

GMHB EXHIBIT 195

2023-12-06 Planning Commission Transcript

0:00

and we are live good evening everyone and welcome to the December 6 2023

0:07

special hybrid Planning Commission meeting I'm Mike Murphy the chair tonight's hybrid Planning Commission

0:14

meeting is being brought to you courtesy of Zoom welcome to all and thank you for

0:19

joining us tonight uh Commissioners please have your microphones turned on for the

0:27

role thank you chair Murphy present Vice chair RAB

0:36

present commissioner rashis here commissioner gells here commissioner

0:43

Bozman here commissioner bazo here and commissioner accuse presentent thank

0:52

you thank you Deb for this meeting we continue to utilize the zoom platform I

0:58

will do my best to recognize you in the order in which your hands are raised

1:04

after being recognized you may ask questions or make whatever comments are

1:09

appropriate depending on what we're doing the first item of business tonight is public appearances this is the

1:16

opportunity for anyone to speak to the commission about issues of concern uh Deputy city clerk is there

1:23

anyone who has signed up for appearances that wishes to address the commission um after last night's on

1:30

session I think all those people should be exhausted as of 4M this evening we did

1:35

not have anybody that requested to speak oh how shocking

1:41

shocking okay since there are no appearances we move on to regular businesses business uh the first item of

1:48

regular business is to review and consider approving the November 20

1:53

special meeting minutes Commissioners may have a motion to approve the minutes

2:00

don't moved second been moved by Adam and seconded By Carolyn uh so is

2:10

um let's uh is there any discussion beyond the U what was noted on the

2:16

correction that uh you sent

2:22

out okay Deb please conduct a roll call

2:28

vote thank

2:33

commissioner

2:40

accuse one more time I okay commissioner bazo I commissioner Bozman hi

2:48

commissioner Gils hi commissioner rashis hi Vice chair regab I and chair Murphy I

2:57

thank you okay motion passes second item of regular business is the comp plan

3:04

periodic review housing element and recent Statewide

3:10

legislation a mouthful for sure uh welcome Laura Hudson senior planner with

3:16

the Washington State Department of Commerce um Laura take it

3:23

away hello thank you for having me here tonight let me share my

3:28

screen all right can everyone see my

3:35

screen yes great hello my name is Laura Hodson I'm a senior planner at the

3:41

Department of Commerce and the growth Management Services Unit in my role I provide technical assistance to

3:46

jurisdictions as they update their comprehensive plans specifically as they work on their housing elements thank you

3:53

for letting me attend this evening to talk about the comprehensive plan updates and other legislative changes that were recently made for

4:02

housing with that I'm pleased to introduce the Department of Commerce before I begin at the Department of

4:08

Commerce we strengthen communities and our agency touches every aspect of community and economic development from

4:14

infrastructure and small businesses to Economic Development and Community

4:20

facilities today we'll be talking about the changes to the housing planning framework in Washington but before we

4:27

begin I wanted to provide a little framework for why the legislature changed the way communities plan for

4:32

housing and the regulations that they are to implement in their codes to help

4:38

encourage more housing one of the first key reasons why housing is such a big issue today is that we haven't produced

4:45

enough housing to keep up with growth over the last decade with the recession in the early

4:51

2010s um or around 2010 between 2008 and 2010 um we produced hardly any housing

4:58

and it did not keep up with population growth and the lack of developers in in

5:04

the uh communities just has not kept up with our growth now we're starting to keep up with the demand for growth but

5:11

we have a large lack of underproduction and housing particularly those housing types that are more

5:17

affordable and as those housing pressures have increased more homeowners are cost bured in because incomes have

5:24

not kept up with the costs of housing which means that people don't have

5:30

enough income to spend on other things that they need and want because they're spending more than 30% of their income

5:36

on housing the data we are seeing um and hearing from communities across the

5:43

state seems to validate that with uh with the survey from the

5:48

pett s Regional Council and the Department of Commerce we conducted a survey Statewide and out of all top

5:55

possible issues including transportation and crime and safety and economics and

6:02

climate housing and homelessness were the top two issues in the Statewide survey ranking higher than any of the

6:08

others such as economic development climate change transportation and Public Safety so in 2021 Washington took its

6:15

own own steps to direct communities to plan better plan for housing by adopting

6:21

House Bill 1220 in 2021 House Bill 1220

6:26

significantly changed the growth management goal from its softer language of encourage affordable housing to its

6:34

stronger language of plan for and accommodate with this new language it directs local governments to take more

6:42

action to achieve their housing needs within the role that they are currently able to do it doesn't require them to

6:48

build the housing but it does require them to take the steps that they are able to do within the land new

6:55

regulatory framework and the the the authorities given to them to support

7:00

more housing in their communities that's more affordable as part of house bill to2 it

7:05

also directed the Department of Commerce to develop projected housing needs and to develop these break broken down by

7:13

income bracket saying what housing is needed for People based on the incomes

7:18

that they earn so that we can have housing that is Affordable to residents of our

7:24

state I'll talk a little bit more about that on the next slide but it in

7:29

addition to that it also directed local communities to strengthen the way that they plan for housing it asked local

7:36

governments to use these numbers that were produced by Commerce and identify

7:41

sufficient land capacity for all housing needs for the first time this will take into account not just that you have a

7:48

piece of land that you can build a unit on but what type of housing that will produce and who can then afford that

7:56

housing so that we're meeting the housing needs of all ranges of people in our

8:02

communities it also described what make adequate Provisions for all economic segments means that was pre a previous

8:09

requirement and the legislature detailed that that meant to

8:14

document the barriers to creating the affordable housing that we need in our communities and an action plan to

8:21

achieve that housing availability again not to build the housing but to do what was within the

8:28

control of a local government to encourage more affordable housing and the legislature also for the first time

8:34

recognized that planning has had an impact and producing racially disparate impacts in our community and whether

8:42

that's through redlining through exclusionary zoning or other practices

8:48

with the understanding that it is not only planning that has led to those racially disparate impacts but it did play a part and therefore Community

8:55

should take an active role in beginning to undo those impacts

9:00

Commerce has developed guidance for implementing all of these new

9:06

changes as well as the projected housing needs numbers those projected housing needs

9:12

numbers look like 1.1 million new homes over the next 20 years for the state as

9:18

a whole now putting that in context we have about 3 million homes right now so

9:24

it's a big increase that is needed but what is even more important to take under consideration is that it's a shift

9:31

in the way we plan for housing to make sure that housing is Affordable to everyone in Washington we

9:39

need to change the way we plan for housing and plan for the housing types that people can afford and what that

9:44

means is that as this graphic shows is that to accommodate and make sure that

9:51

we have housing for our lowest income hous residents that we provide the

9:57

ability for that type of housing that is more affordable which typically happens in the form of Apartments multif family

