

# GMHB EXHIBIT 174

## 2023-06-28 Planning Commission Transcripts

0:00

and we are recording good evening and welcome everyone to the

0:05

June 28 2023 regular hybrid Planning Commission meeting

0:10

I'm Mike Murphy Vice chair tonight's hybrid Planning Commission meeting is being brought to you courtesy of Zoom

0:18

uh welcome to everyone and thank you for joining us tonight I want to specifically welcome our new members uh

0:26

Angie potasso I won't uh I won't call you by Angela because then you'll think

0:33

you're in trouble and Chris goes uh Angie brings much value experience with

0:39

project management land use transportation and environmental issues all good things for this group uh Chris

0:47

becomes the second attorney member and uh is also an engineer and he brings

0:53

with us years of experience meetings disputes in federal court the project management skills and the

1:00

mediation skills should help us navigate the agenda we face this year and to generate hopefully a really good quality

1:07

work product to send to city council so uh with no further Ado if the

1:14

Commissioners would please have their microphones turned on for the roll call and uh Deputy city clerk would you

1:22

please call the roll thank you sir commissioner accuse

1:27

here commissioner batazzo here commissioner boatsman here

1:34

commissioner gills here commissioner rashes here commissioner Reagan here and

1:42

vice chair Murphy here thank you thanks there's a quorum present uh and

1:49

for this meeting we continue to utilize Zoom uh I will do my best to recognize

1:55

you in the order in which hands are raised after being recognized you may then ask your questions

2:02

um our first item of business is appearances this is the opportunity for anyone to speak to the commission about

2:09

issues of concern uh Deputy city clerk is there anyone who has signed up for

2:14

appearances and wishes to address the commission sir no one has signed up and neither do

2:22

we have anybody waiting in the in the attendee room okay so then the first item on the agenda is

2:29

the election of the chair and vice chair and I believe Allison has a brief

2:36

overview of the process for us

2:41

sure I'm just going to do it verbally um so we're going to do the election of the chair first and the process is uh

2:50

the vice chair will open the floor for nominations we'll take the nominations in the order that they come in and then

2:58

the voting process will start with the first person that was nominated

3:03

um if that person receives a majority of the votes they will be elected if they

3:09

do not receive the majority we'll move to the next person that was nominated and so on

3:15

any questions

3:20

all right Vice chair Murphy take it away may I have a nomination for chairperson

3:28

I I nominate Mike Murphy

3:37

any other nominations

3:45

this is not a very competitive race [Laughter]

3:51

do we need a second no you don't need a second for now Nations

3:57

okay well going once going twice any more nominations

4:05

okay deputyc clerk could you please call the roll

4:17

commissioner gills I I commissioner Reagan

4:23

yes commissioner boatsman aye Vice chair Murphy

4:29

I guess I have to vote for myself I commissioner batazzo hi

4:34

commissioner rishis I'm in commissioner accuse aye

4:43

now we need to uh elect a vice chair and uh so do I have nominations for that

4:50

position Carolyn I nominate Adam ragab for vice

4:56

chair are there any more nominations

5:10

looks like another competitive race okay

5:17

Deputy clerk can you please conduct a roll call vote thank you sir

5:23

commissioner batazzo aye chair Murphy hi

5:29

commissioner boatsman aye commissioner accuse aye commissioner rishis I'm

5:36

commissioner rigab aye and commissioner gills hi

5:43

appears to be unanimous Adam is elected vice chair so now we have our

5:48

leadership for the year congratulations Adam thanks and congrats

5:54

to you thanks okay is there anything else uh we have

5:59

to do on that Allison nope that's it we can just proceed with

6:04

the meeting okay so the second item of regular business is to review and

6:11

consider approving the April 26 regular meeting minutes and the June 7 special

6:18

meeting minutes um let's um do them in order

6:24

um let's start with April 26th uh may I have a motion to approve the minutes

6:30

they'll moved together okay so Carolyn is

6:36

moved um approval and Kate has seconded um

6:43

is there any comments on the April 26 minutes

6:52

if not there's a motion in a second so Deb can

6:59

you please conduct the role vote call vote on that commissioner gills uh I'll abstain if I

7:05

can Vice chair Reagan I

7:10

commissioner boatsman aye chair Murphy aye commissioner batazzo hi commissioner

7:18

Richie's I'm commissioner cuse hi the motion passes uh

7:26

so now let's move to the uh June 7 special meeting minutes

7:32

do I have a motion for approval so moved

7:37

do I have a second second okay so Victor has moved and Adam had

7:44

seconded uh any comments or changes uh regarding those minutes

7:52

okay hearing none uh let's go through let's do the Roll Call

8:01

Vice chair riggum all right commissioner patazo I

8:06

commissioner accuse aye commissioner rishis I'm commissioner boatsman

8:14

aye share Murphy aye and commissioner gills all right abstain

8:20

the motion passes both minutes are approved uh so our third item of regular business

8:27

is the Planning Commission bylaws update and uh welcome deputy director Allison

8:34

van gorp to give us a little presentation on this thank you

8:39

um yeah just give me a moment to share my screen foreign

8:47

presentation so I'll try to just go through it and then take some questions after I'm done

8:57

I need to switch that there okay

9:05

so typically when we bring up the bylaws each year in June we just do a fairly

9:10

cursor review and Commissioners can propose any changes that they would like to make sometimes we adjust the meeting

9:16

times for example or last year chair Murphy proposed a change to one section

9:23

um this year we're taking a different approach we're actually doing a city-wide overhaul of the bylaws for all

9:30

of the ports and commissions um I think actually because of the recommendation that uh Cher Murphy made

9:38

last year one of the things he mentioned was like Hey this might be a change you want to look at with all the boards and

9:44

commissions and had to deal with aligning the conflict of interest and ethics Provisions with the newly adopted

9:50

changes to the city code related to that um and I brought that up with the city

9:55

clerk and the City attorney and they said hey you're right um it would make sense to adapt this

10:01

change across the board and we probably should just look at the bylaws in general girl because they were pretty

