

# GMHB EXHIBIT 147

## 2022-07-27 Planning Commission Transcript

0:02

okay we're recording thank you very much and good evening everyone welcome to the july 27th 2022

0:11

planning commission regular meeting uh it is now 6.05 pm and this planning

0:17

commission meeting is now in session my name is dan hubbell i am the planning commission chair

0:23

tonight's virtual planning commission meeting is being uh brought to you using video conferencing technology provided

0:28

by zoom the zoom video of this meeting is being broadcast live and will be

0:34

updated to the city's youtube channel at the end of the meeting deputy director deputy cpd director

0:40

allison van gorp and other staff members are participating in tonight's meeting remotely as well

0:47

public audience members may be listening to the meeting by telephone using zoom

0:52

or by joining in person at the mercer island community and event center so those of you that are joining us in

0:59

one of those forums welcome to all of you and thank you for joining us this evening

1:05

uh the first item we will take the role so commissioners if you could please have your microphones turned on and we

1:12

will have is it alison you'll be taking the role this evening yep okay

1:17

vice chair murphy rosen commissioner boatsman president

1:24

commissioner ray sheesh here commissioner curry

1:29

here commissioner raghav president chair hubbell

1:35

president and commissioner accused is absent

1:42

thank you very much um we do have a quorum for the meeting so

1:48

we will be continuing this evening as i mentioned earlier for this meeting

1:53

we are using the zoom platform um as with all of our previous meetings i will do my best to recognize you in

2:00

the order that you um have asked to be recognized in and hands

2:06

are raised please feel free to use the virtual hand raise tool or if you need to get my

2:11

attention you can also wave your hand that might catch my attention

2:17

quicker for some reason i'm glancing away from the screen um the first item on the agenda

2:24

this evening um and actually before we do this i just wanted to say i apologize i was at the

2:30

not at the last meeting um and i know we have a couple of new members so for

2:36

adam and michael i haven't met you in person so it's nice to meet you both

2:42

and glad to have you here on the team uh and as i joked before we joined the

2:48

meeting it's uh my absence last time is a great example and uh you better show up otherwise

2:54

you're gonna draw the short straw and so um thank you all for your

3:01

support in um confidence in having me run these meetings

3:07

i don't know if that's i'm assuming it's a positive sign so thank you very much um

3:12

so anyhow michael and adam welcome thank you very much uh for joining us this evening and hopefully we'll get a chance

3:19

and now that i'm back from vacation to uh meet in person and connect

3:24

uh so with that i will then go to the first item on our agenda which is appearances uh this is the opportunity

3:31

for anyone to speak to the commission on any item i understand allison that we have one

3:38

person online that would like to address the commission that's correct we have one speaker amy

3:44

lavin and i am promoting her right now amy once you have the option go ahead

3:49

and turn on your camera and microphone

3:56

hello everybody

4:02

good to see you again and just as you always know um if you could uh please just state your name and for the record

4:08

and uh we'll have three minutes for you alrighty thank you my name is amy lavin

4:15

i am a resident of mercer island have been for about 36 years i also serve as the ceo

4:21

of the strom jewish community center here on the island and i wanted to just um thank you for giving me the

4:27

opportunity to speak tonight so here's my prepared statement and it's nice to see many of you after a long time away

4:34

um thank you for the chance to review the land use element of the comprehensive plan we wanted to suggest

4:40

a minor change to the comprehensive plan language that would better support the excellent institutional uses that the

4:45

island has in single family zones today as you know when the city redid its

4:50

single-family zoning a few years ago it did not necessarily consider the future needs of the institutions that currently

4:56

exist on the island for the youngest in the community to those with the greatest wisdom and experience the strom jewish

5:02

community center has been the hub for recreation play entertainment cultural enrichment jewish holidays and

5:07

traditions and meaningful friendships that have sustained us here on mercer island for 53 years

5:12

the jcc is in a single family residential zone and we need to completely remodel the

5:17

building our building does not fit the needs of the community today and our systems are aging in some cases past

5:24

their useful lives a very timely example of that is the uh

5:29

antiquated air conditioning system that we are dealing with this week uh in this

5:34

particular heat wave and in order to get the permits we need to update our systems like the ac or to

5:41

remodel our facilities and make them ada compliant we will have to seek multiple variances which are disfavored under the

5:48

code we know that the planning commission supports the j and the many cultural institutions on the island the planning

5:54

commission wants to see these uses thrive these uses are what make life on the

6:00

island so unique we suggest that the comprehensive plan language be strengthened to reflect the

6:06

city's support for these institutions so there is no doubt that the city wants institutions to be able to modernize and

6:12

thrive to meet the changing needs of the community as a result we suggest some minor

6:19

changes to the comp plan that reflect this type of support specifically in section 17.4

6:26

it currently reads that social and recreation clubs schools and religious institutions are predominantly located

6:33

in single-family residential areas of the island it now reads that development regulation

6:39

should reflect the desire and we would recommend or request that

6:44

you consider i should say changing should reflect to shall support the desire to

6:51

modernize and retain viable and healthy social recreational

6:57

educational and religious organizations as community assets which are essential for the mental physical and spiritual

7:04

health of mercer island and thank you very much for the opportunity to speak

7:10

thank you amy um uh you mentioned that those were prepared comments is that something that you could um

7:16

email to allison so that we have a written copy of all of those uh so that i was trying to take notes but i

7:22

know i missed a lot of it so i'm reading and happy to share the copy in front of me so thank you very much for this

7:27

opportunity thank you amy it's been great to see you again likewise have a good evening

7:38

allison were there any other uh no chair that was our only speaker

7:44

tonight great um with that we will move on from public

7:50

appearances and move to our first item of regular business which will be the approval of

7:57

the minutes from june the 29th um do i have a motion to approve the

8:04

minutes so moved

8:10

second it's been moved by commissioner commissioner appreciation uh

8:16

seconded by commissioner boatsman are there any corrections comments or uh

8:22

items of discussion related to the minutes

8:28

all right excuse me um hearing none uh the motion on the

8:34

table is to approve the minutes of june the 29th allison would you like to call

8:39

a roll call vote please yes uh commissioner boatsman

8:44

uh yes commissioner i'm

8:51

vice chair murphy commissioner curry hi

8:57

chair hubble i'll abstain i was not here and commissioner raghav

9:03

aye all right

9:08

did you get commissioner curry okay all right i missed that

9:17

uh so the uh minutes pass five zero one

9:24

all right uh with that we will move to thank you everyone to the second item uh

9:31

on our agenda which is related to our comprehensive plan update uh as we've

9:37

been uh we're first introduced to back in may i believe at least the overall

9:44

um view on our agenda for this uh to take the course of the year

9:51

so we will move to i believe adam you have a guest with us to discuss the

9:56

transportation element and the first draft uh as it was presented

10:02

yeah thank you uh so i'm adam zack senior planner with cpd um this is the first element that you'll

10:09

be looking at um the first briefing on an element that you'll be looking at as part of our comprehensive plan update um

10:16

our periodic review as required by gma tonight we have

10:21

john davies from kpg the consultant consulting firm that's helped us prepare

10:28

this draft of the transportation element and then also joining us is patrick uh yamashita from

10:34

public works if we have any uh technical questions that he can help us out with

10:40

so with that i will turn it over to john to

10:45

walk you through the album welcome john okay

10:51

um let's just see if i can

11:04

okay um hopefully you see a presentation up on your screen there

11:11

um not yet oh it's a share button how about that

11:18

we see it okay you do see it now yeah we see the presenter view um oh you do well we can

11:25

just uh

11:31

yep there you go you can do that how about that perfect there we go okay um

11:38

so one of the things adam asked me to do was since this is the

11:44

first element that planning commission is seeing is just give you a little bit of

11:50

a overview just to kind of give you get you up to speed on um

11:58

what a transportation element is and how it relates to the comprehensive plan

12:04

so um back in 1990 the state passed the growth

12:11

management act and the idea was for fast growing cities

12:18

and counties to develop comprehensive plans um

12:24

to identify how they'll really accommodate that future growth and population and jobs

12:31

so there is a requirement every 10 years that

12:37

the comprehensive plan and all its elements need to get updated

12:44

so transportation element is one of the mandatory elements

12:50

of the comprehensive plan the other ones are land use housing utilities and

12:56

capital facilities i believe so everything

13:02

really relates back to land use and as well as the transportation

13:08

element does as well so what a transportation element does is it

13:15

uses the land use data it puts it into a travel demand model

13:21

which will forecast the amount of traffic growth that we're expected to see

13:28

we compare that traffic growth on

13:33

the streets um to see how those compare to a level of service

13:40

standard um that is established i believe it's your goal number 10

13:47

are in your transportation element and by doing that

13:54

we look for deficiencies and we look at how we can correct those deficiencies by

14:01

developing a project list we also add to that project list things

14:06

that are important for the community such as non-motorized facilities such as

14:12

sidewalks or bicycle facilities so those are also added into it and from that the

