

GMHB EXHIBIT 138

02/16/2022 - Mercer Island - Planning Commission



Transcript

Chair Hubbell: All right, looks like we're live, thank you very much.

0:09 / 3:27:08

0:06

Sr Administrative Assistant (Laurie): and go ahead. Chair Hubbell: All right, looks like we're live, thank you very much. Chair Hubbell: Good evening everyone and welcome to the.

0:16

Chair Hubbell: Planning Commission regular video meeting, it is currently 6:02pm and the planning Commission is now in session.

0:24

Chair Hubbell: My name is Daniel hubble I am the planning Commission chair tonight's virtual planning Commission meeting is being brought to you, using video conferencing technology by zoom.

0:34

Chair Hubbell: The zoom video of this meeting is being broadcast live if you're watching it that way, and it also be uploaded to the city's YouTube channel at the conclusion of the evening.

0:47

Chair Hubbell: deputy director deputy cpd director, I always forget the cpd director allison bancorp and other staff members are participating in tonight's meeting remotely as well, public audience Members who are listening to the meeting by telephone or using the zoom.

1:05

Chair Hubbell: Video teleconferencing application, the we'd like to welcome you all for joining us this evening.

1:12

Chair Hubbell: Commissioners, if you wouldn't mind, please having your microphones turned on, and I will have senior administrative assistant lori conduct a roll call lori.

1:24

Sr Administrative Assistant (Laurie): Yes. Sr Administrative Assistant (Laurie): So for roll call Commissioner boats, but.

1:30

Sr Administrative Assistant (Laurie): present Commissioner Friedman. Sr Administrative Assistant (Laurie): wasn't Commissioner Goodman here chair hubbell.

1:39

President. Sr Administrative Assistant (Laurie): Vice chair Murphy. Sr Administrative Assistant (Laurie): Here, Commissioner receives.

1:45

there. Chair Hubbell: Thank you very much, we have all of our current succeeding Commissioners present and accounted for, as I mentioned tonight we'll continue using zoom for our meeting, as always, I will do my best to recognize you in the order that your hands have been raised.

2:06

Chair Hubbell: If you can please try to use the. Chair Hubbell: Electronic hand and, if I am not recognizing you please feel free to just make some motion on the screen and sometimes that will catch my attention.

2:20

Chair Hubbell: A our first item of business this evening is public appearances, and this is the opportunity for anyone to speak to the Commission on any item not related to the two public hearings that we have this evening, which we will be calling for separately so for our public comment.

2:44

Chair Hubbell: Section lori Is there anyone that's been signed up for general appearances.

2:49

Sr Administrative Assistant (Laurie): No there's no one signed up for public appearances.

Chair Hubbell: Excellent Thank you very much.

2:56

Chair Hubbell: We will skip past all of the rules of engagement there and we will move to the next item on.

3:08

Chair Hubbell: The agenda, which will, so the way we're going to do this is we're going to conduct we have two public hearings, this evening, related to Z tr.

3:18

Chair Hubbell: dash 006 and ctr 21 dash 004 we will conduct both of those public hearings and then we will move to regular business will we will approve the Minutes and then move into the deliberation and discussion of the other items that we have so.

3:37

Chair Hubbell: With that, I would now like to move and open the public hearing for ctr 21 dash 006 related to permit types and noticing.

3:52

Chair Hubbell: lori Is there anyone who has signed up for public comment related to this item.

4:01

Sr Administrative Assistant (Laurie): No there's no one signed up to speak.

4:06

Chair Hubbell: Excellent well i'm having no public comment, I am going to now officially close the hearing for ctr dash 006 as it relates to permit types and noticing we open to that hearing at 606 and have closed it at.

4:26

Chair Hubbell: 607. Chair Hubbell: i'm great That brings us to our second public hearing of the ED evening related to.

4:38

Chair Hubbell: dash 004 related to the set town Center commercial requirements.

4:46

Chair Hubbell: I do understand, we have several comments.

4:52

Chair Hubbell: Are people signed up and ready to provide comments here, so I will remind those who are here for that, first, I will open the public hearing and remind individuals, making public comment on this item.

5:09

Chair Hubbell: That we will call you by name or telephone number when it is your turn to speak during your public testimony please speak audibly state your name for the record.

5:18

Chair Hubbell: And we will be giving you three minutes, this evening, for your comments, so with that the public hearing is now open, it is still 607 lori would you like to go to the first.

5:32

Chair Hubbell: The first member of the public. Sr Administrative Assistant (Laurie): Yes, Mr Kenneth katzer off.

5:40

Sr Administrative Assistant (Laurie): And I see here. Sr Administrative Assistant (Laurie): going to promote you, Mr cats are off.

5:54

Sr Administrative Assistant (Laurie): And now you should be able to turn on your video and unmute yourself.

5:59

Ken Katzaroff: If it's alright with this Commission, I prefer if miss toobin tenley goes first and like go second.

6:09

Chair Hubbell: I have no problem with that lori if that's Okay, for you. Sr Administrative Assistant (Laurie): Yes, sure that we promote was.

6:16

Ken Katzaroff: i'll just mute myself for. Ken Katzaroff: The moment if that's okay.

6:33

Sr Administrative Assistant (Laurie): Mr Tobin you been promoted, you may. Sr Administrative Assistant (Laurie): turn on your video and unmute yourself.

6:47

tenleytobin: Can you hear me. Chair Hubbell: We can thank you welcome. tenleytobin: Thank you.

6:53

tenleytobin: Well, thank you for the opportunity to speak tonight, my name is Henry Tobin and i'm retired architect i'm also the trustee of the allison family trust which owns the data Center located on 17th and 30th.

7:06

tenleytobin: As trustee of our family asset is my duty to preserve and protect the value of our property, however, our family has no intention to sell or redevelop.

7:17

tenleytobin: Our property now or in the near future, as our elderly answer livelihood because, on the income.

7:23

tenleytobin: This property was owned by my family since 1947 when my grandmother purchased the land and and bought a country house.

7:31

tenleytobin: In 1964 and my grandmother demolished your House and built a commercial building with two large tenants the square footage on the.

7:39

tenleytobin: Media Center is 23,700 square feet, however there's only approximately 200 lineal feet of storefront.

7:46

tenleytobin: The footprint of the building was originally designed for two large tenants, which explains the necessity for the 100 foot death.

7:53

tenleytobin: retargeting has been a significant challenge and renting space with deep Bowling alley configurations typical small tenants require roughly two to 3000 square feet in today's market.

8:05

tenleytobin: The majority of tenants are looking for adaptive approximately 40 to 50 feet are building has 100 foot depths, the proposed changes to the ordinance would force any future redevelopment on our property to replicate a functionally obsolete building.

8:22

tenleytobin: If the no net loss provision was applied the the the redevelopment project would require 14 tenant spaces twice the number of tenants in our current building this is physically impossible to build.

8:38

tenleytobin: Our property site is an l shape with very little street frontage in proportion to the site retailers and small businesses will not rent spaces that don't have street visibility.

8:49

tenleytobin: With the no net loss provision, we would be forced to provide 23,700 square feet of commercial space.

8:56

tenleytobin: This is not feasible in this configuration for this amount of commercial square footage on our site in a mixed use project.

9:05

tenleytobin: The commercial spaces in the south east corner of the site with no my nose or street visibility, would not be feasible.

9:12

tenleytobin: This creates an impossibility for redevelopment as an architect, I have applied the code revisions to a preliminary feasibility study.

9:20

tenleytobin: and have concluded that a mixed use building could not be designed that would comply with the pro proposed changes to the ordinance In addition the maximum 60 lineal feet of street frontage would eliminate any possibility of a larger tenant.

9:36

tenleytobin: The bottom line is the proposed provisions and restrictions imposed on future development of our property will create an impossibility to meet the Commercial Code requirements.

9:47

tenleytobin: The no net loss provision if enacted prohibits of mixed use project on our side and economically destroys any future development.

9:56

tenleytobin: It will catastrophic Lee reduce the value of our property, therefore, the Atlanta Center will never be redeveloped and the now 58 year old building will remain.

10:05

tenleytobin: Without the possibility to enrich and and live in the town Center with the new redeveloped property as aesthetically well designed and meets the needs of a growing community.

10:15

tenleytobin: Our family has deep roots on mercer island dating back 75 years when I became the trustee and manager of our property 20 years ago.

10:23

tenleytobin: It was always my goal to value the needs and desires of the mercer island community by prioritizing the right mix of tenants in our Center.

10:31

tenleytobin: i've always managed our property with the philosophy of a partnership between landlord and tenant Similarly, I believe the city council and city.

10:39

tenleytobin: planners should partner with the land low land owners in a collaborative effort to determine what is the best vision for the town Center and the best means to achieve these goals.

10:50

tenleytobin: I recognize the importance of sensitivity to aesthetic design community needs and desires, but with but within the parameters of the growth Management Act.

10:59

tenleytobin: a vibrant town Center should be the goal for mercer island not vacancies and properties that were forced into building commercial spaces that are impossible to realistically lease out or even build.

11:12

tenleytobin: The FDR and and no net loss methodology as applies to to the zoning codes in a town Center is unusual and unproven.

11:19

tenleytobin: Car Report uses data that is questionable regarding his accuracy and taxable retail revenue and unrealistic CAP rates, the planning Commission and city council should analyze any reports through a critical lens.

11:33

tenleytobin: In the January 26 planning Commission meeting, there was a discussion on the desire to eliminate all future residential development in the town Center.

11:42

tenleytobin: And only allows single story buildings have selected us the population and mercer island is projected to grow, according to the CA CA I report and the mandated.

11:53

tenleytobin: The mandate in the growth Management Act, where, when the growth occur mercer island residents have expressed their clear desire to not allow any multifamily in mature single family neighborhoods.

12:04

tenleytobin: Nor, to allow the expansion of the town Center borders compliance with the growth Management Act will never be achieved under the proposed changes.

12:13

tenleytobin: Which cripples new development with unreasonable and conferences, conversely, mixed use redevelopment within the town Center will create housing that will attract a much more vibrant and diverse community.

12:26

tenleytobin: I received my only notification from the city of mercer island on January 24 many meetings and public input opportunities came and went without my awareness or knowledge.

12:36

tenleytobin: There were public input meetings in the past where know individuals attended or spoke, this is a clear demonstration of a lack of outreach to the Community and the appropriate parties.

12:45

tenleytobin: I am requesting the planning Commission extend the timeline of this process.

tenleytobin: The planning Commission and City Council need enough time to thoroughly deliberate and not push through a decision that may not meet the gma requirements nor by legal.

13:00

tenleytobin: It is a mistake to pass ordinances that are unachievable, as is the case with the islandia property.

13:06

tenleytobin: The mercer island community is important to our family, we have been conscientious stewards of this property for decades, on behalf of the House and family.

13:14

tenleytobin: i'm asking the planning Commission and city council to remove the no net loss provision in the ordinance.

13:21

tenleytobin: If these changes are passed, it would effectively eliminate the possibility of any future redevelopment of our property.

13:28

tenleytobin: In addition, we request an extension of the timeframe for all affected parties in this process and to encourage greater input from all property owners, thank you for your time and your consideration.

13:42

Chair Hubbell: Great Thank you very much, and I appreciate you coming to address us this evening.

13:48

tenleytobin: Thank you. Chair Hubbell: And we already have Ken added in so can we go to you next.

13:59

Ken Katzaroff: Great sorry for the record, Ken cats are 14 25th avenue suite 3400 Seattle Washington i'm going to apologize in advance i've been sick this week and i'm only just now getting back on my feet, so if I cough or have to pause please give me a little bit of grace.

14:15

Chair Hubbell: No, no worries, thank you for saying something. Ken Katzaroff: i'll try to keep my comments fairly brief we submitted one letter as part of your package that you should have received on Friday.

14:25

Ken Katzaroff: which really outlines a lot of our concerns, we submit an additional letter on Monday.

14:32

Ken Katzaroff: which deals with the SEPA determination or DNS that was issued on February 14 after the last day that could.

14:40

Ken Katzaroff: Have comments reach your packet so I understand that that letter has also been forwarded to you so i'm not planning to parrot those letters tonight.

14:48

Ken Katzaroff: But I must say that i'm fairly concerned with this proposal, as well as the process to date it's it's pretty rare for me in the in the land use world to come in and.

14:58

Ken Katzaroff: And you know kind of shake things about I typically love to work with local governments, but many of these requirements in this ordinance seem quite frankly to be a little arbitrary and half baked.

15:09

Ken Katzaroff: You render a lot of existing buildings and uses non conforming. Ken Katzaroff: And, for example, it's kind of unclear as to why the uses that are allowed into this ordinance are so different than those that are currently reflected in the town Center I mean it's it's odd that the proposal didn't.

15:24

Ken Katzaroff: include banks, for example, it's clear to me that the ordinance is really being rushed and it's being rushed for no clear reason.

15:32

Ken Katzaroff: I would say that this is even reflected in staffs comments, the staff report reflects language that they were clearly unintentionally omitted sections when drafting.

15:43

Ken Katzaroff: So I think that miss tobin's request is is quite frankly reasonable this entire process needs to slow down, and this Commission should be gathering, a lot more Community feedback before this ordinance is pass it that's so greatly impacts this area.

16:00

Ken Katzaroff: We are that the intent is to really down zone this area, and I think Mr open really did a good job of talking about the devastating consequences to property owners.

16:08

Ken Katzaroff: In her instance her aunt you know relies upon the income that is producing this property and I know that she's not alone in that.

16:18

Ken Katzaroff: Excuse me one second. Ken Katzaroff: seems to me that this proposal is really trying to fix a problem that doesn't exist, a little bit unclear as to.

16:29

Ken Katzaroff: The genesis and that's where i'm going to have to turn to be a little bit more negative or a little bit pointed right now.

16:36

Ken Katzaroff: i'm still trying to get up to speed on this, and again i'm trying to get back on my feet after being sick, but it seems to me that there's been some real, significant concerns reflected in the record so far.

16:45

Ken Katzaroff: And even our comments and letters about the genesis of this ordinance the procedure so far in the actual perceived conflicts of interest that may exist.

16:55

Ken Katzaroff: For example, on procedure again the SEPA determination checklist issuance issue the DNS just two days ago and, quite frankly, it's completely inadequate and doesn't address impacts, the proposal.

17:10

Ken Katzaroff: unclear how the public could provide any comments to this Commission before the deadline of the packet with a determination wasn't even issued until Monday or be here to speak.

17:20

Ken Katzaroff: Second, it appears, and this is where I feel kind of quite bad, but it appears that there's at least one Member of this Commission that that may have a conflict of interest.

17:30

Ken Katzaroff: I understand that there were some statements at the January meeting that the conflict had been cleared.

17:35

Ken Katzaroff: But the city has an entire code of ethics chapter chapter 2.6 for this process and, as far as I have been made made aware that process has not been followed.

17:46

Ken Katzaroff: i'd also note that the planning Commission revised updated and approved new bylaws on January 26 of this year.

17:54

Ken Katzaroff: And under Section 6.1 of those bylaws even a perceived conflict of interest requires that a Commissioner recuse themselves from the meeting and discussion and action on a particular topic so under those bylaws that process should occur tonight.

18:12

Ken Katzaroff: Today, I also have to make this Commission aware that we found a number of public records requests related to this exact issue.

18:18

Ken Katzaroff: And, depending on what is disclosed, we may have to file a formal ethics complaint so given all of that new information, as well as the comments we've submitted and the comments from.

18:30

Ken Katzaroff: Tennessee this evening we think it's there's kind of clear cloud on the appearance appearance of this ordinance we requested this Commission do one of two things first.

18:41

Ken Katzaroff: Hopefully pause slow this thing down, and second, if not that vote no on recommend recommending this to the City Council if it chooses to move this forward.

18:53

Ken Katzaroff: So I will stop there, and I let my time is short and I very much appreciate your attention this evening i'm happy to answer any questions if there are any.

19:01

Chair Hubbell: Thank you can yeah we're definitely over time, but wanted to make sure that we include your comments, so thank you and I hope you.

19:09

Chair Hubbell: feel better. Ken Katzaroff: Thank you.

19:15

Chair Hubbell: lori if we want to. Chair Hubbell: let's see we can drop them and go to our use, I think you said, there are a few other folks.

19:27

Sr Administrative Assistant (Laurie): Yes, next is miss Tracy grandpa let me promote her just a moment please.

20:04

Chair Hubbell: But you're still on mute Tracy, but we can see you.

20:11

traci: hi sorry this is Tracy groundwater i'm in my car park on my way to pick up my daughter, so thank you for your patience.

20:19

traci: My name is Tracy grandma I live at 8440 se 32nd street, I would like to thank all of the commissioners for your time and effort, I know that it is sometimes a thankless job.

20:32

traci: And I sent my comments earlier, I just wanted to kind of reiterate that.

20:39

traci: As a property owner I received notice and.

20:45

traci: Share bluebirds had reached out, but none of the tenant whom I serve had were asked for their input and I think they are also stakeholders, and I am not only a property owner, but i'm a resident, and as a resident, I did not receive any notice or.

21:01

traci: Any offers to give input and I think that. traci: We want buy in from everybody i'm not sure if you guys remember the big town Center stakeholder process from a few years ago, but I was a member of that 42 person committee.

21:17

traci: and traci: Yes, I don't think we want to go there, but I think we, I think this process should involve.

21:28

traci: More members of our Community. traci: And I guess, I would really like to know, I think we should all be on the same page of what we're trying to solve or what our goal is.

21:40

traci: From my perspective, it seemed like this moratorium was put into place. traci: right around the sale or right around when the farmers building was considering their redevelopment and there was some concern about loss of retail.

21:55

traci: I don't know if that's what everyone if everyone's on the same page about that if I guess if loss of retail is the biggest concern.

22:04

traci: As I mentioned in my comments, it seems odd that we would be allowing museum.

22:10

traci: art facilities theaters that would be open at night when all the retailers close and close during the day when all the retail is open.

22:21

traci: So I will leave the rest of my time to the comments they sent to you i'm happy to discuss.

22:29

traci: With any the Members and, again, thank you for your time. Chair Hubbell: Tracy it's great to see you, thank you for joining us the middle of picking up your kids and.

22:38

Chair Hubbell: Coming again. traci: Right, I went on final kind of comment is that we kind of dodged a bullet with.

22:46

traci: House still sorry I haven't written down. traci: 1782 although working at the legislature for two sessions, no bill is really ever dead so as a Community, I think that we should you know be vigilant so that we can maintain local control, because otherwise.

23:07

traci: If meeting and will be moved, because the state would be telling us what we need to have within half mile of the translation.

23:14

traci: Thank you. Chair Hubbell: Thank you Tracy.

23:19

Chair Hubbell: uh let's see lori was there anybody else. Sr Administrative Assistant (Laurie): Yes, Mr gold luck.

23:48

Sr Administrative Assistant (Laurie): Mr gold back, we see you as a panelist you may unmute.

23:55

Sr Administrative Assistant (Laurie): and share your video.

