



Comprehensive Plan Periodic Review

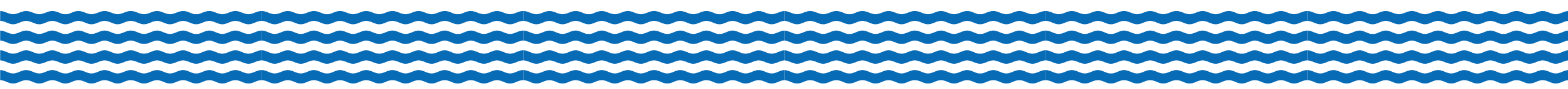
Supplemental Scope of Work

July 5, 2023
City Of Mercer Island City Council
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Department of Community Planning and
Development



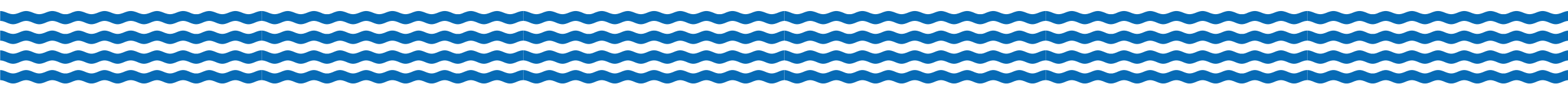
Purpose

To brief the City Council on the first draft of a supplemental scope of work for the periodic review of the Comprehensive Plan.



Background

- Council approved a scope of work by Resolution 1621 in March 2022.
- The Comprehensive Plan update is already underway.
- Recent statewide legislation and guidance from WA Dept. of Commerce (Commerce) will require additional tasks.



Recent Housing Legislation

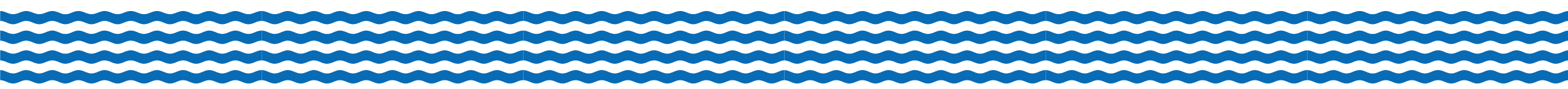
Bill	Summary
House Bill 1220 (adopted 2021)	Cities must ensure they can accommodate housing growth affordable to all income segments and evaluate policies for potential racially disparate impacts.
House Bill 1110 (adopted 2023)	Middle housing bill will need minor policy amendments. Code amendments are not due until six months after the Comprehensive Plan Update.
House Bill 1337 (adopted 2023)	Accessory dwelling unit (ADU) bill, will need minor policy amendments. Code amendments are not due until six months after the Comprehensive Plan Update.



Commerce Guidance

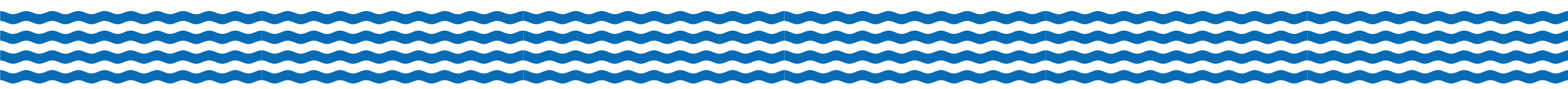
Details steps for complying with HB 1220:

- 1) Determine adequate housing capacity for all income segments, and
- 2) Process to evaluate housing policies to identify those policies that may have had racially disparate impacts.