10:04

housing or attached housing types to be built in more

10:11

areas uh in addition to that we also need 91,000 units of or beds of

10:17

emergency housing if we do not start to change our trajectory of how much

10:23

affordable housing um is built in the future um so that's another piece to keep in mind again it means to allow

10:30

that type of housing to be built not necessarily to build it so what does that look like in the

10:35

context of Mercer Island well merer island is obviously in King County and

10:41

we developed our projected housing needs numbers at a countywide level because that is the way that counties currently

10:47

plan for population growth and counties know best where to plan for New housing

10:53

and new population growth within their communi so we develop projected housing needs at the countywide level for the

10:59

counties to then divide up and determine where that housing should go

11:05

King County went through a very uh intentional process of working with a

11:11

community stakeholders and an advisory committee to determine how the projected housing needs that came from Commerce

11:17

should be divided and it had three different Frameworks that it evaluated it evaluated um option one which was

11:25

focusing on New Growth where everyone planned for the same percentage of housing at each income bracket so

11:32

everybody planned for 20% of their housing of their population of the

11:37

housing need in any one income bracket option two was everyone tries to

11:43

get to the same goal um in the future year so in 2044 everyone would end up

11:49

with 20% in this case considering continuing the same logic pattern 20% of

11:55

their overall housing in an income profet that meant that the affordability of housing was spread

12:02

uniformly across all jurisdictions the King County didn't feel that that was an appropriate either

12:08

of those were an appropriate framework so it looked at a third framework which it called focused on New Growth adjusted

12:14

for local factors and used one of the guiding Frameworks that was developed by

12:19

Commerce which was option one and option two and created their own option which

12:25

adjusted where more affordable housing would go BAS Bas on where there were

12:31

more currently less affordable housing options fewer income restricted housing

12:36

options and a greater imbalance of low-wage jobs and workers and based on a multi-year

12:43

process they arrived at allocations of housing need from that countywide

12:48

process again the county decided with its local jurisdictions how to divide up those housing needs to local numbers and

12:55

the local housing needs that were decided collector ly through this process um former Island are shown here

13:03

on this slide things were recently just ratified uh with the countywide planning

13:08

policies so this will be what the city will be working with to plan for again

13:14

as I mentioned I'll probably be a broken record on this will probably be the last time I'll say this but it means that the

13:20

jurisdiction should try strive to land for the plan for and accommodate for these that means making sure that there

13:27

is the right zoning in place to allow this type of housing and this type of affordability of housing to happen

13:33

within the extent that it's feasible to do so and within the extent that you know private developers will come to the

13:39

table but it also means looking at the barriers to to why that housing isn't

13:45

being built currently in addition to that and developing uh an action plan

13:50

and and implementing strategies to remove the barriers to allowing this

13:56

housing to happen and I'll walk through what that means on these next few few slides so first as I mentioned that

14:01

means that a jurisdiction needs to plan for the sufficient capacity of land for

14:07

all of these different housing income needs what this means is that at a minimum a jur should should include a

14:13

table of these housing needs that I showed on the previous slide in their comprehensive plan and show that there's

14:19

capacity to meet these housing needs and what this means is more affordable housing types um will need to be allowed

14:26

in order for their to show that there is land capacity for those housing needs

14:32

and if there's insufficient capacity for any type of housing need by the at the based on this analysis the jurisdiction

14:39

must implement the zoning changes to provide capacity with a comprehensive

14:44

plan so the the existing growth management framework notes that

14:51

regulations to show consistency of the comprehensive plan um in zoning need to

14:57

happen with the comprehensive plan so that was already in place and that and

15:02

this just takes a different um uh sheds a different light on that framework so

15:10

what this might mean in the case of most jurisdictions is that because housing at

15:15

higher densities is often more affordable by Design both in construction and both in reduced

15:21

household energy and transportation cost most jurisdictions will probably find um

15:27

unless you're a large city that has a lot of multifamily housing zoning that

15:32

you probably don't have enough capacity for the lower income housing needs and that you'll need to add land zone for

15:39

more multifamily housing types inherently if you would have on a

15:44

quarter acre lot you know six units versus one unit the lot the units on the

15:50

lot with six units are inherently going to be more affordable than the one unit so basic logic to kind of get to that

15:58

point point but it also means that jurisdictions will need to look at infrastructure to see how they can

16:05

support this additional housing and there are some implications of that

16:11

with the middle housing policy but generally under the comprehensive plan framework with any new growth

16:18

you're planning for the updated transportation that would need to be accommodate those new units the

16:25

utilities and the other facilities such as parks and open space and fire

16:31

and schools but we also know that making sure that we allow certain types of

16:38

housing in our jurisdictions will not mean that it gets built so under the framework of 1220 the legislature also

16:45

asks jurisdictions to look at what those barriers are that are preventing those more affordable housing types from being

16:51

built and what this looks like is evaluating if you are on track to meet

16:57

those um if your community is on track to building those types of housing again

17:04

recognizing the city is not building but the housing market a toll is building those housing needs that that are

17:11

allocated through this process and if not determining what those barriers are

17:16

to making sure that housing could be built to making sure that developers are more likely to come into your city and

17:23

build the housing that we recognize is needed both locally and regionally

17:29

so to do that we've helped jurisdictions by providing a framework to walk through

17:35

to evaluate what those barriers may be those barriers may be in the form of development regulations so what you

17:43

allow on a property and what those setbacks are what how many parking spaces you allow for a unit it could be

17:49

process obstacles such as permitting a the fees for um impact fees for a

17:55

project uh the approval process how many public meetings you have to go to if any

18:01

it could be limited land availability and environmental constraints and it of course is probably also funding gaps so

18:08

to evaluate what these barriers are we recommend that jurisdictions look at their code evaluate their existing

18:14

permitting processes compare themselves to other near neighboring jurisdictions interview developers and just talk with

18:21

their staff in a review what might be the those barriers and then document those as well as develop strategies and

18:29

actions that um identify how to remove those barriers moving forward and this

18:34

is consistent with um the regul the vision 2050 the policies for the puett

18:41

to town Regional Council and King County itself so it's the nesting hierarchy that um requires this this look and

18:49

again all of this is to make sure that we're as a jurisdiction every jurisdiction is removing the barriers to

18:57

address this housing crisis that everybody is feeling in addition to this framework

19:03

again I mentioned that local jurisdictions whether intentionally or not uh have led to some racially

19:11

disparate impacts in most jurisdictions and what this means is that some people don't have the same access to housing um

19:18

uh not necessarily based on the race but could be based on the race and we recommend that jurisdictions to evaluate