24:01

Matt Goldbach: Hello Commissioners. Chair Hubbell: Mr Matthew cold but good to see you again. Matt Goldbach: good to see you and i'm going to be incredibly brief, which is unusual.

24:10

Chair Hubbell: That that's not allowed. Matt Goldbach: But what I was, I sent you folks have a little packet of documents it's already been discussed, I think, which is the DNS I was really surprised to see that in the cpd packet on on Monday.

24:25

Matt Goldbach: And I I went through and I found a number of things that just didn't seem to make sense, with the current situation, which is to say it's it's not it's it's not baked yet and the DNS is.

24:38

Matt Goldbach: Supposedly enacted in 14 days from February 14 and there's nothing scheduled between now and then, so I don't imagine things are going to be resolved.

24:49

Matt Goldbach: And there's also a lack of on this on the DNS that doesn't seem to be or they claim there's no way to appeal or discuss it, but I know you guys can discuss it so i'm just going to turn it over to you I.

25:04

Matt Goldbach: I noticed it wasn't in your packet so I sent a copy over and I guess you guys are now aware of it in any case so that's all i'm doing is a good citizen.

25:17

Chair Hubbell: Great Thank you and I can't confirm that we received that prior to the meeting this afternoon, so.

25:22

Matt Goldbach: hmm okay. Chair Hubbell: Great if that says that all you have.

25:27

Matt Goldbach: Is me. Chair Hubbell: Great Thank you very much we appreciate it, and we will look forward to seeing you again sometime.

25:36

Chair Hubbell: lori do we have anyone else. Sr Administrative Assistant (Laurie): Now chair that's that's all the speakers, we have signed up.

25:46

Chair Hubbell: Excellent well, thank you very much, and we will go ahead, then and move forward with the rest of our business matt I think well lori's taking you off your feet, there you go.

26:00

Chair Hubbell: I will go ahead and close hearing, no more comment, I will close the public hearing for ctr 21 dash 004, it is now 6:28pm the hearing is now closed.

26:19

Chair Hubbell: That takes us to Item number three, which is the beginning of our regular business and our first item under regular business is the review and approval of the Minutes from January 26 is there a motion to approve the Minutes.

26:35

Commissioner Raisys: So much. Chair Hubbell: Is there a second. Vice Chair Murphy: So okay.

26:42

Chair Hubbell: Thank you very much it's been moved and seconded, are there any questions or comments or changes related to the Minutes from January 26.

26:57

Chair Hubbell: All right, hearing none. Chair Hubbell: lori would you like to call a quick roll call vote on Approval of the Minutes

27:07

Sr Administrative Assistant (Laurie): Sure, so for approval of the Minutes, Commissioner boltzmann.

27:17

Commissioner Boatsman: I. Sr Administrative Assistant (Laurie): Commissioner Friedman. high.

27:22

Sr Administrative Assistant (Laurie): Commissioner Goodman.

27:27

Chair Hubbell: You were on mute tiffin. Commissioner Goodman: high. Sr Administrative Assistant (Laurie): chair hubble.

27:33

I. Sr Administrative Assistant (Laurie): Vice chair Murphy. I.

27:39

Sr Administrative Assistant (Laurie): missionary cease. i'm.

27:45

Chair Hubbell: Thank you very much, the Minutes have been approved a six to zero.

27:51

Chair Hubbell: That will take us to Item number four which is ctr 21 dash 006 this is related to permit types and noticing.

28:03

Chair Hubbell: I believe in our packet or First I should ask. Chair Hubbell: Do we allison I don't know who was leading this Adam I see you came off a video, is there any presentation from staff before we take a.

28:18

Chair Hubbell: Motion and conversation around this. Senior Planner (Adam): I do have a presentation prepared yes.

28:26

Chair Hubbell: Excellent well let's move into that first and then we will move to the next phase.

28:32

Senior Planner (Adam): Okay. Senior Planner (Adam): share my screen.

28:40

Senior Planner (Adam): So you can see that now. Yes. Chair Hubbell: Okay. Senior Planner (Adam): Great so again, this is.

28:49

Senior Planner (Adam): On ctr 2106, which is the land use review types.

28:55

Senior Planner (Adam): will be looking today to get your recommendation on ctr 2106.

29:02

Senior Planner (Adam): The staff report provided three alternatives for you to consider for this for this matter.

29:09

Senior Planner (Adam): The first is to amend mercer island city code.

29:14

Senior Planner (Adam): 030 as you proposed kind of as one of your alternatives on December 15th alternative be is a programmatic solution.

29:26

Senior Planner (Adam): So, adding this would add some information about building permit records to our weekly bulletin, and then also some information about how to access a potential web map.

29:37

Senior Planner (Adam): This was one of the alternatives that we talked about on December 15 as well, and then obviously there's a third option of taking action.

29:46

Senior Planner (Adam): So just as a refresher ctr 2106 was brought forward as part of the 2020 docket process was submitted as a docket request.

29:57

Senior Planner (Adam): And it was added to our work program by the City Council at that time and the initial direction from the planning Commission and our first touch on this was on December 15 of last year and the staff recommendation was provided them in a memo dated February 11.

30:15

Senior Planner (Adam): Hopefully you've had a chance to read through that. Senior Planner (Adam): The SEPA determination for this we issue to seek a determination of non significance on January 19 the comment period on that SEPA determination was January 19 to February 2 and we receive no comments on the determination of non significance.

30:39

Senior Planner (Adam): Just as a little more background so again, this was a proposal to increase the land use review types for certain land use review actions, the code establishes for different land use for view types and each of those corresponds to.

30:58

Senior Planner (Adam): An amount of. Senior Planner (Adam): The amount of review and the amount of public notice that each of those actions gets.

31:05

Senior Planner (Adam): So the first type is a type one which is an administrative review and that's really just based on those non discretionary standards, so the city has less kind of leeway and how those in in issuing those decisions and for a Type one no public notices required.

31:23

Senior Planner (Adam): For Type two applications it's still an admitted administrative review that's largely non discretionary, but there is some public notice required in that those applications notice of application is published in the weekly permit Bulletin that cpd points out.

31:42

Senior Planner (Adam): Then for type three. Senior Planner (Adam): This is there's a little more discretion involved in a type three decision there's a lot more process involved with it so for type three decisions there's a pre application meaning required.

31:56

Senior Planner (Adam): A letter of completion within 28 days of the application a notice of application posted on site 30 day public comment period and and notice of decision, and then, finally, that type four is kind of the most the highest level of review the highest level of public notice required.

32:15

Senior Planner (Adam): And the these also require a hearing examiner are designed to Commission review prior to decision.

32:25

Senior Planner (Adam): So those are the those are the four permit types and the the application had proposed changing several permit or landers review actions.

32:35

Senior Planner (Adam): The types for each of those when we looked at that on December 15 we talked about the different ones, the different proposed land use review actions for change and at that meeting the planning Commission propose that we increase the type.

32:55

Senior Planner (Adam): for seasonal development limitation waivers and final short plats from a Type one type two and the other land use review actions were proposed for no additional change.

33:07

Senior Planner (Adam): And an example of the code amendment that would be required for this was provided with the staff report in attachment a.

33:14

Senior Planner (Adam): So again, the seasonal development limitation waivers are. Senior Planner (Adam): are in an administrative review that that allows some work to be conducted in kind of the offseason or the rainy season.

33:28

Senior Planner (Adam): And then final short plants are after after we've issued a preliminary short plan once an applicant has kind of completed all of the all of the necessary.

33:40

Senior Planner (Adam): or complied with all of their conditions of approval, then we we file that final short path so both of those under alternative a would move from a Type one where there's no notice required to a tight to getting published in the weekly bulleted.

33:56

Senior Planner (Adam): Alternative be was proposed at that. Senior Planner (Adam): At that meeting on the 15th as well as like maybe maybe this is an option to supplement making a change to the code or it may just satisfy the requirements or satisfy the need.

34:14

Senior Planner (Adam): in and of itself, and this is a programmatic approach, so we wouldn't we wouldn't necessarily need to change the code in order to enact alternative be and what this would do is add information on how to search our existing electronic permit wreck permit records to our weekly Bulletin.

34:32

Senior Planner (Adam): And so that would get some of the information out about you know, this is where you can find information if you're looking for it.

34:40

Senior Planner (Adam): And then it also would we also have put together a permit map that would help the public kind of search geographically to see what what development activities are happening in their neighborhood so i'll walk you through kind of the those those two components of alternative be.

34:59

Senior Planner (Adam): So, first with the online permit search instructions, this will be added to the to the weekly bulletin, so that you can see kind of how to basically get the information out there on how to search will be already have available.

35:15

Senior Planner (Adam): and basically it just walks through the instructions would walk through you know, putting in the search terms in the fields, from you can see my cursor but on my building permit calm, so that the public can see how to how to work through that.

35:34

Senior Planner (Adam): And then I think the one helpful thing too with this is when you do when you do a search on my building permit COM, you can also pull a export.

35:46

Senior Planner (Adam): An excel spreadsheet that shows you all of the permits of a certain type that you might search there and you're also able to search by the date that it was applied for.

35:57

Senior Planner (Adam): So that that really answers some of the questions about like it, I see development happening in my neighborhood or I want to see all tree permits issued or applied for, in the last two weeks, where can I see that.

36:12

Senior Planner (Adam): Then the next piece for alternative be which I think is actually a really, this is a really great tool that we've been working on with our GIS staff.

36:23

Senior Planner (Adam): This is an online, this would be an online online permit map that would show all current active permits throughout the city.

36:34

Senior Planner (Adam): So when you're when you're looking at the map here all of these these colored dots represent different permits in different the different.

36:41

Senior Planner (Adam): colors correspond to different permit types one thing that's really helpful about this is that you can search, you can zoom in to just your neighborhood and see what's happening in your neighborhood.

36:52

Senior Planner (Adam): Or if you saw something on the South side of the island, when you drove by you could go check that out there.

36:59

Senior Planner (Adam): But it also has a filter per filter option, where you can filter it down to just see tree permits issued between a certain range or applied for within a certain range of dates.

37:14

Senior Planner (Adam): So the example here is in a neighborhood kind of in northeast mercer island looking just at tree permits.

37:22

Senior Planner (Adam): So you can see it gets filtered down to just the green dots which are the tree permits and then you're able to click on those dots those individual.

37:30

Senior Planner (Adam): dots to see more information about the permit itself, so this is one of those permits that was in the neighborhood that I was just showing.

37:39

Senior Planner (Adam): You can see then there's the permit number its status the the corresponding address what the what it is and then also.

37:49

Senior Planner (Adam): When they applied for it, and so, then that gives you all the information you need to kind of find out more information about that, and one of the one of the strengths of this is that it's all pulling from our existing electronic records and so there's less.

38:04

Senior Planner (Adam): Once we get the map kind of configured there's less regular upkeep of the data it's just automatically pulling from our database and and creating them out.

38:16

Senior Planner (Adam): And then I again alternative see us and no no action alternative you're not required to make any changes to this section of the code, if you don't want and.

38:29

Senior Planner (Adam): The only the only outcome, there is that the review type wouldn't change for any of the ladies review actions.

38:37

Senior Planner (Adam): So the staff recommendation is to go with alternative be the programmatic solution.

38:43

Senior Planner (Adam): The combination of the Web map and the my building permit COM search instructions are really effective for getting getting this information out I think it'll help.

38:54

Senior Planner (Adam): folks understand kind of the the tools that we already have available and then also make another tool that would be really helpful the Web map and make that available as well.

39:07

Senior Planner (Adam): It also, I think, is a pretty effective way of getting this information out to the public, so you can see what permits were applied for in a given date range or in a given neighborhood.

39:20

Senior Planner (Adam): But it would do this again without adding to our review time for any of the permits or any of the the resources that we've committed to reviewing permits.

39:29

Senior Planner (Adam): And I think just to drive that home to I mean this is really leveraging kind of what we already have to increase public access and and address the concern that was raised in the docket application.

39:43

Senior Planner (Adam): While also not adding to adding significant time to the staff workload.

39:51

Senior Planner (Adam): So those are the three alternatives for you to consider tonight.

Senior Planner (Adam): Like to get your recommendation for the Council on this, and then we plan on having the first reading with the Council next month in March and then hopefully moving towards a final decision in April, or possibly May.

40:11

Senior Planner (Adam): At that point, I turn it over to any questions we have. Chair Hubbell: Great Thank you Adam yeah considering, we have the, especially the solution be stuff we haven't had a chance to ask questions about I know we had sort of directed staff to think about possible solutions here so before we take any.

40:29

Chair Hubbell: motions does anybody have any questions that they have for the staff around the solutions that they've presented for item be.

40:38

Chair Hubbell: i'll start with the vice chair Murphy, and then go to Commission boats. Okay.

40:44

Vice Chair Murphy: So so and, as I understand the difference between Type one and Type two permit.

40:53

Vice Chair Murphy: Is that with the type to permit it then shows up on the weekly Bolton correct.

41:00

Vice Chair Murphy: Yes, but there's no actual notice individualized notice to name.

41:07

Senior Planner (Adam): Correct. Vice Chair Murphy: Now Am I correct well, let me just tell you my experience with the my building permit COM is that you can get information on that as far as the status goes, but there are no hyperlinks to the actual permit documents.

41:26

Vice Chair Murphy: Is that you agree with that well. Senior Planner (Adam): Not so they.

41:32

Senior Planner (Adam): You may not be able to see, like the actual application form, but it would give you the information you need to kind of pursue that information further excuse me most of the.

41:45

Senior Planner (Adam): Most of the information that is in the permit Bulletin would also be available there it just may not have the the hyperlink to the actual permit application itself.

41:55

Vice Chair Murphy: that's my point and in the permit the weekly ball, then you do have the hyperlinks and so, if you're interested in in a project that shows up on bolden you can easily jump to.

42:09

Vice Chair Murphy: The actual documents that showing you what the project is about correct.

42:15

Senior Planner (Adam): Yes, okay. Vice Chair Murphy: But your new map which would be linked to the my building permit would not give you that feature, you would have to.

42:27

Vice Chair Murphy: kind of figure out what that project is and then somehow navigate through and frankly I don't know how you would do it to access those documents to actually get any real information about the project.

42:44

Senior Planner (Adam): If you wanted to see the application, you would probably need to contact city staff at that point, but you would then have you would then know the the activity that you saw in your neighborhood was permitted and you would know the permit number.

42:58

Senior Planner (Adam): which would be really helpful for kind of following up on that information. Vice Chair Murphy: But, but there would be no immediate hyperlink for someone you know sitting in their home or office to actually look at the documents.

43:13

Senior Planner (Adam): Correct okay. Vice Chair Murphy: seems like that's a real benefit.

43:21

Vice Chair Murphy: To notice, especially process there because there's no individualized knowledge.

43:34

Chair Hubbell: Okay, is that is that all Mike. Vice Chair Murphy: I believe that's that's all.

43:40

Chair Hubbell: Great carolyn do you have a question. yeah. Commissioner Boatsman: um yeah it's um I can see the benefit of the hyperlinks but I guess in this particular case, we need to consider how important it is to have the hyperlinks for the various particular things that Dan is suggesting and how important would that be invaluable to to island residents.

44:09

Commissioner Boatsman: I have a few questions about the system itself um, why is there the same color dot with the same type of permit listed four times, or three times, or whatever, if you know what I mean like electrical mechanical right away so that would be on the web, the Web map.

44:35

Senior Planner (Adam): So that's just this was a prototype it's not quite like cleaned up for us, but you know essentially it's just that there's.

44:45

Senior Planner (Adam): The data records, so the map is generated from like a spreadsheet essentially and that spreadsheet for some of those rows they have like similar names, but so they show up more than once in.

44:58

Commissioner Boatsman: A while no problem it's just a disregard if it's just a glitch this point are you able to type in an address in this system.

45:07

Senior Planner (Adam): You could search by address. Commissioner Boatsman: Okay, and do I understand that you need to use both tools to check out something.

45:14

Commissioner Boatsman: or. Commissioner Boatsman: Just do one or the other. Senior Planner (Adam): You can do one or the other. Commissioner Boatsman: Okay um and do I understand that everything that Mr Thompson wanted to move.

45:25

Commissioner Boatsman: To a different type is searchable in this this system.

45:31

Senior Planner (Adam): Correct yeah. Commissioner Boatsman: All right. Senior Planner (Adam): One of the cool things about that web map is that it's it's all of the active permits so it's every permit types.

45:42

Commissioner Boatsman: Okay well you know I kind of feel like the the Bulletin is not very useful in a lot of ways.

45:54

Commissioner Boatsman: Especially for these smaller things because, for example, let's say I go outside and I see somebody tearing into what I thought was a critical area with you know some machinery and it's.

46:05

Commissioner Boatsman: winter and i'm thinking has that allowed and I want to go in and I look if I, even if that was in the Bulletin.

46:13

Commissioner Boatsman: Well, what if that person applied for that permit three weeks ago, you know it's not going to be in the Bulletin that I look at for that week.

46:21

Commissioner Boatsman: I mean you know it seems rather useless to go searching back through a bunch of bulletins looking for something that I don't even know what the title of it is.

46:30

Commissioner Boatsman: Going on down the street so much as I, you know agreed with moving the seasonal development waver from a Type one type two.

46:42

Commissioner Boatsman: And I really don't even think it's that useful, and I wonder how long this bullet 10 is going to be.

46:48

Commissioner Boatsman: Well, maybe for some of the more elaborate proposals it's well worth it, but i'm considering that you know some of these things we were talking about moving are not that.

47:00

Commissioner Boatsman: Frequent or earth shaking I feel like this tool you're proposing seems kind of good but um thanks you've answered my questions about it and confirmed that I think you're saying that the date that.

47:17

Commissioner Boatsman: The permit was applied for it's only going to be in one bulletin, and I wouldn't know what Bulletin isn't that correct.

47:24

Commissioner Boatsman: Yes, I was looking. Senior Planner (Adam): yeah and it goes in the bullets and once. Commissioner Boatsman: Okay, thank you.

47:31

Chair Hubbell: Jordan questions. Commissioner Friedman: First, I had the same reaction that I did about that window data of information that comes up when you click on a specific permit application.

47:46

Commissioner Friedman: So Adam, I would just ECHO Commissioner murphy's vice chair Murphy, excuse me his his feature request that was implied in his statement, which is that.

47:58

Commissioner Friedman: it's it's just kind of a no brainer right like you should be able to drill in unless unless that's technically impossible with the current you know current system, so it would be great to be able to click on that and go to the next level of detail of.

48:12

Commissioner Friedman: about the permit. Commissioner Friedman: i'm also trying to understand is our doesn't seem like options A and B are mutually exclusive.

48:23

Senior Planner (Adam): That is correct right. Senior Planner (Adam): Like we could amend the code and and take it. Senior Planner (Adam): And do the other part two.

48:30

Commissioner Friedman: Because the tool is great right, I mean, even if you weren't able to Double Click it is it's better than nothing by a long shot, so I would say, you know not that it's really in our purview, I guess, but I, you know I would say, go with a go build the tool that looks great.