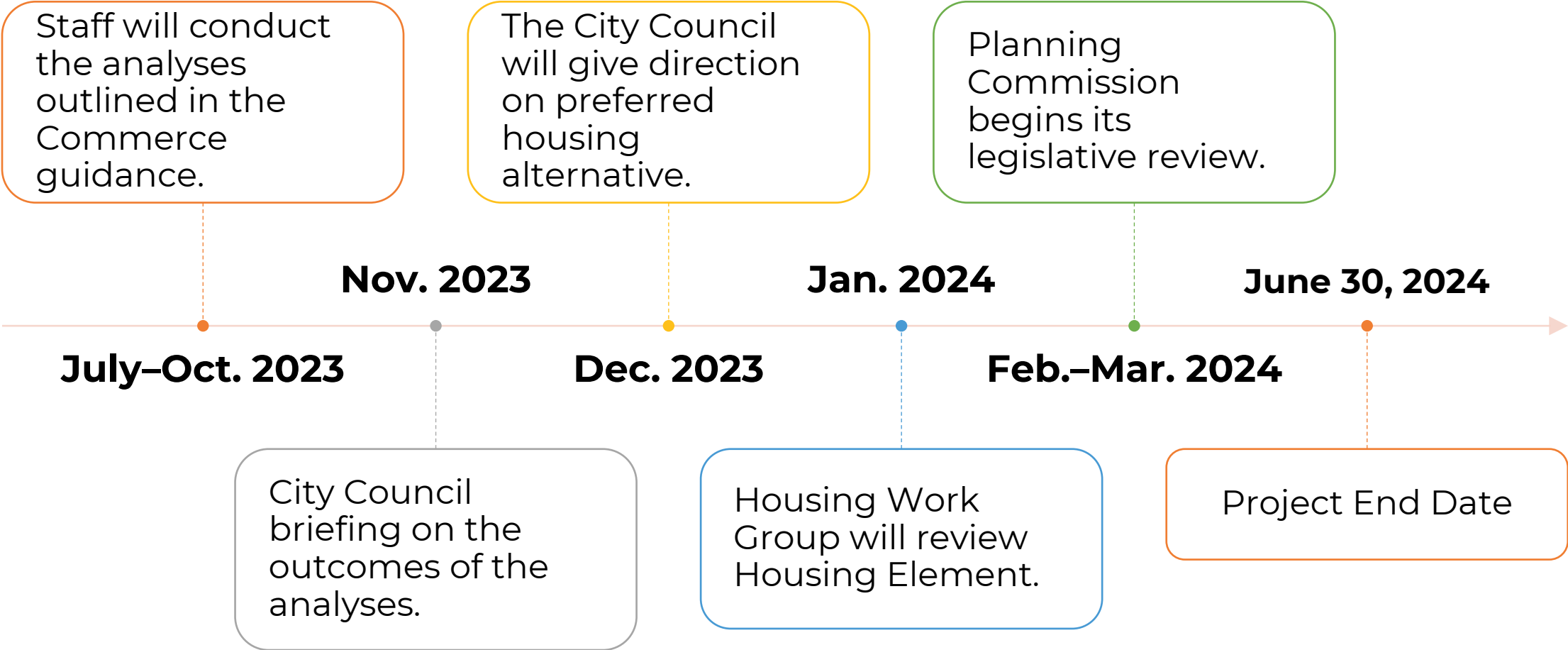


Supplemental Scope

- Would add tasks to the Comprehensive Plan update.
- Would not change the originally adopted scope or require additional appropriations.
- The additional tasks will be completed between July 2023 and February 2024.
- The Planning Commission is scheduled to begin the legislative review of the Comprehensive Plan update in February 2024.

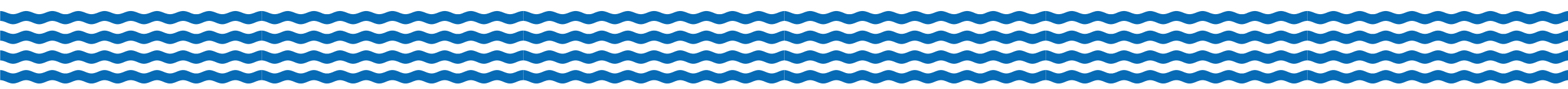


Key Milestones



Next Steps

- Council comments tonight.
- Adopt supplemental scope by Resolution July 18.
- Staff begins working on additional tasks.



Questions?