19:25

and meet that the intents of the statute follow five-step process to determine

19:31

how they can begin to undo these impacts by revising their policies and

19:39

regulations to allow a more Equitable framework what this involves is

19:44

understanding who in the community might be impacted by these disparate impacts

19:50

understanding what the data says about your jurisdiction and we have data available for every city and county in the state with some of this data that

19:56

you can use in your comprehensive plan and then we recommend evaluating their policy your policies and your

20:03

comprehensive plan and seeing how well does the the do the existing policies

20:08

accommodate the housing needs is there are there policies that benefit some and burden others or does the policy

20:16

contribute to displacement or exclusion and based on the review of those policies you can then revise them at

20:23

this point because this is the point when you'll be doing so and then take the next step but before I move on to

20:30

that next step I do recommend that you use this framework we do recommend that you use this framework to evaluate all

20:36

policies not just in your housing element because your policies in your transportation element and your Capital

20:42

facilities element your utilities element have a big impact on where and

20:47

how housing can be built and um the undoing these past impacts that we we

20:54

see in our communities um can only be done if we really

21:00

evaluate the lens of all the policies in a comprehensive plan and then there's a lot of text on

21:06

the slide but the the summary of the slide is based on how you eval evaluate

21:14

and update your policies to begin to make sure that housing is more

21:21

accessible to everyone in your community there are lots of ways to take that into account and to begin to

21:27

implement with regulations you can do that by increasing affordable housing production is shown on the left by

21:34

preserving existing affordable housing by projecting existing households and by

21:39

coordinating the the benefits of housing uh across all all groups um we have a

21:46

lot more information in our guidance on this but all this to say is how you address racially disparate impacts

21:53

exclusion and displacement in your community is customizable based on what you find in your community what you hear

21:59

in your community and by what your Community Vision is so in summary uh your comprehensive

22:06

plan will use the allocation of housing needs from the countywide numbers

22:12

document that evaluate the zoning in your community to make sure that you are

22:18

accommodating the types of housing that will meet potentially meet these housing

22:24

needs in the future planning for the infrastructure that that additional housing will need identifying the

22:31

barriers to affordable housing being produced in your community and coming up with the actions to address and remove

22:39

those barriers um beginning to revise your policies and regulations to to address

22:46

exclusionary zoning and those disparate impacts that we talked about um exclusionary zoning is is has been

22:53

linked to racially disparate impact so allowing more types of housing will

22:58

remove those help to remove those disparities and then again revising your policies and regulations to address

23:05

those racially disparate impacts exclusion displacement so we recognize it's a lot of work but if you look at it

23:12

through the lens of these abbreviated these steps in a way and walk through

23:18

our guidance um we we are confident that you'll be able to do this work over the

23:24

next year and we are also here to provide technical assistance and support

23:30

with that I would like to pause if there are any questions before I move into an overview of the recent legislative

23:38

changes including house B 1110 and 1337 as well as a quick summary of a few

23:44

other bills that may be of interest uh Chris yeah this all very

23:50

helpful I appreciate the overview can we get these slides I'd like to to have

23:55

access to them yes I believe I said sent them to Allison um just before the meeting but I will
Circle back she'll

24:03

get them to us she'll be able to share great uh

24:08

Kate hi thank you so much for the good presentation um good information I'm

24:14

wondering in terms of barriers you know this seems like it's kind of a I don't

24:20

know if you're familiar with King County's uh stream of uh Equity concept um we're trying
more to

24:28

address barriers at the beginning of the stream instead of end of stream this seems like a
very end of the stream approach um and I'm just I'm just

24:37

wondering how macroeconomic factors are playing into this um if the state is not

24:44

going to allow for rent control um how are you going to keep housing affordable

24:50

um what are what are the options for cities to consider in order to make sure

24:56

that rents don't go through through the roof because right now it's just completely
unchecked and um you know

25:02

someone's paying the same rent for one bedroom as someone is paying a mortgage for a three-bedroom house and that that

25:07

just doesn't seem fair that seems like a pretty big barrier to me so how should a city address those

25:13

factors um those are great factors and very important factors to address in housing affordability and those are some

25:19

of the factors that I think local governments can do at local Authority I know Tacoma recently passed uh rental

25:27

regulation that are I think some of the more forward looking in the state so a

25:34

local government can take the initiative to adopt regulations and enforcement

25:40

measures that uh curtail some of the market influences that we see going on

25:47

um and we have a lot of different avenues that jurisdictions can take including um uh restricting rent

25:54

increases and things like that uh to the extent that I I think now I'm G to have to refer to Dave to correct me if I'm

26:01

wrong but there are tools that local governments can use and I'm I'm going to have to go back to the guidance to check

26:07

on what those are um but there are some tools available and the legislature is

26:12

actively working on that right now to see what other tools um both from to

26:17

allow local governments but also as a Statewide level to do that and they're actively having conversations the housing committee Senate housing

26:23

Committee just had a presentation from the Washington State Housing Finance Commission and commerce on that topic

26:29

specifically so they're actively working through that and I expect there to probably be a bill on that this session

26:35

thank you

26:42

Carolyn um you mentioned Laura

26:47

that if we didn't build enough if there wasn't enough affordable housing being built that there would be a requirement

26:54

for a certain number of emergency beds and I I didn't understand what that meant could you clarify that a little

27:00

bit please yes that's a very good question so as we projected what our

27:06

future housing needs were for all income brackets including emergency housing we had to make an estimate or a projection

27:14

of how much housing at various affordability levels we would have and how that impact would impact our future

27:22

homelessness we we could have either assumed that we have all of the

27:28

affordable housing we will ever need in 20 years and therefore our emergency housing needs would be much lower than

27:35

that 91,000 units that we or beds that we mentioned but we also know that to

27:40

achieve our affordable housing needs as we've projected from the state is going to be very very difficult we need

27:47

significant federal state local Investments we need a lot more Builders to come to the table we need a lot of

27:53

everything um so given that it is unlikely that we will be able to achieve

28:00

um uh you know uh 150,000 units of 0 to 30%

28:07

housing in 20 years we projected our emergency housing needs with the

28:12

understanding that if we go on our current trajectory of producing housing that is generally less affordable and

28:19

unaffordable to many of our residents then so many of our residents are going to be at risk of homelessness and what

28:25

that leads to is is needing if we're on our current trajectory 91,000 beds of

28:31

emergency housing again this is for people who are you know one paycheck

28:36

away from not being able to pay their bill and then might need you know emergency housing for two nights in between you know one lease and the next

28:43

or somebody who you know is couch serving to have that opportunity um it is a staggering number

28:51

um and hopefully one that will lower as we work towards allowing more affordable housing but at our current trajectory

28:58

that's what it looks like uh based on best available projections and we have a full um uh methodology on how we

29:06

projected that online and I can put you to that if you're interested in looking at all the details of the new gritty