48:44

Commissioner Friedman: But i'm also trying to remember from our previous conversation about.

48:49

Commissioner Friedman: Upgrading these these permit types. Commissioner Friedman: What is what is the staffs reluctance why, why is the biases staff trying to avoid.

49:01

Commissioner Friedman: Option B, which is to change or no sorry i'm getting them confused option A.

49:07

Commissioner Friedman: I guess right option A. Commissioner Friedman: What what is, what is the reluctance, because it seems pretty minor.

49:13

Senior Planner (Adam): Well it's it's really the I mean it's not.

49:20

Senior Planner (Adam): limiting it to seasonal development limitation waivers and final short platts is is an improvement because it's not we don't see a ton of those every year.

49:29

Senior Planner (Adam): But for something like three permits That was really problematic with the amount of work that that was that that really translated to and so it's not necessarily a reluctance to alternative a as much as a alternative be is is a better solution, in my opinion.

49:50

Okay. Commissioner Friedman: Okay, thanks.

49:56

Chair Hubbell: Victor questions. Commissioner Raisys: So I guess my question piles on to Jordans question which is if A and B are not mutually exclusive, why aren't they being proposed, as an option.

50:14

Commissioner Raisys: and Commissioner Raisys: One other follow up question to what you just said, you provide a little bit more detail in terms of the work involved with option A like what is it that takes so much time.

50:30

Senior Planner (Adam): Well it's so for every entry into the permit bulletin, that is staff time putting together that entry into the permit Bulletin so for something that we get.

50:43

Senior Planner (Adam): three applications for a year, like a seasonal development limitation waiver that's that's less of an impact, but when you start talking about like tree permits where we get like 100 of those a year that's that's a little bit more of a commitment of resources.

50:59

Commissioner Raisys: And so, when you say a commitment of resources and it's entering it into the system, how much entry work is involved, what exactly is the information that you're entering into the system.

51:10

Senior Planner (Adam): it's putting together that two pages of information that goes into the permit bulletin, it takes about 10 minutes 10 or 15 minutes per.

51:22

Senior Planner (Adam): Entry and yeah that was that was summarized in the December report.

51:37

Chair Hubbell: So victor. Commissioner Raisys: yeah that's it. Chair Hubbell: Okay carolyn.

51:46

Commissioner Boatsman: Well, I was studying this issue today or yesterday, I found a section in the code that's about these permit types that says that in Type two you cannot put something.

52:02

Commissioner Boatsman: that's already been issued, so I think I may have stumbled across something that basically makes it impossible to put trees, for example in Type two because a tree permit is something you walk up to the counter you apply for and you get it you walk out the door with it.

52:22

Commissioner Boatsman: Now i'm not sure if seasonal development waivers are the same way.

52:27

Commissioner Boatsman: But it caught also calls into question our decision or recommendation last time that we thought that a final short flat should be a Type two.

52:38

Commissioner Boatsman: I didn't think that made sense on second examination, because one. Commissioner Boatsman: A final short plat.

52:45

Commissioner Boatsman: You know you put that in Type two that's not a notice of a permit having been applied for it's just a notice of a decision and Type two is really not a place to put notices of decision.

52:57

Commissioner Boatsman: However, a short plat being a type three permit type already had an opportunity for people to comment and notice was sent out to I think within three 300 feet of proposal.

53:13

Commissioner Boatsman: And if people are parties of record in that situation they get a follow up as a party of record Am I correct in that okay so.

53:25

Commissioner Boatsman: Am I reading it correctly, that we cannot well, I guess, I would have to ask you, seasonal development waiver is that a walk up to the counter permit or is that an application that pins for a while.

53:38

Senior Planner (Adam): it's an application that pens for a while. Senior Planner (Adam): Okay yeah. Commissioner Boatsman: So it might seem to me, I mean i'm thinking you know passing an ordinance is a little bit of work is if final short plat doesn't make the cut is it worth passing an ordinance to get the seasonal development waiver put from a Type one type two.

54:02

Commissioner Boatsman: When there's what three per year did you say approximately. Senior Planner (Adam): Something like that yeah.

54:07

Commissioner Boatsman: searchable and the REP the Web tool so i'm just kind of thinking that our idea for an ordinance it doesn't get I think it's a lot, a lot of effort for something which might end up being rather very, very, very small.

54:26

Chair Hubbell: Mike so you have your hand up again. Vice Chair Murphy: yeah, I just wanted to comment respond to.

54:34

Vice Chair Murphy: carolyn is that a final straw is an application process based on my experience so it's like a you know the season development permit and the final straw our planet, both are a process, not a decision, they end up in a decision, but there is a process.

54:57

Chair Hubbell: um okay so trying to keep it to questions at this point for staff any other.

55:07

Chair Hubbell: questions that I just have one quick one if nobody else has anything left carolyn you have your hand, are you going to make a.

55:14

Chair Hubbell: comment to my. Commissioner Boatsman: Review of another have a question okay. Chair Hubbell: Go ahead.

55:19

Commissioner Boatsman: Oh yeah Adam, could you follow up on what Mike said about the final short plant being an application I didn't understand that kind of looking for some clarification there.

55:34

Senior Planner (Adam): Well, so. Senior Planner (Adam): I mean it is there just isn't really like a review process beyond like did they satisfy the requirements of the problem inertial plot.

55:46

Senior Planner (Adam): So. Senior Planner (Adam): Part of the reluctance on like putting out like we didn't necessarily want to open like a comment period on those things because there isn't really much influence that a public comment could have on the process okay.

56:01

Commissioner Boatsman: Thank you. Chair Hubbell: Great Adam my only question is, I think this is great.

56:10

Chair Hubbell: The work that you did with the. Chair Hubbell: The folks at what God the whoever put the.

56:20

Chair Hubbell: ids. Chair Hubbell: To put these maps together in the same vein i'm assuming there's probably a little bit of.

56:30

Chair Hubbell: effort and time involved in this i'm assuming you know we're making a recommendation to the Council and the Council is going to have to make some sort of a.

56:39

Chair Hubbell: assessment on whether or not they want to ultimately what we're asking them to do is invest a little bit of time and money i'm assuming into solution be.

56:49

Chair Hubbell: As as a way to from a process perspective mitigate and, frankly, probably create just another better service overall versus just the what was recommended to us.

57:04

Chair Hubbell: So I just want to clarify that, ultimately, what we're doing is we're asking the Council to just invest the time and effort and potentially dollars into developing this into a full fledged.

57:20

Chair Hubbell: system. Senior Planner (Adam): Yes, we want the the thumbs up from planning Commission that this is a good way to resolve the issue that was raised yeah.

57:30

Chair Hubbell: And did the in the city at tns hear your your hand Jeff oh i'm not to ignore you.

57:38

Chair Hubbell: Was there a timeframe that they like if they got the green light from.

57:46

Chair Hubbell: From Council was there a time frame that they might have in mind where they might be able to fit this work into their plan and how long might that take.

57:55

Senior Planner (Adam): It sounded like that might be a couple of months to get all of the features kind of built out to where it was.

58:01

Senior Planner (Adam): easily usable, but I think the web, the prototype that we had was pretty close so.

58:08

Senior Planner (Adam): Maybe the spring I would think. Chair Hubbell: Okay, so it's more what I would consider short term versus longer term in that regard great Jeff you have your hand.

58:19

Interim CPD Director: Real quick Thank you chair actually the moment may have passed, but I wanted to add a little bit more color to Adams response about the final short plan what takes notice what what transpires, will receive such a request a preliminary short plan which does get public notice saying.

58:38

Interim CPD Director: Is before anything happens. Interim CPD Director: And some of the circle very short thought process gets the decision gets any necessary site development greeting permits and infrastructure and so forth, and then goes ahead, and you know built out the short supply.

58:56

Interim CPD Director: For the final short line item is correct in saying when we get that request that's pre recording.

59:03

Interim CPD Director: And the cities will that point is to essentially go through a checklist and the preliminary short class with the conditions of approval, and the proposal was approved, to make sure what's on the ground.

59:16

Interim CPD Director: It matches what was approved in ownership, so the process is you know it is a final check and balance before recording is authorized and the thing gets wrapped up in We have lots of record.

59:35

Chair Hubbell: Okay, thank you for that clarification. Chair Hubbell: um okay looks like we have all of the questions out so given that are does anybody have emotion, they want to put on the table in regards to.

59:54

Chair Hubbell: dash 006. Chair Hubbell: And we'll discuss and deliberate.

1:00:01

Commissioner Goodman: I would make emotion, but are there more questions before I do.

1:00:06

Chair Hubbell: That I. Chair Hubbell: Like and carolyn I thought I had. Chair Hubbell: asked for questions, but I just wanted to make sure.

1:00:13

Commissioner Boatsman: I had my. Commissioner Boatsman: hand up, I guess, for making emotion, but I didn't have a question. Okay.

1:00:19

Chair Hubbell: So I saw Mike sand first and then you carolyn Mike did you have. Vice Chair Murphy: yeah I have a motion and the motion I would make is that we adopt alternative a.

1:00:33

Vice Chair Murphy: And we also recommend that the Council approved the resources to build out option B, because I think that will be a really useful tool for the citizens.

1:00:50

Vice Chair Murphy: But I believe that option, a guess the point of a little additional notice with accessible documents for people, that would be interested in in those items, and I think the impact on staff is minimal.

1:01:09

Vice Chair Murphy: In terms of work, these are items that are relatively rare, but they can have.

1:01:18

Vice Chair Murphy: significance for a Community or or an area, so I would move adoption of option A and recommend approval or Council approval for the resources for Option B.

1:01:34

Chair Hubbell: Okay. Chair Hubbell: Is that a second. Second. Chair Hubbell: I think I heard Commissioner freedom and on the second first.

1:01:45

Chair Hubbell: let's start handing out gold stars to. build up your church.

1:01:51

Chair Hubbell: Mike I know you've just made sort of a speech to being in favor of that, but do you want to expound any more, you want me to open it to the floor.

1:02:00

Vice Chair Murphy: No, I think the points are made. Vice Chair Murphy: But all address any questions that someone may have.

1:02:08

Chair Hubbell: Okay. Chair Hubbell: Any other. Chair Hubbell: comments or feedback or deliberation related to the motion on the floor carolyn.

1:02:17

Commissioner Boatsman: Well oops yeah um I, having heard from.

1:02:24

Commissioner Boatsman: The Director about the final short plan again i'm.

1:02:30

Commissioner Boatsman: thinking that that isn't really something people are commenting on or or things like that so i'm i'm not in favor of the ordinance at all, but i'm.

1:02:43

Commissioner Boatsman: I would suggest an amendment to remove the final short plan from the ordinance and just go forward with the seasonal development waiver if if everybody wants an ordinance.

1:02:58

Chair Hubbell: Is that an official motion that you're making carolyn okay so it's been moved to remove the final short plat from the recommended.

1:03:12

Chair Hubbell: items to move to type two is there a second for that motion.

1:03:22

Chair Hubbell: Is there a second to carolyn's motion to remove the final short plat from.

1:03:27

Chair Hubbell: table a. Chair Hubbell: Okay, unfortunately carolyn hearing none the motion will not to amend will not move forward.

1:03:39

Chair Hubbell: i'm tiffany. Commissioner Goodman: And I just wanted to say I am supportive of.

1:03:46

Commissioner Goodman: The option B and kind of think the city should invest in that. Commissioner Goodman: But, given the fact that option A will not will result in like about an hour worth of work for the staff for the year I mean probably less time than we're spending on this video call on the topic.

1:04:01

Commissioner Goodman: Like fairly agnostic about it um but what I would say in terms of I kind of see the city moving off the weekly bullet in general and moving more to.

1:04:14

Commissioner Goodman: You want more robust interface, where people can pull those permits directly from the tool that you've recommended Adam but I don't have a sense of.

1:04:23

Commissioner Goodman: how difficult that is or how much time is involved so i'll stay out of that, but I would, I would just say in general I would put our resources into building something for the future rather than you know kind of fiddling with what we have right now, which is maybe not an optimal solution.

1:04:42

Chair Hubbell: Okay carolyn you have your hand up again.

1:04:47

Commissioner Boatsman: yeah I agree with what what tiffany said here, because the more I look at it, the less valuable, I think the weekly Bulletin is, and I think that this just started 2016 if i'm not mistaken, Adam.

1:05:01

Senior Planner (Adam): I believe that was one of. Those. Senior Planner (Adam): I think. Commissioner Boatsman: I think it came as a result of people testifying during the residential development standards that there wasn't enough.

1:05:13

Commissioner Boatsman: Transparency and ways to learn about what was going on, and so this was thrown out there, I guess, as a way to try to address that and it, you know it's appreciated, but hopefully the more sophisticated approaches will develop in the future.

1:05:30

Chair Hubbell: Okay Jeff I see heavier your hands. Interim CPD Director: yeah just quickly Fisher boltzmann What was your question about how long the Bulletin has been around.

1:05:41

Interim CPD Director: Oh yeah the bolton's been around for um.

1:05:46

Interim CPD Director: I would say, at least 20 years. Commissioner Boatsman: Oh.

Commissioner Boatsman: I thought I read in our package something about 2016 but Okay, thank you for that update.

1:05:57

Deputy CPD Director (Alison): They added they changed the noticing requirements in 2016 which required more things to have noticed in the bulletin, as well as with mailings and and signs and things like that.

1:06:07

Commissioner Boatsman: Okay, thanks for the update. Chair Hubbell: um okay.

1:06:15

Chair Hubbell: The only thing that all add I mean to I think tiffany's point i'm a bit ambivalent about changing the table just given the number of those that we deal with I tend to fall.

1:06:29

Chair Hubbell: And i'll make the statement just so that it's on the record, I tend to fall on the side of.

1:06:35

Chair Hubbell: You know, trying not to encumber too much process with too many of these things, especially when we have.

1:06:42

Chair Hubbell: Such an onerous code and so many other ways. Chair Hubbell: I understand that it's not a huge amount of work, but I have a tendency to after years of doing this with both the city of mercer island and other cities i've been a part of.

1:07:01

Chair Hubbell: It always seems like we're sending a death by 1000 cuts to our staff and to the people that are trying to use and implement our code so i'm.

1:07:12

Chair Hubbell: i'm not going to fight this because I don't think it's going to be that big of a deal but tiffany I think said it perfectly, which is, we need to be building.

1:07:21

Chair Hubbell: code policy and processes, a city that move us forward with our technology and move us forward in how we interact with our communities and using.

1:07:35

Chair Hubbell: You know legislative tools, like the. Chair Hubbell: Like the review types and how those are done in this case I just I don't see it tremendous amount of benefit, but if it's the will of the group to include those I don't see it causing any harm so i'm not gonna i'm not going to fight it from that perspective, Commissioner Friedman.

1:08:01

Commissioner Friedman: yeah I I concur with what you just said, Tom and I, and I think we're all probably maybe a little sensitive to this based on the public comment commentary period we just had, and concerns about.

1:08:15

Commissioner Friedman: You know, making sure that we are proactively communicating to our citizens.

1:08:21

Commissioner Friedman: appropriately and, and so the tool is fantastic, as I said, Adam and I think that is that is ultimately the solution and the ultimate solution is technology and.

1:08:35

Commissioner Friedman: To to improve our transparency and in our proactive communication at the appropriate level, and so the fact that the staff, took the initiative and built out that prototype is fantastic, and so you know again just go long on that and and hopefully the extra lift of.

1:08:56

Commissioner Friedman: of taking these permit types from Type one type to hopefully they'll go away with just greater taking a walk you know efficiency gained by technology.

1:09:08

Chair Hubbell: Thank you Mike. Vice Chair Murphy: You know just a couple of final comments I, I agree, Dan with your comments and you know, has the land use practitioner for many years, you know more regulation is not a good thing.

1:09:24

Vice Chair Murphy: I view this as something that is simply a matter of by small amount of additional transparency.

1:09:32

Vice Chair Murphy: For people who might be interested in certain activities and that's that's really the only reason why I think this is valuable and that was what I kind of thought the spirit was.

1:09:46

Vice Chair Murphy: In the original application to create that, and so I think I think, for that reason, and really that reason alone it's worth doing, but I want to echo Jordans comments, too, I think the tool that is being developed.

1:10:02

Vice Chair Murphy: Is is the ultimate answer because the type one type two type three type for schema is a really.

1:10:11

Vice Chair Murphy: kind of old school scheme, but it is used by pretty much everyone to divide how you notice people, but with improvement technology, we should be able to ultimately generate a much, much more robust and more direct system.

1:10:30

Chair Hubbell: yeah it's not a. Chair Hubbell: far cry to think that you have an electronic system where you could just go in and say, give me a notice of any permit that's been issued within a particular radius from my house and the computer just does it right so.

1:10:49

Chair Hubbell: that's those are the sorts of things that I think the future of continuing down that road, will enable a great any last questions or sorry any last comments from anyone otherwise i'll have lori call for a real call.

1:11:07

Chair Hubbell: alright. Chair Hubbell: lori if we can call a roll call vote the motion is to recommend both alternative a and amending the land use tables.

1:11:22

Chair Hubbell: In table a attached, as well as recommending Council consider resourcing of alternative be as provided by staff.

1:11:37

Chair Hubbell: If you'd like to call for vote. Yes.

1:11:44

Sr Administrative Assistant (Laurie): So, Commissioner, we cease.

1:11:49

Sr Administrative Assistant (Laurie): Commissioner Goodman. I. Sr Administrative Assistant (Laurie): Commissioner Friedman.

1:11:55

I. Sr Administrative Assistant (Laurie): chair hubble. high.

1:12:00

Sr Administrative Assistant (Laurie): Vice chair Murphy. Sr Administrative Assistant (Laurie): I Commissioner boats when.

1:12:05

Commissioner Boatsman: No. Okay. Chair Hubbell: Okay, the motion passes five to one with Commissioner boltzmann dissenting.

1:12:18

Chair Hubbell: Thank you all very much for that Adam and appreciate the work that you did to work with the staff to have a great solution they're related to something more programmatic that the staff could enable.

1:12:36

Senior Planner (Adam): Thanks. um. Chair Hubbell: let's move to the clicked on my next little staff memo here ctr 21 dash 004 related to.

1:12:52

Chair Hubbell: The town Center commercial requirements. Chair Hubbell: i'm not sure Jeff for Sarah do you guys have a an intro or any presentation before we move to.

1:13:08

Chair Hubbell: deliberation. Interim CPD Director: You chair sarah's going to run you through a very short.

1:13:17

Interim CPD Director: kind of recap, of the agenda packet for you, before we get to that, though I would have chair, if I may.

1:13:27

Interim CPD Director: This is we've got a few items left on the agenda, after this one item six or telling our agenda items six in particular lead a total of six, which is the Conference plan presentation.

1:13:41

Interim CPD Director: Staff staff essentially made the same presentation, so the last thing, and just as an advisory with the presentation Q amp a that took about an hour the City Council so just as you as you kind of move through your next item here.

1:13:57

Interim CPD Director: keep in mind that you've probably got about 75 to 90 minutes after this item of other agenda material left, I thought I would just but that's helpful to any of you give them we just did the presentation last night, I mentioned that.