14:21

transportation element is developed so

14:26

we did a transportation element and i've actually been involved with mercer island on the transportation element

14:32

since 2014 and we did an update in 2018

14:38

partially because the light rail station was now

14:44

becoming a thing that we're gonna we're gonna have to contend with and part of

14:49

that was to kind of focus in on the uh mitigation that the station

14:57

might need to have in terms of the town center and some of the streets and intersections around that

15:05

so this time around we had a discussion with staff and

15:11

we need to get our comprehensive plan done by december 2024

15:16

but we kind of are at a strange point in reality

15:22

one is we're still in the midst of a pandemic um

15:29

we have to go and collect our traffic data pretty much now

15:35

to be able to meet the 2024 um deadline

15:42

we've got a lot of people working from home we've got a light rail station that's supposed to open in 2024 now

15:50

and we did a comparison is part of our analysis and we really don't have that

15:57

much traffic growth to contend with on the island basically if we look at 2022

16:04

and 2018 those traffic volumes that we

16:10

did and when we actually collected i don't remember how many off the top of

16:15

my head but certainly um multiple um

16:21

i think 26 is coming to mind intersections throughout the island um

16:27

and um we collected all that data but we

16:32

haven't seen that much growth in on the island so

16:38

there isn't really that kind of growth need that we're kind of going wow we we got to go and

16:45

update it so we were contracted by the city to complete

16:51

more of a light update or a strategic update of the transportation element and

16:56

i'll get a little bit more of what i mean by that so then

17:01

we'll then be able to do more significant update

17:06

um in 2026. once we've got light rail

17:12

um on mercer island open functioning we'll see

17:18

all our counts are going to reflect that event happening and also

17:25

hopefully we'll know what our new normal is in terms of either people working at home or returning to offices and

17:32

commuting all over the place um

17:37

so to get into what we updated um this time around is we looked at our

17:45

we changed her planning horizon year from 2035 which is where we were at in the 2018 update to 2044.

17:54

john sorry can i can i break in one second that was a hand from uh commissioner ray shisha just want to

18:03

thanks can you go back a slide sure

18:08

maybe okay so i didn't quite follow the explanation

18:15

here here's what i here's what i took away from your explanation tell me if i'm not understanding this

18:20

properly not much has changed since 2018 and we expect

18:26

significant change in 2026 post pandemic and post light rail

18:32

so i'm not following the logic of why we're updating now

18:38

we need to have the update done by basically regulation by 2024.

18:47

but i thought it was 10 years so i count 20. it's

18:52

we did an update in 2018 but our last full update was in 2014.

18:58

so that's the 10 years and how this actually works is it's in the rcw

19:07

what year every county has to do an update and 2024

19:13

is king county's update yeah okay

19:18

and then how are we defining a light update so i'm going to get to that okay

19:25

that's fine next so all right thank you

19:32

so we we did go and we updated our planning

19:39

verizon year to 2044. um one of the things we did was king county

19:46

in 2021 has adopted the county-wide

19:53

planning policies and our transportation element has to be

19:59

consistent and actually the full comprehensive plan has to be consistent with those policies so

20:05

this is an opportunity to update those uh we updated

20:11

all of our text and graphics to reflect conditions that have changed since 2018

20:19

for example projects get constructed and we're now showing those as being done

20:26

and then we revise the project list and more importantly

20:32

we revise the project list and the cost estimates that go along with that project list

20:38

i'm not sure if everyone's aware but the cost of things such as concrete and

20:43

asphalt have gone up almost astronomically and so therefore having

20:50

those updated cost estimates really will get help us when we're going after a grant or being able to

20:58

um identify how much a certain improvement is going to cost

21:05

that we know that we can pay for this project and the project list so

21:12

that's that was really one of the emphasis areas was to get that project list together and the cost estimates

21:22

um speaking of the project list

21:28

and one of the things i will do is i'm going to walk you guys real quickly through

21:34

the material that we've sent over to you that we want you to review so

21:40

um we'll probably see a few things and there may be a couple of questions that

21:45

come out as we get into this later on but to give you the overview

21:51

there's um a 20 years of recommended improvements um

21:57

it's approximately 60 million dollars of those 20 years of improvements

22:04

those improvements include 18 non-motorized projects six improvements at intersections

22:13

two roadway projects and the

22:18

street preservation and maintenance which is actually a very big portion of

22:24

that 60 million dollars is really just going out there and

22:30

getting the streets fixed um there's a lot of mileage on in mercer island and

22:35

there's some areas that are um challenging from a maintenance

22:40

standpoint so that's that's part of the reason why those dollars are in there

22:46

one of the things we found in our analysis is that the transportation funds that the city has is sufficient to

22:55

be able to maintain and improve its transportation system over the 20 years

23:02

so you're not in a position where you're going to have to

23:08

cut back the number of projects that you want to complete because you don't have adequate funding

23:16

okay so um just to give you sort of the the last bit here um

23:24

there is a review process that uh we want to be able to follow here

23:30

um we'll we want to go through a review by the planning

23:38

commission um of the transportation element and we're asking that the

23:44

commissioners provide written comments by august 31st 2022 and really two areas we want you to

23:52

be thinking about one is any kind of feedback on the transportation element

23:57

update um things that you think should be changed or corrected

24:04

and then the other element is things that you really want a little bit more information

24:10

in order that you can form a recommendation to move forward on this transportation

24:17

element um and then and

24:24

in september we'll get back together and we can then

24:29

discuss um any kind of questions based on your written comments and

24:37

we'll be able to able to handle some of those discussions at that meeting

24:43

so um you have any questions at this point or i can just sort of jump into

24:52

a little bit of what you're going to be looking at

24:59

if we um john let me um pause you for a second there um

25:05

uh excuse me so um just for clarity for the commission for

25:11

this evening and i see a couple of hands tonight

25:17

feel free to ask questions about any of the pieces that you saw here in the packet

25:22

for clarity obviously um on the process for uh allison and adam

25:29

the uh the september 28th meeting so uh based on the questions from here and any

25:36

additional feedback that we would submit it sounds like the september 28th meeting is when we would have

25:42

sort of a second discussion i'm assuming from that that is where you will

25:47

build um what i'll call sort of a final draft that would eventually go to a hearing

25:54

and then i forget was the plan that we're gonna um uh vote on all of these elements sort of

26:02

at the end of this process um uh farther down the line

26:08

yes uh thanks thanks for bringing that up i think that's a good point so

26:13

for tonight we're just going to walk you through what changes we've proposed and we don't necessarily want to get into

26:20

um wordsmithing today um we'll just have john kind of walk through

26:25

uh what we're proposing and then if you have you know proposed changes or whatever

26:31

we're asking for those in written form by the 31st and then in september we'll walk through

26:37

those written comments that we received and that's when we can get into the a bit more of the wordsmithing bit of it

26:44

and then in october we're hoping to get the kind of public hearing draft

26:50

and we're going to get to each of those for each of the elements and then have a public hearing on all of the elements at

26:55

the same time towards the end of the process great so um hopefully that's clear to

27:01

everybody and i i just wanted to lay that out to point out that we're this is going to be in front of us probably no

27:07

fewer than three times uh including this evening so just want to make sure that uh

27:12

um you know that we know that we're gonna have plenty of time to go through all of that

27:18

um so john before we go i've got two hands um carolyn did you have a question first about the first part of this

27:24

yes um could staff clarify for us the

27:30

nature of the review that planning commissioners are asked to do

27:35

um i would preface that by saying is there another commission at the city

27:43

that looks in detail at what transportation projects are proposed

27:51

because i don't think that you know i don't have the kind of knowledge to actually look

27:57

at what transportation projects are proposing say anything about that

28:03

but how the plan relates to the land use element and all that you know that that makes sense that seems like it resonates

28:10

with my role as a planning commissioner we get some clarification on that

28:18

sure so the there is not another like transportation planning committee

28:24

at the city the the six-year transportation improvement program is reviewed by the

28:30

city council every year so it's kind of a rolling review in that

28:35

regard so that's that's where it gets the most review and that's where a lot of these

28:41

projects have come from as well so we don't have to

28:47

look at the list of transportation projects and scratch our heads and think make a comment as to whether they make

28:53

sense to us is that right right yeah i mean i think probably where

28:59

um you're you can look at the policies i think and whether or not those make

29:05

sense in terms of how we're managing growth uh or planning to manage growth

29:10

in as it relates to transportation that might be an easier way to interface

29:16

with the document because it is pretty technical on the project list okay thank you