10:07

inconsistent there's a lot of variability between each boarding Commission so that's kind of the exercise we're

10:13

undergoing now I want to give all the credit to Deb Estrada she has done a lot

10:18

of work going through our bylaws in this city council rules of

10:23

procedure and looking for ways to make our bylaws consistent with the roles procedure and also incorporating changes

10:31

that have happened in state law and just kind of our current practices for how we run meetings

10:38

um I'll just talk about that okay so I'm just going to give you kind of a overview of the changes

10:45

um that we're looking to make in the bylaws for the most part this won't change anything about how the commission

10:51

has been operating in recent months and years it'll just be making the bylaws

10:56

align with our practices um so for one thing there's been some changes in the open public meetings act

11:03

and a lot of this has to do with the things that happened during the pandemic and all the meetings going online and

11:10

then making adjustments um to how we do hybrid meetings now so a

11:16

physical meeting location is now required even though like tonight we're all meeting on Zoom the city needs to

11:22

provide a physical location where members of the public could come and View and participate in the meeting in

11:30

person and so we do that at the community center in addition we're required to have

11:36

public appearances on the agenda for all of our meetings just to give an opportunity for the public to comment on

11:42

the business of the commission um and like I said we're trying to align the way the bylaws are written with the

11:51

city council rules of procedure mainly for consistency and so that the practices and the way we do business

11:57

is similar between the city council and the boards of commit and commissions just so that it's easier for the public

12:02

to understand the process and how the business is done

12:08

so the new bylaws will speak to the election process like we just held

12:13

tonight train requirements for Commissioners I know our new Commissioners have been really getting

12:19

familiar with that in the last couple weeks and probably a few of you others too that needed to update some of your training

12:25

um there's some procedural information about you know how meetings will be

12:31

scheduled what will be included in the agenda when the agenda will be sent out and things along those lines there's

12:39

information about kind of the protocols of how meetings are held you know using

12:44

parliamentary procedures and that type of thing um we're also adding some appendices to

12:51

the bylaws uh that give additional information on parliamentary roles a

12:59

code of conduct and a communication guideline as well as something about how

13:05

the city uses nextdoor.com since that is a kind of popular Avenue for civic

13:10

discourse in the island um and then just a bunch of housekeeping

13:16

type of amendments to clarify references to code or within

13:24

different areas of bylaws updating language correcting errors making the formatting consistent and those kinds of

13:30

things um we did not bring a draft of the

13:35

biology tonight because they're not quite ready um Deb has been working with Andrea

13:41

Larson the city clerk on on the draft and we've done some of our internal reviews already

13:46

um however it's now with the city attorney's office getting a legal review we're anticipating that should be done

13:51

in a couple weeks and we'd like to get the draft into the packet for the July Planning Commission meeting so that

13:58

you'll receive it in about three weeks in advance of the next meeting we can review the draft at that July meeting

14:05

take questions and comments from the commission if you'd like to propose any additional amendments we can take those

14:12

at that time we may need to get additional legal review of those depending on how substantial they are and then we'll

14:19

bring the final version back in the September October time frame for approval from the commission

14:26

any questions about that

14:37

yeah commissioner boatsman yeah thanks uh Deb and staff nice work

14:44

um I had one question I was reviewing I think I might have been reviewing a

14:49

draft that was in a link in the packet so um I was looking in there for something

14:55

called no surprise provision or something and I couldn't find anything

15:00

like that in the material what is that about yeah it's basically the idea that

15:06

if a commissioner is looking to propose a major amendment to something that the

15:12

commission is considering that you would essentially give a heads up to staff ahead of time like you would email us a

15:18

day or two ahead of the meeting and say hey I'm thinking about proposing this amendment here's a draft or here's the area of the

15:26

draft code that I'm I'm looking to change something along those lines okay thank you

15:37

so uh Allison that say communication to the staff

15:45

to give them a to give you all a heads up

15:51

I thought there was a rule at the city council of no um surprises

15:58

um for the agenda or something like that is that different

16:05

um I believe the the council rule of procedure and Deb can correct me if I'm wrong about this but I believe it's

16:11

similar in that if a city council member is looking to bring something up at a

16:16

council meeting they should give staff a heads up beforehand okay so so it'll be a similar similar one

16:23

okay it's identical to the city council rules and procedures no surprise rule

16:28

okay Carolyn just a follow-up question it's

16:34

sort of along the same lines so why wouldn't that heads up also go to fellow

16:39

commission members or council members and so on well I think that has to do with

16:46

um not wanting to generate a quorum over email and so you know I think it would

16:51

be you could ask the staff like hey can you forward this to the commission and I'd like to make sure everyone has a chance to see it before the meeting and

16:57

then we would do that um but we we do ask that the Commissioners aren't emailing the full

17:03

commission or the three members in the commission at a time okay can we have a standing procedure

17:11

that um that gets circulated by the staff to the other commissioners

17:18

it might make sense um we do have something similar with the city council for example if a council

17:24

member asks a question before a meeting and a staff response is prepared that response is provided to the whole

17:29

Council so I think a similar procedure could be included here for the commission

17:35

would that need to be spelled out in the bylaws it certainly could be okay

17:41

it'd be useful because there's a little confusion around that side of things that's just been my observation yeah and

17:47

it is kind of confusing sometimes because it's you know sometimes there's people that are just asking a clarifying

17:53

question or they didn't understand something and it might not make sense to share it with

17:59

the whole commission just depending on you know the level of detail or whatever

18:04

um but yeah I think in most cases it probably would make sense that you're on the side of the sharing information

18:10

thank you I see Deb has her hand raised yeah Deb T I was just going to uh add to what

18:18

Allison shared which is um with the city council the rule of thumb is is that if there is one reason why we

18:25

encourage questions to be asked in advance is one so that staff have time to prepare a response but also when we

18:32

respond to that commission or we blind copy in this case in this case would be the

18:39

commissioner we would blind copy the entire Planning Commission to um eliminate that concern about a violation

18:48

of the opma and it's not intended for an open conversation it's just intended so that