29:12

numbers thank you uh Laura I have a question um is

29:18

there anything that takes into account the basic fact that land on Mercer Island is just too damned

29:25

expensive we recognize that affordability of housing is going to be very difficult in jurisdictions such as

29:31

Mercer Island and therefore the the achievement of of

29:39

housing needs is not something that we're we're expecting jurisdictions to meet we do expect them to um

29:45

jurisdictions to do with again what I said was within the control of what they can do and in the case of merer Island

29:51

it might need to be being very creative and how you can uh accom and plan for

29:58

future housing and it probably will mean that in the case of mallin you may not be able to you know get any new housing

30:04

that is in a certain income bracket but doing what you can within the means that are possible and coming up with Creative

30:11

Solutions is the directive to helping all of us achieve our housing needs um

30:17

recognizing that land costs are very hard but hopefully in combination with

30:23

certain incentives certain State and or federal or local funding resources um creative um development

30:31

scenarios and and opportunities the dedication of public lands that might be possible in some ways to achieve and and

30:39

and produce some of this housing um that is needed but recognizing that it's more

30:44

difficult in jurisdiction such as Mercer Island any other questions at this point

30:53

seeing done on to your next all right thank you

30:59

part so a lot of you have heard about 1110 um HB 1110 was passed because of

31:06

our as I mentioned before unprecedented housing crisis the lack of housing choice you can either live in a multif

31:12

family unit apartment building or you can live in a single family unit there isn't really much in between um the the

31:19

need to achieve our um increased housing um production goals um and our housing

31:27

affordability goals and just the desire to have a wider variety of housing options recognizing that higher

31:33

densities are generally more affordable so 1110 defines middle housing as

31:41

buildings that are compatible in scale form character and character with single family homes and contain two or more

31:48

attached stacked or clustered homes including duplexes triplexes fourplexes

31:53

bip plexes six plexes town hom stack Flex Courtyard Apartments and cottage

31:58

housing with 1110 the state directed jurisdictions of various sizes and or

32:05

geographies to allow a certain number of these middle housing units on every lot

32:13

to encourage and support our need for more affordable housing in the case of

32:18

Mercer Island you are um have been directed to allow middle housing

32:25

consistent with the bill because your popul is 25,000 over 25,000 so you are

32:30

considered based on the legislation a tier 2 city and what that means is that

32:36

the city must allow six of nine middle housing Types on uh in two of those

32:43

units on all lots and within a quarter mile of Transit four units middle

32:49

housing units on a lot and everywhere allow up to four or allow four units if

32:56

one of those units is Affordable so it was kind of the state's way of directing

33:02

uh jurisdictions to take more Progressive steps to encourage more

33:09

affordable housing what that means as I mentioned in the case of merca Island since you're

33:15

tier 2 is to allow the six of the nine middle housing Types on all Lots within

33:21

the jurisdiction it also means that there are other certain requirements that will need to be met with middle

33:28

housing and I have my colleague Dave Baki here um who's able to answer more

33:33

detailed questions I'm not able to answer at the end of this presentation but those include requirements to limit

33:41

uh or not require parking within um based on certain sizes to not have um

33:48

standards that are more strict with regard to design review or

33:54

design standards than single family homes and all of this would need to be done

34:00

within six months of the periodic update which means for Mercer Island June 30th

34:05

of 2025 to help jurisdictions with this we are have several guidance projects that

34:12

we developed last session including um objective standards um to help review U

34:19

Middle housing as well as a performer tool to understand where more middle housing will happen but more importantly

34:26

we are currently developing a model ordinance and users guide to help walk jurisdictions through the decisions that

34:33

they would are able to make as they the flexibilities that they have and the

34:39

lack of flexibilities that they have as they work to adopt regulations to be

34:44

consistent with the state law we're um have a public comment open through today

34:50

although Dave has said if you give him any comments tomorrow on Dave oaki who's leading this work um he will accept them

34:57

as turn in our public comment session but we've gotten hundreds of comments and we'll be incorporating those into

35:03

our model ordinance which will be finalized in January that so that local

35:08

governments can then use that information use that framework to walk through a process to develop their own

35:15

other custom ordinance or decide to use our model ordinance to allow uh

35:22

regulations consistent with the state law I would want to point out that middle housing capacity if you are using

35:29

it um we do recommend that those regulations be completed with a comprehensive plan because of other

35:35

state statutes which say that your lane Capacity Analysis needs to um and the

35:41

regulations to show L capacity are adopted with your comprehensive plan so

35:47

something to keep in mind see here um your city does have a

35:52

grant to do this work so with that we are also have St to provide technical

35:58

assistance as you work through this process both our consultant and our our

36:03

existing staff um to provide support as you have questions and work through

36:09

this in addition to 1110 um all your cities in the state and all counties

36:16

that uh within Urban growth areas need to allow two accessory dwelling units on

36:21

every lot so again every lot within the jurisdiction needs to allow two

36:27

accessory dwelling units that and I'll talk in a minute about how that overlaps

36:32

with 111 um because there's some overlaps with the requirement for how many units to allow on a

36:38

lot um in addition to allowing the requirement to allow two units in every

36:44

lot uh jurisdictions may not require owner occupancy they may not prohibit

36:49

the individual sale of the units not necessarily the land but the unit themselves that's allowing for potential

36:56

more affordable options within the jurisdiction and a few other requirements here um I'm not going to

37:02

walk through every single one because it was a very prescriptive bill but one thing to point out is that uh the

37:07

jurisdiction will also need to update its impact fees because um for accessory

37:13

dwelling units jurisdictions may not charge more than 50% of the impact fee

37:19

that's required for principal unit with the objective of trying to make accessory dwelling units easier to build

37:27

and potentially more affordable housing option within jurisdictions so what does this look

37:35

like in the light of the fact that you have two overlapping bills that tell you that you need to allow a certain number

37:40

of units on a lot in the case of Mercer Island you must allow two adus on all

37:46

Lots in zones that allow single family homes and allow at least six of the nine

37:52

types of middle housing to achieve the unit count so a property owner um or

37:58

Builder May develop uh in accordance with the Adu regulations build to adus

38:04

the 1110 regulations either the two units or four if one is Affordable four

38:11

within a quarter mile of transit or middle and adus as Allowed by the city

38:16

so this overlap of HP 1337 and 1110 has some um the jurisdiction has some leeway

38:23

and how it implements that or the property do nothing and again that's

38:28

probably going to be the case on a lot of the properties um moving forward yes

38:33

there'll probably be a lot of development for 1337 and 1110 throughout the state but there's probably also not

38:41

going to be a lot of development as a result of it we've seen in Minneapolis that even with the allowance of allowing

38:47

four units on every property um there hasn't been a lot of uptake so it really

38:52

will depend on the market and the ability and the interest of every property owner for number three where