1:14:12

Interim CPD Director: With that this item here. Interim CPD Director: Following up on the public hearing earlier this evening.

1:14:20

Interim CPD Director: This is, I believe the fifth meeting in total, that the Commission has taken up this subject and.

1:14:30

Interim CPD Director: That i'm going to turn it over to Sarah and she'll walk you through a recap, of the packet materials and the questions that are in front of the Commission, I know that Commissioner Goodman and vice chair Murphy authored a memorandum that was distributed.

1:14:50

Interim CPD Director: Here within the last week or so, and then I also understand that maybe a couple other Commissioners that have some other potential and then insert emotions as well, so with that Sarah go ahead, take it away.

1:15:03

Economic Development Coordinator: Thanks dress and can everyone see the presentation yeah great.

1:15:10

Economic Development Coordinator: Okay, so as just mentioned, this is going to be a quick recap of some materials that were already in your packet I want to note that originally the staff memo and this presentation had included.

1:15:24

Economic Development Coordinator: sort of an outline for a process for deliberation based on previous discussions earlier this week with Tara and vice chair and.

1:15:35

Economic Development Coordinator: The materials that we've received subsequently from other Commissioners.

1:15:41

Economic Development Coordinator: i'm just going to run through really quickly the items that were presented for consideration and then i'm going to turn it back over to Dan and you guys can figure out how.

1:15:52

Economic Development Coordinator: You can determine how best you want to move forward so. Economic Development Coordinator: tonight you back again to assessing vtr 21 00 for about town Center commercial requirements.

1:16:06

Economic Development Coordinator: So, having some slight advancement issues hold on a second.

1:16:17

Economic Development Coordinator: Let me stop sharing for a second and try this again.

1:16:36

Economic Development Coordinator: Okay, can you see the presentation again. Chair Hubbell: yeah it's on the standard PowerPoint screen it's not presentation mode it's I can still see that the slides on the side.

1:17:06

Economic Development Coordinator: Okay. Economic Development Coordinator: How does it look now.

1:17:11

Chair Hubbell: I am still seeing the sort of me I can see your mouse.

1:17:17

Economic Development Coordinator: Okay. Economic Development Coordinator: we're good.

1:17:23

Chair Hubbell: Well, I you just clicked on items for consideration so it's. Chair Hubbell: it's advancing we're I mean we're just still seeing the full.

1:17:32

Chair Hubbell: You know presentation, with the slides on the side and the whole bit so. Economic Development Coordinator: yeah. Chair Hubbell: Okay, I didn't know if you had it in presentation mode or not.

1:17:39

Economic Development Coordinator: It is in presentation mode i'm working on two screens today and they never shared correctly when I need them to so.

1:17:46

Economic Development Coordinator: No, I gotta go with us just to keep it moving and you all again you already got this material so we'll keep it going so the first item for consideration that.

1:17:58

Economic Development Coordinator: City Council wanted you all to take a look at was the update to their commercial FA ir or no not last revision.

1:18:05

Economic Development Coordinator: City Council proposed combining the commercial FA ir and the no net loss requirements into the greater of the two requirements that has been before you, the last couple of meetings.

1:18:16

Economic Development Coordinator: And the updated Figure three to the right identifies the parcels that would be subject to that requirement, and so the question being asked about this is, does the planning Commission support this revision.

1:18:28

Economic Development Coordinator: And you'll deliberate from there, the second main question relates to the list of eligible uses the City Council proposed adding visual and performing arts venues to the list of eligible uses.

1:18:41

Economic Development Coordinator: A Jason to ground floor street frontage planning Commissioners have also expressed the desire to expand that list of eligible uses so tonight you may consider deliberating a variety of uses that have been discussed and you may consider adding additional eligible uses.

1:19:03

Economic Development Coordinator: City Council also proposed adding a trigger to evaluate the requirements so.

1:19:10

Economic Development Coordinator: It would have been an either or five years from the date of adoption or when 75,000 square feet of eligible commercial use has been authorized through building permit.

1:19:19

Economic Development Coordinator: So again, their specific language that has been presented in the code revisions and the question is planning Commission supportive of adding this review mechanism to the code.

1:19:33

Economic Development Coordinator: There are also a couple of additions related to visual and performing arts venues.

1:19:38

Economic Development Coordinator: So if the planning Commission elects to move forward with adding these is eligible uses the City Council also directed.

1:19:47

Economic Development Coordinator: You all to look at an exemption for the 60 foot contiguous linear street front inch Max as well as establish a 5000 square foot CAP for those uses.

1:19:57

Economic Development Coordinator: That would be applied to the commercial FDR and no net loss requirement again, are you supportive of either of these question on the table tonight.

1:20:08

Economic Development Coordinator: And then there were two other elements that have come up over the last couple of meetings that we added to the list for discussion tonight, the first.

1:20:17

Economic Development Coordinator: I think actually it came up in the public comment period as well, and these proposed requirements are required are intended to apply to ground floor you.

1:20:28

Economic Development Coordinator: In discussion at the last Commission meeting it was raised that the actual code language is unclear.

1:20:35

Economic Development Coordinator: And the existing code language state required ground floor uses that's how the code refers to these requirements as it stands, but that language was unintentionally not carried over in the new version so tonight we're asking if planning permission.

1:20:53

Economic Development Coordinator: agrees with the ground ground for requirement use, and if you are open to adding ground floor back into the code language to clarify those requirements.

1:21:04

Economic Development Coordinator: And then finally another element that was unintentionally omitted relates to driveways loading areas parking garage entrances and lobbies.

1:21:14

Economic Development Coordinator: And how they contribute to the street frontage requirements and there's similar language existing already in the code and again that was unintentionally carried over not carried over when the code was drafted to replace.

1:21:29

Economic Development Coordinator: The current 1911 020 V so tonight we are asking if you all are supportive of permitting that language permitting driveways loading areas parking garage entrances and lobbies on street frontage is.

1:21:44

Economic Development Coordinator: being added back into the code so i'm going to stop sharing my mess of a screen right now and turn it back over you chair.

1:21:54

Chair Hubbell: Thank you i'm just reading one last note.

1:22:00

Chair Hubbell: Before we go to any.

1:22:05

Chair Hubbell: Potential motions or discussion does anyone have any questions for Sarah or Jeff.

1:22:13

Chair Hubbell: carolyn. Commissioner Boatsman: um I thought the PowerPoint that I looked at earlier today was a bit longer than that did you go through the whole thing.

1:22:29

Economic Development Coordinator: So I deleted one slide, which was the first slide about the process for deliberation and since it kind of sounds like we probably aren't going to go down that route, and then there was a final slide.

1:22:42

Economic Development Coordinator: it's just sort of an informational slide that includes definitions of all of the potential eligible uses that have been discussed to date.

1:22:52

Economic Development Coordinator: So that was the all those really only two missing slide. Commissioner Boatsman: I thought there was something about your public outreach that you did and all sorts of things in my thinking of a different document.

1:23:03

Economic Development Coordinator: I think you're thinking of the staff memo that we've included in the packet as well okay.

1:23:09

Interim CPD Director: i'm page three of five of the staff level addresses that subject.

1:23:16

Commissioner Boatsman: I do have questions about a number of things and what you just showed us. Commissioner Boatsman: But I need to be looking at the screen, in order to ask them I just wondered if now that you're done presenting I would I would suggest this to the Chair is that maybe we just go through this presentation that you just gave us and give us our chances to ask those questions.

1:23:36

Commissioner Boatsman: per topic. Chair Hubbell: um yeah and you just have what clarifying questions about what's.

1:23:45

Chair Hubbell: yeah being recommended. Commissioner Boatsman: yeah have questions about what she presented.

1:23:52

Chair Hubbell: um so yeah if you want to go ahead and ask your questions, we will do that if we can like jeopardy.

1:24:02

Chair Hubbell: Give your answers in the form of a question that would be great do you want it up on the screen Sarah Would you mind sharing that again.

1:24:28

Chair Hubbell: you're still on mute Sir I just.

1:24:34

Economic Development Coordinator: don't have regrets. Chair Hubbell: should play the jeopardy theme song while you're getting this up on the screen.

1:24:45

Okay, great.

1:24:51

Chair Hubbell: carolyn Where would you like to start. Commissioner Boatsman: right here ah, so the first point, the first bullet the City Council proposed combining the commercial foreign the no net loss into a greater of the two.

1:25:05

Commissioner Boatsman: And when I look at when I consider back where we first started with this, we had a no net loss for properties that had redeveloped.

1:25:16

Commissioner Boatsman: Is it prior to 2005. Commissioner Boatsman: Correct and then we had the point two, six applying to those that had not yet developed, am I am I getting that correct.

1:25:27

Interim CPD Director: post. Interim CPD Director: Post house. Commissioner Boatsman: Oh OK, so the no net loss was for those who had redeveloped after 2005 and 2.26 was those who had not redeveloped right.

1:25:43

Commissioner Boatsman: Right Okay, so this says they propose combining those two requirements into a greater of the two, but what i'm seeing now in the proposed code is that something different from what this says i'm seeing that.

1:26:01

Commissioner Boatsman: properties that have. Commissioner Boatsman: Far more than point two, six or.

1:26:07

Commissioner Boatsman: No matter what whether they've developed after 2005 or not they're required to keep whatever they have upon redevelopment I think that's what the code says now.

1:26:21

Commissioner Boatsman: isn't that correct. Economic Development Coordinator: Do you mean the existing code or the most. Economic Development Coordinator: updated version drivers.

1:26:29

Economic Development Coordinator: And the updated version. Economic Development Coordinator: So, so the the most updated version effectively combines the two parcel maps that were included in the previous version that we discussed.

1:26:42

Economic Development Coordinator: Last year, before going back to city council. Economic Development Coordinator: So they're there that's why there are more parcels and it's a different color and best map now every single parcel identified in this map would be subject to either the commercial FDR or the no net loss and that suggestion I believe came in response.

1:27:02

Economic Development Coordinator: To the concern that we would potentially lose a greater amount of retail square footage upon redevelopment up front and so city council's proposal was to combine those options, so you know, a property that may have more than.

1:27:24

Economic Development Coordinator: The far number of commercial square footage that hasn't redeveloped yet now, rather than just being subject to the far, it would be subject to either too far, or the no net loss.

1:27:38

Economic Development Coordinator: Those those parcels that develops post 2005 that are now also identified on this map as instead of as a separate map.

1:27:47

Economic Development Coordinator: They would be subject to the same greater than situation, so you know, say that they.

1:27:55

Economic Development Coordinator: Some parcel or a property burned down tomorrow and they needed to redevelop under this new code, they would have to go by whichever with greater of the to the far but no net loss.

1:28:08

Commissioner Boatsman: yeah this one, I was looking for just that. Commissioner Boatsman: It actually took the.

1:28:16

Commissioner Boatsman: The no net loss for development past.

1:28:21

Commissioner Boatsman: And and. Commissioner Boatsman: made that applicable to to everyone and that's a little bit different than what it says, but that's that's fine I wanted to make sure that that that was really clear.

1:28:36

Commissioner Boatsman: Okay. Economic Development Coordinator: that's all I have for that page and I and again it is a, it is a greater than greater of the two requirements, so there are some parcels that would be subject to this requirement.

1:28:50

Economic Development Coordinator: That now you know pre 2005 they haven't redevelop that the far would actually amount in more commercial redevelopment on their property, even though they would now be also subject to the no network.

1:29:05

Commissioner Boatsman: that's The only question, I have to that page.

1:29:15

Economic Development Coordinator: Oh, my goodness i'm going to stop sharing my screen again because we don't.

1:29:25

Commissioner Friedman: look good I mean we could see it yeah. Commissioner Boatsman: It was fine. Economic Development Coordinator: Now the slides are in advancing so you know.

1:29:35

Commissioner Friedman: While you're figuring that out. Commissioner Friedman: I just looked through my email I don't have that deck and sometimes it's helpful to just have our own copy, so we can you know stay on a slide longer if we if we need to kind of drill into it did you send this to us and I just haven't been able to find it.

1:29:53

Economic Development Coordinator: It was included as an exhibit. Economic Development Coordinator: In the agenda packet. Economic Development Coordinator: And there were a lot of exhibits and not packet so that that may be part of this you.

1:30:05

Commissioner Boatsman: Have a question on this page. Okay.

1:30:14

Chair Hubbell: I think we did we skip the. Chair Hubbell: I don't know if it's not working again.

1:30:20

Chair Hubbell: Sarah but the list of eligible uses page.

1:30:26

Economic Development Coordinator: Did you have a question on this one Caroline.

Commissioner Boatsman: No, I don't.

1:30:32

Okay.

1:30:40

Commissioner Boatsman: I also, I have a question about this page, you know i'm needing a little help with the 75,000 square foot number now there's been so much changes and things going on, I just was that, based on at this point.

1:30:55

Economic Development Coordinator: I will just take that way. Interim CPD Director: it's not based on anything scientific it's it's based on an approximation that may be somewhere in the vicinity of three to five developments that would build.

1:31:14

Interim CPD Director: Which to the Council seemed like a reasonable number to.

1:31:24

Interim CPD Director: Do a review. Interim CPD Director: Of this code or five years from the date of adoption, but they're Commissioner there's nothing there's nothing.

1:31:34

Interim CPD Director: super scientific about them it's a it's a terrible approximation three to five.

1:31:39

Commissioner Boatsman: Okay, I thought that originally. Commissioner Boatsman: We were looking for a number that would.

1:31:49

Commissioner Boatsman: trigger review and possibly at that point relieve businesses from having to be subject to the no net loss because there's been enough new commercial square footage gained through development.

1:32:06

Commissioner Boatsman: That would be enough, no. Commissioner Boatsman: So that's what I thought we were trying to do.

1:32:12

Economic Development Coordinator: No, I. Interim CPD Director: don't. Economic Development Coordinator: I was just gonna say I don't we may have that may have come up in discussion at a previous planning Commission meeting, but that was not ultimately that.

1:32:25

Economic Development Coordinator: There was no language or anything included with that it didn't move past. The earlier discussion.

1:32:33

Commissioner Boatsman: Thank you.

1:32:38

Chair Hubbell: Are you good there carolyn next speech. Commissioner Boatsman: Yes, thanks.

1:32:51

Commissioner Boatsman: Question on that page.

1:32:59

Commissioner Boatsman: I don't have a question here, no question. Commissioner Boatsman: This one I have a question about i'm.

1:33:07

Commissioner Boatsman: Not quite get what this is about, are we talking about.

Commissioner Boatsman: Trying to.

1:33:15

Commissioner Boatsman: Allow driveways loading areas parking garage entrances and lobbies to count for far.

1:33:25

Economic Development Coordinator: No that's not that's not what's being proposed, what is being proposed is permitting these the language was the language is included in.

1:33:36

Economic Development Coordinator: The Code as it stands right now, and currently the language state that a parking garage entrance or permitted you know, a driveway or anything like that it can't catch it cannot count towards the.

1:33:51

Economic Development Coordinator: requirement for street frontage ground floor you street frontage we are just proposing adding back in very brief language that permit.

1:34:02

Economic Development Coordinator: These driveways loading areas parking garage entrances and lobbies, because they were unintentionally omitted before current the revised draft code that you have currently states nothing about allowing driveways and.

1:34:19

Economic Development Coordinator: In discussions with you know through some of the outreach that we've done, it became apparent that this is something that we need to consider, so we wanted to bring it forth to the Commission now, before we continue moving forward so it's not unintentionally omitted again.

1:34:36

Commissioner Boatsman: I think I just heard you say something about them, not counting for far I mean.

1:34:42

Commissioner Boatsman: I guess i'm still i'm still wondering why you might have said that does this have anything to do with far are we just discussing whether people can have driveways and loading areas and etc on frontage requirements.

1:34:57

Economic Development Coordinator: that's. Economic Development Coordinator: It so it would not. Economic Development Coordinator: Go ahead. Interim CPD Director: No pressure it's just carrying forward code that was in the repeal section that needs to come back in two if there's going to be new code adopted one way or the other, this language should be included in the new code it's it's that first bullet.

1:35:18

Interim CPD Director: Is is the language from the existing code just today. Interim CPD Director: So it has nothing to do with far it's.

1:35:26

Interim CPD Director: Okay, if you have a property, with only one street frontage you need to be able to access a parking garage potentially you might need be able to require to be access a lobby for example if it's an excuse to with residential about that's all we're trying to do.

1:35:40

Interim CPD Director: Here is just making sure that this language isn't left behind in forgot. Okay.

1:35:46

Commissioner Boatsman: Thank you that's all I had there. Economic Development Coordinator: And that's the last slide.

1:35:52

Economic Development Coordinator: That I will thank you yeah. Chair Hubbell: Okay i'm tiffany.

1:36:02

Commissioner Goodman: um I was wondering if I could ask a it's not a question related to the presentation, but it was related to one of the public comments.

1:36:10

Commissioner Goodman: It kind of jog my memory that our our town Center code and comprehensive plan more or less mimic each other, and so I was wondering what the staff proposed to do in terms of updating the comprehensive plan so it's not inconsistent with the code if changes are adopted.

1:36:32

Interim CPD Director: They the town Center plan is incorporated into the comprehensive plan.

1:36:39

Interim CPD Director: and Interim CPD Director: Our position on that currently which, based on public comments that have been received from the super checklists are being reviewed by staff, including the city attorney's office.

1:36:52

Interim CPD Director: But these co changes as they've progressed forward in our opinion today is that they are consistent with comprehensive plan, but that again is under review based on the comments that we received from the public and.

1:37:08

Interim CPD Director: we're working actively working on those as we speak. Commissioner Goodman: Okay i'm sure you are okay thanks for that I when we get to the next, especially on the comprehensive plan, I actually have some similar comments related to that, but thank you for that information.

1:37:26

Chair Hubbell: Okay i'm poor moving devotions any last questions for staff.

1:37:33

Mike. Vice Chair Murphy: Just to follow up on jeff's last answer.

1:37:41

Vice Chair Murphy: what's the timeline for that. Vice Chair Murphy: Addressing that question because, in my experience, you know, the issue of putting the cart before the horse, can be a problem legally.

1:37:57

Vice Chair Murphy: Which is the zoning before the the COMP plan, and so is there a timeline when staff is going to have an evaluation of whether there's a problem there or not.

1:38:14

Interim CPD Director: There is no, there is no exact timeline for an outcome, however, I can share with you it's a matter that's been looked at both by staff and legal counsel before and so now we're doubling back again.

1:38:27

Interim CPD Director: Based on what's been submitted to the city here just recently with public comments so.

1:38:35

Interim CPD Director: that's. Interim CPD Director: i'm sharing with you everything I know at this point, Commissioner, or vice chair, excuse me.

1:38:46

Chair Hubbell: Alright, thank you Mike I know we've deliberated this over a few meetings now from there, so, given what has been presented to us, I know a few Commissioners have sent in some comments ahead of time Does anyone want to have any emotions, they would like to start us with victor.

