive Plan. A specific date does not need to be set in this finding. A sample finding could state: "Implementation of policies that consider allowing residential uses in the Commercial Office zone should be implemented no sooner than three years after the City has completed its 2024 Comprehensive Plan periodic review."
CC-26	Lisa Anderl and Jake Jacobson	Housing	preamble	Table 2. This table is very difficult to edit as there is no easy way to reference the cells. Will give it a shot. Multi-family and Mixed use – delete all the language under Development Regulations/Action or Program. This type of housing should not receive preferential treatment. If we are going to simplify permit requirements, reduce review time, and consider other adjustments, it should apply to all housing. Delete the reference to multi-family in the C-O zone. Delete the reference to anti-displacement measures.	This table is included in the Housing Element, with specific actions for each housing type to satisfy a GMA requirement that the City document housing barriers (RCW 36.70A.070(2)(d)(ii)). Commerce also commented on this Table, recommending that the City elaborate further on the actions it will take to address barriers for housing, see Agency Comment Log # AC-13. The GMA requires that the Housing Element, "Establishes antidisplacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing. (RCW 36.70A.070(2)(h))"

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CC-27	Lisa Anderl and Jake Jacobson	Housing	preamble	Table 2 - Income Restricted Units. Delete the reference to streamlining design review unless it applies to all housing types. Delete references to fee-in-lieu and incentives.	This table is included in the Housing Element, with specific actions for each housing type to satisfy a GMA requirement that the City document housing barriers (RCW 36.70A.070(2)(d)(ii)). Commerce also commented on this Table, recommending that the City elaborate further on the actions it will take to address barriers for housing, see Agency Comment Log # AC-7.
CC-28	Lisa Anderl and Jake Jacobson	Housing	preamble	RDI – Delete the paragraph and 5 bullet points that starts with "The following strategies detailed in this Housing Element are directed at addressing and beginning to undo the impacts identified in the RDI evaluation". Given that the entirety of Mercer Island has been identified as a low displacement risk this seems unnecessary	RCW 36.70A.070(2)(f) requires cities to adopt a Housing Element that "Identifies and implements policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions".
CC-29	Lisa Anderl and Jake Jacobson	Housing	1.3	Goal 1.3 Delete 1.3 B(2) and (3) and 1.3 C(1) and (3)	RCW 36.70A.070(2)(b) requires cities to adopt a Housing Element that "Includes a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences, and within an urban growth area boundary, moderate density housing options including, but not limited to, duplexes, triplexes, and townhomes". Additionally, RCW 36.70A.070(2)(d) requires cities to adopt a Housing Element that: "(d) Makes adequate provisions for existing and projected needs of all economic segments of the community, including: (i) Incorporating consideration for low, very low, extremely low, and moderate-income households; (ii) Documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations; (iii) Consideration of housing locations in relation to employment location; and (iv) Consideration of the role of accessory dwelling units in meeting housing needs;" This policy also helps address PSRC MPPs H-2-6 and H-9 and King County CPPs H-12 and H-21.
CC-30	Lisa Anderl and Jake Jacobson	Housing	1.4	Goal 1.4 Replace "equitable" with "equal". Delete 1.4H, G and K – these are not city functions.	Policy 1.4 helps address PSRC MPPs H-1, H-6, H-Action-4, and King County CPPs H-16, H-17, H-18, and H-25.
CC-32	Lisa Anderl and Jake Jacobson	Housing	1.12	Goal 1.12 Delete the reference to the Commercial-Office zone.	See Comment Log # CC-25 Policy 1.12 helps address PSRC MPP H-7-8 and King County CPPs H-21.