18:53

everybody has the same information you're one of seven going into the meeting

19:00

so is there any reason to only do that if the staff responds Jan Allison your

19:08

point about there being um you know something might be fairly

19:13

minor and not necessarily need to be circulated

19:19

yeah I mean I think it might make sense to have some kind of rule of thumb or a threshold like if it's just

19:26

clarifying information about a meeting date or what someone said or something like that maybe that doesn't need to be

19:32

shared but if it's a new idea or response to a question or

19:39

uh someone has sent in some Redline texts that they'd like to share things like that

19:45

yeah okay any other questions or comments

19:54

well we're dying to read it and uh I feel bad uh especially for for Deb

20:01

because it sounded like I started this ball rolling down the hill

20:08

and uh it got bigger and bigger and Deb was on the receiving end

20:13

I think you planted the seed but it was a good idea I definitely supported this idea with with the city clerk's office

20:19

uh once you suggested it well I apologize to that if I you

20:28

encouraged us to get a project that been on our plate for a while and this just you know it's I  
I used to work on the

20:36

council rules the procedure so this was it was it wasn't as that difficult so

20:43

it's a much needed thing yeah okay if there's no other questions or

20:48

comments let's move on and uh our next item of regular business is the recap of

20:55

the comp plan legislative review process and progress to date and I believe Adam

21:02

you're going to tell us all about that

21:07

yeah just a moment let me share my screen here

21:15

there we go um so yeah tonight we wanted to um just give you a briefing on where

21:23

we've been with the comp plan update a comprehensive plan update's been underway for  
about a year now so we

21:30

wanted to give you an update also for our new Commissioners a bit of an overview

21:36

since you're you're joining us mid-stream here um so we'll we'll walk through where

21:42

we've been so far um first I wanted to start with the very

21:49

kind of basic uh question what is a comprehensive plan so the city has a

21:55

comprehensive plan it's it's a plan that's required by the Washington State uh growth management act uh what the

22:03

plan does is it sets our vision statement at the city and it adopts goals and policies that guide our city

22:09

decision making and the comprehensive plan is intended to be comprehensive so it has several sections throughout it

22:16

that are that are topic specific so we have a land use element we have a housing element we have a transportation

22:24

element um let's see utilities Capital facilities

22:29

and our Shoreline master program now during the update the city council has

22:34

directed us to add an economic development element which we'll be talking about a little later tonight and

22:41

also Parks and Recreation element but that'll primarily just be adopting our

22:47

parks recreation and open space the pros plan um adopting that by reference

22:54

the the mechanics of there's there's a lot going on on this slide but I wanted to also touch on kind of the mechanics

23:01

of the comprehensive plan so we start with we have some technical reports that

23:06

are included um with the comprehensive plan um and these are really like our data

23:12

analyzes that happen before we start citing goals and policies so this would

23:17

include the housing needs assessment that we looked at um in September and also the economic

23:23

analysis that we've conducted prior to drafting the economic development element and and those technical analyzes

23:31

that look at our population and housing capacity those feed into the goals and policies

23:39

and the comprehensive plan elements and those goals and policies again kind of set that that decision-making directive

23:46

and then that feeds into the implementation process so once we have our goals and policies we have laid out

23:53

kind of where where the plan is going to take us in the next 20 years and the policies describe how we're

24:00

going to get there then the implementation is the process of making that real and that happens through kind

24:06

of three major Avenues so we have regulations so like our land use element

24:12

talks about our zoning code and where different housing types would be allowed

24:17

and then that feeds into our the actual regulations that we have on land use and

24:24

um and development it also the the comprehensive plan guides our capital budget decisions so like the policies of

24:32

the transportation element guide where we're going to invest money in our transportation infrastructure moving

24:38

forward the Capital facilities element guides where we would spend money on Capital Improvements and then we also

24:45

have other planning activities so we'll see this a lot quite a bit with the economic development element but the the

24:52

plan will outline certain programs or projects to be undertaken and as we do

25:00

those projects as staff completes those projects we're really implementing the comprehensive plan in that way that's a

25:08

bit of an overview of the comprehensive plan um just to touch on some of the other

25:15

um smaller components of of each element so we have the city the comprehensive

25:21

plan has an overall Vision which is a general statement about where the plan is taking us and then each of those

25:28

elements has specific goals in it that are really the objectives of the plan

25:33

and then associated with those goals are the policies of each element and the

25:39

policies are saying these are the these are the things we're going to do to achieve our goals so and then the goals

25:47

are the things that we want to make happen to achieve our vision right and then

25:52

um there's also implementation actions so those are um you know directives like

25:57

I was saying to update the code in a certain way or undertake certain projects or programs or those capital

26:04

budget decisions um the comprehensive plan looks at a

26:11

20-year planning Horizon um so our current plan we're updating

26:17

um we're shooting for the update to be adopted in 2024 and it will be planning

26:25

through the year 2040 for them and the main way that we do that in the

26:30

comprehensive plan is that we set growth targets um and primarily those are well those

26:38

are new dwelling units um the expected growth in dwelling units

26:45

and the expected growth in jobs and employment and under the under the GMA

26:52

the growth management act uh the city is required to ensure that the plan

26:58

provides adequate capacity for those new new dwelling units and the the new

27:03

employment that's projected through um through the planning Horizon

27:08

um and so we do those do that through things like making sure that we have an adequate zoning capacity to accommodate

27:15

those houses and Zoning capacity for those new jobs and and things like that

27:20

in the plan so that we can accommodate those growth targets

27:26

so that's a bit on the comprehensive plan how it works and what some of those pieces are you'll become much more

27:33

familiar with those over the next year as we move forward um but before I move on I see a hand

27:39

there and just while you're here the growth targets what's the Genesis of those I was a little confused that they

27:45

uh is that coming from the growth management act or is that something that's internally generated based on you

27:52

know expectations so the growth targets are derived from the population forecasts that are

28:00

generated by the office of financial management the Washington office of financial management and they they do

28:06

those projections for at the county level and then King County gets a growth Target of X number of houses and X

28:13

number of jobs based on that popular the projected population growth and then

28:19

King County then has a process by which that is allocated to the different cities within the county and so the the

28:26

growth targets are are adopted in the King County county-wide Planning

28:31

policies um and that that whole process took place in 2021 and early 2022.