1:39:09

Commissioner Raisys: yeah. Commissioner Raisys: So um we've received some written in oral testimony.

1:39:15

Commissioner Raisys: Raising some significant concerns from this Tobin.

1:39:20

Commissioner Raisys: Mr katz or off this grand blog Mr goal back I think some of those commenters may be surprised that I actually agree with their comments.

1:39:30

Commissioner Raisys: In addition, we've also received additional written proposals and concerns from Commission Vice chair Murphy, and Commissioner Goodman I moved that the planning Commission remand.

1:39:44

Commissioner Raisys: dash 004 back to city staff for additional work to address the legitimate concerns raised this evening, including but not limited to.

1:39:57

Commissioner Raisys: One part public participation requirements of RC w 36 dot 708035 including outreach and engagement.

1:40:08

Commissioner Raisys: Of MIT town Center stakeholders, including count Center business owners to see both concerns three traffic impacts and parking requirements, so the current proposal.

1:40:20

Commissioner Raisys: For impacts of recently proposed statewide zoning legislation which could alter how MIT chooses to absorb its gma growth allocations five.

1:40:32

Commissioner Raisys: Treatment of non conforming uses within the town Center including impacts to existing tenants who no longer meet the definition of services five in consistencies with the comprehensive plan, which was just discussed by tiffany and Mike Murphy and Jeff.

1:40:47

Commissioner Raisys: Six commercial needs assessment with regard to street frontage in depth of commercial space seven impacts of the far and no net loss approaches on both property owners and business owners.

1:40:59

Commissioner Raisys: Eight alternative methods to encourage the retail uses most desired needed by the Community, and lastly need for professional input to address the issues above.

1:41:14

Chair Hubbell: Okay, if I can summarize the emotion, the emotion is to.

1:41:21

Chair Hubbell: Essentially, to. Commissioner Raisys: remand the. Chair Hubbell: makeup yeah make a recommendation to the Council that the.

1:41:28

Chair Hubbell: Speed pursued further by staff for. Chair Hubbell: Further to address the eight or 10 issues that you spelled out.

1:41:36

Commissioner Raisys: Well there's there's more than I what I said was including but not limited to so I didn't want to enumerate every single issue that was.

1:41:45

Chair Hubbell: raised in the public hearing. Commissioner Raisys: prior to the meeting I went through and kind of pulled out the salient points out of the letters that we have received and the comments that we had gotten both from.

1:41:59

Commissioner Raisys: The public and in the public hearing, as well as the comments that we've previously received from Vice chair Murphy, and Commissioner Goodman.

1:42:08

Commissioner Boatsman: Also motion. Chair Hubbell: Okay, thank you carolyn. Chair Hubbell: So yeah just from a just to make this as clean as possible Victor and to reiterate.

1:42:21

Chair Hubbell: i'll paraphrase the motion that. Chair Hubbell: You are proposing that we.

1:42:29

Chair Hubbell: send this back to counsel, with no recommendation with the recommendation that this continues to be, or that this.

1:42:40

Chair Hubbell: Is additional basically additional work and information and concerns remain and we will have an accessory list of items that we will note.

1:42:55

Chair Hubbell: To that effect, is that a good summary. Commissioner Raisys: So. Chair Hubbell: The Highland why. Commissioner Raisys: My language said back to staff if it needs to go through Council before it goes back to staff that's fine, I have no issues with that just for ease of use i've got the language up on my screen, if you want, I can send it an email to lori just so that she's got the.

1:43:16

Chair Hubbell: yeah that would be great and my recommendation would be that our recommendation is back to the Council.

1:43:24

Chair Hubbell: And so we would just want to phrase it as that that our recommendation would be to.

1:43:30

Chair Hubbell: We can't direct staff Council does so, our recommendation would be to them to do that.

1:43:35

Commissioner Raisys: that's fine then. Commissioner Raisys: i'm fine with that I assume that that's a.

1:43:42

Commissioner Raisys: friend lemon or. Chair Hubbell: yeah yes, are you okay with that carolyn that nuance.

1:43:48

Chair Hubbell: Yes, okay um and lori will clean that up for you so it's been moved and seconded and Victor do you want to speak more to that, before I open the floor.

1:43:59

Commissioner Raisys: Now I think it's pretty straightforward. Okay. Chair Hubbell: All right, any other does anyone else, want to start with commentary on that.

1:44:14

Commissioner Raisys: i'm just typing up sending this to lori and i've CC do. Chair Hubbell: I know Jeff give us a shot clock but that doesn't mean you don't have to talk, be careful and go ahead.

1:44:26

Commissioner Boatsman: yeah I I listened to the to the laundry list there by vector but i'm I may want to offer a friendly amendment to add the laundry list um.

1:44:37

Commissioner Boatsman: I think that you know seven people on a six people on a zoom screen and you know others who have of course participated.

1:44:46

Commissioner Boatsman: cannot really imagine all the different types of businesses, the creative human beings my proposed in our town Center.

1:44:54

Commissioner Boatsman: You know I have reservations about even prescribing what businesses should be allowed and which ones shouldn't be.

1:45:01

Commissioner Boatsman: We did get testimony from gentlemen about how they didn't use to have those type of restrictions and how difficult it has been since those restrictions saying what kind of businesses, you have to have so.

1:45:15

Commissioner Boatsman: I think we need, and I have asked for a number of times, probably at least three times in writing and verbally a way to consider a proposed business and that can opt in that doesn't necessarily exist in a list of businesses that we said we're allowed there needs to be some sort of process.

1:45:35

Commissioner Boatsman: You know Tracy grandma today and her comments said, well, what about a hotel. Commissioner Boatsman: What about a movie theater What about lease offices and what else have we forgotten, I mean there's no way that is illogical to think that we can come up with a list of everything that should be allowed.

1:45:50

Commissioner Boatsman: So some way add those ones that she's mentioning and also a way to review and allow businesses.

1:46:02

Commissioner Boatsman: Okay, so that's one. Commissioner Boatsman: We need to resolve the question of lease extensions.

1:46:09

Commissioner Boatsman: Are those allowed what happens then. Commissioner Boatsman: The overbuilding question needs to be solved seems like with the no net loss and greater than we're getting more square footage a commercial space, then was needed, yet we.

1:46:27

Commissioner Boatsman: You know our review trigger is doesn't seem to be tethered to anything so what's the purpose of the review reviewed trigger in relation to how much square footage we think we're going to get.

1:46:41

Commissioner Boatsman: That should be figured out.

1:46:49

Commissioner Boatsman: So.

1:46:57

Commissioner Boatsman: I don't know if it's a good time to mention it, but. Commissioner Boatsman: i'm not in favor of of the greater than.

1:47:08

Commissioner Boatsman: Whatever you call it where where the businesses that have more than point two, six have to, but I guess that doesn't really fit into this discussion, but I don't know where we get that kind of discussion band so.

1:47:20

Chair Hubbell: well. Chair Hubbell: I think around the table is to basically say that we.

1:47:26

Chair Hubbell: The motion, I think the victor saying is that we all think that that's basically inadequate and we're recommending.

1:47:34

Chair Hubbell: Okay, to not recommend it basically so not not sure anything more needs to be said, than what you've said, which is it doesn't work.

1:47:43

Commissioner Boatsman: I could, I could put these things in some bullets or something and send them to you, but. Chair Hubbell: Well, as, let me get the commentary from the group and then we'll get to try to refine maybe a little bit more, I have a.

1:47:54

Chair Hubbell: feeling, this is a direction we're moving in so Commissioner Friedman, oh sorry I.

1:48:01

Commissioner Raisys: Can I get confirmation from lori that you got the motion.

1:48:07

Sr Administrative Assistant (Laurie): I didn't get the motion yes. Chair Hubbell: Thank you victor.

1:48:13

Chair Hubbell: Jordan. Commissioner Friedman: yeah this this entire topic that we've been working on for the last couple of months, makes me question my own intelligence and when when miss Tobin first her you know her written remarks and then she read them to us in tonight's meeting they're incredibly compelling and it's.

1:48:40

Commissioner Friedman: it's. Commissioner Friedman: it's it's really concerning that we that we are doing exactly the opposite of our intent that we might be.

1:48:50

Commissioner Friedman: But when I, but when I read her her comments or concerns I don't know if she's misinterpreting the direction of this, and so that's something I would ask.

1:49:02

Commissioner Friedman: My fellow Commission members who are smarter than I am on this stuff or the staff and or the staff to you know just.

1:49:09

Commissioner Friedman: it's I think it's completely legitimate, we should be able to say, actually, this is Tobin you've misinterpreted.

1:49:16

Commissioner Friedman: This or no you're absolutely right, we you know if if this if this goes through the way we have crafted it then you know, then your property is is severely impacted and and you know it runs counter to what we're trying to achieve here so.

1:49:34

Commissioner Friedman: That, I guess, I assume we're going, you know this motion from Victor is going to pass, and I would just add that, as my you know additional feedback additional guidance.

1:49:47

Commissioner Friedman: If the City Council accepts this and passes it back to the staff.

Commissioner Friedman: You know, take this take this specific feedback and come back to us with your analysis of it.

1:49:57

Commissioner Friedman: yeah that's it Thank you. Chair Hubbell: Jordan, if I can add something and then Michael to so you raised, your hand.

1:50:05

Chair Hubbell: Just because you're speaking directly to the comments from this Tobin.

1:50:11

Chair Hubbell: You know, I was thinking about the l shaped parcel that she was representing at islandia Center and you know it has to street frontage is one of which is on, I believe, only one of which is on the map, I got a scroll to it, if I can find it again.

1:50:34

Chair Hubbell: But. Chair Hubbell: You know, I was thinking, even if both of them were on on that map, you know there's maybe a total of 200 square feet of street frontage there, and yet that lot is actually pretty deep and.

1:50:50

Chair Hubbell: rather large and it strikes me that you know to her point about really Bowling alley shaped retail space, you know if you had.

1:51:02

Chair Hubbell: Even know driveway along, whatever that Main Street is 78.

1:51:10

Chair Hubbell: You know, to have 26% of the flir there you're going to have you know these this retail space that is just extremely long and big.

1:51:21

Chair Hubbell: Look at the i'll call it the flagpole lot where the baskin robbins is and just think of the odd shape that the retail space is going to have to take up.

1:51:34

Chair Hubbell: Because, if you look at the building next door to that which is basically the same shape it's like a 30 foot wide lot.

1:51:40

Chair Hubbell: there's a driveway there and you're left with like a 15 foot frontage that because it's a really deep lot they're going to have to have a 15,000 square foot space that goes back you know that huge.

1:51:56

Chair Hubbell: Distance into that that could potentially be just completely unusable, and so I think to your point Jordan.

1:52:05

Chair Hubbell: I have a whole bunch of other questions i've written down but, but just the articulation of the fact, and this is what she said that I wrote down that I think is the key piece to all of this, which is looking at no net loss or even the FAA our requirement frankly.

1:52:25

Chair Hubbell: continues to propagate outdated business and development models in a completely new environment with a completely different new.

1:52:38

Chair Hubbell: type of businesses that we're seeing in our town Center. Chair Hubbell: And that really struck me that we just don't we haven't done the the outreach to understand what those business needs are and.

1:52:54

Chair Hubbell: That statement from her alone, I mean there was a lot of other great commentary both written and oral that was presented this evening that supports that but.

1:53:05

Chair Hubbell: That one comment that one statement alone to me, I think, is a really big lynch can and saying i'm not sure we're solving any problem, to begin with, but let alone the problem that the Council thinks we're trying to solve so sorry that was long winded Mike go ahead.

1:53:22

Vice Chair Murphy: No, that was good. Vice Chair Murphy: Some of what I would add to is the Nano, and the outreach to the business owners and owners of property, but enlistment of professional support in terms of design.

1:53:42

Vice Chair Murphy: Of what is feasible, what is not feasible. Vice Chair Murphy: And you know something that I was questioning four months ago, when this came in front of us, the first time and.

1:53:57

Vice Chair Murphy: You know I think there's a reluctance to engage in you know the city ends up hiring people like ci who.

1:54:08

Vice Chair Murphy: are competent in their own right for certain things but they're not providing that type of input.

1:54:14

Vice Chair Murphy: And in our staff is as great as they abandoned as have as much work as they put in this they don't have the qualifications to do that analysis.

1:54:25

Vice Chair Murphy: And they don't have and they haven't been able to do and have don't have the ability to do that analysis for individual sites to get a real idea how far or no love loss or any system like that would operate.

1:54:41

Vice Chair Murphy: And so I think that critical to this process is for the city to actually engage some parties, whether on a pay or.

1:54:52

Vice Chair Murphy: volunteer or some. Vice Chair Murphy: Basic basis to to help us develop the type of town Center regulations that will actually give us, you know something that we can be proud of.

1:55:11

Chair Hubbell: i'm tiffany do you have any comments I think you're the only one we haven't heard from.

1:55:17

Commissioner Goodman: So yeah I think what Mike said as well, said. Commissioner Goodman: was kind of concerned me about this for a while, is just we didn't have a really good handle on development feasibility both just from a standards, active and economic perspective.

1:55:33

Commissioner Goodman: And you know kind of our gut was it doesn't really work we didn't really have much to go on other than that so so yeah like I would echo I would echo your comments.

1:55:44

Commissioner Goodman: And I would I guess i'd also just say some of the really specific public input is very helpful because it really gives us examples of what we need to look at that we haven't considered.

1:55:54

Commissioner Goodman: Like we thought a lot but there's there's a lot we don't know as well, and they also say Jordan don't feel bad it's good to ask questions and glad you're here.

1:56:05

Commissioner Goodman: So thank you. Chair Hubbell: carolyn.

1:56:10

Chair Hubbell: Oh you're on mute so.

1:56:16

Commissioner Boatsman: So, whereas victor's motion is a you know long list of things to look at and there might be more things to look at that we haven't put in that list of course.

1:56:30

Commissioner Boatsman: We go back to what is the problem, actually, what was the City Council trying to do you know what prompted this moratorium in the first place, it was just you know development coming in, without commercial space, you know, and if that's what they wanted to solve.

1:56:48

Commissioner Boatsman: You know i'm tempted to make a motion to solve that.

Commissioner Boatsman: But.

1:56:55

Commissioner Boatsman: You know, maybe, maybe the goal is just to do a whole lot more study but i'm going to try something.

1:57:02

Commissioner Boatsman: You know, I move that we.

1:57:11

Commissioner Boatsman: prescribe a certain amount of commercial space.

1:57:16

Commissioner Boatsman: For any redevelopment. Commissioner Boatsman: In the town Center in the map that is presented to us that that amount be the same for everyone.

1:57:28

Commissioner Boatsman: And that we don't prescribe what they use should be other than that it is commercial use.

1:57:37

Chair Hubbell: So i'm just carolyn I, and I appreciate the motion I because we have emotion on the table currently.

1:57:48

Chair Hubbell: Right now. Chair Hubbell: We will take a Min like, if you want to amend what Victor has proposed.

1:57:58

Chair Hubbell: We can propose it in that way, otherwise we would take a vote on that, and then we could get to a secondary motion.

1:58:06

Commissioner Boatsman: i'm sorry I was out of line I was just dying to explain, you know something that you know, besides more study, what can we do that actually addresses a problem that.

1:58:18

Commissioner Boatsman: The city council was trying to solve. Commissioner Boatsman: Okay. Chair Hubbell: Thank you well. Chair Hubbell: know. Chair Hubbell: In that vein, the Carolina.

1:58:24

Chair Hubbell: i'm going to read a calm, so, Commissioner, I think this came from Commissioner Goodman or Commissioner Murphy, maybe you guys worked on this together, I believe.

1:58:35

Chair Hubbell: there's there's actually a paragraph in here to me that actually summarizes my entire view on this exercise, and I just want to read it, so that it's on the record.

1:58:46

Chair Hubbell: So that when the City Council goes and watches this deliberation they hear the words, rather than relying on something that might be transmitted to them so.

1:58:58

Chair Hubbell: What I think, and I, this is in. Chair Hubbell: The line item is in victor's motion which is alternative methods to encourage the retail uses most desired and needed by the Community.

1:59:11

Chair Hubbell: And every time i've asked this question that's come up a number of times when i've asked Council members directly there's this concern not only of the quantity of retail space, but really it comes down to the types of retail that.

1:59:27

Chair Hubbell: The Council is concerned about, and so, as this was in the transmittal.

1:59:35

Chair Hubbell: The planning commission's discuss the need to one coalesce more clearly around a shared vision for the town Center and the environments and to explore other policy tools to influence town Center redevelopment and the mix of businesses in the town Center to support that vision.

1:59:54

Chair Hubbell: If the city wishes to target certain types of commercial uses restaurants, for example, different types of programs should be examined.

2:00:03

Chair Hubbell: These could include more granular and restrictive uses in certain areas or core doors things like a certain street dedicated to just restaurants, for example.

2:00:14

Chair Hubbell: more prescriptive requirements for how spaces in certain areas are built so, for example in a particular quarter, you have a work different H back requirements than other parts of the town Center and finally other incentive programs tax incentive programs, there are a lot of other.

2:00:36

Chair Hubbell: Legislative incentive programs, that the Council could put in place.

2:00:41

Chair Hubbell: And so. Chair Hubbell: Highly as a Commission, the way this was written here, you know, we do not recommend highly prescriptive requirements.

2:00:51

Chair Hubbell: More broadly, in the town Center is this could result in an abundance of difficult to lease commercial space, which I think is reflected in the comments that we heard tonight.

2:01:01

Chair Hubbell: However, a targeted program created with robust outreach to the Community could be beneficial and achieving a desired mix of uses over time.

2:01:11

Chair Hubbell: And you know my position is, is that this is something that the Council hasn't really talked about.

2:01:17

Chair Hubbell: It hasn't been in the purview of what we've been talking about because we've strictly been looking at code language, but the reality is is the Council has a lot of other tools.

2:01:26

Chair Hubbell: In their toolbox that they could be using to achieve these, and right now we're trying to use a hammer, on the building the town Center land use code.

2:01:37

Chair Hubbell: When we should be using some other more precise tools to affect the outcomes that we want, so I believe that's reflected in one of the bullet points that.

2:01:49

Chair Hubbell: Victor has presented in sort of his list of concerns that we have here and to me, I think, is probably a key one, not on not withstanding a number of others, that I think are also important, so thank you for indulging me with that.

2:02:13

Chair Hubbell: So. Chair Hubbell: I we could I guess put up on the screen, the list of items that Victor had proposed, as concerns that we want to transmit back to the Council.

2:02:31

Chair Hubbell: If that's possible. Chair Hubbell: Do people want to review that list and or potentially revise it or add other things, or do you want us to just wanted to read it out loud.

2:02:48

Chair Hubbell: I don't know lori or if someone else has the ability to.

2:02:53

Chair Hubbell: I know when to lori, but I can forward it to whomever else if we can maybe present that.

2:03:00

Commissioner Raisys: And you put it on the screen then. Sr Administrative Assistant (Laurie): I can. Chair Hubbell: I guess I could be. Chair Hubbell: I can, I can share my screen yeah.