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CC-33	Lisa Anderl and Jake Jacobson	Housing	2.3, 2.4	Goal 2. Delete 2.3 and 2.4.	RCW 36.70A.070(2)(d) requires the Comprehensive Plan include a housing element that "(d) Makes adequate provisions for existing and projected needs of all economic segments of the community, including: (i) Incorporating consideration for low, very low, extremely low, and moderate-income households; (ii) Documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations; (iii) Consideration of housing locations in relation to employment location; and (iv) Consideration of the role of accessory dwelling units in meeting housing needs;". Policies 2.3 and 2.4 also helps address PSRC MPPs H-2-6 and H-9 and King County CPPs H-18 and H-19
CC-34	Lisa Anderl and Jake Jacobson	Housing	2.5.C	Goals 2.5.C – H should be deleted. We are especially concerned that the MFTE (2.5.D) has found its way into this plan given that that is contrary to the express direction of Council when we repealed it several years ago.	If these policies are struck, the City Council may want to consider replacing them with other strategies for producing affordable housing units. RCW 36.70A.070(2)(d) requires cities to make adequate provisions for existing and projected needs of all economic segments of the community. Policy 2.5 also helps address PSRC MPPs H-2-6 and H-9 and King County CPPs H-10 and H-21.
CC-35	Lisa Anderl and Jake Jacobson	Housing	2.6, 2.7, 2.8	Delete Goals 2.6, 2.7, and 2.8. These measures favor certain groups and do not have a revenue source.	See Comment Log # CC-34. RCW 36.70A.070(2)(d)(ii) requires the comprehensive plan to include a housing element that makes adequate provisions for housing including "Documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations". Policies 2.6, 2.7, and 2.8 also help address King County CPPs H-10, H-13, H-14, and H-21.
CC-36	Lisa Anderl and Jake Jacobson	Housing	3.1	Goal 3.1 should be deleted for reasons detailed in other edits. In particular, there are no funds to increase the supply of affordable housing or to add incentives. Tenant protections in 3.1.B is a penalty to rental property owners without any showing of need for increased tenant protections. The WA Landlord-Tenant Act is and extremely tenant-friendly law and no additional protections are needed. In addition, this type of regulation can dis-incentivize in rental property, thereby decreasing supply.	RCW 36.70A.070(2)(b) requires cities to adopt a Housing Element that "Includes a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences, and within an urban growth area boundary, moderate density housing options including, but not limited to, duplexes, triplexes, and townhomes".
CC-37	Lisa Anderl and Jake Jacobson	Housing	3.2	Goal 3.2 – delete	Policy 3.2 helps address PSRC MPP H-5 and King County CPP H-20.
CC-38	Lisa Anderl and Jake Jacobson	Housing	4.2	Goal 4.2 re tenant protections – delete per comments on 3.1 above.	The City is required to establish anti-displacement policies by RCW 36.70A.070(2)(h). Policy 4.2 also helps address King County CPPs H-21 and H-23.

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CC-39	Lisa Anderl and Jake Jacobson	Housing	5.1	Goal 5.1 should only be adopted if applicable to all housing types, not only multi-family.	This policy proposes a review of the multifamily development standards specifically because the established development standards in the City's multifamily zones have not been updated in many years. If the Council would like to amend this to apply to residential development standards more generally, "multifamily" could be replaced by "residential" in the first sentence. That change would direct a broader and more-generalized review of the residential development standards in all zones. Policy 5.1 helps address PSRC MPP H-10 and King County CPP H-12.
CC-40	Lisa Anderl and Jake Jacobson	Housing	5.2	Goal 5.2 -delete	The City is required to plan for the listed middle housing types by RCW 36.70A.070(2)(c). Policy 5.2 also helps address PSRC MPP H-9.
CC-4	Salim Nice	Housing	Multiple	Return the Housing Element to the version originally drafted by the Housing Work Group as presented to the Planning Commission in PCB 24-05, Exhibit 1.	
CC-128	Lisa Anderl and Jake Jacobson	Transportation	3.4	Transportation Element Goal 3.4 – delete – I don't think this should be a city function. And the environmental benefits of electric vehicles are questionable at best.	
CC-81	Craig Reynolds	Transportation	4.1	Transportation Element Policy 4.1, add a bullet that states: "Explore the possibility of on-demand intra-Island shared EV shuttle services to connect neighborhoods to Town Center and Link Light rail."	
