



Comprehensive Plan Update

First Draft Land Use Element

City of Mercer Island Planning Commission

July 27, 2022

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Purpose

To brief the Planning Commission on first draft of amendments to the Land Use Element.

Feedback: Staff is requesting written comments on the first draft through August 31.



What is a Land Use Element?

RCW 36.70A.070(2):

“[A comprehensive plan must include] A land use element designating the proposed **general distribution** and general **location** and **extent** of the **uses of land**, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces, general aviation airports, public utilities, public facilities, and other land uses. The land use element shall **include population densities, building intensities, and estimates of future population growth.**

[...] [emphasis added]”



What is a Land Use Element?

- The Land Use Element articulates the City's goals and policies for land use.
- Under the GMA, the City must provide adequate development capacity to accommodate the growth targets.
- The Land Use Element goals and policies provide important guidance regarding the formulation of development regulations.



Land Use Element

- Introductory Text
- Goals
- Policies
 - Programs
 - Development Code
 - Other Tools

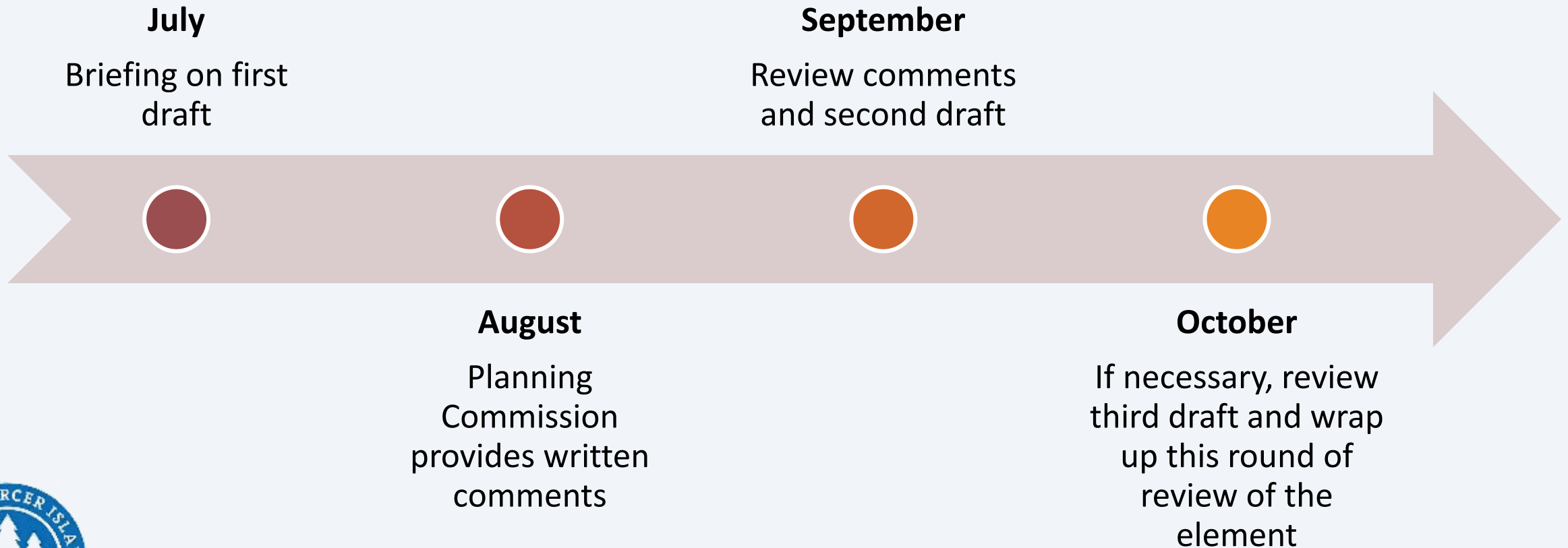


Land Use Element Update Scope

- The Scope of Work for updating the Land Use Element is focused, narrow, and surgical.
- Amendments focus on those required by the Growth Management Act (GMA).
- Other amendments from the scope of work were made to account for planning projects undertaken since the last update (i.e., adopting the Parks, Recreation, and Open Space (PROS) Plan by reference).
- Council direction was to make minimal amendments to the Land Use Element. This is not a complete overhaul of the element.



Process



Process Note

- We will be working toward getting a “public hearing draft” by October.
- **The public hearing draft IS NOT the final draft.**
- Once we have public hearing drafts of all the elements, the City will hold an open house to get public feedback.
- The Planning Commission will be able to respond to comments from the open house before going to the public hearing.
- Amendments can continue to be refined through the public hearing process up until the Planning Commission makes a recommendation to the City Council.



Briefing

- I will walk you through the goals and policies proposed for amendment.
- Please keep comments limited to clarifying questions.
- Refining and wordsmithing will take place at the next meeting.