29:26

hit my mute button a vice trimmer fee uh just want to go back to

29:31

uh john your comment that um we seem to have enough money

29:38

in the kitty to cover all these expenses uh but you also made a comment about um

29:44

everything is going to be updated in terms of costs uh and

29:50

and i i do think we all know that all this stuff is a lot more expensive some of us know a lot more than others about

29:57

it um but was your comment about there being

30:02

enough money um reflect the updated costs or is that the current

30:10

estimates we have already gone through the project

30:16

list that is in the document and we've updated those costs and then we did sort

30:23

of the um basically a funding analysis looking at

30:30

various sources of money that either comes through the state or

30:35

um the real estate excise tax there's little lots of money that come

30:42

in from transportation related projects and um those

30:50

of money um look like we are

30:55

okay in terms of funding capability okay thanks

31:01

sure as best can be deciphered from a 20-year crystal ball

31:08

true okay so i'm going to just sort of bring this up

31:14

hopefully it's going to pop in the right place here and yep

31:21

can you guys see it okay i will not try to look at i mean if it's teeny tiny type

31:30

i'll i'll just sort of point out a few of the things that maybe we can

31:38

get your juices flowing in terms of what you might want to be looking at or um

31:46

in reviewing and maybe making comments about a few things john sorry one i have one

31:51

question uh commission votesman yeah i had actually a question about

31:59

something that was stated in the staff memo so that kind of precedes this so i should ask that first i think

32:06

um it does i don't think you need to get the thing up there on the screen but let me just ask

32:12

in the table one in the staff memo there are items which are required and

32:17

then there are items which are local choice i noticed that for example t5 and t6

32:24

both of which had to do with pedestrian and bicycle facilities plan

32:30

the um which are local choice options i noticed that the draft policy on those

32:36

things doesn't seem to be written yet and i was wondering why in this draft

32:42

that's not yet available for us to look at

32:48

uh so on that uh john i think i can answer that i

32:55

that's the kind of thing that we would take a comment on uh if there's something if there's

33:00

something missing i um does that

33:06

so yeah well here it it's listed as if it's something that needs to be done

33:13

this is something planning commissioners would need to draft and say if they think something needs to be done or do

33:19

you think it needs to be no no if we if we missed something from the scope of work we just need to get that in there

33:25

for the next draft so we'll take a look at that and okay so it's something that might be missing

33:30

okay and um other things that are listed as local choice was the intention to

33:36

include those in this draft at this time yes generally speaking okay great thank you

33:46

thank you um just sort of moving through this um transportation

33:53

element there were kind of the changes we made um

33:59

we probably didn't touch any of your goals we would look at

34:06

your policies and we'd look at the language of the

34:12

policies compared to the 2021 king county countywide planning

34:18

policies and we potentially modify policy language

34:25

we might add a new policy or we might substitute a policy

34:32

that was from the king county county-wide planning policies

34:37

um for an existing policy just some different wording or different emphasis

34:45

and really what we're trying to do with that is get our

34:50

comprehensive plan the transportation element to be consistent with those policies so

34:56

um and we need to be consistent with the policies because we'll go through a

35:02

review process of the transportation element that psrc

35:08

the regional council will look at our transportation element and

35:14

one of the things they're looking for is are we consistent with those king k

35:20

county county like planning policies so we're just sort of bringing those things

35:25

up to date um there were a few little housekeeping

35:30

things that for example you know dates have changed or

35:36

maybe there was anything from spelling or a word choice that we kind

35:42

of thought well this might be a little bit tighter um there were some other things such as

35:49

back in 2018 we were a little more concerned about i-90 and the reversible

35:54

lanes that's no longer kind of on our plate so we kind of took

36:00

out um a lot of those types of comments so um

36:07

so here here we've got just sort of um

36:14

a lot of the as you can see we've mentioned the fact that we've got the light rail

36:20

station is going to be there and it's going to be connecting

36:25

mercero island to other cities such as seattle and belleveue [Music]

36:30

we then get into the goals and policies

36:38

most of these as i said are small changes or adding something that

36:45

we're really close on this policy but the king county wanted something

36:50

some comment about non-profit providers and we added the words non-profit

36:56

providers in to one of those policies to make it

37:01

consistent with the policy so we can go and point to if when we get through the review if

37:08

they say we want to know if king county

37:14

policy number whatever it was 2.5 is in your

37:19

in your plan we could say yes it's in policy 2.3

37:24

so it's that kind of update and

37:31

there were a couple that weren't um

37:38

mandatory policies from king county that one of the reasons why we've added them

37:45

in and let me see if i can find them

37:52

is that i believe it's seven [Music]

38:03

okay there's one that's about

38:13

excuse me i thought i had this number written down but apparently i don't

38:30

oh 7.3 which is the policy reads reduce the

38:35

number of deaths and serious injuries caused by vehicle collisions on mercer

38:40

island to zero by 20 30. we one of the things we do a lot of is

38:47

we write grant applications for transportation

38:52

projects and one of the things that comes up in all those grant applications is does the

39:00

city have a policy related to reducing or eliminating

39:08

crash-related deaths and injuries and so we added 7.3 as

39:17

um in order that that would be

39:22

covered in in in the document the other one

39:29

that we added or we changed some wording on was about

39:36

connect transportation connectivity um there's sometimes

39:43

um people because of issues

39:48

um with traffic and is there is always some interest that

39:54

people may want to close streets and

40:02

typically there are some disadvantages particularly with emergency vehicle

40:07

access and such that closing streets isn't necessarily

40:14

a very good idea and it's also it's not really a good idea from

40:20

it tends to shift traffic to another street and

40:26

then your problems now your neighbor's problem and so that's it's one of those things

40:33

that we tried to discourage um so we've

40:39

we have added that one in there and it isn't one of these and that's

40:44

7.9 so that's just um two of the goals that i believe the rest

40:51

of them are related to the king county planning white policies

40:59

anyone who's been to berkeley will be in support of 7.9

41:07

um so we then get into sort of a discussion

41:13

about existing conditions this is just

41:20

what the traffic system or transportation system looks on the island and i'm not going to get

41:28

spend much time on this but we go through everything from where the

41:33

speed limits change this idea of level of service you can

41:39

see in table one how things operate today either in the

41:44

morning or in the afternoon commute hours is what we tend to take a look at

41:51

um and this this is also shown at as a map

41:57

there is one intersection here i don't know if i can zoom in here no

42:03

apparently not it's uh i believe it's 53rd and island crestway

42:10

and that one operates at a level service f with a stop sign and it's

42:18

there's other requirements for improving intersections like you can't just stick

42:23

a signal in because you have a level of service f you have to have a certain level of traffic

42:28

before you could put a signal in and it doesn't it's kind of

42:34

the story so we kind of have left that as an indication that

42:40

there is something that may need to be done at some point but right now

42:47

we're not doing anything this is kind of the the best way i can say that

42:53

um john can i ask a quick question sure um

42:59

adam i don't know if uh when we talked about this in 2018

43:05

um there was a i recall there was a conversation around

43:10

um looking at like level of service today is basically measuring the efficiency of

43:17

vehicles through an intersection and really doesn't take into account um

43:22

pedestrian safety and pedestrian movement and i remember there was talk at that time around

43:28

doing a similar scoring system around pedestrian safety pedestrian mobility

43:36

the example that john just gave with that intersection is it an f because

43:41

uh there's a school right there and the priority is over the safety of

43:46

uh you know the movement of the kids across the street there and those sorts of things so i remember we had talked

43:53

about that i'm assuming that's probably way too much to take on for this revision

44:00

but i'm curious is that something that is still [Music]

44:05

something that other cities have done or like how has that approach been taken

44:10

i don't want to lose it even if we pin it and say we'll get back to it in a couple of years when we do a major

44:16

update but i don't know i don't adam i don't think you were here at the time but allison

44:22

may have a memory but i wanted to highlight that as something that's been discussed in the

44:28

past and um is certainly relevant to such an intricate

44:34

network like we have here so i didn't didn't know if you had any immediate thoughts on that or

44:40

yeah no it's a it's a it's an excellent question there's a lot

44:45

of communities that have attempted to

44:50

measure either a bicycle level of service standard or there's

44:56

communities who look at it from a

45:02

people moving perspective such as you measure what

45:08

portion of the future transportation network

45:15

is and therefore

45:21

you measure your level of service in that way there's some

45:26

complications related to that um i know i i recall also having some discussions

45:33

about this because i believe in the 2014 transportation element

45:41

update we had really a big decision discussion about

45:47

how would we measure level of service and how best to

45:53

look at it the one thing that we do

45:59

for the city is our level of service we're measuring where arterial streets

46:05

come together not measure like where a smaller neighborhood street

46:11

might try to come in at island press way it's um

46:16

so we've gone through those discussions we also had discussion i know on

46:22

whether or not the town center should be at a level surface c versus

46:28

the rest of the islands at a level service d so there are some trade-offs related to

46:34

that so those aspects of level service would be a far bigger

46:42

discussion and i think you're right that it will probably

46:48

be a topic for the bigger update in 2026

46:54

so great thanks for the background

47:00

um again this is um one of the things that has been updated

47:07

or or will be updated and these are just little notes we are um the city right

47:13

now is revising these maps in their gis system and when those are

47:20

done they'll be included in the document so there's little things such as we've put

47:27

in some crosswalk signals in three locations on the north end of the island

47:33

we've also now have a paved shoulder on one side of west

47:38

mercator way that's been completed since the last time we've done this

47:50

there will probably be a few things like for example this

47:55

data in this park and ride table is

48:00

i'm gonna guess out of date but no one's done an update

48:05

of it so it's typically king county metro will look at

48:10

how much spaces are available and how many are being used as

48:16

part of a i think they do it every couple years but due to the pandemic they decided not to so we didn't update

48:23

this it's also something that we'll probably wait um

48:30

so based on the the land use we did

48:36

bring up our level service to up to the 2044.

