



**MERCER ISLAND 2044  
COMPREHENSIVE PLAN**



**PCB 24-16  
Comprehensive Plan Periodic Review**

**Planning Commission  
Deliberations  
(Continued from June 5)**

June 12, 2024  
Adam Zack, Senior Planner  
Community Planning and Development



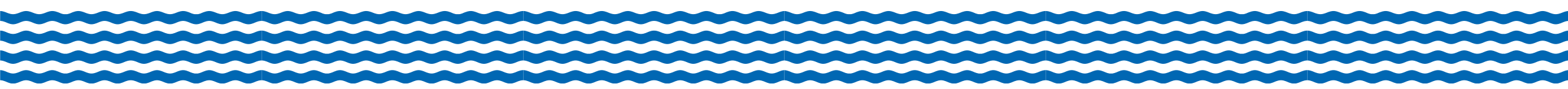
# Purpose



1. Deliberate the Planning Commission (PC) recommendation for the Land Use, Housing, and Economic Development elements; and
2. Complete the 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

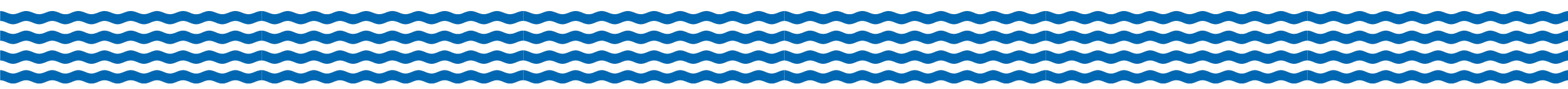
**Housing**

- 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

2024

**City Council Review**

- Planning Commission recommended draft Comprehensive Plan update

**Housing Work Group**

- Develop a recommended draft of implementing code amendments

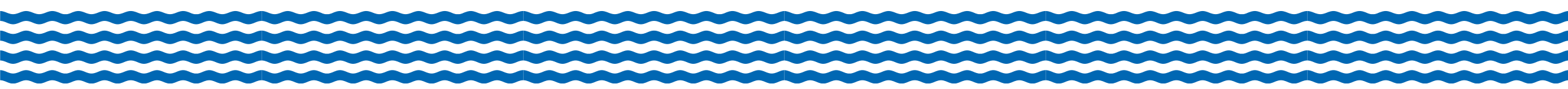
**City Council**

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

# June 5 Recap

- Several motions amending the Transportation Element and making findings were approved.
- One motion was tabled. A tabled motion requires a majority vote from the PC to resume consideration of this motion.
- Another option for addressing the tabled motion without further discussion is to make a motion to “lay on the table” which would call an immediate vote on the motion.
- The tabled motion was:

Add to the PC findings: “Transportation Element Policy Goal 4.9 received two strong public comments. During a brief discussion, it was brought up that key definitions related to this goal are not currently contained within the Comprehensive Plan document.



# Elements For Consideration Tonight



## Land Use (PCB 24-13 Ex. 2)

- Updated to remain consistent with changes to other elements



## Housing (PCB 24-13 Ex. 3)

- Repeal & Replace the Housing Element to be consistent with updated GMA requirements

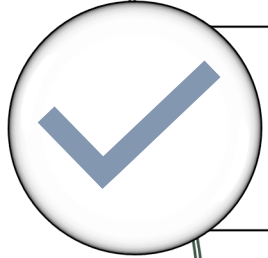


## Economic Development (PCB 24-13 Ex. 7)

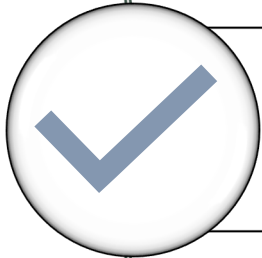
- New element to establish policy direction for the City's economic development efforts



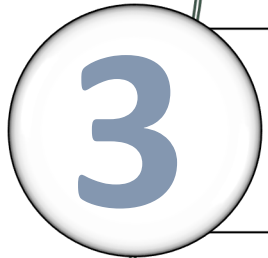
# Staff Recommended Motions (PCB 24-13)



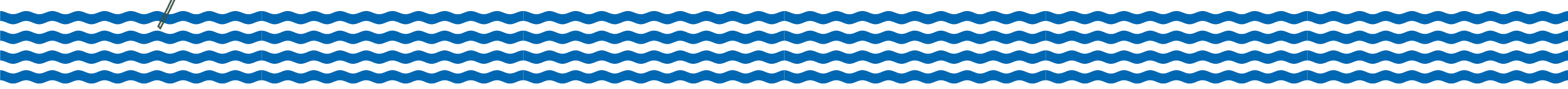
Motion to close the policy gaps and resolve the internal consistency topics as recommended by staff in PCB24-13 Table 1 as presented.



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

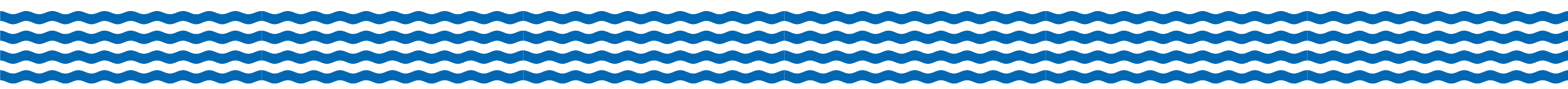


Motion to recommend adoption of the updated Comprehensive Plan as amended to the City Council.



# Schedule and Next Steps

<b>June 12</b>	Conclude deliberations Focus: Land Use, Housing, and Economic Development
<b>July 16</b>	City Council Briefing on PC Recommendation
<b>September</b>	PC Begin Reviewing Implementing Ordinance



# Thank You

More information  
on the project  
website

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