CC-129	Lisa Anderl and Jake Jacobson	Transportation	4.9	Transportation Element Goal 4.9 -delete. Goal 4.10 covers this.	
CC-130	Lisa Anderl and Jake Jacobson	Transportation	5.4	Transportation Element Goal 5.4 Delete "equity" and edit to delete references to regional growth, VISION and County Planning policies. We should be advocating for actions and programs that are consistent with this comp plan.	
CC-85	Craig Reynolds	Transportation	6.9	Amend Transportation Element Policy 6.9: "Require adequate parking and other automobile <u>and bicycle</u> facilities to meet anticipated demand generated by new development."	
CC-119	Salim Nice	Transportation	7.1	Transportation Element Policy 7.1: Strike the text and replace it with "Include safety accommodations for all travelers in the City's roadway design standards."	
CC-121	Salim Nice	Transportation	12.3	Transportation Element Policy 12.3: Strike the text and replace it with "Standardize treatments for pedestrian crossings within the City."	
CC-82	Craig Reynolds	Transportation	new	Add a new Transportation Element Policy 4.11: "Provide adequate facilities for secure bicycle storage in city parks and at customer-facing city buildings."	
CC-83	Craig Reynolds	Transportation	new	Add a new Transportation Element Policy 4.12: "Prioritize "complete street" concepts in all material roadway construction or expansion."	
CC-84	Craig Reynolds	Transportation	new	Add a new Transportation Element Policy 4.13: "Prioritize execution of the Mercer island ADA Transition Plan."	See agency comment response AC-11
CC-87	Craig Reynolds	Transportation	new	Add a new Transportation Element Policy 7.12: "Consistently enforce all traffic safety regulations, including speed limits."	
CC-88	Craig Reynolds	Transportation	new	Add a new Transportation Element Policy 11.4: "Explore the creation of policies to discourage residents of Town Center from using City streets and public parking facilities in place of building-provided parking facilities."	

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CC-147	Ted Weinberg	Transportation	new	Transportation Element. Page 8. New goal. Specific proposed change: <u>8.5 Ensure that Mercer Island Parks used for inter-city sporting events provide public electric vehicle chargers.</u>	
CC-149	Ted Weinberg	Transportation	new	Transportation Element. Page 9. New goal defining LOS for EV chargers. <u>10.7 Levels of service for electric vehicle charging infrastructure should be established.</u>	
CC-96	Craig Reynolds	Utilities	1.1	Amend Utilities Element Policy 1.1: "Structure rates and fees for all City-operated utilities with the goal of recovering all costs, including overhead and debt service, related to the extension of services and the operation, and maintenance, and upgrade of those utilities.	
CC-123	Salim Nice	Utilities	1.6	Utilities Element Policy: Strike 1.6 and reference the CAP, if necessary. I found the following explanation of natural asset management: <i>Natural assessment management typically refers to the systematic evaluation and management of natural resources to ensure their sustainable use and conservation. This involves integrating scientific knowledge with planning and decision-making processes to maintain the health and productivity of ecosystems. Natural resource assessments are essential in understanding the current conditions and trends of resources such as water, forests, wildlife, and land. These assessments help in identifying threats like climate change, invasive species, and habitat fragmentation, and in developing strategies to mitigate these impacts. For example, the U.S. Forest Service and the National Park Service incorporate climate change scenarios into their natural resource management plans to anticipate and adapt to future conditions. Key components of natural assessment management include: 1. Data Collection and Analysis: Gathering information on the status of natural resources, including biodiversity, water quality, and soil health. 2. Climate Change Integration: Considering the impacts of climate change on natural resources and developing adaptation strategies. 3. Stakeholder Involvement: Engaging local communities, scientists, and policymakers in the management process to ensure that decisions are well-informed and widely supported. 4. Sustainable Practices: Implementing management practices that preserve the ecological balance, such as protecting critical habitats, controlling invasive species, and promoting sustainable land use.</i>	