48:44

um then from there we base our recommended

48:50

improvements so this is the improvement map um

48:59

we once again this map needs to get updated updated with the updated table

49:06

um which is down here so this is all of the transportation

49:14

non-motorized projects and these are coming from your bicycle and pedestrian plan for mercer island

49:21

that plan is also going to be updated um

49:27

either adam or patrick do you recall what year that's going to be i think that's in the

49:33

next couple of years it's in our six-year transportation improvement program um program for years

49:40

2026 and 2027. okay so um

49:48

it's probably then we won't be

49:53

if it's 2026 2027 it will probably be starting about the time we've got

50:00

our next 2026 update um going so i'm not entirely

50:06

sure if that's going to be reflected but um

50:12

this is based on the current i believe it's a 2010

50:18

um pedestrian and bicycle plan and as it's been updated and it's also

50:26

related back to the transportation six-year transportation improvement program

50:33

where these projects get prioritized [Music]

50:38

by city council um in order that these projects um can get

50:44

on this list and this this is really the list of

50:49

how we look ahead on improvements um

50:55

and if you sort of read through some of them and think oh as i drive down

51:01

gallagher at hill road yeah there is no sidewalk somewhere um it'd be nice that

51:06

there was so that was a project that's been out there this non-motorized

51:12

four and so that's one of the projects that's currently

51:18

in the tip project but now is also going to be in the transportation element

51:26

sorry john one second i thought i saw a hand was there a hand from someone uh  
commissioner curry

51:32

yeah there's the mute button um so i'm curious about the

51:40

uh gallagher hill sidewalk is that the one that's going towards

51:46

i-90 or the one coming up towards um 40th on the other side of the road where that one  
doesn't exist already

51:54

well i i probably i believe it's on the east side of the street

52:01

am i correct patrick it's on the east side of the street approximately from southeast 40th

52:07

north down the hill to where it intersects with southeast 36th street so it's all on the south

52:13

side of i-90 oh okay is that something that maybe that could be updated in there is the  
description

52:19

to make sure that folks know exactly because they'll look at it and say well there's an  
existing sidewalk why are we going to go and tear that off

52:29

it'll also be reflected on the map that john was talking about yeah

52:36

and and we tend to try to put limits on um

52:43

these the projects and and it's actually a very good

52:49

comment commissioner curry um that would probably be a great comment to to provide for us that

52:57

we should have limits of that section of gallagher hill road just to make that crystal clear because it's

53:03

right now just saying a sidewalk improvement whereas most of the other projects we're really

53:10

defining it goes from here to here and so that would that would be one of those good

53:16

clarifications uh

53:22

i'm not gonna with all the improvements things get a

53:28

lot better um as you can see this the 53rd place island progress way

53:36

if there was an improvement there the operation will go from f up to b

53:44

um once again we're not sure on the timing of how that might work

53:51

karen you have a question uh on this page 32 about halfway down

54:00

you're talking about the sound transit mitigation funds um

54:07

i wonder if it would fit in here to say which pot of money those go into

54:12

or what limitations are on the spending i just immediately wondered well does

54:17

that just go into the general budget or i i seem to have heard that that is not the case

54:23

that might be useful information there but it's also a question for you right now if you know the answer

54:29

it's i believe they're they're only for operational transportation operational

54:35

and safety improvements so since that's a very special pot of

54:40

money i think it would be you know a comment i'll throw it out here now but i'll also write it in my

54:46

written comments that maybe it would be helpful to know that here thanks sure

54:54

adam i see your hand yeah um kind of follow up on that one is that annually or is that a one-time

55:02

lump or is that 5.1 spread over x years i i believe that as part of the

55:11

sound trans settlement um that there was this pot of money that was

55:18

designated to the city for a one time up to

55:23

5.1 million dollars for the city to identify improvements

55:28

okay there is in my understanding is they don't necessarily have to be just at the

55:36

station they can be more system related is that

55:41

is that yeah that correct answers yeah so thank you

55:49

um that's pretty much it i mean that the

55:54

the other thing that we're also we've looked at is um

56:01

you know the puget sound regional council updates their metropolitan

56:06

transportation plan um

56:12

i believe they do it at least every 10 years i sometimes think they might do

56:17

it at a more frequent basis but right now they're at 2050 so we're also

56:23

thinking how do we align with that

56:29

metropolitan transportation plan for regional transportation projects so

56:35

it's just a kind of a side comment so that's it

56:42

um i have nothing else uh if you guys um certainly any questions that you might

56:48

have at this point fine um but we do look forward to your written comments um

56:55

as you get through the document carolyn is that a new hand or is that your hand from before

57:01

that is a new hand excellent go ahead by when does the sound transit

57:07

mitigation money have to be spent

57:14

i believe it's either by the end of 2024 or slightly into 2025 from what i recall

57:21

if you need the specific data i can do a little bit of research tomorrow and get back to you all are there any plans

57:28

made yet for spending it yes there are lots of plans and

57:33

the way that this is all kind of planned out and spent ultimately is through the six-year transportation

57:39

improvement program all the projects that are that will use those funds and use them

57:46

um currently are identified in the tip and that's what the city council adopts

57:53

so for example we are nearly completed with a mid-block crosswalk in the downtown just north of

57:59

the starbucks on 76th avenue that sidewalk or i'm sorry that

58:05

crosswalk improvement is intended to help people to walk to and from the light rail station

58:11

therefore we're using the sun transit mitigation funds we're also going going to be improving

58:17

the intersection at sunset highway and 77th avenue that would be just south of the 77th avenue

58:26

entry to the light rail station we're going to create an intersection improvement that raises the intersection

58:32

to calm traffic and then improve the crosswalks with flashing heats

58:38

again to make it easier for pedestrians so though those are two examples

58:44

so lots of things are already underway using that money yes okay thank you

58:52

great uh thank you carolyn so uh with that um just closing out the

58:57

transportations uh uh sort of the intro to the transportation element do the any other

59:03

commissioners have any clarifying questions or broad sweeping questions um

59:10

that'll help in your uh formulation of comments and thoughts for when we bring this back

59:22

all right i hear none thank you um john for uh

59:27

covering that off um so again we'll be coming back to

59:32

uh discussion around the transportation element um and then it looks like our next item

59:38

will be to go through the uh do the same thing that we just did uh

59:44

for the land use element so adam i don't know if you'd like to kick us off on

59:49

that i should ask i know it's it's seven o'clock how long do you expect this to take about the same amount of time adam

59:56

i i would think so yeah it's a very similar format yeah okay um i'd i'll just make a quick call i think uh

1:00:03

you know if we think we're we're gonna be less than an hour then we'll move through but uh

1:00:09

um and we'll wait and take a break just in case uh or we'll wait a little bit if someone needs to

1:00:15

take a break if we're going too long then we can make that call in a little bit all right

1:00:22

uh thanks john and patrick uh appreciate it yeah

1:00:28

all right let me get my screen shared here

1:00:35

all right so um tonight is the first touch on the land use elements

1:00:42

the first of many as we mentioned earlier as part of our comprehensive plan update

1:00:48

[Music] here we go so our purpose tonight

1:00:53

is to i want to walk you through the first draft of amendments to the land use element

1:01:00

to get you prepared to again provide that written feedback through the month of august

1:01:05

we're looking for feedback no later than or by august 31st um so we

1:01:12

can go through that at the september meeting just to start out with um the land use

1:01:17

element is this is from the growth management act some of the language i thought it was a good kind of definition

1:01:23

of what a land use element is it's a it's an element of the comprehensive plan that describes the

1:01:28

general distribution location and extent of uses of land throughout

1:01:35

the city and then some of the important uh pieces that need to be included in that are

1:01:41

population densities our building intensities and estimates of our future population growth so it's really a