2:03:06

Sr Administrative Assistant (Laurie): Oh okay. Chair Hubbell: Now that I said that I believe I can share my screen share screen big green button that.

2:03:16

Chair Hubbell: Now, I just have to figure out which screen I am sharing let's see let's go to screen number one.

2:03:27

Chair Hubbell: i've hit the share button. Chair Hubbell: Out of the way.

2:03:33

Chair Hubbell: All right, are you able to see the screen here, let me see if I can make this a little larger.

2:03:40

Chair Hubbell: So folks can read it.

2:03:46

Chair Hubbell: As that large enough to read. Chair Hubbell: Okay.

2:03:52

Commissioner Boatsman: looks good. Great. Chair Hubbell: So i'll just read these so that they're in the public record, one more time, I know, Victor read them during his motion the first would, so this is a list of concerns that we would like to remand back to and what i'll do is i'll change this to the.

2:04:15

Chair Hubbell: Actually i'm going to just hit. Chair Hubbell: reply on this, so I can edit it in real time and we can oops wrong way, so we can edit this in real time and then i'll forward this to staff so back to.

2:04:34

Chair Hubbell: See Council for additional work to address the legitimate concerns raised this evening.

2:04:44

Chair Hubbell: So the first is public participation.

2:04:50

Chair Hubbell: With an RC w cited here related to the outreach and full engagement of town Center stakeholders and town Center business owners.

2:05:01

Chair Hubbell: The second item is concerns related to SEPA.

2:05:06

Chair Hubbell: The third is traffic and parking. Chair Hubbell: The fourth impacts to proposed I should say, this is probably potential impacts, is that okay victor.

2:05:19

Commissioner Raisys: There that's fine. Chair Hubbell: That hasn't actually passed yep.

2:05:26

Chair Hubbell: impacts of recently proposed statewide zoning legislation which could alter how mercer island chooses or its growth allocations.

2:05:36

Chair Hubbell: This is, I believe, number five i'm going to just going to number these so that I can read them better this way number five treatment of non conforming uses within the town Center including impacts to existing tenants who no longer meet the definition of services.

2:05:55

Chair Hubbell: Number six in consistencies with the comprehensive plan i'm going to come back because I have a question about that.

2:06:03

Chair Hubbell: number seven commercial needs assessment with regard to street frontage and depth of commercial space.

2:06:11

Chair Hubbell: Eight impacts of FDR and loss approaches on both property owners and business owners.

2:06:20

Chair Hubbell: number nine. Chair Hubbell: i'm just going to say consider if that's okay.

2:06:26

Chair Hubbell: Fine tentative methods to encourage the retail uses most desired needed by the Community.

2:06:34

Chair Hubbell: And number 10 need for professional input to address the issues above.

2:06:39

Commissioner Raisys: If you're going to say if you're gonna say consider for nine you should say consider for 10 as one. Okay.

2:06:57

Chair Hubbell: Okay carolyn you have your hand up did you have a. yeah.

2:07:02

Commissioner Boatsman: I think number four has is not making it out of the legislature, I think that when died today, so you probably aren't going to need number four.

2:07:12

Commissioner Raisys: I think we, I think we have a legislator say it's going to come back in a different form okay good run at it, I think that was on Twitter.

2:07:21

Commissioner Boatsman: Okay.

2:07:26

Chair Hubbell: yeah I mean there's no harm in including it, even if it does die it's still.

2:07:33

Commissioner Boatsman: Okay i'm thinking i'm looking at this list, now that I can see it and i'm seeing that some of the things I asked for before are probably incorporated in what's already here so i'm just checking my notes, right now, to see if.

2:07:46

Commissioner Boatsman: Anything else is needed there, in my view. Commissioner Raisys: And again i'll point out that there were detailed letters from Mr katz or off miss Tobin miss grandpa and then obviously Mr goldberg as well, not every single point is reflected here, which is why I included the language that said, including but not limited to.

2:08:09

Commissioner Raisys: move all those letters are in the public record and I am sure that they will be referred to by both the Council and the city staff.

2:08:24

Commissioner Boatsman: I think your list is is you know pretty complete and it's open ended enough that.

2:08:30

Commissioner Boatsman: Things can can come up, based on logic.

2:08:37

Chair Hubbell: Okay. Chair Hubbell: Are there any other. Chair Hubbell: comments on the list that has been proposed.

2:08:47

Commissioner Boatsman: i'm. Commissioner Boatsman: just give me a moment here.
Chair Hubbell: Okay i'll go to the rest of the group carolyn anybody else.

2:08:58

Chair Hubbell: Jordan. Chair Hubbell: Hearing none from jovan.

2:09:03

Chair Hubbell: Like any other. Vice Chair Murphy: No. Chair Hubbell: changes. Vice Chair Murphy: I think all the major things are address.

2:09:11

Chair Hubbell: tipping. Commissioner Goodman: No. Commissioner Goodman: This is good. Chair Hubbell: If I can only.

2:09:16

Chair Hubbell: thing that I would ask and i'm not sure where this came out of.

2:09:24

Chair Hubbell: whomever mentioned this, the inconsistency is with a comprehensive plan.

2:09:29

Chair Hubbell: Does anyone have any additional comments on that i'm i'm. Chair Hubbell: not sure where the inconsistency is are.

2:09:36

Commissioner Raisys: there's a paragraph in Mr cancer OPS letter to the planning committee that's in the packet now he said two letters one was a cpl letter that we got later, the one that was in the packet.

2:09:48

Commissioner Raisys: talks about those inconsistencies and then we obviously also had that discussion with by sure Murphy, and Commissioner Goodman and and.

2:10:01

Jeff Thomas. Chair Hubbell: Great and would would it be okay to i'm I know i'm hedging so.

2:10:11

Chair Hubbell: Tell me if it's not the way i'm want to say potential in consistencies because until they're actually proven out a I have a hard time.

2:10:19

Commissioner Raisys: that's fine. Commissioner Boatsman: I think it's better.

2:10:27

Chair Hubbell: Okay Karen. Chair Hubbell: Did you. Commissioner Boatsman: I was gonna say yeah okay now thanks great.

2:10:35

Chair Hubbell: um. Chair Hubbell: Okay. Chair Hubbell: So um Mike.

2:10:44

Vice Chair Murphy: Along the same lines, go up to number two that SEPA concerns, we can say potential SEPA compliance issues.

2:11:02

Chair Hubbell: Is everyone okay with that changing yeah. Chair Hubbell: yep okay i'm seeing consensus.

2:11:17

Chair Hubbell: Okay. Chair Hubbell: um.

2:11:23

Chair Hubbell: So I will. Chair Hubbell: i'll do one last call for commentary before we take a vote i'm just going to make my last comments here, which is.

2:11:41

Chair Hubbell: Again, just for the record, as I know that there are Council members that will view this.

2:11:48

Chair Hubbell: You know I think there are. Chair Hubbell: The number one issue that I have here is, I think one that's been raised by several people, which is what really is the problem we're trying to solve I know i've asked that of staff several times, I know that I have asked that on the record in previous meetings.

2:12:09

Chair Hubbell: I do have concerns that while the Council has spent a lot of time looking at this.

2:12:16

Chair Hubbell: You know the fact that we had staff come to us tonight with a number of things that were omissions in.

2:12:23

Chair Hubbell: The code that was being proposed from the previous stuff to me and it's no fault of theirs, but I think it's an illustration of how this whole process has just been been rushed and not fully thought out and that the Council whether it's the entire Council or members of the Council.

2:12:44

Chair Hubbell: Frankly, I feel like there's an agenda that's not being articulated here, and so, under the guise of protecting.

2:12:53

Chair Hubbell: The loss of retail we're being asked to consider some half thought out legislation that, frankly, can have some pretty severe impacts to our town Center that i'm just not comfortable with taking the risk on with the current.

2:13:10

Chair Hubbell: guidance and current data that we have so.

2:13:15

Chair Hubbell: that's my take on this Commissioner Goodman.

2:13:21

Commissioner Goodman: um so Dan actually I would agree that maybe like the first bullet should be like identify a problem statement or you know, a goal a practical I would put that there.

2:13:35

Chair Hubbell: So, lack of public participation. Chair Hubbell: Why would create a little Julia.

2:13:41

Commissioner Goodman: No, no, no problem, well, I was like I do think you need to I mean, I think the general idea is we want you know, to preserve the commercial we have.

2:13:52

Chair Hubbell: Like I got to saying i'm. Chair Hubbell: I searching adding an additional here, lack of.

2:14:00

Chair Hubbell: What did I say. Commissioner Goodman: Like a clear problem statement or book or goal.

2:14:05

Commissioner Raisys: Rather, put it in the positive and just articulate a problem statement.

2:14:11

Chair Hubbell: yeah.

2:14:22

Chair Hubbell: So. Chair Hubbell: legitimate concerns, including articulation of a current problem statement.

2:14:32

Commissioner Goodman: Okay, and then I was also going to say this might be more detailed and we need but we're going to look at it, but we didn't get to, we need to really understand the uses more like not just I know there was one Victor put in one about.

2:14:49

Commissioner Goodman: You know, encourage pardon me. Commissioner Goodman: Number 10 is good, but I think there's a little more to that, in the sense that there are some uses that are beneficial now or beneficial in the future, but they may not be the ones that were all kind of thinking of in terms of like.

2:15:06

Commissioner Goodman: We really want these but but maybe there's something we kind of need and and they're almost all in the use table right now so.

2:15:13

Commissioner Goodman: i'm not articulating that too well, but. Commissioner Raisys: And I would I would argue 11 subsumes that which is, we can we can all sit around and speculate on what might be wanted, and I, you know, again, the theme that we that we had tonight.

2:15:34

Commissioner Raisys: I think we may have come up in our comments it's come up in our it's come up in this discussion it's certainly come up in previous discussions, and it was certainly when we remanded this back to the City Council back in December, it was the need for professional advice.

2:15:54

Commissioner Raisys: chair hubbell's urban planning experience in college aside, I think we acknowledge that none of us are.

2:16:07

Commissioner Raisys: Urban planners, and we need some help here.

2:16:15

Chair Hubbell: But. Chair Hubbell: i'm actually not eat. Chair Hubbell: You know we're not I would agree, in that, like we don't professionally do economic analysis of.

2:16:23

Chair Hubbell: A lot of what you're talking about i'm not a retail marketing person that understands what the current retail marketing.

2:16:31

Chair Hubbell: needs are from a. Chair Hubbell: Macro perspective sure.

2:16:37

Chair Hubbell: So what i've added here I think tiffin does this get to sort of what you were saying here is, we have this sort of commercial needs assessment with regard to street frontage def the commercial space and allowed uses I think that's what you were getting at.

2:16:49

Commissioner Goodman: Right. Commissioner Goodman: yeah that works thank. Chair Hubbell: You to me that all sort of. Chair Hubbell: gets into that commercial needs assessment.

2:16:56

Chair Hubbell: statement.

2:17:03

Chair Hubbell: Okay. Chair Hubbell: Any last comments or thoughts, those were good catches.

2:17:12

Chair Hubbell: Okay i'm hearing no additional commentary, the motion on the floor is to move that the planning commission to resent remand.

2:17:23

Chair Hubbell: dash those are for back to the city council, which is apparently a.

2:17:29

Chair Hubbell: Traditional work to address the legitimate concerns raised this evening.

2:17:35

Chair Hubbell: With the amended list of concerns that we have.

2:17:41

Chair Hubbell: And i'm not sure that the.

2:17:47

Chair Hubbell: And i'll just ask staff, I think, basically, what we're saying is that we're. Chair Hubbell: Making a recommendation to not do anything and that these are the concerns that.

2:17:59

Chair Hubbell: result in that. Chair Hubbell: Well, it should be resulted from that, but you can see what I have on the screen.

2:18:08

Chair Hubbell: So with. Chair Hubbell: No additional comments and laurie would you like to call a roll call vote.

2:18:21

Sr Administrative Assistant (Laurie): Yes. Sr Administrative Assistant (Laurie): Commissioner.

2:18:31

Sr Administrative Assistant (Laurie): Murphy.

2:18:39

Sr Administrative Assistant (Laurie): Commissioner Goodman.

2:18:46

Chair Hubbell: high. Sr Administrative Assistant (Laurie): Commissioner Friedman.

2:18:55

Chair Hubbell: Okay Thank you everyone the motion passes. Six to zero.

2:19:01

Chair Hubbell: To. Chair Hubbell: send this forward i'm staff.

2:19:07

Chair Hubbell: Please let me know how I can assist in the.

2:19:15

Chair Hubbell: Creation of whatever we need to send in this regard back to the Council and i'm happy to help you with that and I will be sure to be present when this is presented, because i'm sure they will have lots to say.

2:19:35

Interim CPD Director: Okay, thank you. Economic Development Coordinator: Thank you okay. Chair Hubbell: With that we are at.

2:19:42

Chair Hubbell: we're going to come back for overview of the comprehensive plan um hopefully we can keep that to 60 minutes 90 minutes.

2:19:52

Chair Hubbell: And so, if it's okay. Chair Hubbell: carolyn do you have something immediately i'm going to take a 10 minute recess before we come back, do you.

2:20:00

Commissioner Boatsman: have to be immediate, but it does have to do with the town Center so. Chair Hubbell: Okay, so we're all right well let's see let's conclude that.

2:20:08

Commissioner Boatsman: Then, putting a break okay so um I think you will recall that a little while ago, I had mentioned that I thought there was some action that we should take in addition to the motion which we've just approved.

2:20:21

Chair Hubbell: Oh sorry I misunderstood you'd made a comment that you thought that that was encapsulated here, so I apologize I didn't.

2:20:27

Commissioner Boatsman: know no problem, no, it was it's it's very you know, yes, many of the things I mentioned are in here but there's there's another matter so i'm concerned about the city council's prices that they have, and I want to help them out if we can.

2:20:40

Commissioner Boatsman: So, or at least make a recommendation to help them out they've got this moratorium, they need to get out of you know, and I think the main problem with this project.

2:20:51

Commissioner Boatsman: has been that they overreach you know if you've got a crisis and maybe you just need to put a temporary plug in the diet, which is.

2:21:02

Commissioner Boatsman: They need to have some commercial requirements commercial space requirement for redevelopment in the town Center you know if that were to be just something very simple just a modest request to tide them over until something like this more complex approach can be put together simply.

2:21:27

Commissioner Boatsman: Upon redevelopment X percent of the square footage in the lot will be required to be commercial use and not be prescriptive about what or how much street frontage or how deep or this or that but.

2:21:43

Commissioner Boatsman: I would recommend that the Council just get back to the very simple thing they were going to do, which is just plug the guide and get themselves out of the moratorium, so they could put together a draft ordinance like that you know, maybe we could support that.

2:22:00

Chair Hubbell: So do you have a motion, you would like to make to that effect and all position to the Council or.

2:22:08

Chair Hubbell: I can set something. Commissioner Boatsman: You can do it that way. Chair Hubbell: Or is that something you just want added to the list of the things that we that we're basically recommending that they do.

2:22:16

Commissioner Boatsman: Well, I am I would look for input from all of you, but I think that that would be a recommendation for them to promptly.

2:22:27

Commissioner Boatsman: Just do something that. Commissioner Boatsman: You know resolves the worst egregious problem that they have.

2:22:35

Commissioner Boatsman: That simple and fair. Commissioner Boatsman: Soon, you know I don't think we need to draft that here, but I would recommend to the Council that they do

that, and you know work with staff to come up with something you know very straightforward, that is not so controversial, so they can get out of moratorium.

2:22:57

Chair Hubbell: All right, tiffany. Commissioner Goodman: um I don't know that it's a great idea to do this because I feel like that's going to kind of like start us back at the beginning again like I understood, I guess, I would say carolyn I understand you're saying and I appreciate it, but I do think there's a lot of other issues that.

2:23:16

Commissioner Goodman: would still be coming up, and we would still have to go through this whole public process again, and so, then we'd almost like lose that time if that makes sense to kind of fix the broader issues.

2:23:29

Commissioner Boatsman: But I guess if I make reply I. Commissioner Boatsman: I guess, I think that.

2:23:35

Commissioner Boatsman: It would it be, then you think preferable to just.

2:23:43

Commissioner Boatsman: In the moratorium without a commercial requirement and see more development come in, without commercial space.

2:23:52

Commissioner Goodman: that's that's not my call to make I guess that the Council can make that call.

2:23:58

Commissioner Boatsman: that's why i'm recommending it so that they consider you know, making that call.

2:24:04

Commissioner Boatsman: Because I you know I love the 8020 rule in life, you know if you can do a small thing and accomplish at 80% of your goal.

2:24:13

Commissioner Boatsman: that's worth doing, and you know don't sweat the small stuff when you have a crisis so.

2:24:21

Commissioner Boatsman: I hope they will do something like that, because this kind of thing we're suggesting tonight, this is a long process, it should be a long process.

2:24:31

Commissioner Boatsman: It shouldn't be something that happens in three months, you know yet you've got this moratorium they've got it they've got to get out of the war, torn.

2:24:41

Chair Hubbell: So i'm a carolyn do you have a specific motion, do you want to make or i'm just trying to figure out how you can keep that I mean i'm happy to.

2:24:54

Chair Hubbell: You know, and so a happy to entertain a motion to the group and be if you don't have one, you know the alternate alternative here is, you know you're always at liberty to submit to the Council, your.

2:25:12

Chair Hubbell: Your. Chair Hubbell: Statements to that effect, to make that point.

2:25:19

Commissioner Boatsman: I will make a motion, then I move that the.

2:25:26

Commissioner Boatsman: Council direct the staff. Commissioner Boatsman: To prepare a draft ordinance.

2:25:33

Commissioner Boatsman: That requires commercial space for all redevelopment in the town Center.

2:25:43

Commissioner Boatsman: With a. Commissioner Boatsman: consistent.

2:25:49

Commissioner Boatsman: percentage requirement from each property owner, based on the square footage of the watch.

2:26:00

Commissioner Boatsman: Okay, that needs the best estimates of.

2:26:05

Commissioner Boatsman: commercial property needed in the short term. Commissioner Boatsman: No.

2:26:12

Chair Hubbell: Okay. Chair Hubbell: Is there a second to carolyn's motion.

2:26:23

Chair Hubbell: Just asking one more time if there is a second to carolyn's motion.

2:26:31

Chair Hubbell: Okay i'm hearing none carolyn the motion will die, but I.

2:26:38

Chair Hubbell: again reiterate you're more than welcome to send your.

2:26:43

Chair Hubbell: Your comments on that directly to the Council i'm. Commissioner Boatsman: Sure, thank you.

2:26:51

Chair Hubbell: Okay. Chair Hubbell: All right, so with that. Chair Hubbell: let's take it is 829 let's come back in 11 minutes at 840 and we will, at that point move to Item number six related to the comprehensive plan review.

2:27:08

Vice Chair Murphy: hey Dan you're still sharing your screen there. Chair Hubbell: I will.

2:27:14

Chair Hubbell: turn that off, and I will send this to everyone that I have here on the two line, thank you very much for reminding me and we'll See you in 11 minutes.