28:40

okay great thank you Carolyn do you have a question yes um

28:48

I was intrigued by your um inclusion of the phrase implementation

28:55

actions and I remember seeing that of course in the comprehensive plan and the draft work and so on

29:01

but I I'm still a bit confused about this because I know that during our many

29:06

occasions of over which we have recommended amendments to the comprehensive plan over the years

29:13

we try to state things as goals policies but without actually specifying this is

29:21

exactly what we're going to do because those things that are what we're exactly going to do are subject to budgets and

29:28

you know Council actions so I'm just never quite clear what this implementation action means and why it's

29:35

included in a comprehensive plan uh that's a great question so I think

29:40

that's one of the main things that we're going to wrestle with through the comprehensive plan process is how um how

29:48

specific to make those policies um in general we try to keep them

29:53

specific enough to where we know what what the policy is directing but we try

29:59

to generally try to stay away from saying by X year we're going to do X action because that will then kind of

30:07

create handcuffs where we don't maybe maybe we don't have the budget in 2032 to do

30:12

you know I don't know uh parking study or something right like so that right

30:18

sizing the policy direction to make it specific enough but General enough I think is is one of the challenges that

30:24

we have I mean the the implementation in general is really like an important part

30:31

of the plan to be thinking about because it's it's all find it good to have a

30:37

binder with a comp plan in it but that doesn't necessarily translate into

30:43

um the city of the future unless it's implemented through those like project projects programs code amendments those

30:51

kinds of things so we again we have to the specificity part I think is really

30:56

the the delicate balance that we have to strike in this process okay thank you thank you I'm I look

31:02

forward to learning more about that as we as we go through it thank you

31:11

I see another question yeah real quick I I just curious of the girls these growth targets likely to be tweaked in light of

31:18

the middle housing bill um the the state passed or I see are

31:23

these set and we can count on them we can count on the growth targets okay

31:28

the middle housing Bill won't affect the the Target and that really affects like

31:35

the capacity that we have to accommodate that Target right so we have to have in

31:41

to to accommodate our growth Target we have to make sure that we have 1239

31:47

units of capacity in our zoning that we're not that we're not uh restricting growth beyond that now

31:56

there is we'll get into this in very much greater detail as we start to work

32:02

on the housing element piece of this because there was house Mill 1220 that was passed in 2021 that basically

32:10

requires us to with that with that dwelling unit Target it has to be

32:17

um divided up into different income segments and so that gets a little bit

32:24

trickier but 11 10 is going to interact with that um it's a the 1239 total is not going to change

32:31

but how we have to divide that up is going to change and we'll we'll talk about that like I said and you'll be

32:37

tired of talking about it by the time we're done with this so I can promise you that yeah

32:45

um any other questions before I move on to where we've been

32:50

okay so the periodic review as I mentioned we

32:56

are in the process of we started our our scope was adopted in 2022 and that

33:03

really set the parameters of this project and how far we're going to go on some of these some of these elements as

33:10

we're updating um and this is a process that will that

33:16

occurs every nine years under the growth management Act um our our periodic review is due

33:22

December 31st 2024 so we have a little over a year and a half to complete our

33:28

comp plan update um and as I mentioned we adopted a scope

33:33

of work now the the housing bills that were recently passed combined with some

33:38

of the guidance from Commerce around that house bill 1220

33:43

is going to require a supplemental scope of work for the housing element so we're

33:49

adding some tasks in there and we'll be discussing that with the council at

33:55

their meeting on the fifth if you want to hear more about that but that's

34:00

um we're not we're not necessarily changing the original scope of work but we are adding

34:06

some tasks to it and the council will be looking at that on the fifth

34:12

so far we have completed quite a bit of work on the comprehensive Plan update we started

34:20

with some public input around the economic development Element last spring

34:26

and summer this included some initial interviews that staff conducted with

34:33

some key stakeholders in the community really just to kind of get a general lay of the land around Economic Development

34:40

the purpose of those interviews was really to kind of get some more

34:45

um just some general input of what what people are talking about around Economic Development

34:51

and then in June we held a community Workshop um that was held online

34:57

and that included a small poll of the participants and we got some input from

35:04

that to kind of help with drafting this Economic Development element and then in July we held a community survey to get

35:12

some more detailed input from the community before we started on the element

35:17

and I'll go into that more when we talk about the economic development element next

35:24

um at the same time we were conducting some technical analyzes um I included the King County Urban

35:30

growth capacity report on here that wasn't a product that the city produced but it's a really key component of our

35:37

comp plan update because that that's a report that King County uh produced that

35:43

summarizes the growth capacity for all the cities in the county so that's

35:49

that's a really going to be a really helpful thing as we try to prove that we have adequate development capacity for

35:56

those growth targets we worked on the housing needs assessment over the course of last

36:04

summer and into October and that was a data analysis that looked at our

36:10

projected growth and um what what types of needs are are out

36:17

there around housing so that's really going to inform a lot of our housing element working

36:22

and then we also prepared an economic analysis um with the housing needs assessment and

36:28

economic analysis were both prepared by Consultants um and and that the economic analysis

36:35

really looked at what are the economic situation that looked at the data around

36:41

our local economy here another piece to kind of help underpin

36:46

that Economic Development element we've already reviewed four elements of

36:55

the comprehensive plan uh we started with the land use and transportation elements last summer and completed uh

37:03

our first round of review uh in October and then from October to December we

37:09

looked at the Capitol facilities element and the utilities element um we're calling where we got to with

37:16

that review we're calling that the public hearing draft that's really just a way of saying for this first round of

37:22

review we've we've gotten our our the Planning Commission input but there will be some additional steps before the

37:29

Planning Commission makes a recommendation on these elements including some more public input so

37:35

they're not these drafts aren't necessarily done but they've gone through a pretty substantial first round