1:01:47

description of our overall strategy for managing growth and land use changes over time

1:01:54

throughout the planning period of the comprehensive plan one of the really key

1:02:01

growth management act requirements of our land use element is that it must provide adequate development

1:02:07

capacity to accommodate our projected growth and here in king county for cities in

1:02:13

king county those are expressed as growth targets for both housing and employment

1:02:19

and then um the goals and policies of the land use element in

1:02:25

addressing the the need um to accommodate that growth those goals and policies

1:02:32

provide really important guidance for the formulation of our development regulations in the mercer island city

1:02:38

code that's one of the one of the main points where the rubber meets the road for the land use element

1:02:45

there are some kind of major pieces of the land use elements um as we're looking through it

1:02:51

today um there's the introductory text which is where we establish um those

1:02:57

like we talk about existing conditions so the building intensities the development or the residential densities

1:03:03

those types of things that's also where we establish that we have that adequate capacity to accommodate our growth

1:03:10

targets and then what those growth targets are so all of that's included in the introductory text and that that's

1:03:16

actually uh that section of the plan is um where we have quite a bit of uh leeway

1:03:23

in how we write that and tell the narrative about what's what's going on in the city today and what we expect in the future

1:03:30

and then following that we have our goals and policies and the goals are kind of these high level

1:03:37

objectives of what we're trying to accomplish with the plan and then the policies describe kind of

1:03:43

the strategies that we're going to use to deploy or that we're going to deploy to achieve those goals

1:03:50

and and policies generally break out into kind of three separate uh

1:03:55

categories policies about programs so city programs

1:04:01

policies about development code and then policy is about other tools

1:04:07

so a good example of an other tool would be like the project list in the

1:04:12

transportation element that we were just looking at that's not really about our programs or development code it's about

1:04:18

how we're making capital budget decisions so those are the three kind of general categories of policies in the comp plan

1:04:28

um you'll hear me say this quite a bit those of you on in our work groups have already heard it a couple of times are

1:04:35

our scope is really focused and narrow for a lot of these elements that we're working on in the comprehensive plan

1:04:41

we're calling it our surgical update because we're really just focusing on those requirements to maintain

1:04:47

consistency and compliance with the growth management act the general

1:04:53

direction from council is that for the most part our plan is working pretty well we don't need to make

1:04:59

major changes we just need to focus on updating those growth targets and making

1:05:04

those other technical amendments required by gma there's a couple other

1:05:10

amendments that are proposed in the draft that we'll look at today and those were to made to account for

1:05:17

planning projects that have been undertaken since the last update um so for example

1:05:23

um adopting the parks recreation and open space uh plan or prose plan by reference

1:05:29

is taking into account that now we have this plan that we didn't have uh six years ago when we last touched the land

1:05:36

use element and again we're not we're not really overhauling we're just making fine

1:05:42

fine-tuning minimal amendments to the land use element we talked we talked about this a little

1:05:49

bit at the beginning of the transportation element presentation but i wanted to touch on the process that

1:05:54

we're looking at with the land use element so we have our first briefing tonight

1:06:00

and then we're asking for comments in august and then um in september we'll put

1:06:05

together those comments that we receive from you um and we'll look at those uh

1:06:11

at the next meeting and that's where we can get into some more of the kind of wordsmithing of those different

1:06:17

amendments and then if necessary if we still need to have another touch on it we'll come back

1:06:23

in october to kind of put the finishing touches on what we're calling the public hearing draft

1:06:30

but really the public hearing draft is not the final draft um you'll have a couple

1:06:36

more bites at the apple before making a recommendation so once we have these hearing drafts

1:06:41

together we plan on holding an open house on the overall comprehensive plan update during which time the public can

1:06:48

give us some feedback on the amendments that we've made um to the comprehensive plan or that we're proposing

1:06:54

and then you can we'll we'll have a work session following that open house where you can respond to those comments that

1:07:00

were made at the open house and then move to the public hearing and then once we get to the public hearing

1:07:06

as we're taking public testimony you can respond to that you can make changes to your draft all the way up

1:07:12

until you make your final recommendation of the city council so all of that is to say that we're making we have our three

1:07:18

touches in the next three months but before we adopt anything in 2024 you'll have a couple more chances to to

1:07:26

revisit things so but we're really

1:07:32

we've got a lot of work ahead of us or a lot of time ahead of us to consider these changes

1:07:38

so tonight i'll walk you through where we've made some changes to the comprehensive plan very similar to how

1:07:43

john just walked through the transportation element um and again we'll just kind of focus on clarifying

1:07:49

questions and then we'll work on refining and getting into the

1:07:54

possible changes uh to language at the next meeting in september

1:08:00

so with that let me get the element open here

1:08:09

um i see a hand raise i can answer a question before i

1:08:14

get into it okay um

1:08:19

again from the staff memo i have a couple questions in the table

1:08:25

1 lu6 it talks about

1:08:32

adding policy to land use element goal 14 regarding preserving existing commercial use square footage in town

1:08:40

center um could you summarize again for me where the council

1:08:45

ended up on this particular topic i'm still probably not quite up to speed as as to what the decision

1:08:53

was sure so they did adopt a

1:08:59

minimum commercial frontage retail square footage in

1:09:04

with the pink lines map um they did adopt that with a variable far

1:09:10

um or the that far option the floor area ratio i don't remember the exact details

1:09:17

of what was adopted but that it was very similar to what was uh what was recommended by the planning

1:09:23

commission in february um and that should be in effect by december wasn't it wasn't it far

1:09:32

and i'm having a hard time because we went back and forth on this so many times wasn't it far

1:09:37

or existing space correct okay yeah yeah it's it's those

1:09:43

are the two kind of options with that one um and then and then that's combined with

1:09:50

retail street fringe and and all of that is to achieve that

1:09:56

with that idea of no net loss of the commercial space yeah

1:10:01

i suppose what prompted my question is i'm wondering when you talk about no net loss

1:10:09

let's see preserving preserving existing commercial use square footage so

1:10:15

if a very large particular business for example decide to shut their doors and turn

1:10:21

themselves into apartments is that not allowed or did they decide

1:10:27

not to go there well in that case if it were on one of those frontages they would have to maintain

1:10:34

that commercial square footage they couldn't just go purely residential

1:10:39

so does that mean they meet the far that everyone else has to meet or does that mean if qfc wants to become do something

1:10:45

they have to still have the same amount of space in commercial

1:10:51

uh business that's my question that yeah that might be a little more

1:10:58

technical than i can answer tonight okay all right no worries [Music]

1:11:03

um and then one more question on that page uh it says review land use goals and policies for consistency with

1:11:09

planning actions taken since the previous update does that refer to planning actions that

1:11:15

might have been done on a yearly basis since that's the last significant update

1:11:22

right so my example in the slideshow was the pros plan so adopting that by reference now

1:11:28

that we have this new prose plan we want to adopt it by reference into our land use

1:11:33

element um so that's reflected and one last question oh go ahead i was

1:11:38

just gonna say it's not like we processed a thousand building permits or you know what i mean like we're not

1:11:44

saying that um in the plan that is what you were asking i get it thank you and then one last question is i'm working in

1:11:51

the housing work group and i noticed that the land use element you know talks

1:11:56

quite a bit about housing capacity and that sort of thing

1:12:02

so how do the land use element and the housing element how they relate to each other where's the line between those two

1:12:10

right um that's a good question you know i think that's something that we're going to have to navigate with the work

1:12:15

group in particular you know what what goes into the housing element versus the land use element um you know generally if we

1:12:22

have things that are talking about quantity of you know how many use or how many houses

1:12:28

are allowed we'll probably want to incorporate that into the land use element i didn't put the asterisk in

1:12:34

here like i did for the economic development element but as we're going through the housing element if there are

1:12:39

those things that we need to address as part of our housing strategy overall

1:12:45

we can we can come back in here and make those amendments at that time so

1:12:51

i noticed we didn't talk about capacity in the housing work group so that seems to be

1:12:56

uh a division right there like you said number of units land use element

1:13:01

type of housing housing element i guess or something and and capacity is actually i'm glad

1:13:08

you brought that up so one of the things so capacity is generally about how much developable land you have

1:13:15

and how much density is allowed on that developable land that's oh okay that's a quick way

1:13:20

of of summarizing it and essentially because we have um

1:13:26

we have adequate development capacity to accommodate our growth targets we we can enough houses can be built on the

1:13:32

developable land to accommodate it um our direction

1:13:37

for this update is that we're not increasing capacity or that we don't that's not really on the table for us so

1:13:44

we're not looking at increasing zoning or you know up zoning something or increasing residential density um

1:13:50

through this update and that was a that's an important distinction because that's a really that's where we we're

1:13:57

being much more surgical because that's a really big thing to change zoning right