2:27:23

Commissioner Raisys: Did you send it to the whole condition. Chair Hubbell: I don't think I can send it to the whole to that to the alias but one of the staff if they can just forward it.

2:27:36

Commissioner Raisys: Right, thank you. yep.

2:38:43

Chair Hubbell: Welcome back everyone.

2:38:49

Chair Hubbell: Jordan looks like you did the same thing I did, which is grabbing a snack.

Chair Hubbell: So my apologies.

2:39:33

we'll just wait for. Chair Hubbell: Mr Murphy to return.

2:39:39

Chair Hubbell: There he is.

2:39:46

Chair Hubbell: yeah.

2:39:55

Chair Hubbell: allison are you leading us through the next section or. Chair Hubbell: Adam I see Adam came on as Jeff staying with us, sir.

2:40:05

Deputy CPD Director (Alison): Jeff had to take off, I think he was feeling a little under the weather, but the plan is for Adam to do the presentation and then we'll both be here for questions and discussion.

2:40:16

Chair Hubbell: Alright, that sounds good, well, they will adjourn the meeting, now that we have everyone here we have with us.

2:40:24

Chair Hubbell: Adam from our planner team, so this is Item number six on our agenda this evening, comprehensive plan periodic review.

2:40:35

Chair Hubbell: will be reviewing the draft scope, the public participation plan and the schedule and tonight we just have a presentation and then Q amp a this is merely informative to let us know what this process is going to look like moving forward so Adam I will.

2:40:55

Chair Hubbell: turn over the con. Senior Planner (Adam): Okay well. Senior Planner (Adam): Let me share my screen here.

2:41:03

Senior Planner (Adam): So as Jeff mentioned earlier, this is a similar presentation that we gave the City Council last night.

2:41:11

Senior Planner (Adam): And we're really going to be focusing on kind of a high level overview of growth Management Act, the mercer island comprehensive plan, and then the comprehensive plan periodic review that we're gonna be getting kicked off here.

2:41:28

Senior Planner (Adam): So the first there's three sections of the presentation here first all kind of summarize the gma framework and requirements.

2:41:37

Senior Planner (Adam): And then we'll look at the mercer island comprehensive plan what what's in the plan and then also what what we're doing with the periodic review.

2:41:46

Senior Planner (Adam): And then the third will will go through kind of what we're asking for your feedback on in terms of the scope, the schedule and the public participation plan.

2:41:55

Senior Planner (Adam): And, as I get to the end of each of these three sections i'll stop and make sure that all answer whatever questions you might have about that.

2:42:03

Senior Planner (Adam): Specific area before moving on to the next section. Senior Planner (Adam): So, to start with, we just wanted to give you a quick kind of overview of what gma is what the growth Management Act.

2:42:15

Senior Planner (Adam): Some of the kind of key requirements for gma. Senior Planner (Adam): Were it'll come up quite a bit through this whole process here.

2:42:24

Senior Planner (Adam): So the growth management act as a State law that requires the city to adopt a comprehensive plan to manage growth through a 20 year planning period.

2:42:36

Senior Planner (Adam): The map on the page or on the screen here shows which counties and cities are required to adopt comprehensive plans under gma so all the counties in in green here are currently required to adopt comprehensive plans, and that includes King county and mercer island.

2:42:58

Senior Planner (Adam): gma establishes 14 planning goals, and these are really kind of co equal goals and you'll notice that some of them there's some tension between the goals.

2:43:08

Senior Planner (Adam): For example, retaining open space and then also ensuring adequate housing like there's there's some balancing that has to be done, amongst these different planning goals.

2:43:19

Senior Planner (Adam): But they're they're all kind of things that we are comprehensive plan should be ultimately kind of furthering these these 14 goals.

2:43:30

Senior Planner (Adam): gma also requires that we coordinate our growth assumptions both like with neighboring jurisdictions and then also regionally.

2:43:40

Senior Planner (Adam): And there's also a population and employment growth that's allocated to to cities and counties through that kind of regional coordination process.

2:43:52

Senior Planner (Adam): One of the key requirements is that the plan must allow sufficient development capacity to accommodate the projected growth.

2:44:00

Senior Planner (Adam): And that, when we're talking about projected growth usually we're talking about new dwelling units for housing capacity and then for employment capacity we're talking about like new jobs.

2:44:13

Senior Planner (Adam): Some of the other key requirements are that you know the county has must designate natural resource lands were all ends and urban growth areas.

2:44:23

Senior Planner (Adam): Another really important piece is this concurrency requirement that public facilities and infrastructure keep pace with our growth.

2:44:32

Senior Planner (Adam): So we have to have policies that that ensure that that our growth doesn't kind of outpace our ability to provide services.

2:44:41

Senior Planner (Adam): And that also ties in with the capital budget decisions and basically we have to make sure that we're making budget decisions about capital projects consistent with our forecasting growth.

2:44:52

Senior Planner (Adam): And, and the land use assumptions and the comprehensive plan and then, finally, this, this is one of the more important ones for us tonight.

2:45:01

Senior Planner (Adam): We have to regularly periodic review periodically review our comprehensive plan.

2:45:08

Senior Planner (Adam): and update those growth projections and. Senior Planner (Adam): extend the planning horizon for the plan.

2:45:16

Senior Planner (Adam): To really important pieces that we'll have to make sure that we're keeping an eye on throughout this whole process is internal consistency and external consistency.

2:45:26

Senior Planner (Adam): In internal consistency is basically that the the provisions of the plan must be consistent with and support one another.

2:45:35

Senior Planner (Adam): And so we really have to make sure that when we're adopting new goals and policies are changing goals and policies that they're.

2:45:42

Senior Planner (Adam): That they all work together that we don't have like an inconsistent transportation policy that doesn't match up with our land use assumptions and then external consistency is making sure that our plan is consistent with our ordering jurisdictions.

2:45:57

Senior Planner (Adam): Specifically, like our county plan, making sure that it remains consistent that we're using consistent assumptions about growth kind of throughout the region, and between our neighboring cities.

2:46:11

Senior Planner (Adam): All of the all of the gma requirements really create kind of a framework that is the boundaries of where we can make our local choices within so it's kind of helpful to think like there.

2:46:25

Senior Planner (Adam): there's a wide range of options, and we have one more making decisions about how we're going to plan for growth and then and like I said the gma requirements and really kind of the fence around that and we can make decisions within that.

2:46:40

Senior Planner (Adam): And so that's really the a very quick high level overview of gma and I would take any questions that you might have about that, before moving on to the next section.

2:46:55

Chair Hubbell: Let me find the mute button victor. Commissioner Raisys: So the gma also requires an economic development element.

2:47:05

Commissioner Raisys: i'm what i'm wondering where we going to address that. Senior Planner (Adam): Well we'll talk about that in this next section where that's part of what we're planning to add to the COMP plan.

2:47:16

Great. Chair Hubbell: Any other questions on the overview.

2:47:25

Chair Hubbell: Okay, go ahead and. Senior Planner (Adam): i'll keep rolling here. Senior Planner (Adam): So the existing mercer island comprehensive plan is divided into topics specific elements.

2:47:37

Senior Planner (Adam): In the elements are composed of goals and policies, so we currently have six elements of the COMP plan we have land use housing transportation utilities capital facilities and the shoreline master Program.

2:47:50

Senior Planner (Adam): Through the plan update we plan on adding seventh and eighth the parks and recreation element and an economic development.

2:48:01

Senior Planner (Adam): And really one of the kind of important things to remember here is there's.

2:48:07

Senior Planner (Adam): In terms of how the how the plan is kind of put together you start with you start with kind of these technical reports that help us understand kind of the.

2:48:17

Senior Planner (Adam): Issues that we're going to be addressing through the plan So these are like data data analyses, you know regional planning documents, like the PS rcs vision.

2:48:29

Senior Planner (Adam): or King county county my planning policies and then also like our inventories of public facilities and transportation infrastructure that kind of thing and all those technical reports really form that baseline and the foundation for making decisions about planning.

2:48:46

Senior Planner (Adam): And they feed into our COMP plan elements, so we use the you know, for example, like our housing needs assessment is going to help us understand what goals and policies, we may need to amend or adopt to address some of those does housing needs a identified in the housing needs assessment.

2:49:06

Senior Planner (Adam): And then, once we have kind of put together our goals and policies there's another really important step in the process of implementation that's where the the goals and policies and a feed into.

2:49:21

Senior Planner (Adam): The city city actions so that would be like or other planning activities like adopting you know sub area plans or city programs or regulations which really translate down into development permits and ultimately impact impact, what kind of development happens.

2:49:41

Senior Planner (Adam): Then our capital budget decisions about like our capital facility projects or other like transportation infrastructure improvements.

2:49:50

Senior Planner (Adam): So those those elements are really broken down into these different components.

2:49:56

Senior Planner (Adam): there's a vision which is kind of our general statement about like where we want to go, whereas this plan, taking us it's kind of a really high level objective statement.

2:50:07

Senior Planner (Adam): And then, our goals are more specific objectives of how we're going to further that vision.

2:50:13

Senior Planner (Adam): And then those goals, then have corresponding policies which are strategies on how we're going to achieve those objectives.

2:50:20

Senior Planner (Adam): And then implementation actions are those specific actions that we're going to take for to realize those goals and policies and, again, those are like our zoning and development codes or capital budget decisions and our programs.

2:50:36

Senior Planner (Adam): One of the really important things in that will be looking at through our COMP plan periodic review is the planning horizon, this is a rolling 20 year period.

2:50:46

Senior Planner (Adam): that the plan is kind of looking at in terms of what growth is going to be expected, the next planning horizon for the comprehensive plan that will be adopting with the periodic review is 2024 to.

2:51:02

Senior Planner (Adam): And in that in that planning horizon, we also have certain growth targets that are agreed to through a regional and countywide planning.

2:51:13

Senior Planner (Adam): process so for our 2044 growth targets we're looking at 1239 new dwelling units by 2044 and 1300 new jobs and one of the kind of key things here is that this is really not.

2:51:31

Senior Planner (Adam): The housing growth target hasn't really changed from the previous target so it's not increasing, and then the employment growth target is increasing.

2:51:43

Senior Planner (Adam): fairly marginally, so one of the added benefits of that is that we don't it kind of allows us to have a narrower scope on our comprehensive plan and we can

focus on other things other than like kind of large scale reasons to accommodate a much higher growth targets.

2:52:02

Senior Planner (Adam): One of the ways that we understand, so we have our growth targets of that's how many housing units and how many jobs, we expect to have in the.

2:52:11

Senior Planner (Adam): In the 20 year period there's also the question of capacity, and we have to provide enough development capacity to accommodate that projected growth.

2:52:20

Senior Planner (Adam): And the way that we understand that is through the urban growth capacity report, which is report that was conducted by King county in 2021 it really looks at like.

2:52:31

Senior Planner (Adam): How much developable land is there in the urban growth areas throughout the county and how much development as possible on those development lands.

2:52:43

Senior Planner (Adam): And it considers things like our existing development, environmental factors and constraints like wetlands and other critical areas, the achieved density that we've seen in recent history, the zoning in those lands and then obviously whether or not the land is developable or redevelop.

2:53:02

Senior Planner (Adam): The findings of the urban growth capacity report, or that we have a capacity for 1600 and seven additional dwelling units, so we have a little more capacity than we have.

2:53:14

Senior Planner (Adam): Then we have for our growth target and then for employment capacity we have capacity for 961 additional jobs now the key thing here is that the urban growth capacity report looks through the year 2039.

2:53:31

Senior Planner (Adam): And when you kind of extend that through 2044 this this capacity number is is enough to accommodate are forecasting growth in jobs, so we don't have we don't have a capacity deficit in either housing we're employment capacity.

2:53:50

Senior Planner (Adam): One of the things that's that comes up frequently is whether or not we're achieving our housing growth target, and so this chart here shows the the orange line is kind of a flat year over year.

2:54:05

Senior Planner (Adam): Growth towards our growth target so that's that's the growth target and if we were completely in line with that we would be achieving our growth target by the year 2035.

2:54:17

Senior Planner (Adam): And then the blue line is are achieved development. Senior Planner (Adam): In terms of housing unit numbers and so you can see a lot here the kind of jumps up every couple of years are like those larger town Center projects but generally where we're tracking with our growth target and through the last few years.

2:54:44

Senior Planner (Adam): And so, as we're thinking about growth and thinking about what options we have with the comprehensive plan, there are some there are some tools in our tool belt that we have.

2:54:57

Senior Planner (Adam): Some of the larger kind of. Senior Planner (Adam): Larger mechanisms that we have available to us our resumes and adoption of Sub area plans and neither of those two things are really proposed to take place during the next periodic review, those are kind of larger.

2:55:15

Senior Planner (Adam): Larger levers then we'll need because our our growth targets are staying relatively the same.

2:55:22

Senior Planner (Adam): Some other things that we can look at in terms of housing or like the middle housing forums.

2:55:28

Senior Planner (Adam): So those are things like townhomes cottages at us duplexes try plexus and VOD plexus and then we also have a kind of a whole raft of levers and dials that are available tax exemptions.

2:55:42

Senior Planner (Adam): utilities connection charges our process review process and fees, the development regulations and our design standards and those other like city capital projects so before I get into the periodic review.

2:56:01

Senior Planner (Adam): scope and schedule, are there any questions about the existing COMP plan.

2:56:06

Chair Hubbell: Adam can I. Chair Hubbell: I just want to really articulate this based on what you what you presented with the numbers and might understand or conclude, and from that and you may get into this when it comes to scope and all of that, but it appears that the.

2:56:29

Chair Hubbell: projected capacity that we are being held accountable to if you want to use that language through.

2:56:39

Chair Hubbell: Based on the needs assessment numbers that King county provided it appears that the existing zoning and infrastructure and all the other things that we have in place essentially meet that and so there's no.

2:56:54

Chair Hubbell: there's no numeric necessity to actually make any drastic change to the current plan is that what i'm understanding from the way that that was presented.

2:57:05

Senior Planner (Adam): Yes, yeah so when the when the county does the urban growth capacity report, one of the things that they will if they find that the jurisdiction has doesn't have enough capacity they'll recommend certain changes to.

2:57:22

Senior Planner (Adam): are reasonable measures to accommodate that growth and we are the city of mercer island will not be subject to those will be required to make those changes so we're we're in terms of capacity, where we're in a good place now in that regard.

2:57:39

Commissioner Friedman: That i'm at i'm looking at the existing comprehensive plan off wanting you know, on site here because I was.

2:57:47

Commissioner Friedman: That same detail piqued my interest as well, I am stunned that analysis shows we have that kind of capacity i'm dying to know how that conclusion was reached so it's, if nothing else it's just personal curiosity where Would I be able to find the study that shows that we have.

2:58:07

Senior Planner (Adam): Capacity So if you want to look for. Senior Planner (Adam): I think I included it in the in a staffer report, I think I included a link but i'll send out another one there's the urban growth capacity report from King county and a lot of our development capacity is in town Center.

2:58:26

Senior Planner (Adam): For residential. Senior Planner (Adam): And there's also a fair amount of capacity and redevelop mobile and I think so, those are that's like.

2:58:34

Senior Planner (Adam): Something that has a building on it, but it zone for more development or there's more development possible than once there.

2:58:42

Commissioner Friedman: yeah I mean i'm sure there is capacity is the number was so high, as I wow really.

2:58:48

Commissioner Friedman: Thank you all. Chair Hubbell: So the nuance I want to add so first i've been through this process a couple of times now in different jurisdictions and I think the.

2:58:57

Chair Hubbell: thing that is important to understand about those targets is that doesn't mean that that's what we have to build and likely will not build in that timeframe, but it's, for example, we have two areas in the town Center zone for three stories, but there are currently.

2:59:17

Chair Hubbell: And at three stories there's an estimated number of units that would fit into that.

2:59:24

Chair Hubbell: at full development, how much could go in there today there's a one story building that may, by the way, never redevelop in the next 20 years right.

2:59:32

Chair Hubbell: So, but we get credit for that saying that hey we would allow what if it could happen if the market demand it and so it's it's a very weird formula.

2:59:43

Chair Hubbell: In that I think it scares people in thinking that all of a sudden we're going to have another 1600 units when in reality it's just a equation of showing.

2:59:55

Chair Hubbell: You know what's what's what if, at a total if we were to build every unit that could potentially be built under the current zoning that's what we could build the market forces and the reality of that will be far from.

3:00:13

Chair Hubbell: That full potential.

3:00:24

Chair Hubbell: Yes, any other any other questions on the second area sorry Adam any other. Chair Hubbell: For Adam on the second section.

3:00:34

Chair Hubbell: Okay sorry i'm gonna need to control. Senior Planner (Adam): yeah, no, no, no worries. Senior Planner (Adam): it's getting late so next we'll we'll take a look at our periodic review the scope of work.

3:00:48

Our Senior Planner (Adam): schedule and the public participation plan.

3:00:54

Senior Planner (Adam): we're asking for some comments on i'm just some notes on kind of the overall project outlook for this and the for our periodic review or project management will be completed in House so some jurisdictions will like.

3:01:13

Senior Planner (Adam): contract out somebody else to do their project but we're managing it here in house.

3:01:20

Senior Planner (Adam): And that will really involve you know so staff work from.

3:01:26

Senior Planner (Adam): The Deputy Director me the senior planner and economic development coordinator.

3:01:33

Senior Planner (Adam): kind of throughout the project and so it's going to be a pretty major undertaking for the three of us throughout the project.

3:01:42

Senior Planner (Adam): It will also involve some other city staff, like the city engineer to kind of provide some of that feedback on or some of the work on like our capital facilities inventory or transportation element and then we're also going to be working with arch, which is a regional coalition on housing.

3:02:03

Senior Planner (Adam): And they're going to provide some some assistance with our housing needs assessment in our housing element.

3:02:09

Senior Planner (Adam): The Council is appropriate in some funds for some other contractor work. Senior Planner (Adam): So we have about 30,000 for housing needs assessment was appropriate in the last budget.

3:02:22

Senior Planner (Adam): Are and then for the rest of our periodic review, we also have 150,000 appropriated.

3:02:30

Senior Planner (Adam): For other support services, and this was going to include some help with our economic development element kind of providing some data analysis for that our transportation element working on that some of the environmental review documentation so.

3:02:49

Senior Planner (Adam): Probably contract out our secret determination. Senior Planner (Adam): The outreach and our public outreach and and peer review and then also some document editing and production so we've got will be kind of a joint effort with city staff and some of our consultants.

3:03:08

Senior Planner (Adam): So the first document that we're that we're asking or we're asking for your comments on all three of the documents, the scope of work, the schedule and then.

3:03:18

Senior Planner (Adam): The public participation plan, I said there were three documents it's two documents are the scope of work and master schedule, or one document and the public participation plan isn't as a separate document we're asking for you to individually provide your comments by March 1.

3:03:35

Senior Planner (Adam): And when you're when you're making your comments we do ask that you, you know if you're if you can identify like what you're kind of specifically what you're asking for it to either be added or removed.