37:41

of review with the Planning Commission our upcoming work

37:48

um so the these are the items that we will be tackling in the next nine months

37:53

or so um include some additional technical analysis um so these are our two reports that um

38:01

will help with our our work around House Bill 1220 and responding to those

38:07

um the needs of the different economic segments that's a new requirement that

38:13

was added by that bill um and so Commerce has issued some guidance and we're going to undertake

38:18

that um additional technical analysis and that will include a supplement to our

38:24

land Capacity Analysis so we have to do some additional we have to look at the

38:29

data a little bit more in detail regarding what types of capacity can

38:35

accommodate what income segments for affordable housing and then there's also

38:42

House Bill 1220 requires um that cities analyze policy for

38:48

potentially racially disparate impacts and prepare a report on that and

38:53

begin to address if if those racially disparate impacts are found cities are

39:00

required to begin to address those uh policies so we'll be uh

39:07

compiling a report that based on that Commerce guidance to address that piece

39:12

of it but once we have those technical analyzes in hand we'll begin working on

39:18

the housing element um this is one place where we're probably going to make some of the most

39:24

substantial changes to the comprehensive plan mostly in response to those changes in

39:31

state law that have come down recently um and so the the housing element is

39:36

going to get a heavy touch and we plan to start working on that with you early

39:42

in 24. uh hand in love with that is

39:47

they're they're going to probably be some additional work to the land use element to ensure the internal

39:53

consistency between the changes that are made in the housing element um and and some of those other Statewide

40:00

policies that have changed um and then we're also beginning tonight looking at the economic development

40:07

element um this is a new element of our comprehensive plan uh we've been working

40:12

on it with the economic development work group um for quite some time now and now we'll

40:19

be handing it off to the Planning Commission um we'll be much more on that here at home then

40:25

um one of the things that I wanted to call out here that um we will address at

40:31

some point is um the council wanted us to look at adopting a Parks Zone as part of our

40:38

um as part of the comprehensive Plan update and so at some point in the next nine months or so I expect that we'll

40:45

start looking at the draft of of the park zone and looking at that as

40:51

adopting that during the comprehensive Plan update

40:58

so as I mentioned we're not when we get to that public hearing draft phase for

41:03

these elements that doesn't necessarily mean that those elements are done um that's really just the first round of

41:09

review so once we once we get an element to that stage or once we get all of our

41:15

elements to the public hearing draft stage we plan to hold a community Workshop that will gather some input on

41:23

gather public input on those drafts then following the workshop the Planning

41:29

Commission will hold the tune-up meeting where we can we can walk through the

41:34

input that we gathered at the workshop and then make changes if needed to the drafts before we go to a public hearing

41:42

and then once we get to the public hearing the Planning Commission can continue to

41:48

until they've made a recommendation they can continue to respond to those comments update the drafts as needed

41:55

based on the comments that we received the public hearing this this process is

42:01

kind of intended to make sure that we've addressed as many comments as possible prior to holding a hearing

42:08

um and that we make sure that we're also getting public comments um

42:13

throughout the drafting process um heading into you making a

42:19

recommendation and then following the periodic review

42:24

so once we update this the comprehensive plan um element we we will go through a

42:31

process of implementation and some of these elements have a really um specifics uh process for

42:38

implementation um specifically the transportation element is implemented through the six-year

42:45

Transportation Improvement plan the Public Works prepares each year and that's a that's a rolling six-year plan

42:51

that gets updated each year of Transportation improvements um so you know adding a bike lane or

42:58

re-striping a road for safety those kinds of things that that all filters

43:04

into that six-year tip and the the transportation Improvement plan is something that's that's established in

43:10

state law so it's it's a pretty rigid system um for implementing that Transportation open Capital facilities is similar is a

43:20

similar process but it goes through the capital Improvement plan process so the

43:25

city adopts a capital Improvement plan each year it gets updated as projects are completed and that implements our

43:31

Capital facilities element the land use and housing elements 10 typically that

43:37

that will that requires some development code amendments um we're depending on how we where we

43:44

end up with the housing element we may need to make some changes to our development code to make sure that our

43:51

development code is consistent with our comprehensive plan

43:56

and then finally the economic development element um uh it includes an implementation plan

44:03

when we were drafting that element and we'll get into it in a second here but

44:08

when we were drafting that element we wanted we included some policies in there that were specifically directed at

44:14

implementation to make sure that we were going to accomplish that plan um and so part of that is this

44:22

implementation plan process that we'll talk about in a minute

44:27

so that concludes uh my presentation on the comprehensive plan

44:33

um I turn it over for any questions

44:38

Carolyn yes um the development code update

44:45

independent of those which might be required from updating our comprehensive plan

44:53

development code updates I think were included in the work plan for this year and not only those just that were

45:02

requested in the docket perhaps but other development code updates is where

45:08

is that project at present it's still ongoing or

45:13

um sorry sorry I missed the question so are you you're asking about the the docket process and where those are

45:21

at or well perhaps I'm confused in the way I'm putting it um but I thought that we had a

45:27

development code update um project going on in 2023 now I I

45:34

realized some of those things would be docket requests but I think some of them

45:40

are staff generated or other generated changes to the development code

45:45

um maybe that don't come from the docket process so um and I understood the last time I checked on this uh internal work

45:52

was going on in this to Prevail prepare draft amendments and and I just wondered

45:58

if that has been delayed or is still ongoing um that that's still ongoing so those

46:05

those development code projects that like Council has asked us to do or have

46:10

been added to our work plan through the docketing process that's really a separate project so for a good example

46:17

would be the the SMP amendments that we've been working on the last few months that was something that was

46:23

docketed and we've moved forward with in the process and that's not really part

46:28

of the comprehensive Plan update um overall so there's there's two separate things there

46:34

um really we won't be in implementing our comprehensive Plan update um we will only be making those

46:41

development code amendments that are spelled out in the comprehensive plan and are needed to maintain that