38:58

there's that overlap of whether how many units to allow a city can determine if

39:05

adus stack or can be added to the middle housing unit count and the best way to

39:10

explain this is where City must allow for four units uh per lot for Middle

39:17

housing it's easier to do this demonstration with four units it may allow adus to count towards the

39:22

four or a city may allow um the adus to

39:28

not count towards the four units and therefore you can do a fourplex plus two

39:34

adus um again this illustration gets a little more complicated with the two but that's

39:40

the concept uh additionally um there are a

39:45

few other bills that were passed in 2023 because it was the year of Housing and

39:51

the legislature recognized that they want to encourage as much affordable housing as possible possible so as part

39:57

of that jurisdictions will also need to implement impact fees that are proportional So based on the size and or

40:04

impact of the unit impact fees need to be proportional so a unit that's smaller or has less impacts would theoretically

40:12

have to pay less of an impact fee um jurisdictions also have to allow for unit lot subdivisions which means that

40:19

they can subdivide their Lots um based on the middle housing they have allow

40:25

clear and objective design standards um so less discretionary

40:30

review more clear objective process so that an administrator at the city

40:37

can determine whether or not a application or permit is is consistent

40:44

with the regulations um and also allow affordable housing to be developed on religiously

40:52

owned properties to a greater density than other places and then of of course in um 2025 there'll also be some

40:59

permitting requirements uh there are a few other bills here I'm not going to go through each one unless you have specific

41:05

questions but a few other updates to keep in mind so your planning staff will be very busy and probably bringing be

41:12

bringing a lot of things to you for review um but for your information this is things that will be coming down the

41:19

pipeline and with that I'd just like to close with uh information about our resources we have guidance documents and

41:27

videos about all of the housing element requirements that I talked about so if you would like more detail on that those

41:33

are there I can also point you to the right to the right page if you have a specific question with something we have

41:39

a lot of middle housing resources we have Adu guidance we have a summary of these new laws that were passed so if

41:46

you'd like more detail than a oneliner that's there and we also have some videos about why we need more housing

41:52

and how we will accommodate more of that housing in our jurisdiction as well as our public opinion survey online and

41:58

with that I'm able to take questions and I will also ask Dave osaki to be on standby for any middle housing questions

42:05

that I'm not able to answer since he's been he's the expert on that and I don't want to speak incorrectly great welcome

42:12

Dave Laura thank you very much that was a great overview and uh I think those

42:18

resources are going to uh get a lot of use so do we have any more questions

42:27

after hearing that part of the presentation Chris I'm just intrigued in terms of the

42:34

house with two adus I mean under the middle housing bill can it that satisfy

42:41

its requirement I mean you said it was complicated I guess is there any simple way to explain that

42:46

scenario so I um well Dave osaki I'm with the

42:52

Department of Commerce and I'm working on middle housing so I guess the simplest way to

42:58

explain this and I'm not sure this is going to be simple so I apologize you as a jurisdiction or any

43:04

jurisdiction that's subject to the requirements of the house bill for accessory dwelling units has to pass

43:09

codes that allow for let's just use the scenario you talked about a single family dwelling

43:16

with two adus so let's pretend House Bill 1110 didn't even exist but you as a

43:21

jurisdiction would still need to pass a bill or codes at the local level L that provided for uh meeting the accessory

43:29

dwelling unit requirements of House Bill 1337 a house up to two dwelling units

43:35

accessory dwelling units so what house bill 1110 does is it identifies nine

43:43

middle housing types and Laura went through them all and I'll try to remember them all we'll see how it goes

43:49

duplex Triplex fourplex five sixplex there's nine different types but a single family dwelling is not a middle

43:56

housing type so to answer your question a single family house with an

44:02

Adu does not meet the requirements of House Bill 1110 okay you would need a middle housing you would need you would

44:08

need a middle housing building type like a duplex like a duplex okay

44:17

yeah any other questions seeing no

44:25

hands Laura Dave anything else for us that we

44:32

should know before you sign off uh just from my standpoint we've

44:38

just gone through a 30-day comment period on our draft middle housing ordinances and our draft user guide that

44:45

comment period concluded today but as Laura said Merc Island gets an extra day if you want to provide some comments um

44:52

but I'll tell you right now we've got over at least 400 comments Plus and so we here at Commerce will be working going

44:58

through those comments and working towards publication of a final model ordinance uh about the third week of

45:05

January but our technical assistance doesn't end there so we'll be available to provide assistance to local

45:10

governments not only on middle housing or adus but also on the array of comprehensive plan items that Laura

45:17

talked about and great thank

45:24

you okay Laura I think you're you guys are free to go all right thank you so

45:29

much and again um let us know if you have any further questions or need us to come back on any topic or um point you

45:36

in the right direction if you want to reference the guidance on anything so thank you yeah thank you I'm sure we'll

45:41

be uh asking for more help okay great thank you thank

45:47

you so our third item of regular business is the comp plan periodic

45:53

review upcoming schedule and uh Adam Zach senior planner will uh take us

46:01

through that Adam thanks yeah let me share my

46:10

screen all right so I wanted to after to follow on to the presentation that you

46:17

just saw I wanted to check in with you all give you an update of where we're going in the next year um so um now you

46:26

have you have an impression of the housing work that's ahead of us um

46:31

within that our our comprehensive plan periodic review is due at the end of next year by December 31st of 2024 and

46:39

we're um we're going to work towards getting that um adopted with some time to spare so let's take a look at where

46:46

we're heading here um first off the scope of work for this project was

46:51

adopted in 2022 um by resolution and then amended uh this summer uh to

46:57

incorporate some of the work for House Bill 1220 um and the the housing work that we

47:03

have left to do um the scope of work overall is intended to be a surgical

47:08

approach to up updating the comprehensive plan really with the exception of a couple of of key

47:14

components um the scope of work is intended to to Really Target in on those

47:19

uh the GMA requirements and not necessarily do a fullscale rewrite of the comprehensive plan

47:27

um and that the scope of work is aiming for adoption um in the summer of 24 um to

47:35

get this um get this done in in time for that uh December 31st

47:42

deadline and within that uh within that scope of work there were some tasks outlining some public participation

47:49

studies and reports um we've already completed some of them these first three

47:55

the economic development workshop and Survey so that public Outreach the economic analysis and the housing needs

48:01

assessment were all have already been completed and then these these final four pieces are still uh yet to be

48:09

completed um they're they're coming up very soon um there's the land Capacity Analysis supplement so that's going to

48:15

be a piece a study that looks at those those housing needs that uh Laura was

48:20

presenting on um that hous our housing Target disaggregated by

48:26

um affordability level we're going to look at the the land capacity to accommodate that housing need in that