3:03:49

Senior Planner (Adam): And then, if you can include the corresponding page in line numbers in the document title that would be really helpful and we're going to take those those.

3:04:01

Senior Planner (Adam): requests and those comments and put them together and provide them to the City Council for their consideration on march 15 as they consider kind of setting the final scope for this project.

3:04:16

Senior Planner (Adam): So, to start with there's the scope of work, and so the scope of work is really we're calling this kind of a surgical approach because we're keeping early narrow scope of work for the update.

3:04:31

Senior Planner (Adam): Because we assume that the The plan is kind of generally working that it's it seems to be we.

3:04:38

Senior Planner (Adam): kind of achieving most of its goals. Senior Planner (Adam): And really we're focused just on the updates that are required by the growth management.

3:04:48

Senior Planner (Adam): So those all kind of fall under the minor surgery heading here, so those are like updates to our land use capital facilities utilities and transportation elements, because those are going to be pretty minor just focusing on extending that planning horizon.

3:05:05

Senior Planner (Adam): And then the major surgery, these are kind of things that are above and beyond just kind of surgical approach.

3:05:12

Senior Planner (Adam): is adopting a new economic development elements and then also the update to the housing element to respond to that housing needs assessment.

3:05:21

Senior Planner (Adam): So those two projects kind of have a larger broader scope and you'll see when you look through the public participation, plan to the the economic development element and the housing element update both have kind of the broadest public participation.

3:05:40

Senior Planner (Adam): involved with it as well. Chair Hubbell: looks like we have a question from Victor real quick.

3:05:48

Commissioner Raisys: Can you go back a slide.

3:05:53

Commissioner Raisys: So. Commissioner Raisys: So we so the slides the title says it's the scope of work master schedule in public participation plan, I see a request from the planning Commission for questions and comments, I see that it's in front of the Council, but where's the public participation part of this.

3:06:17

Commissioner Raisys: Where does that come in. Senior Planner (Adam): The public participation is.

3:06:23

Senior Planner (Adam): bringing this to you and then bringing it to the Council as well, and the public can comment on the scope of work and all three of these things.

3:06:34

Senior Planner (Adam): Currently that's a valid. Deputy CPD Director (Alison): I would just say we'll talk a little bit more about it later, but we've already.

3:06:40

Deputy CPD Director (Alison): launched let's talk web page for this project with a comment portal, so I would encourage folks from the public if they would like to comment on the scope or schedule or participation plan to go there and submit comments.

3:06:55

Deputy CPD Director (Alison): They can also always email Adam and I happy to take it that way um but yeah we're open for comments here the next couple weeks in this be going back to Council for their final approval in March so.

3:07:08

Deputy CPD Director (Alison): I think now is the time for both the Council and planning Commission. Commissioner Raisys: As well as the public.

3:07:13

Chair Hubbell: Give us feedback but it's just the plan for the plan right like this is just. Chair Hubbell: The comments are just on the plan, not on.

3:07:21

Chair Hubbell: The actual engagement like. yeah. Deputy CPD Director (Alison): The public participation plan and the outreach and workshops and all of that that's plan over the next two years there's a lot of opportunities for people to be involved.

3:07:36

Commissioner Raisys: And and that's where public hearings happen, and all that mm hmm.

3:07:46

Senior Planner (Adam): Right well keep rolling here.

3:07:51

Senior Planner (Adam): So. Senior Planner (Adam): As you're as you're reviewing or reading through the scope of work.

3:07:58

Senior Planner (Adam): there's there's staff recommended kind of elements specific tasks in table two of the scope of work.

3:08:06

Senior Planner (Adam): And you can you can propose adding or subtracting those tasks that are labeled as local choices in that table.

3:08:16

Senior Planner (Adam): and basically the the ones that are required they're required so we don't have a lot of discretion in those.

3:08:23

Senior Planner (Adam): But if you think that there's a high priority policy issue that maybe wasn't included in that in that table, you can recommend that it'd be.

3:08:33

Senior Planner (Adam): added to the list and then, if you think that there's something on there that's a low priority issue, you can make that known in your comment as well, so

that's that's kind of the where you can focus your comments on the scope of work that's probably the most useful spot to focus there.

3:08:54

Senior Planner (Adam): Then we also included a schedule the the overall schedule for the plan or for the project is we, we expect adoption by April of 2024.

3:09:07

Senior Planner (Adam): And that gives us some time to file the the project with the necessary state and county agencies and then in the following month of May I didn't mention this earlier, but the.

3:09:22

Senior Planner (Adam): The State deadline for finishing the periodic review is June is the end of June 2024.

3:09:31

Senior Planner (Adam): So some of the other kind of points on the. Senior Planner (Adam): On the schedule here is the technical reports, where we're kind of expecting to get a lot of those finished the housing needs assessment and economic analysis and our transportation inventory and forecast, we expect to get those kind of wrapped up by this July.

3:09:52

Senior Planner (Adam): And then the capital facilities and utilities inventory by next year.

3:10:01

Senior Planner (Adam): See there's another hand of. Commissioner Raisys: yeah so that economic analysis is a component of the economic element it's not the entire economic element is that.

3:10:15

Senior Planner (Adam): Correct it's it's a technical report that's going to be data analysis that gives us some kind of baseline understanding of like these things that we anecdotally hear about all the time it'll it'll help us understand some of those like what's going on in the market kind of at large.

3:10:34

Commissioner Raisys: who's doing the editing who's doing the economic analysis. Senior Planner (Adam): We are talking with a consultant to do that on economic analysis but we don't have anybody under contract yet.

3:10:52

Senior Planner (Adam): anybody else know. Senior Planner (Adam): i'll keep rolling here.

3:10:57

Senior Planner (Adam): So the public participation plan, there are some kind of key components that will be doing kind of throughout the whole project.

3:11:07

Senior Planner (Adam): We as allison mentioned, we have a let's talk page setup so that's a dedicated project web page that.

3:11:15

Senior Planner (Adam): allows folks to see current drafts of documents make comments and contact staff with questions.

3:11:24

Senior Planner (Adam): And all of this will kind of help us with our continuous public and getting continuous public input throughout the whole project, we also have a dedicated email address for folks to send in their comments, so we can kind of centrally collector comments.

3:11:40

Senior Planner (Adam): And what we're planning on doing is having a Community workshop on the overall plan update.

3:11:48

Senior Planner (Adam): Prior to a public hearing but kind of later in the process, so we can kind of get some feedback on how on target, we are on some of these.

3:12:00

Senior Planner (Adam): On the update but outside of the kind of formal.

3:12:06

Senior Planner (Adam): public hearing process that's maybe not as useful to get everybody involved.

3:12:13

Senior Planner (Adam): And then we will have. Senior Planner (Adam): public hearings with the planning Commission and the City Council prior to adoption.

3:12:24

Senior Planner (Adam): There are some places where we have some expanded public participation, you will see in the public participation plan.

3:12:30

Senior Planner (Adam): we're planning on having an economic development and housing, work group and these would be special advisory work groups that would be composed of two Council members and to planning Commission members.

3:12:42

Senior Planner (Adam): And they'd meet similar semi regularly through the update to kind of look at the economic development element and the housing element, and some of those amendments that are being proposed prior to those two things coming to the planning Commission so.

3:13:00

Senior Planner (Adam): they'll kind of consider and put together those first drafts that will then get kind of refining through the planning Commission process.

3:13:11

Senior Planner (Adam): Another so some other things from our public participation plan for those things that are kind of minor what we're turning minor surgery the.

3:13:21

Senior Planner (Adam): The more technical updates the public participation is primarily focused on the planning Commission and City Council meetings and those comment periods associated with them again, these are kind of more.

3:13:37

Senior Planner (Adam): there's a little less leeway in what we're adopting they're they're really technical in nature, but then for those things that we're calling major surgery, the economic development element and housing element.

3:13:51

Senior Planner (Adam): We have have expanded public participation, public participation, planned for those things, and that will include.

3:14:01

Senior Planner (Adam): To Community workshops and those workgroups we're also planning on doing a survey about economic development kind of early in the process, to help us understand kind of set the agenda for what we're what we're.

3:14:19

Senior Planner (Adam): What we're addressing with the economic development element.

Chair Hubbell: Adam you.

3:14:25

Chair Hubbell: In the previous thing said that we're also adding a parks and recreation element, are those under that major surgery, are you going to talk about those in another point.

3:14:37

Senior Planner (Adam): So i'm glad you asked, because I I glossed over it earlier, so the parks and recreation, is going to primarily be a dynamic reference to the parks, recreation open space plan.

3:14:52

Senior Planner (Adam): and probably won't have because we've already kind of done that planning work I we're not expecting to do anything beyond just creating that dynamic reference.

3:15:02

Senior Planner (Adam): And one of the advantages, there is that, then we can keep the pros plan up to date and it's not necessarily entrenched in the comprehensive plan.

3:15:11

Chair Hubbell: And the. Chair Hubbell: The parks and recreation Commission they're the ones that are lead lead agent on on that plan if i'm correct right.

3:15:21

Senior Planner (Adam): yeah yeah and that's going through a pretty large public process before getting adopted sometime later this year.

3:15:29

Chair Hubbell: Great yeah I just want to make sure that was clear that that was or wasn't as a part of our because there are especially when you talk about I guess that was parks and recreation, the open space portion I think does hit some of the land use stuff but if.

3:15:42

Chair Hubbell: it's not a part of that then. Chair Hubbell: Okay, thank you for the clarification.

3:15:47

sure. Senior Planner (Adam): So as you're looking through the public participation plan, I think the where you can kind of focus your comments.

3:15:56

Senior Planner (Adam): would be on page three of the public participation plan, where we list the goals and tasks for public participation and those those changes to kind of reflect whether or not you think that we need to expand or reduce those public participation activities.

3:16:14

Senior Planner (Adam): So again, like if there's kind of a high priority issue that you think needs to get kind of some extra public feedback, you could highlight it in your comment and that's again on page three of the public participation plan.

3:16:32

Senior Planner (Adam): So kind of looking ahead at the next steps.

3:16:37

Senior Planner (Adam): So we have a briefing tonight's we're asking for your comments by March 1.

3:16:44

Senior Planner (Adam): And then i'll put those comments together and provide them to the Council for their consideration on march 15.

3:16:53

Senior Planner (Adam): Also kind of In between there, the Council is going to consider ratification of our King county county wide planning policies on march 1 so that's COMP plan related because that's where those growth targets are set.

3:17:09

Senior Planner (Adam): So that concludes my presentation i'll be happy to take any questions you have now.

3:17:16

Chair Hubbell: So Adam just to be clear around the comments from the Commission obviously the Commission could make some now.

3:17:24

Chair Hubbell: Is the intent here that folks could continue to review that and send the comments to staff between now and March 1 but it's not necessarily to have a full compendium of comments by the end of tonight.

3:17:40

Senior Planner (Adam): Right yeah we wanted to give you some time to read through it and then also you know you can everybody can kind of share their their ideas and i'll put them together i've got like a common matrix.

3:17:53

Senior Planner (Adam): So the, the Council can see kind of what everybody has recommended or proposed and then make their decision about the scope and public participation plan.

3:18:04

Chair Hubbell: Okay tiffany.

3:18:10

Commissioner Goodman: Thanks so, is it Question Time now. Commissioner Goodman: yeah okay wonderful um so I have a background in like transportation planning, so I used to write transportation elements and.

3:18:21

Commissioner Goodman: One of my questions is sort of related to the bacon pet plan i've noticed if it's not kind of incorporate at the same time you do the broader outreach for the COMP plan it tends to not.

3:18:33

Commissioner Goodman: Just doesn't kind of get implemented and have the same weight in the same amount of public participation, so.

3:18:38

Commissioner Goodman: I kind of wanted to know how you're. Commissioner Goodman: Dealing with this if there's flexibility in that I notice it's listed in the adopting it in the scope by reference, but there wasn't kind of talk about doing public outreach to it more broadly.

3:18:53

Senior Planner (Adam): Well, so the public outreach though that would that would precede any kind of like update to the plan right the bike and pet plan and what we're what we're proposing in the scope is that we adopt the plan by reference, and then we have an optional.

3:19:10

Senior Planner (Adam): add a policy that requires a regular update of some sort of the bike and pet plan and so we're that policy to be adopted, then we would regularly update that and when we regularly update that by content plan that's what we would do the public participation.

3:19:27

Commissioner Goodman: I guess what i'm trying to understand is it's pretty old right now and desperately needs updated why don't we just update it while we're doing this whole thing.

3:19:36

Senior Planner (Adam): That would be a great comment to let the Council yeah that you want to do that.

3:19:41

Commissioner Goodman: Okay, I mean i'll send in a comment but I might It just seems to make so much sense when you're already launching this huge public outreach effort to just

roll it into there, and I mean I know we have a lot of groups, you know within the Community, that are also interested work on that.

3:19:55

Commissioner Goodman: And then. Commissioner Goodman: My other comment which I can put him ready to is just related to the way the town Center.

3:20:02

Commissioner Goodman: You know, like when the town Center code was last updated, it was more or less also copied into the comprehensive plan.

3:20:09

Commissioner Goodman: And you know it seems to me that the more like the specific standards and figures.

3:20:15

Commissioner Goodman: should probably be pulled out of the comprehensive plan and just the policy should remain, because then you're not going to have this kind of.

3:20:21

Commissioner Goodman: difficulty when you go to update that and we haven't done a ton of ton of updates, so it hasn't been a huge issue, so far, but I think one of my comments for consideration would be to.

3:20:30

Commissioner Goodman: You know, modify the town Center element in the comprehensive plan to be more policy oriented and to have more of the standards to be kept.

3:20:42

Commissioner Goodman: In the code. Chair Hubbell: Almost in a reference in the same way that parks and open space plan this.

3:20:50

Commissioner Goodman: yeah and you know that that would be almost like a I don't know how i'd say it, but that's almost like an issue have to look in for internal consistency, because right if you have.

3:21:01

Commissioner Goodman: it's just something you have to look into so you can just eat not have difficulty with internal consistency, because I don't think our code, generally speaking.

3:21:09

Commissioner Goodman: Is in the COMP plan, but I think you did say some standards were going in so I guess i'm putting that out as a comment but I haven't worked out all the details in my head how that should be implemented.

3:21:29

Chair Hubbell: Okay. Chair Hubbell: Any other.

3:21:35

Chair Hubbell: Questions or comments for Adam suggestions for now.

3:21:44

Chair Hubbell: Okay i'll just make the statement again that Adam correct based on what you have here on the screen march 1 if you do want to go back and spend the time to review the details of this if you've been unable to do that, so far.

3:22:01

Chair Hubbell: Please get your comments to i'm assuming Adam they should just send them to you or. yeah.

3:22:07

Senior Planner (Adam): And i'm available to if you have questions as you're going through that like feel free to reach out and.

3:22:14

Senior Planner (Adam): We can look at stuff if you need to. Chair Hubbell: Great.

3:22:20

Chair Hubbell: Okay, well, thank you very much, Adam for the overview and I know this is it going to be a long protracted two year experience for everyone.

3:22:30

Chair Hubbell: it's a it's so thrilling. Chair Hubbell: i'm great with that is that all you have.

3:22:38

Senior Planner (Adam): mm hmm. Chair Hubbell: Fantastic uh we'll go ahead and move to Item number seven allison the deputy directors report.

3:22:48

Deputy CPD Director (Alison): I really don't have anything to report out on um, I guess, the only thing to say, is the lighting code amendment that you all.

3:23:00

Deputy CPD Director (Alison): recommended is going to counsel. Deputy CPD Director (Alison): march 1 and there'll be making a decision on that here, in the next month or so.

3:23:11

Deputy CPD Director (Alison): And then the two items that you made recommendations on tonight will also be going back to the Council here shortly and.

3:23:19

Deputy CPD Director (Alison): Commissioner boltzmann had asked me to kind of report back on progress on on things as they work their way through the process so i'm going to be trying to trying to do that here during a w directors report, the meeting.

3:23:34

Deputy CPD Director (Alison): Just kind of give you updates on on what happens at city council with each of those things if you got any requests about kind of the format or the type of information you'd like to see there feel free to let me know.

3:23:46

Deputy CPD Director (Alison): Other than that, I guess, our next meeting is march 23 and let's see i'm blanking on what's our plan for that meeting at the moment.

3:23:57

Deputy CPD Director (Alison): I think. Deputy CPD Director (Alison): we're doing our first. Deputy CPD Director (Alison): Work session on what we've been calling the state mandated code amendments so.

3:24:09

Deputy CPD Director (Alison): Over a year ago, the state legislature passed a couple bills that required us to do some code amendments related to.

3:24:18

Deputy CPD Director (Alison): housing and homeless shelters transitional housing and some things related to that, so the City Council adopted an interim ordinance back in September.

3:24:28

Deputy CPD Director (Alison): To comply with those requirements, there was a deadline to comply by the end of September so.

3:24:34

Deputy CPD Director (Alison): quickly put in place some interim regulations, but we knew there was. Deputy CPD Director (Alison): Some things there that we hadn't given much consideration to, and I wanted to dig into a little deeper with some more staff work so we're we're doing that now and we'll be coming back to you all.

3:24:48

Deputy CPD Director (Alison): With that work session in March and looking to adopt permanent regulations here later this spring.

3:24:57

Deputy CPD Director (Alison): So I guess that's my update on where we've been where we're going.

3:25:05

Chair Hubbell: Great. Chair Hubbell: Thank you very much, listen um as allison mentioned our next meeting will be March the 23rd i'm double check if everyone has that on their calendar as anybody known that they're going to be absent that week.

3:25:27

Chair Hubbell: Okay, if anything, comes up between now and then please let allison know allison what's the timeline for.

3:25:34

Chair Hubbell: The Council considering a replacement of where they're going to try to do.

3:25:42

Deputy CPD Director (Alison): A recruitment process and I saw an email from Andrea that there's for applicants for the planning Commission and I believe the Council will be reviewing those.

3:25:51

Deputy CPD Director (Alison): i'm not sure if it's the march 1 meeting or the one after that, but here shortly there'll be appointing someone and we'll let you all know, when that happens, and who will be joining the Commission.

3:26:02

Chair Hubbell: cool so it's possible you could even have someone for next meeting. Deputy CPD Director (Alison): yeah if they yeah I guess i'll either be pointing them like the first or the 15th, so I think it's likely that someone will be appointed by the time we meet next.

3:26:16

Deputy CPD Director (Alison): You know whether or not they'll actually be available for the meeting will have to see but, hopefully, hopefully, they can be.

3:26:23

Chair Hubbell: Great. Chair Hubbell: Thank you very much for that update so with that are there any other announcements or communications from the Commission that they would like to.

3:26:37

Chair Hubbell: Make. Chair Hubbell: Great well hearing none, we will see you all on March the 23rd Thank you very much, and have an enjoyable next month, and if you can hold on the line until lori can close the meeting, thank you very much, and it is now 929 and this meeting is concluded, thank you.

3:27:01

Commissioner Friedman: Thanks all.