1:14:02

or change our land use designations so that means the housing work group cannot talk about changing zoning is that right

1:14:09

right yeah we're really just focusing there we need to look at how kind of within our existing framework

1:14:16

how do we how do we meet our needs what needs are maybe not being met beyond

1:14:22

just sheer numbers yeah i think we'll start talking a lot about different types of housing like

1:14:28

different kinds of affordable housing for different segments of the community other kinds of special housing like

1:14:35

emergency shelters transitional housing we may also talk about

1:14:40

things like housing for seniors or housing for people with disabilities and you know what's needed for each of those

1:14:45

kinds of groups of people

1:14:52

thank you yeah no problem all right um so um if there are no other

1:14:58

questions i'll get right into it here um

1:15:03

share my screen and

1:15:10

that okay so to start out with um again it starts out with the element starts out with the

1:15:17

introductory text here um we won't go through the exact uh changes to the words but we really just

1:15:23

updated most of this introduction to add on to the narrative of what's happened since the last time we updated the

1:15:29

comprehensive plan and so we added some language here to talk about the town center process

1:15:38

recently undertaken the first substantial changes are in the growth

1:15:44

forecasts section here in section three this is where we're updating the growth

1:15:50

targets to reflect the the new housing and employment growth targets

1:15:55

um that were set by the king county uh county-wide planning policies

1:16:01

and uh this is again to extend the planning horizon through the year 2044.

1:16:08

there's a couple of things you can see i added some tables in here

1:16:13

that are drawn from the urban growth capacity report that king county prepared last year to talk about our job

1:16:21

capacity and then our housing capacity down here

1:16:27

going over where we have capacity in the city there's a couple other sections in here

1:16:33

in the in the growth growth forecast section um you'll see these notes i left

1:16:39

highlighted in green um and bolded where there's just some commentary

1:16:45

and in the in the forecast section there's some data from the puget sound regional council

1:16:51

that they're still working on updating um so this section and we we expect to get that data

1:16:57

i just talked to him yesterday it sounds like october we should have that information so we'll be able to

1:17:03

update this before we uh before we wrap up here um with the new new data from

1:17:10

psrc i see a hand up

1:17:17

oh adam you're uh you're muted real quick uh minor question on table

1:17:24

five after medium low density is that medium high density or medium

1:17:29

i think it's high right not height right okay just just wanted to make sure

1:17:36

all right that's all thank you this is what this is why we go through a couple of drops yeah

1:17:42

carolyn i see your hand yeah so um i was wondering why is the comprehensive

1:17:49

plan so narrative in other words instead of stating this is our goals and policies

1:17:56

why does it have pages of pages of history in it and is that effective

1:18:01

when people do you think it's effective when people are just trying to figure out what's this city all about

1:18:08

is there another place to put that history besides in a comp plan just curious what you think though one of the

1:18:14

reasons that we have this section is to give an idea of what

1:18:20

conditions we're responding to with our goals and policies so when the next adam

1:18:25

is working for the city he can see like okay this is why they made these policy choices right they had

1:18:32

in 2022 they had x density they had this much capacity and so they responded with

1:18:37

these goals and policies so in that way i do think it's very it's pretty valuable i would say for folks

1:18:44

that are trying to understand kind of where the rubber meets the road you can you could skip it and go right to the

1:18:50

goals and policies because that is the um the meat of the element is in the

1:18:58

goals and policies but i do think it's valuable to have some narrative at the beginning to tell

1:19:03

how we got to where we are it just seems that as the years go by

1:19:08

the narrative pages get longer and longer and longer you sort of wonder is it time to you know maybe

1:19:15

trim back what happened in 1980 or yeah well you know i if you can go either way

1:19:22

i mean you could go really light on it and then maybe you you leave something out and then um i think here you know my

1:19:29

approach in preparing this draft was to stick to just those places that we need

1:19:35

to add um for extending our planning horizon and then

1:19:41

a couple other things just to make sure that we're again kind of up to date rather than doing because i mean i could

1:19:48

get my red pen out and really go to town um but taking that light touch approach again

1:19:54

yeah i really i really i mean i realize it's it's the surgical approach this time but maybe those kinds of changes

1:20:00

are what they do when they have a major rewrite definitely yeah that's probably when that gets looked at okay thank you

1:20:08

yeah and i mean certainly in other updates you could you could do a real overhaul of the whole element and a full

1:20:15

repeal replace and do that but that's that's a lot of public process to do

1:20:20

that sure and and adam i was just gonna gonna note flavor just because i've had experience with this in in other cities

1:20:27

uh like newcastle when i was there that uh uh our comp plan is not unique in that

1:20:33

narrative like this is the general structure that most of these comp plans uh run by

1:20:39

um since they they were enacted back in the 90s so

1:20:45

i do agree carolyn generally that we should be uh mindful of

1:20:50

how much language we use but uh it is a common tool that's used

1:20:57

okay thank you thought it was worth consideration just understanding

1:21:04

um so again with with the introduction here um you can read through and see where i've made the changes um

1:21:11

i guess just a thing if you're not used to looking at this format it might be um

1:21:16

a little confusing but it's all in ~~strikeout~~ underline so anything that's crossed out like this is going away

1:21:24

anything that's underlined is new um so here i'm trimming these three pair or

1:21:29

these two paragraphs and adding a new paragraph there so as you're reading through um that's that's what's going on

1:21:35

there um then let's see the first so now we'll get to the goals

1:21:42

and policies um the first policy that we're proposing to

1:21:47

add is under goal two um we're proposing a new policy 2.2

1:21:53

um this one is again pointed at that preserving existing quantity of commercial square footage in town center

1:22:00

as new development occurs um so that's that's driving at that uh recent

1:22:06

that recent code change um and then the next change we left most of this intact

1:22:13

um we're proposing to strike this uh figure tc1 which is the pink lines map

1:22:20

um we're gonna strike this because we're actually that's getting adopted into our

1:22:25

development code we don't need to have it duplicated in both places

1:22:30

um we're actually probably well not probably we're going to come back with a and do this as a comp plan amendment

1:22:37

this year so that our comp plan remains consistent with that code change we'll talk about

1:22:42

that a little bit more at your september meeting

1:22:48

and let's see the next one here skip down to goal 13.

1:22:54

um i changed the um yeah this uh figure tc-2

1:23:02

is also proposed well the existing figure is going to be struck it needs to be replaced with what

1:23:09

was actually adopted by the ordinance it looks like there's a scrivener's error in our um

1:23:14

our comp plan um land use element where this this figure is the wrong figure but

1:23:20

i went back and found the one from the ordinance we just have to get it from our

1:23:25

gis folks for the next round the heading for goal 13 was revised

1:23:34

because goal 13 is really about green building as opposed to sustainability so revised that header

1:23:41

and then under goal 14 i added this note here this is this section of policies

1:23:47

again will be reviewed for consistency with the economic development element once we've once we've drafted that um so

1:23:53

we might make some more uh changes to goal 14 and its associated policies uh

1:23:59

before we're through um like pretty likely that that's going to happen

1:24:06

and then for sure we want to add another policy under

1:24:12

goal 14 about maintaining our existing commercial square affordable footage in town center

1:24:20

um i realized there was a typo in this one i have new development twice that does need to be in there so we'll get

1:24:26

that fixed for the next draft but this this policy is really directed at

1:24:31

that maintaining commercial square footage in town center

1:24:39

policy 15.1 is amended the this amendment is really

1:24:45

for clarity um there were a lot of words in this policy but i think at the

1:24:52

end of the day it was trying to just say one thing and so we cut that down um for

1:24:57

clarity let's see here 18.5

1:25:04

the next change 18.5 um we're just striking this this policy is about

1:25:10

updating our critical areas regulations as required by the growth management act

1:25:15

the existing policy includes this every eight years time frame for it um

1:25:21

that time frame the legislature can move it up and down um so and there's not really anything added or

1:25:28

there's no benefit added by having it in there so just to make sure that our comp plan is always always consistent with

1:25:34

gma strike the eight year requirement out of that um and then 18.10

1:25:42

is adopting the stormwater management program plan by reference into the land use elements

1:25:49

that's another one of those where we're making an amendment uh to account for

1:25:55

like recent planning activities um the header above goal 19 is proposed to

1:26:03

be struck parks and open space policies actually start at goal 20 so we're just

1:26:09

reorganizing that there otherwise the only change under goal um

1:26:16

oh no no no changes to the policies associated with goal 19. um so here you can see parks

1:26:23

and open spaces header over goal 20. and then under goal 20 the only policy

1:26:29

proposed to change here is 20.14 this is

1:26:34

to establish a park zone and development regulations to preserve and enhance public park land for the enjoyment of

1:26:40

all mercer island residents visitors in future generations this was a local choice option um that