48:32

land Capacity Analysis supplement and then the racially disparate impacts report again based on the Commerce

48:38

guidance we prepare we'll have a report prepared that that looks at those

48:44

potential impacts and um analyzes our uh policies for potential amendments um

48:51

both of those uh were we're planning to bring those forward to the the city council in January um in advance of um

48:59

kind of kicking off our um housing our kind of larger housing work then there's

49:05

also some housing public Outreach that we'll be doing um following those reports and this includes um we're

49:13

planning to send uh uh some online or create an online

49:18

tool to gather some feedback on our housing approaches and then also

49:24

our um housing openhouse um toward closer to the end of

49:30

uh your review process so we'll have a comprehensive plan openhouse that focuses on economic development um that

49:37

New Economic Development element that we've been working on and um some of the other pieces of our comp plan

49:45

update and then in terms of the elements so our comprehensive plan has um we're

49:51

updating five elements and adopting a New Economic Development element

49:56

uh the land use element Transportation utilities Capital facilities and economic development have all reached

50:03

the public review draft phase so we've already gone through those with the group um and those are out for public

50:10

comment now um and we'll be checking back in on those after we get public

50:17

input at the openhouse and you'll have an opportunity to touch on on these elements again before going to public

50:24

hearing during we're calling our Planning Commission tuneup meeting um

50:29

and then that leaves just the housing element for us to work on coming up and

50:35

we're planning for the housing work group that was formed um a while ago um

50:41

to take up the housing element um starting in January um so that um will

50:47

be similar to the process that we used for the economic development element um

50:52

but because of the timelines we'll have to be a little bit uh more expeditious

50:58

um in executing that there's also some other tasks that

51:04

were um included in the scope of work um the probably one of the bigger things

51:10

that we haven't touched on yet is the creation of a new parks zone so the council wanted us to establish a new

51:17

zone for Parks um during the comprehensive Plan update we'll be bringing that forward

51:24

soon and then we have I mentioned before the Planning Commission comprehensive plan tuneup um where we'll come back and

51:32

look at the draft of the comprehensive Plan update after we've received um public comments at our our different um

51:40

public input stages and then you'll be able to update those and make sure that they're um consistent with those

51:47

comments um or that you've responded to those comments and then we'll have the the Planning Commission public hearing

51:53

um and recommendation and then that'll lead into the city council's review and Adoption of the comp plan update so

52:01

there's there's a lot to pack in to the to the first six months of um

52:07

2024 um we're planning to start with the park zone in January and February and

52:14

then in in all likelihood when we get to March we'll we'll need to go to two meetings a month if we're um to make our

52:23

um to stay on schedule um and that's when we'll begin looking at the housing

52:28

element um and then that'll lead into our comprehensive plan open houses at

52:33

tuneup in May and then um your public hearing and making a recommendation by

52:39

June um to keep us on on schedule um you know some of this is is um this is a

52:47

draft schedule and some of this may be subject to change as we um continue to work forward um or work through this but

52:54

that's a a rough look at at kind of where we're going in the next year um so

53:00

I know that was a pretty quick overview um but I just wanted to get you guys um up to speed on where we're heading and I

53:07

will take any questions at this time uh

53:14

Kate hi yeah thanks that was a great overview Adam um and I I guess my one

53:20

question is we've got two new members to have a lot of expertise and I'm

53:26

wondering if there's going to be an opportunity for either of them to join the housing work

53:33

group well so the housing work group um I I suppose for uh our newer

53:39

Commissioners too who may who weren't here when we put that together the housing work group is a is composed of

53:45

three city council members and two Planning Commission members and they're going to work on drafting the housing

53:51

element um and the updates to the housing El element as as currently

53:57

constructed it it is five members three from the city council and two from the

54:02

Planning Commission so if we wanted to if if somebody else wanted to serve we

54:08

would need to swap out um the Planning Commission

54:16

members uh Chris um yeah what's what's the magic of the summer I mean I guess it seems like

54:22

we're hurrying toward a deadline which is six months before the legal deadline and you know why not September or I mean

54:30

you know I'm not saying we shouldn't I just don't understand where that summer deadline came from sure so that was part

54:36

of the initial scope of work in our schedule that was adopted for the project and that was actually the

54:44

original due date set in the growth management act before it was extended um

54:49

I believe it was in 22 um and so we're we're sticking with that deadline as we update our schedule

54:56

it also there there's a legislative recess in August and then the budget work would

55:04

would take place in September October November and that tends to take up a lot of the bandwidth um for um working on

55:13

these types of things and so we're we're trying to keep it so that we're we get this adopted prior to working on the

55:20

budget um that'll also give us a chance to make sure that we're budgeting for

55:28

implementation Carn um two things just also mention that as

55:35

a member of the housing the housing work group I'm a little nervous about the idea that we're I think you made a

55:42

comment we're gonna have to really move quickly I'm just a little afraid that this very important topic I don't know

55:47

what it's going to be like but um I hope we can do justice to it um and be prompt

55:52

at the same time but we've got to do a good job um one other thing is a question um I

55:58

think during our review of various elements of the uh comp plan I my

56:04

understanding it has been stated that after the public review when we are giving our final final tuneup that

56:11

Commissioners can also suggest a revision you know maybe you think of

56:17

something that is a modification of what's there or a different way to to to

56:22

express something is is that I just want to make sure that I understand that that is welcome at that

56:28

time if the Planning Commission would like to amend any of the drafts the you can do so all the way up until making a

56:35

recommendation so um if if there's a change in language proposed in the

56:40

Planning Commission wants to move forward on that um you can do that throughout the process yeah okay thank

56:50

you okay no further questions Adam I think you're uh

56:56

excused thanks um our final item of uh regular

57:03

business is the Planning Commission bylaw review second reading welcome uh

57:10

deputy director allson borp thank you um wow we're just

57:16

clicking right along tonight it's going faster than I expected um okay so for

57:21

the bylaws um I know that a couple of the Commissioners have emailed um a

57:27

couple of ideas they may propose for amendments I think overall tonight we're

57:33

the staff and the staff we hoping we can approve the bylaws um I know we may have

57:40

to talk through a few amendments kind of on the Fly here um but I I'm hoping that we can get to an end point uh this

57:46

evening as Adam was just explaining we've got a lot of work coming up next

57:52

year and it would be great to just knock this off plate so that we don't have to

57:58

continue working on it next year um the the staff memo for this kind of

58:05

explained we've been working kind of simultaneously with all the other boards and commissions across the city to try

58:11

to update everyone's bylaws to be consistent and use the same language um

58:18

and now now that we've waited a few months since we first looked at this that process has they've kind of caught

58:24

up each of the has reviewed the bylaws and is in the process of approving them so we're really looking to maintain that