46:47

consistency once the Plan update is adopted

46:52

okay well um let's see uh I guess I did understand that

47:00

I mean is is it not possible that staff proposes

47:06

um development code changes that are not necessarily

47:11

have not necessarily been through a docket process yet and that those might be

47:16

currently being developed for a presentation in the next docket process

47:22

I I think I exchanged mail with Allison about this as a matter of fact but

47:28

um maybe she can help us with this question are you referring to the residential development standards code

47:34

updates yes okay um so that work was initiated

47:40

over the last couple years although it's been progressing slowly and then during

47:46

the legislative session this spring we paused that work because there were so many bills under

47:52

consideration that would substantially impact our residential zoning um and now a couple of them have indeed

47:59

passed and so HB 11 10 and 1337 among others uh have new requirements that

48:07

need to be adopted into our development code by next summer by or Sorry by 2025

48:14

so that project is ongoing but it now needs to incorporate some substantially new

48:22

larger components based on the state legislation um and so we're trying to roll together

48:28

some of the changes that the city was looking to make prior to this legislative session with

48:34

all these new mandated changes and so most of that work is going to be under

48:40

review by the Planning Commission of the city council after the adoption of the comp plan there is going to be some

48:46

staff work going on over the next 18 months or so kind of behind the scenes

48:51

but um that'll be brought forward to the commission after the comp plan work is completed it'll be the first steps to

48:58

implement the housing element okay that helps a lot I it I kind of have the

49:04

impression that maybe that's how things on and it's clear thank you yep

49:15

yeah I've got two questions um I think kind of tagging on to that

49:21

last one since we're on the topic we did have that housing work group

49:27

um and I have concerns about this economic development plan

49:33

going ahead of the housing work group or not having the opportunity for that

49:38

group to convene and and for that work group to maybe have some discussion about this

49:45

economic development plan and I'll save some of my comments about that for when we talk about the economic

49:53

development plan but it just seems like those laws are that were recently passed

50:00

um really have an impact on some of the key themes that were brought up in public

50:06

meetings and even in the goal in goal five have a skilled Workforce Central to

50:11

the health of the business ecosystem housing affordability is Paramount to uh

50:18

the types of jobs that are available in our community and it just seems really presumptuous to

50:24

move ahead with this economic development plan without having any kind of a sense of

50:29

how that's going to roll out you know I don't see any any ties in this economic

50:36

development plan with housing so without getting too much detail about that um

50:42

what's in the plan economic development plan right now I'm just wondering how will

50:47

I just I don't see those laws that have passed informing the economic development plan so is that in the comp

50:54

plan seven years from now um and and is there an opportunity for

51:01

the housing work group to get together with economic development work group before this economic

51:07

development item is done there's a lot of questions there

51:14

um I'll start with well I just I just I just sped read the economic development plan and this just can't I was just like

51:19

whoa whoa whoa whoa so the housing work group is for the new members uh the housing

51:27

work group is a work group that was formed when we adopted our scope of work it was composed of two Planning

51:33

Commission members and three city council members and the the purpose of that housing work group was or is to

51:41

review the housing element prior to the planning commission's review

51:47

um that that work got paused when we realized that when the guidance from

51:52

Commerce came out last fall around House Bill 1220 and then also as we were

51:58

looking at the what was happening in Olympia we wanted to pause our work on the housing element

52:06

um writ large so we could wait and figure out what what happens um at the state level

52:12

um for the for the other piece of the question um the housing work group will

52:17

come out of that Hiatus um as we begin working on the housing element

52:23

um this fall um so that that work group while it has been a long time since they've gotten

52:29

together um is still a thing that exists and will

52:34

um produce a work product um in terms of reviewing the housing

52:40

element for consistency with the other pieces of the um of the comprehensive

52:46

plan and the economic development element for that matter we have built into our process and internal

52:52

consistency review so that when we get when we get to that once we have the the those first review

53:00

drafts or the public hearing drafts of the elements that we'll then look at how

53:05

those fit together as part of a comprehensive plan so all of our elements in the comprehensive plan have

53:11

to be internally consistent so we can't have the housing element that says one thing and an economic develop

53:17

development element that's way off in the weeds somewhere else I think that I

53:23

I don't know there there isn't a plan currently for the economic development worker to get together with the housing

53:29

work group to look at the economic development element I think our our intent with having those work groups was

53:35

that they would each be kind of working on their specific element piece of it I think as we work with the housing work

53:42

group in the in the fall and early winter or next year I think it we can

53:47

the work group can rely on staff to do some of that additional kind of Bridging

53:53

the Gap and then if we find that we need to we we can we can see where we're at

53:58

at that point but I think there the short answer is no we're not planning to get the economic development

54:04

work group into a meeting with the housing work group but there's there's some other things that we can do to yeah

54:10

it's kind of an iterative process like we're producing each of the elements then we'll bring them all together we'll

54:16

get some more public feedback the commission will have a couple of opportunities to go through the comp plan as a whole with really that eye

54:23

towards the internal consistency and making sure everything works together um and so that would really be the point

54:30

when we can work on you know are there any things that just don't seem like they're

54:35

quite fitting together or supporting each other and we need to make some additional changes okay so to borrow Adam's phrase them

54:42

this is the first fight at the Apple for kind of looking at that maybe from

54:47

like the Planning Commission has that more holistic perspective than maybe the economic work group and

54:52

um so if these concerns come up we should be giving you comments on that now and make them specific not Meandering

55:00

kinds of thought yeah okay this is why we give you like a

55:05

couple of weeks to get your comments together so thanks

55:11

and uh Kate we'll get to you know the job of reconciling all those things so

55:17

when it all comes before us

55:24

um are there any other questions on the comprehensive Plan update

55:33

all right well let me get my presentation for the next item

55:45

yeah you want to segue right into the economic development element

55:51

if the chair is ready to move along the agenda I'd be happy to it appears there's no further comment or question

55:58

so I think you're you're back on all right let me let me get that pulled up

56:03

here all right so now we'll take a look at

56:11

the first draft of the economic development element and our purpose tonight I just want to

56:16

give you an overview of that draft and the implementation plan

56:21

um I you know the the Planning Commission just got the draft yesterday afternoon so it's um I don't I'm not

