



BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

AB 5862
May 4, 2021
Study Session

AGENDA BILL INFORMATION

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| TITLE: | AB 5862: King County County-Wide Planning Policies Growth Targets and Urban Growth Capacity Study Updates. | <input checked="" type="checkbox"/> Discussion Only <input type="checkbox"/> Action Needed: |
| RECOMMENDED ACTION: | n/a | <input type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution |

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|-------------------------------|---|
| DEPARTMENT: | Community Planning and Development |
| STAFF: | Jeff Thomas, Interim Director |
| COUNCIL LIAISON: | n/a |
| EXHIBITS: | n/a |
| CITY COUNCIL PRIORITY: | 1. Prepare for the impacts of growth and change with a continued consideration on environmental sustainability. |

SUMMARY

This study session is intended to provide an update on the efforts of King County, and incorporated jurisdictions within, related to the County-Wide Planning Policies update, including Growth Targets as well as the Urban Growth Capacity Study. City Council has held previous discussions on these subjects during its January 5, 2021, January 19, 2021, and February 2, 2021 meetings.

BACKGROUND

The Washington State Growth Management Act (GMA) requires all counties and incorporated jurisdictions within those counties to maintain a valid Comprehensive Plan to guide community building and future jurisdiction growth for a 20-year period. The GMA also requires periodic updates to the Comprehensive Plan and recent legislative amendments now require an update every 9 years for a rolling 20-year period.

The last periodic update to the Mercer Island Comprehensive Plan was completed in 2015, planning to 2035. Mercer Island, like King County and other incorporated jurisdictions within, is commencing preparations for the next periodic update scheduled to be completed by June 30, 2024, planning to 2044.

Essential preparation components for King County and incorporated jurisdictions within to complete their next Comprehensive Plan periodic update include:

- The adoption of Vision 2050 by the Puget Sound Regional Council – completed in October 2020;
- Updates to the County-Wide Planning Policies (CPPs), including Growth Targets – scheduled for completion in 2021; and
- Completion of the King County Urban Growth Capacity Study (UGCS) – also scheduled for completion in 2021.

At the January 5, 2021 City Council meeting, King County staff presented an overview of the work items planned for 2021 (see [AB 5793](#)). This presentation included information about the CPPs update process, how information from the UGCS is used to inform the update process, how Mercer Island fits into Vision 2050 in the High-Capacity Transit (HCT) caucus, and how the Growth Target updates process generally works.

Growth Target Updates

At the January 19, 2021 City Council meeting, City staff provided an overview of the Growth Target updates (see [AB 5800](#)). City Council discussion generally focused on advocating for Mercer Island to be at or near the low end of the growth target ranges related to housing and jobs. There was also discussion to advocate for a housing growth target no higher than the remainder of the current housing growth target from the 2015 Comprehensive Plan Periodic update.

At the February 2, 2021 City Council meeting, the discussion from the previous meeting continued and culminated with a motion to direct staff to advocate within the HCT caucus for a housing growth target no higher than 1,204 and the lowest jobs growth target possible (see [AB 5807](#)). The 1,204 housing units represents the difference between the 2015 Comprehensive Plan target of 2,320 housing units and the net number of housing units permitted between 2006 and 2020 of 1,116.

On February 24, 2021, a follow-up email was sent to City Council clarifying that staff had learned that the Growth Targets update will actually cover a 25-year time period from 2019 to 2044. Therefore, the desired housing growth target needs to back date itself by 2 years and 35 housing units to properly align with the 2019 to 2044 time period. The direction provided to staff on February 2 would generally change as follows:

Mercer Island growth targets to be as low as possible with the desired housing growth target not to exceed ~~1,204~~ 1,239 units - the delta between the 2015 Comprehensive Plan of 2,320 housing units and the net number of housing units permitted between 2006 and ~~2020~~ 2018 of ~~1,116~~ 1,081.

Finally, on March 16, 2021 a second follow-up email was sent to City Council informing them that the HCT caucus had concluded the previous week and successfully allocated 100% of the 29,933 housing growth target and approximately 88% or 25,396 of the 28,747 jobs growth target amongst its 8 jurisdictions and 10 geographical areas. The City's share of these growth target totals through 2044 are 1,239 housing units and 1,300 jobs.

Urban Growth Capacity Study

After months of data collection and fulfilling technical information requests, the City was made aware at the end of March of the King County staff recommendations contained in the draft UGCS for Mercer Island. These recommendations were consistent with the inputs of the City. Through 2035, the draft UGCS indicates Mercer Island has a capacity of 1,607 housing units and 961 jobs.

The [draft UGCS](#) demonstrates Mercer Island already has sufficient capacity of 1,607 housing units to accommodate the 2044 housing units growth target, which is 1,239 housing units.

Unlike housing units, the draft UGCS indicates the jobs capacity of 961 is insufficient to accommodate the 2044 jobs growth target of 1,300. The draft UGCS, however, only contemplates job capacity to 2035. When the average annual assumed job capacity of 56 jobs per year is straight line projected for the additional 9-year period (2036 to 2044), there is a sufficient assumed job capacity of 1,465 jobs to satisfy the 2044 jobs growth target of 1,300.

Upcoming Process / Key Dates

The remaining process for both the CPPs updates, including Growth Targets and the UGCS are scheduled to be completed in 2021. The updated growth targets for housing and jobs will serve as a foundation for the next periodic Comprehensive Plan update, planning to 2044.

The conclusions of the regional geography caucuses on Growth Targets and King County's work on the UGCS was presented to the King County Growth Management Planning Council (GMPC) on March 31, 2021. Following this meeting, drafts of both the CPPs updates, including Growth Targets and the UGCS were released. Public outreach is ongoing through mid-May. The GMPC will convene on May 26, 2021 to review public comments and consider further. On June 23, 2021, the GMPC is scheduled to take final action on both the CPPs, including Growth Targets and the UGCS.

The King County Council will consider the CPPs updates, including Growth Targets this summer. Cities are scheduled to ratify this fall with the deadline of December 31, 2021 for King County submittal of the 2021 CPPs Update to the Puget Sound Regional Council (PSRC) for certification.

RECOMMENDATION

Receive update.