58:30

consistency across the board that's a lot easier from the staff side when people are working with multiple

58:36

commissions and you know if we ever have questions about how something should work then you know the city clerk and

58:42

the deputy clerk have consistent information they can provide to every commission I see a hand

58:50

raised picture so along at theme of of

58:57

consistency I just want to understand if there are changes that we make to I our

59:03

bylaws tonight will those changes flow to the other uh will those changes flow

59:10

to the other commissions or will we just remain outliers and will we break the

59:16

consistency hey Andrea do you want to answer that good evening commission for the record Andrea Larson your city clerk um

59:24

to address commissioner ri's question it would depend on the Amendments that are made um as Allison stated the goal of

59:32

the uh bylaws update throughout all of the boards and commissions is consistency

59:38

it's consistency for staff but it's also consistency for our volunteers um it sets an even playing

59:44

field of how our boards and commissions function so it would just depend on what

59:52

amendments are proposed

1:00:00

okay um I also just wanted to say you know the bylaws aren't set in stone um

1:00:06

part of the bylaws you know it says that they can be amended by the commission kind of on
as needed basis so if six

1:00:14

months from now a year from now five years from now um the commission at that time
determines that something isn't

1:00:21

working well or you know A Change Is design ired that is something that the

1:00:27

majority of the commission could approve um so I mean I think the way that I've

1:00:33

been approaching this is you know the staff have taken actually done a lot of

1:00:38

work behind the scenes to produce kind of the the best draft we could it's worked through
all these different

1:00:44

commission processes I think there's I don't know how many boards and commissions
eight or nine or something there's a lot so um you know we've been

1:00:52

doing a lot of work to try to move these all forward simultaneously and you know fully

1:00:59

recognizing that's not a perfect process there's things that could be improved I'm sure
either in the process or in the

1:01:05

draft um but hopefully we're at a point that's close to good enough and it would

1:01:11

make sense to you know just adopt these so that we can have an updated version

1:01:18

and then we can see how they work over time and if additional changes are needed going forward those can be made

1:01:25

when they're identified that's really all I needed to present and I see there's at least one

1:01:31

more question Andie I'd like to make a motion to

1:01:36

accept the bylaws as

1:01:41

presented second second oh beat

1:01:46

me any discussion or um do we want to go through uh different issues in the

1:01:54

bylaws I would actually like to discuss my motion thank you

1:02:02

um uh I'm making the motion to accept as presented um recognizing that I did

1:02:09

review uh suggested edits and changes um I think one of the comments I'd like to

1:02:15

make uh in support of the motion is um as a stakeholder as a public engagement

1:02:22

person and as a commissioner I recognize that the bylaws and the consistency in

1:02:27

the bylaws are structured to help this city and help this commission maintain

1:02:33

um what I'm going to call a consistent standard of public transparency so for

1:02:38

example the no surprises rule the 48h hour notice all of those recommendations

1:02:44

in the bylaws are actually by Design to emphasize and encourage the most public

1:02:50

transparency we can provide it's consistent across other jurisdictions in the state state has someone who uses the

1:02:56

public PL process often elsewhere I rely on that to help make sure I'm prepared

1:03:02

for meetings such as this as a commissioner I rely on it because for

1:03:07

example with these bylaws me uh discussions we've had this version for

1:03:13

the most part since July um we've been warned in September October and November

1:03:20

that this meeting was coming and we've had ample opportunity to provide edits

1:03:25

that having edits provided less than 24 hours in advance um actually the reason

1:03:31

why the bylaws exist help to manage the workload that we as volunteers have and

1:03:37

so I'm actually in support of a structure that helps me do my job for

1:03:42

the city and also helps the public maintain their transparent gaze into the

1:03:48

work that we're doing Carolyn

1:03:59

I really appreciate the work that the staff have done to improve these

1:04:05

bylaws to and the desire to make them consistent and I think they're very close to being what they ought to be um

1:04:13

I continue to have some concerns about um constraints placed on an

1:04:19

independent deliberative body to have to notify the staff in advest in

1:04:26

advance that they may have concerns about something or issues about something I mean everything about being

1:04:32

on a Planning Commission is concerns and issues I I don't think it's realistic

1:04:37

for um Commissioners to feel constrained to contact the staff and tell them about

1:04:45

concerns and issues they have with what's on their plate and that's what these um

1:04:50

communication uh requirements have of us so I think it's it's something important

1:04:56

to to amend uh I also agree that you know having um an expectation of um you

1:05:04

know good communication advance of meetings but

1:05:10

um we have two different versions in our draft bylaws at present and they say

1:05:15

different things different expectations so I do think it would be worth to take a few minutes tonight to clear up that

1:05:23

inconsistency and to take something which is generally a best practices

1:05:30

encouragement uh sort of requirement and you know make sure that that's what it

1:05:35

says and try to not call that a rule I think we are all there are

1:05:42

certain uh levels of performance that we have to meet as Commissioners or we get booted off you know that the BS are

1:05:49

pretty clear about that but they the assumption we will all do our

1:05:55

very best to be the best Commissioners that we can but sometimes I can't be as good of

1:06:01

a commissioner as I would like to be I try as hard as I can but to say that a

1:06:06

commissioner cannot bring up an amendment at a

1:06:12

meeting it it practically negates my ability to function as a commissioner in

1:06:18

fact we are as we have conducted business for you know as long as I can remember we do bring up amendments the

1:06:26

very night that we are there and some of them are significant so to say that we can't do that and to call that a rule I

1:06:33

think is really an a front on an independent deliberative body I do agree

1:06:38

with the idea of including it in the bylaws as a firm statement of

1:06:45

encouragement and I would also encourage that the two sections of our bylaws that deal with this be consistent if you got

1:06:52

to have two sections they should just say the same thing so this is why I would not be in favor of adopting as is

1:06:59

right now Adam I completely agree with

1:07:06

everything commissioner Bozman has raised um to address commissioner bazo's note that we've had this on our

1:07:13

plate for a few months and we could have proposed changes we did discuss this

1:07:18

topic of some in some internal inconsistencies but I don't I don't

1:07:25

believe any of that was flowed into these bylaws um I'll reiterate I think I

1:07:30

think there's a lot of good work here and it's almost there um and I'm not

1:07:35

okay with good enough We should strive for excellence this is our chance the idea of you know signing off on it now

1:07:43

rubber stamping it and fixing it later as Adam Zach has shown us our our Plate's pretty full next year so let's

1:07:50

get this right the first time being externally consistent with the other boards is a good idea but not at the