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CC-124	Salim Nice	Utilities	4.5	Utilities Element Policy: Strike 4.5 and reference the stormwater plan, if necessary. I found the following explanation of nonpoint source pollution: <i>Nonpoint source pollution (NPS) refers to diffuse pollution that does not originate from a single, identifiable source. Instead, it comes from multiple, often widespread sources, making it more challenging to control and manage. This type of pollution is usually carried into water bodies through rainfall or snowmelt that moves over and through the ground, picking up natural and human-made pollutants along the way. Common examples of nonpoint source pollution include: - Agricultural runoff: Pesticides, fertilizers, and animal waste from farms can wash into rivers, lakes, and groundwater. - Urban runoff: Oil, grease, heavy metals, and chemicals from roads, parking lots, and industrial areas can be carried by stormwater into water bodies. - Sediment: Erosion from construction sites, deforested areas, and riverbanks can add sediment to waterways, affecting aquatic habitats. - Nutrients: Excess nutrients from fertilizers and animal waste can cause algal blooms and eutrophication in water bodies, leading to oxygen depletion and harm to aquatic life. - Pathogens: Bacteria and viruses from septic systems, pet waste, and agricultural operations can contaminate water sources, posing health risks to humans and animals. Because nonpoint source pollution comes from various dispersed activities and locations, it requires broad, coordinated efforts to manage and mitigate its impacts on the environment.</i>	
CC-135	Lisa Anderl and Jake Jacobson	Utilities	7.2	Utilities Element Page 15 Retain 7.2	
CC-98	Craig Reynolds	Utilities	New	Add a new Utilities Element Policy 2.8: "Explore options for water system supply redundancy such as (a) Creating a backup supply line over the West Channel Bridge or (b) Installing necessary systems to make the emergency well water potable."	
CC-100	Craig Reynolds	Utilities	new	Add a new Utilities Element Policy 6.8: "Continue to encourage the installation of home solar, wind, and geothermal systems, as well as other energy conservation and renewable energy generation systems."	
CC-101	Craig Reynolds	Utilities	new	Add a new Utilities Element Policy 6.9: "Explore the installation of solar generation systems on city owned buildings."	
CC-102	Craig Reynolds	Utilities	new	Add a new Utilities Element Policy 6.10: "Explore the possibility of supporting or encouraging plans to create a Public Utility District to replace PSE."	
CC-104	Craig Reynolds	Utilities	new	Add a new Utilities Element Policy 8.10: "Explore the possibility of creating a publicly owned fiber optic network serving most or all Island homes."	
CC-142	Lisa Anderl and Jake Jacobson	Capital Facilities	1.4	Capital Facilities Element Delete Goal 1.4	
CC-144	Lisa Anderl and Jake Jacobson	Capital Facilities	2.7	Capital Facilities Element Delete Goal 2.7 as we do not appear to be headed in that direction.	
CC-114	Craig Reynolds	Capital Facilities	new	Capital Facilities Element, add a policy 1.27: "Coordinate with the Mercer Island School District to the extent practical to seek economies of scale available through shared facilities."	

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CC-170	Lisa Anderl and Jake Jacobson	Parks and Open Space	1.3	Re Parks and Rec we recommend deleting 1.3. We are not aware that there are areas of higher racial and social inequities and so do not see the need for this language. The RDI map in the Land Use element supports this recommendation.	For reference, the proposed Parks and Open Space Policy 1.3 states: Prioritize access to and conservation of parks and open spaces in areas of the City with higher racial and social inequities. This policy was recommended by staff during the Planning Commission review to address a potential policy gap between the Parks and Open Space Element and Multicounty Planning Policy (MPP) EN-Action-4 and Countywide Planning Policy (CPP) EN-20. MPP EN-Action-4 states: In the next periodic update to the comprehensive plan, counties and cities will create goals and policies that address local open space conservation and access needs as identified in the Regional Open Space Conservation Plan, prioritizing areas with higher racial and social inequities and rural and resource land facing development pressure. Counties and cities should work together to develop a long-term funding strategy and action plan to accelerate open space protection and enhancement. More information about the Parks and Open Space Element, MPP EN-Action-4 and CPP EN-20 was provided in PCB 24-12, Exhibit 3.