1:26:47

was added to our scope by the council they want to

1:26:53

adopt a park zone as part of the comp plan update and so this policy creates

1:26:58

the directive to create that part zone as part of our implementation process

1:27:09

we're next we're we proposed striking policy

1:27:14

21.5 um this is a policy that's really directed at our sustainability tracking

1:27:22

framework um that's uh talked about in goal 26 the star community framework

1:27:30

and that's no longer that that community rating framework which is kind of like

1:27:35

lead doesn't exist anymore um so we're not going to require ourselves to

1:27:42

[Music] track our star rating if they're uh defunct and so this policy is one of one

1:27:49

that's being deleted um in response to that um

1:27:55

then let's see here um minor change to the header for arts and

1:28:00

culture um actually making it arts and culture instead of our arts and cultural

1:28:06

um just a grammatical thing um changed the header for goal 25

1:28:13

to historical preservation then here again

1:28:18

is our star community framework we're striking that header and changing the header to climate change because these

1:28:24

these goals here these goals and policies are really directed at climate change

1:28:30

so we strike goal 26 and its associated uh policies

1:28:35

because again that star community framework for assessing sustainability

1:28:41

doesn't exist anymore and so we're getting rid of those those policies directed there

1:28:48

you'll also notice that there's a note here as we work on the climate action plan

1:28:53

these climate change goals and policies we'll probably again get another update similar to what we'll do with uh housing

1:28:59

and economic development just to make sure that everything's all consistent among those plans so we might take

1:29:06

another touch at climate change once we have that climate action plan

1:29:11

um let's see 26.1 so this first climate change policy was

1:29:17

really just amended for clarity that's another spot where we could get a little more concise with our language so we

1:29:24

made that change there we'll see the policies are all renumbered here

1:29:31

and then under goal 27 we're proposing that's where we'll adopt the climate action plan by reference um

1:29:39

it's worth pointing out now i guess uh just for repetition that um you know the comp

1:29:45

plan update that we're working on today won't be adopted until 2024

1:29:51

so there's going to be some things that are kind of happening at the same time that we're working on this stuff and so

1:29:56

the climate action plan will actually be adopted well before we get through with the comp plan update um so

1:30:03

we want to make sure we've got that accounted for here

1:30:08

then um there's one change to this action plan

1:30:14

item um just taking out this this reference to 2035

1:30:20

it doesn't really need to be time specific to maintain the the spirit of that action item

1:30:26

um and then um this is another strange kind of scrivener's error in the element this

1:30:33

this map was inserted here it doesn't really need to be there and

1:30:38

there's no reference to it so we'll strike that and then finally

1:30:45

um the so this is the land use map um which um designates areas of the island

1:30:52

for kind of general the general land uses that those those areas will be used for

1:30:57

um it's more or less like the foundation for our zoning

1:31:03

we're not making any we're not proposing any changes to the land use map but

1:31:09

we are proposing to simplify the symbology here so the way that things

1:31:14

are represented on this map just to optimize it for web viewing because it's currently

1:31:20

the way it's set up right now we can't put it on our website and there's no reason for that so we'll uh

1:31:27

we'll get that cleaned up i see a couple of hands yep victor

1:31:34

so i have a number of questions on this map in particular okay um

1:31:41

the legend uh seems to me to be a little bit of a gumbo it's

1:31:47

it some of it seems to refer to zoning and then other parts is a little bit more ambiguous and not

1:31:54

so for instance town center you know currently

1:32:00

a pre-moratorium a significant a significant portion of our town center

1:32:05

was zoned as multi-family so i'm confused by that

1:32:11

um so can you so yeah so kind of delineate how we're how

1:32:18

we're mapping this to actual zoning um so in

1:32:23

the same way that like our policies don't establish development regulations they provide the guidance for

1:32:29

development regulations right the the the land use map provides the

1:32:35

guidance for the zoning the zoning that is applied through the development code so for example

1:32:43

we have several different single family zones but on the land use map we've just

1:32:48

designated areas for single-family land use great so second question

1:32:55

i'm looking here at the south end shopping center it's zoned as commercial office

1:33:01

i am not aware of any commercial office and it actually that area looks more like the town

1:33:07

center than it does this other commercial office space that's near

1:33:12

city hall and i seem to remember that that was a scribner's error

1:33:19

this was something we corrected in a comp plan yeah update in january it keeps it keeps

1:33:26

repeat it keeps replicating yeah i i don't know exactly

1:33:32

why that wasn't updated in this version that adam pulled up the website maybe the

1:33:38

code publishing had not yet updated it when he downloaded this something like that but we can correct that as you recall we had

1:33:44

a question from the public about a month or so ago about this particular issue

1:33:50

and i'm sure that's driving some confusion yeah so that south end shopping center should be shown i forget what the land

1:33:57

use designation is the zone is pbz planned business zone the land-use designation is neighborhood business i

1:34:03

believe is the term okay um the third question i have is

1:34:10

how are you differentiating between park and open space and and you said there was going to be a park zone that's

1:34:16

adopted by the city council will that include open space and linear parks as well

1:34:24

uh where yes well maybe not all of the open space because some of that is

1:34:31

may not be public park um but i the intention there with the park

1:34:37

zone is to create a specific set of regulations for our

1:34:43

public parks to accomplish our goals right so for instance

1:34:49

on the south end pioneer park is designated as open space why is that designated as open space

1:34:56

while portions of luther burbank are considered park is that

1:35:03

how is that measured is that based on the amount of development how do we how do we know that that's an

1:35:09

open space not a park i actually don't know the history of how

1:35:15

those two designations were defined and separated here in the comp plan i i could guess that it likely has

1:35:22

something to do with um you know like

1:35:28

some open spaces what's categorized as open spaces are predominantly

1:35:33

forested and passive recreation uses such as trails whereas something that's

1:35:39

more of a park is predominantly you know grass or paving and has more of

1:35:45

active recreational uses such as sport courts um playgrounds things like

1:35:52

that okay and now how is that and now let me throw in linear park

1:35:59

the linear park is its own thing which is the you know the washed out land along i-90 i i don't

1:36:06

know why it was decided to give that its own designation you know way back probably in the 90s um

1:36:13

when that property was uh there's an agreement between the city that we maintain it

1:36:20

do we feel like that's all going to be under a park zone or is it still gonna be this

1:36:26

i think that's something we need to define um as part of this process

1:36:33

um that's it for me thank you

1:36:39

i think to that last point allison one of the questions that you said as uh you know we have a requirement to maintain

1:36:45

that space um and i've been a proponent of this in the past where

1:36:50

um and i think victor was sort of getting to this point where um the land use map should be

1:36:57

i don't want to say overly general but it should certainly be less specific than the zoning map right so there may

1:37:03

be a linear park zone there may be an open space zone and a park zone um but should they all just have one

1:37:10

designation in the land use i think that ultimately is the the conversation that we should have

1:37:16

which is should they be a single land use of which there could be several

1:37:21

different zoning definitions that have different requirements of how they're developed and why they're developed or

1:37:26

how they're maintained for example um but i think the history particularly on a couple of

1:37:33

these it might warrant seeing if there is any history so we understand are there specific

1:37:38

requirements like for the linear park that we need to take into consideration

1:37:44

yeah and i guess i'd recommend when we get to the point where we're having those conversations um we should invite some of the parks

1:37:50

staff to join us that may have a bit more of that history and can also give us some more detailed information

1:37:56

about the things we should consider if we were to split this into different types of zoning designations and

1:38:04

the kinds of uses and structures and things that we might want

1:38:09

to allow or not allow um in different types of park land but but to put a finer point on what

1:38:16

commissioner hubble just said um we should just choose are we being general

1:38:22

is this a zoning map or is this something more general it's more because right

1:38:28

well right now it's it's it's kind of a tweener it doesn't know what it wants to be exactly yeah i agree

1:38:34

that there's you know the land uses for housing tend to be general but then

1:38:40

for some reason these park and open space lands tend to be more specific which is odd that's my gumbo comment

1:38:46

it's a little bit of everything we've thrown a little bit of everything in there and if we were if we were doing a really

1:38:54

big update we might want to think about adopting

1:38:59

some more kind of designation policies about how we're designating things on the land use map or we could

1:39:06

we could make this a little bit more specific in that in that context um

1:39:12

but i think with our we're not right just choose right and and really

1:39:19

the intent here i'm pretty certain is to be fairly general and to keep this at a high level because again it's like the

1:39:26

general direction of how we're going to um how we're going to apply our zoning

1:39:33

similar to like but you have a policy that says like regulate commercial uses in town center

1:39:40

and then you have regulations that say how you're going to do that right you have the land use map that says this is

1:39:46

a single family area and you have a zoning map that says this neighborhood is r 8.6

1:39:52

um so it is intended to be more of a general high-level uh map

1:40:03

so i know that's the last figure in this atom um did you have anything else before we sort of more broadly open this