56:30

looking for comments uh right now because I realize um you all have uh need time to to

56:36

review it so um we'll just give you kind of a flyover on this and and field some

56:41

general questions on the elements um and hopefully get you prepared to head into the comment period on this

56:48

draft um ready to uh to weigh in so to start out with our Economic

56:56

Development element is a new element of the comprehensive plan uh when we adopted the scope of work last year

57:03

Council directed us to undertake um writing a new element this is this

57:08

and housing are the two pieces that are the most substantial um that are getting the heaviest touch

57:14

in the comprehensive Plan update and and the purpose of this element is

57:20

to set our goals and policies to guide our Economic Development decision making in the future

57:25

um and kind of coordinate our Economic Development uh efforts um it The Element details the projects

57:32

and programs that um we the city will undertake in support of the local

57:37

economy um so these range from things like pilot programs to code Amendment code audit

57:46

programs and and this first draft as we mentioned earlier was prepared by the

57:52

economic development work group they put in a ton of work in the last year

57:58

um working on this element to get the draft to us today looking at that process so we as I

58:06

mentioned in the last presentation we conducted some public Outreach in the summer spring and summer of last year

58:12

prepared that technical report the economic analysis at that same time and

58:18

then in October the work group began working on this draft of the economic

58:23

development element we just this Monday the work group completed their

58:29

recommendation [Music] so we've been it's been through quite a

58:35

bit of review so far there are there are three main components of the comp of the

58:41

economic development element there's an introductory text or an introduction [Music]

58:46

um and then that's followed by the goals and policies and then there's this third component

58:52

um that's the implementation plan and that's something that won't be adopted as uh it won't be adopted into the

58:57

comprehensive plan but as part of our implementation of the comprehensive Plan update we'll

59:03

um have that implementation plan probably approved by resolution um following and that's just to allow us

59:10

the opportunity to update that implementation plan every year without uh running into some GMA limitations on

59:19

that um so the introduction is the first section of the element and this section

59:25

is really um it's it's kind of a narrative text that's establishing that the context of what

59:34

gave birth to this Economic Development element so what are the things that we're trying to address with the element

59:41

what are the what's the current conditions in the city um that led to these goals and policies

59:48

um that's helpful for us as planners when um when I pick this up again in our next

59:54

periodic review I'll know kind of where those where these policies came from but

1:00:00

they're not necessarily like regulatory so we're not bound by if if one sentence

1:00:05

of the introduction says one thing we're not bound to that thing it's more of uh

1:00:11

again it's more of setting that context um the introduction of the economic development element

1:00:17

includes a discussion of um and summary of some of the strengths

1:00:23

weaknesses opportunities and threats that came up particularly in the um in

1:00:30

the public input that we received some of the things that were highlighted uh relating to strikes weaknesses

1:00:36

opportunities and thrives um following that introduction

1:00:42

um are the goals and the policies and there are 13 goals in the economic development element

1:00:49

um and these are again they're statements of what we're aiming to achieve with the element so for example

1:00:56

the goal one of the element is the city of Mercer Island actively Fosters a

1:01:01

healthy healthy business ecosystem so that's describing kind of where this

1:01:07

plan is taking us and then associated with those goals are the policies and

1:01:12

these are these are detailing those approaches the things that we're going to do in pursuit of that goal so the

1:01:19

example I included here we have goal one the city of Mercer Island actively Fosters a healthy business ecosystem and

1:01:26

then as part of that one of the strategies that we're trying to do to to Foster that healthy business ecosystem

1:01:33

is to establish a local business liaison position on the city council that would

1:01:38

act as a point of contact for for the business Community um so that policy is not the only thing

1:01:46

that we're doing toward that goal but it's one of the steps that we would take

1:01:51

and then following that um so there's uh there's an implementation plan and this is the

1:01:59

process by which projects from this uh from this element will then be added to

1:02:05

the work plans for the different departments um in the city

1:02:10

um and those implementation actions that will that go into that implementation plan those are drawn from the policies

1:02:18

of the element um and the intent with this implementation action or implementation

1:02:23

plan is that it will be updated each budget cycle so that we make sure that

1:02:28

those project projects and programs that are added to the work plans are adequately funded so we're considering

1:02:34

the cost at the time that we're doing that that kind of goes back to what we were talking about earlier making sure

1:02:41

that our policies aren't so specific that we end up getting kind of handcuffed this implementation plan will

1:02:48

give the city council the opportunity to decide on what projects to add to the upcoming work programs based on the

1:02:56

resources that are available to do those projects um

1:03:03

well before I move to our process is there any questions on that section

1:03:10

doesn't look like it um so we'll move on so our process for reviewing this element so you have uh

1:03:19

the memo and the first draft um was sent to you yesterday

1:03:24

um we're asking for your first round of comments by the 12th and then at the July meeting we'll take

1:03:32

a look at those comments and decide whether or not to make a make

1:03:37

changes to the draft in response to those comments and then from there and

1:03:43

this is very similar to the process that we used with the land use element and the transportation element so once we

1:03:50

get your comments and the Planning Commission has had a chance to respond to those comments well update the draft

1:03:56

and provide that updated draft to the commission and then you'll have another

1:04:01

touch on it in September where you can review that draft and if if necessary

1:04:07

you can make additional amendments or or we can we can take additional comments and then if we need to we can come back

1:04:15

in October for for a third touch on the element to get it to that public hearing

1:04:20

draft phase again um that

1:04:26

um even once once it gets to that public hearing draft that's not the final draft

1:04:31

as I mentioned in the last presentation we'll have a workshop um in 2024 and then we'll have the

1:04:39

tune-up meeting following that so if we get if we find that at this point that we need to make you know changes to I

1:04:46

don't know the policies under goal seven of the of the element we could do that at the tune-up meeting too

1:04:53

um and then we would move to the public hearing um in the final recommendation

1:04:59

um so that's my 30 000 foot overview of the of the economic development element

1:05:05

I think at this point really what what we're looking for is for you to take

1:05:11

some time with the draft put together your written comments and send those to me um and I'll put those together and we'll