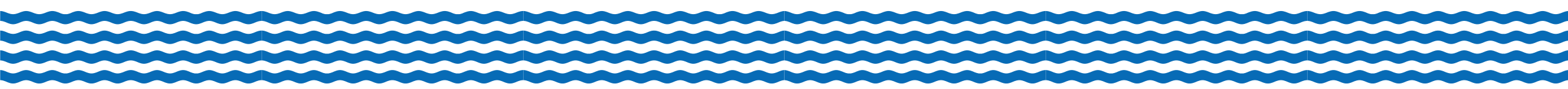
Additional Reference



House Bill 1110 – Middle Housing

Cities with a population greater than 25,000 must:

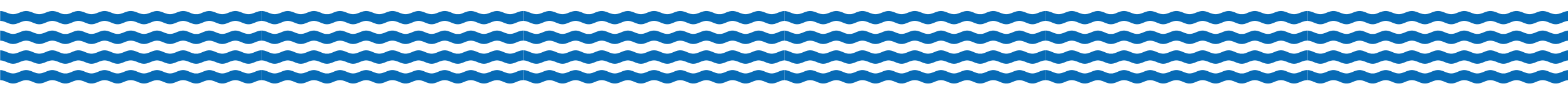
- Allow at least two units per lot unless the zone allows a greater density or intensity.
- At least four units per lot within one quarter mile walking distance of a major transit stop. Major transit stop is defined as any one of the following:
 - A stop on a high-capacity transportation system;
 - Commuter rail stops;
 - Stops on rail or fixed guideway systems; or
 - Stops on bus rapid transit routes.
- At least four units per lot on any lot zoned for single-family residential provided one of the units is affordable housing.



House Bill 1337 – ADUs

Amends the requirements for ADUs:

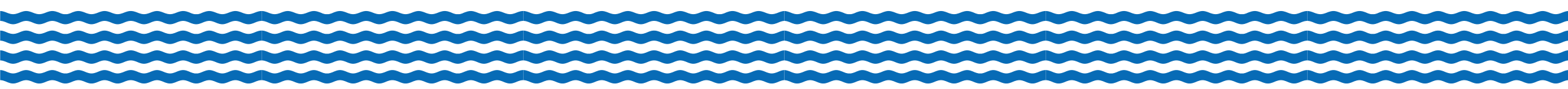
- This will require amendments to policies in the housing and land use elements during the Comprehensive Plan update.
- Many of the requirements of HB 1337 will be met through amending the Mercer Island City Code following the Comprehensive Plan update.



House Bill 1220

HB 1220 has two primary affects:

- 1) Cities must ensure there is adequate capacity for the projected population growth in all income segments, and
- 2) Cities must evaluate housing policies to identify those policies that may have had racially disparate impacts



Task #	Task Description	2023							2024				
		J	J	A	S	O	N	D	J	F	M	A	M
1	Racially Disparate Impacts Report	J	J	A	S	O	N	D	J	F	M	A	M
2	Housing Policy Evaluation	J	J	A	S	O	N	D	J	F	M	A	M
3	Prepare Housing For All Land Capacity Analysis Methodology	J	J	A	S	O	N	D	J	F	M	A	M
4	Conduct Housing For All Land Capacity Analysis	J	J	A	S	O	N	D	J	F	M	A	M
5	Targeted Community Engagement: Roundtable Discussion	J	J	A	S	O	N	D	J	F	M	A	M
6	Identify Adequate Provisions and Draft Alternatives	J	J	A	S	O	N	D	J	F	M	A	M
7	Initial City Council Briefing on Adequate Provisions and Draft Alternatives	J	J	A	S	O	N	D	J	F	M	A	M
8	Housing Work Group Check In	J	J	A	S	O	N	D	J	F	M	A	M
9	City Council Selects Desired Alternative	J	J	A	S	O	N	D	J	F	M	A	M
10	HWG Updates Alternatives	J	J	A	S	O	N	D	J	F	M	A	M
11	Prepare Housing Element Draft and Implementation Plan	J	J	A	S	O	N	D	J	F	M	A	M
12	Comprehensive Plan internal consistency review	J	J	A	S	O	N	D	J	F	M	A	M
13	Initiate Legislative Review with Planning Commission	J	J	A	S	O	N	D	J	F	M	A	M