1:40:09

up for questions uh no yeah those that's a pretty quick run through of

1:40:15

what we have the the amendments that we've proposed um hopefully you'll have some time over the next couple of weeks

1:40:21

to sit down and kind of dig into what um what what the element says and make your

1:40:27

get your comments together and uh by by the 31st the end of august

1:40:33

great uh looks like carowinds got her hand up uh and for the rest of you if you have

1:40:38

any just general questions or clarifying uh uh things that you want to get to uh

1:40:44

please feel free to chime in so carolyn seems a little odd to raise one's hand

1:40:49

just to make a cheeky comment but i have to make this cheeky comment you mean we'll be doing our our commenting during

1:40:55

the august recess [Laughter] so much well you've got you've got four days

1:41:01

before recess yeah carolyn yes you have homework over

1:41:07

spring break

1:41:12

um adam michael michael um any uh other comments victor any other

1:41:19

comments or questions i jammed all mine in

1:41:29

all right all right well hearing none adam thank you very much uh i think we have a clear understanding of the

1:41:36

process moving forward and i'm assuming that uh you'll be sending out a reminder

1:41:41

to all of us uh with as that deadline approaches on august 31st for additional comments

1:41:48

sounds good yeah thanks everyone excellent all right well um thank you all for

1:41:55

working through those two presentations um that brings us to item number four on our agenda under

1:42:03

other business which is the director's report allison do you have anything for us today just a few brief things um first of all

1:42:11

just a reminder please send me a tally of your volunteer hours for

1:42:18

i think it was april may june we need to track those for our insurance

1:42:24

purposes and [Applause] the hr department's been hounding me i need to turn them in so if you could

1:42:29

please just shoot me a quick email i really just need to know the number of hours for each month so

1:42:36

it's pretty simple um and you know estimate it doesn't have to be perfect

1:42:42

um let's see i wanted to talk a little bit about what's coming up for our next

1:42:47

meeting couple of meetings and then also i'll circle back and give a quick update on council business

1:42:56

so um first thing i wanted to mention we're going to be scheduling a joint

1:43:01

session with the city council on september 6th at 5 p.m

1:43:07

a joint study session and we'll be briefing you all together on the housing needs assessment and

1:43:14

economic analysis that our consultant has been working on for the past several months we're expecting that those

1:43:20

reports will be completed here in the next month or so and we'll be

1:43:25

rolling out the results and um giving you all a chance to ask questions and and get a

1:43:31

kind of get the same information about both the council and the commission at the same time both for efficiency but i think also

1:43:38

just so that you all can learn together um what we find what the consultant found

1:43:44

with those reports um so please mark your calendar for that date september 6th

1:43:49

it'll be available on zoom or you could attend in person at sea hall um

1:43:55

secondly our next meeting of the planning commission is scheduled for september 28th

1:44:01

um we've got a few things queued up for that meeting as adam already mentioned

1:44:06

we're anticipating that you all will send in your comments here over the next month on the land use and transportation

1:44:12

elements and then we'll be bringing those back for further discussion and wordsmithing at the september

1:44:18

meeting um trying to kind of hone in on that uh

1:44:24

public hearing draft i don't want to call it the final draft it's the public hearing draft um

1:44:30

and then also at that meeting we will have jeff and sarah again joining us for

1:44:35

a couple of items we'll be having two public hearings one on

1:44:40

the outdoor dining provisions sarah has worked with city council to

1:44:46

have some interim regulations during the pandemic to allow outdoor dining that's been extended several times we're

1:44:53

looking to bring some permanent regulations related to that um

1:44:59

for re for review by you all and then out to city council before the end of the year

1:45:05

um and adam already mentioned briefly during his review of the land use element that

1:45:10

pink lines map we need to remove it from the comp plan and so we'll be bringing that comp plan amendment

1:45:17

for a public hearing in september as well it's kind of just the housekeeping that needs to happen as a follow-up to

1:45:24

the code amendment that was adopted by city council earlier this summer

1:45:29

so i think those two items will probably be fairly straightforward

1:45:34

and hopefully quick but just wanted to let you know they're coming up okay so

1:45:40

quick update on city council i don't think they had anything directly

1:45:45

related to planning commission regulations on their calendar in july but they did do a first reading of

1:45:53

an ordinance to extend the interim regulations they enacted last september

1:45:58

related to emergency shelters and transitional housing this was in response to some state

1:46:04

legislation requiring cities to allow these types of emergency housing

1:46:12

in certain areas of the city we already had on the books

1:46:18

some regulations that essentially did that and this interim regulation just adds some

1:46:24

specific language to make sure it's very clear that those things are allowed

1:46:30

however part of the state legislation also speaks to making sure we can accommodate a certain number of those

1:46:37

types of housing units um and that number is yet to be determined and provided by the department of commerce

1:46:44

we're expecting that information probably by the end of this year so what's being proposed is to extend

1:46:50

the current interim regulations for another six months and by then we should have the data from commerce on

1:46:56

those targets we need to plan for and so at that time we can evaluate whether any

1:47:01

additional changes to those regulations are needed and then a permanent regulation would come back to planning

1:47:07

commission next year for review so that's my update does anyone have any

1:47:13

questions

1:47:19

mr murphy uh quick question on the uh

1:47:24

joint session of uh council and planning commission are we

1:47:30

gonna see the draft reports in advance so we're in a position to actually ask

1:47:36

questions or are we just there to listen yeah the reports will be provided as

1:47:41

part of the council packet for that meeting which goes out um a week in advance

1:47:46

well almost a week in advance the meetings on a tuesday it'll go out the wednesday evening before that

1:47:54

and is that going to be a virtual meeting or is that an in-person it's hybrid so um

1:48:01

the council has been participating in person or many of the council members have i think

1:48:07

i should clarify this i think probably the expectation would be that the planning commission would join via zoom

1:48:12

but i can check what's possible if folks would like to be there in person

1:48:20

okay

1:48:26

um i know these meetings just staying on that theme have been listed as hybrid it was

1:48:32

clarified to me it meant that people could participate in person by viewing at the community center i believe

1:48:39

is there an indication of when we're going to go back to in-person meetings as much as i love it

1:48:45

staring at you all on a screen i don't have a very specific answer to

1:48:52

that question at this time i know that our it team has been working hard to try

1:48:57

to come up with the technology and a process to run a hybrid meeting in a way that can be done

1:49:03

by just one or two staff members you know as you know when we staff these planning commission meetings it's often

1:49:10

just myself and adam or some combination of one or two staff with the city council meetings the way

1:49:17

they've done the hybrid meetings for the last several months they have at least two it support people working

1:49:24

behind the scenes to run the meeting in addition to the staff that are actually appearing and

1:49:30

and presenting information at the meeting so uh to date we haven't had the capacity

1:49:36

to use that same system that they've been using uh for boarding commission meetings but i hear that they are

1:49:42

working on rolling out a much simplified system that would allow us to have some kind of ipad app where we control the

1:49:49

cameras and stuff so i think that it's coming soon i just don't know exactly when

1:49:56

okay good anything else from you allison

1:50:03

that's all i have very good um so i guess that takes us to after

1:50:10

allison mentioned the next two meetings we have the september 6 meeting in the september 28th meeting it's probably too

1:50:16

early to pull the audience on the september meeting but uh on the 28th meeting but

1:50:22

um if you know that you're going to be absent at either of those two i would

1:50:29

just say to let staff know uh with a few weeks notice just so they

1:50:34

can plan accordingly specifically for the meeting on the 28th we'll want to make sure that we have a quorum just in

1:50:40

case um a group of folks are out i know the sixth is the tuesday after labor day

1:50:46

uh so i'm assuming that folks are back those of us with kids certainly will be

1:50:51

uh here and in town since school is in session but uh if by chance you're gonna be away on

1:50:58

vacation for a long weekend uh if you could just give staff notice ahead of time

1:51:04

um very good beyond that excuse me

1:51:10

does anyone else have any announcements or communications that they wanted to share with the group

1:51:16

not really an announcement just want to say nice work staff and thank you

1:51:21

thanks carolyn adams put a ton of work into it so i'm sure he appreciates hearing that

1:51:27

thanks yeah yeah thank you both very much and again

1:51:32

uh for the new uh team i'll get to learn adam and and

1:51:38

michael i'll get to learn uh you guys a little bit more and i'll try to reach out here in the next few weeks

1:51:45

when i have a little bit more time and try to touch base and say hello and

1:51:51

so welcome to the group and look forward to working with you all

1:51:56

and with that unless anyone has anything for the good of the order i will call this meeting adjourned it is now

1:52:04

7 56 p.m and if you can stay on the line until uh staff terminates the meeting thank you

1:52:11

all good night

English (auto-generated)

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