1:05:18

look at um we'll look at them in July um other than that I I would take any

1:05:24

questions

1:05:32

the engine thank you um just confirming written comments only

1:05:38

go to you or do they need to be copied to anybody else um you can just send them to me yeah and

1:05:45

then I'll I'll distribute them to the Planning Commission so that everybody has them but

1:05:51

um to avoid those um a concerns it's it's best to just send them to me okay

1:06:01

thanks um can you do the thing you did with us with the other elements where you tell

1:06:08

us about seven times in this meeting when the deadline for comments to be returned to you is and then my

1:06:15

other question kind of relates to my last question I'll try to simplify um

1:06:21

I'm wondering where do where do multi so we've got these different elements

1:06:26

that are siled but when we're talking about downtown where these elements integrate

1:06:32

it's almost like you some goals might be stated as multi-benefit goals or multi-element

1:06:38

goals is there a place where those live and how how should we package comments like that

1:06:45

so it's not to be sort of obstructing the purpose of this process

1:06:50

so generally if we have like a topic that touches on

1:06:57

um on like several different elements we'll try to have goals and policies

1:07:02

that address those topics in both places but tailored through that like Economic

1:07:07

Development lens or through that housing lens um and also thanks for the reminder the

1:07:14

uh the deadline or the comment period ends on the 12th July 12th

1:07:19

um that's not a hard deadline but it would make my life a lot easier if you can get the comments to me on on July

1:07:26

12th yeah um but it I think what we so for example

1:07:32

if there's if there's a housing issue that we need to frame as an economic development

1:07:40

issue then it needs to be it that could go in the economic development element

1:07:46

but if there's like an economic development issue that we need to frame

1:07:51

as a housing as a housing policy then that would go in the housing element so that's that's

1:07:58

more or less and then there's also that internal consistency

1:08:03

review step um where we we have to make sure that our that our comp plan doesn't conflict

1:08:10

that we don't have that we don't have a land use element that says we're going to have no new houses and then we don't

1:08:15

have a housing element that says we're going to have a million new houses you know so we have to we have to like

1:08:20

reconcile those elements in that way um I hope that came across as a ridiculous example we're not going to

1:08:27

have either of those well if you read the public comment it doesn't

1:08:32

sounds like a possibility

1:08:40

any other questions I just have one that's not specific to

1:08:47

the economic plan but um are our two Planning Commission members

1:08:54

because I don't recall who is on the housing group I recall or it was UK and

1:09:01

Carolina okay so you're still there you just haven't met

1:09:06

not for a while yeah they're well we're expecting to get that group together probably in October we're going to spend

1:09:16

uh well depending on the council Direction on our scope of work supplement

1:09:21

um we're planning to spend the next couple of months like getting prepared for

1:09:27

um that that work group getting started again and that would be those technical analyzes that I was talking about yeah

1:09:42

all right any any further questions

1:09:48

I think you're you're good thank you very much that was a great overview and

1:09:54

uh you know didn't do didn't do abuse too badly all the hard work that Victor and

1:10:00

I did on that group yeah thanks yeah hats off to to Mike

1:10:07

Murphy and Victor and that was uh it was a lot of a lot of meetings a lot of work

1:10:13

yeah you know Victor had a lot of really good input into that process based on

1:10:21

you know his obvious areas of concern and interest and uh very it was very

1:10:26

helpful I thought to the to the entire process and and Mike is being very

1:10:31

modest because Mike had a large contribution as well and he was actually a very

1:10:37

great voice of reason in the process so it was definitely a team effort

1:10:44

okay you're you're free to go Adam and I move on to uh other business I Believe

1:10:50

by Allison do you have a deputy director report um just only the briefest thing just to

1:10:58

remind you all of the upcoming meeting dates so we are meeting again um at the end of July the 26th I believe

1:11:05

it is and there's no meeting in August so the city has a city-wide legislative recess and no council or boarding

1:11:12

commission meetings in August and then we'll meet again at the end of September so just make sure your calendars are

1:11:20

updated and that's all I have for now okay that's easy um

1:11:25

is anyone uh planning on being absent on the 26th of July

1:11:32

commissioner goals um not planning but I'm going to be in Ecuador and uh depending on Wi-Fi and

1:11:40

what I can figure out it's possible have to miss it but I'll um be trying

1:11:46

and I'll keep everybody apprised of what my plans are

1:11:51

Angie unlike commissioner Gold's I'll be in

1:11:56

the middle of nowhere finishing my last 200 miles of the Pacific Crest Trail and

1:12:01

I just cannot promise you that I will find any signal anywhere so as eager as I am to jump in and have comments and

1:12:10

discuss my comments on the econ Dev plan next month I'm gonna have to just

1:12:15

check back in with you when I get back you know this is a long process and I'm

1:12:21

sure that you're going to have more than your share of opportunities to weigh in

1:12:29

okay Chris put it back down okay

1:12:35

all right uh anything else that for the good of the order uh Kate

1:12:41

I just want to make a comment for the good of the new members that this is not

1:12:46

a normal meeting for us and we are typically going until 10 if not midnight

1:12:51

so enjoy the honeymoon and we'll see you next time

1:12:58

you're on yeah I've got the presentation um tonight was so very helpful and um

1:13:05

wondered if we could get that sent to our email Adam's your your presentations would be really great

1:13:12

yeah thank you yeah I was also going to comment on the

1:13:19

nature of this meeting um this is a good introductory session

1:13:25

for the new members because it's normally not like this uh there'll be

1:13:30

much more meteor topics to uh engage in and to

1:13:36

discuss and uh but I think this group is has been

1:13:42

really good over the years and uh you know dive into these things as deeply as we're able uh and it ends

1:13:51

up working quite well the council doesn't always appreciate our labors but uh

1:13:57

that's just the way politics goes so so anyway

1:14:02

um if there's no other comments uh there being no further business to come before

1:14:07

the Planning Commission time is now 7 15 p.m and the meeting is adjourned in

1:14:14

record time um as a reminder to the commissioner please stay seated until the city staff