1:07:56

cost of being internally inconsistent um so I am not ready

1:08:01

to rubber stamp these bylaws as is but I think we're I think we can get there

1:08:07

quite quickly it's it's really good and almost there I see one big inconsistency

1:08:12

and one or two clarifications that I'd like to see Chris yeah can I ask Alison a

1:08:21

question ahead Alison I was a little confused sounds like you inclined that

1:08:27

we adopt these as is and I got the impression from the note that went around and you know I L that there was

1:08:34

some change that I suggested that you thought would good ideas I'm just trying to square those two I mean if you're

1:08:39

thought is that at the end of the day getting it done with and we worry about it later is more important than trying

1:08:45

to fix some of these little things that I pointed out I guess I'm just trying to understand where you're at I'm fine with

1:08:51

making some you know minor amendments tonight particularly things that seem like good ideas to clarify language or

1:09:00

improve a section or something like that um that's fine I think what I was hoping to avoid tonight was either a really

1:09:07

long confusing conversation that we're not able to easily track and and record

1:09:13

all the Amendments um in real time or having to carry this over to another

1:09:18

future meeting I guess my question is a little different which would you prefer would you prefer the ma is or with a little

1:09:25

amendments um I mean I guess I'm don't have a clear preference on that um

1:09:32

agostic okay any further

1:09:42

discussion I believe there's been a motion that's been seconded to Simply approve these has written without

1:09:50

further Amendment de do you want to call the

1:09:57

role thank you chair uh commissioner Bozman

1:10:03

nay commissioner Gils nay Vice chair RAB

1:10:11

nay commissioner accuse I chair

1:10:17

Murphy he commissioner Richies I'm and

1:10:24

commissioner bazo I motion

1:10:29

fails

1:10:36

34 okay so let's take up any questions or issues I have a

1:10:45

couple of questions which we'll address at the end because they're at the end um

1:10:51

mostly clarification do we have have a an amendment proposal to put on the

1:10:59

table Carolyn I have two amendments to offer

1:11:06

this evening one has to do with the communication that is

1:11:12

encouraged prior to meetings and one concerns the commission receiving a copy

1:11:19

of the transmissional transmittal of our decisions to the city council I'll take the first one first

1:11:28

um I'd like to explain why I'm well let's see I guess I should make the

1:11:33

motion first and then explain why is that is that what you would prefer chair

1:11:39

uh I think that it would be appropriate for you to make the motion and maybe break those things up so we can take

1:11:45

them one at a time sure okay I propose to replace section 6 point point 5 and

1:11:54

appendix c number 7 with the following text timely

1:12:03

communication Commissioners should contact staff as far in advance of a

1:12:08

meeting as possible to ask questions or to request

1:12:15

information not already included in the packet Commissioners are encouraged to

1:12:22

provide substantial amendments to Commissioners and staff prior to 48

1:12:28

hours before the meeting

1:12:35

seconded okay Carolyn you want to speak to it sure my first reason is I think it is an

1:12:44

inappropriate constraint on the independence of the commission as a deliberative body to be required to

1:12:50

contact the staff if they have concerns or issues prior to a meeting the second reason is

1:12:58

that the commission continually deliberates amendments that are presented for the first time in meetings

1:13:05

and many of them are substantial I think it would Tire hands to void consideration of amendments that have

1:13:11

not been shared prior to 48 hours before the meeting um I don't think we can

1:13:16

quite do that however I'm very much in favor of including the encouragement in

1:13:22

the bylaws that you know they are encouraged to share these big ideas in advance uh with

1:13:28

prior to 48 Hours um certainly a commissioner who wants to be successful

1:13:33

is going to submit big things in advance and and and that's just you know way it

1:13:39

the way it can work the third reason is that the draft contains two sections

1:13:45

that don't say the same thing about the same topic so uh the things that are not

1:13:51

consistent are who to contct contact for what purpose with what degree of

1:13:57

constraint I.E um is it mandatory or is it a should or is it a encourage okay and then the

1:14:05

when how soon do you need to do that those are the things that are not in agreement with the two sections and then

1:14:11

the last thing I will say is that I think it's best not to call something that consists of best practices a rule

1:14:18

which is why I suggest to change the heading to timely communication

1:14:23

so those are my reasons for proposing the paragraph that I proposed and I would suggest that that paragraph says

1:14:30

it all and could be put in place of 6.5 and in place of

1:14:40

C7 okay any discussion further on

1:14:45

that Angie uh I think this discussion is illustrating a

1:14:54

point I'm trying to make about commission business and other Commissioners as volunteers receiving

1:15:00

information in a timely manner the city has a process through which they have to engage in in order to be transparent

1:15:08

provide information online make sure that the public has access to it at least at the same time or in advance um

1:15:16

and that we as Commissioners have access to reviewing things in advance uh I

1:15:21

agree with commissioner Bozman that this commission will debate pieces um in real time at meetings that is the purpose of

1:15:28

some of these commission meetings but in this case for example this is a case where um if it's an exception because

1:15:37

we're in real time debating things that are unfolding on front of us and we don't have 24 or 48 Hours um where we

1:15:45

actually have plenty of time to make the recommendations to have the conversations and discuss it seems to be

1:15:52

if nothing else a practice of decorum to ensure that we're able to have those discussions in a timely manner and 24

1:16:00

hours in advance when we've had information for four months to review does not feel actually like good deorum

1:16:07

in practice um I understand the resistance to wanting to feel like it's

1:16:13

a rule but I actually believe it's a best practice um that it's not unique to

1:16:19

this commission or even Mercer Island it's it's government wide um and it's

1:16:24

intended to support the public and us as volunteer Commissioners and so I I

1:16:30

actually don't want to be consistently receiving information 24 hours in advance that I could have received a

1:16:36

week or a month ago and been able to become come to this meeting ready to vote on or ask for clarifying questions

1:16:44

well in advance versus meetings that extend into 10 11 or 12:00 or have to

1:16:49

have a special meeting because we weren't able to do our work in a Time timely manner so I appreciate more

1:16:56

structure um if we're if we have an objection to the word rule I'm fine with

1:17:02

that but I actually think it's an important part of me being also able as a volunteer commissioner to function and

1:17:08

to the public to give them ample opportunity and to our city Partners to make sure that they meet their uh

1:17:14

transparency requirements

1:17:20

Victor so um I'll a plus one to what commissioner bazo just said I'm not

1:17:27

going to reiterate what she just said but I do agree with it but I will add is

1:17:32

um an illustrative example of why I think this rule is important um I have seen this rule

1:17:40

either before either before it was put in place or when it was broken by the

1:17:45

city council um where there was a a budget

1:17:51

discussion that went on for months and at the final vote for that budget

1:17:57

discussion which happened let's say after 10 o'clock at night most of the

1:18:03

public wasn't paying attention in fact I think I was probably the only person uh watching the meeting and hung in there

1:18:10

um suddenly a random Amendment came in um that had never been discussed and was

1:18:17

voted on and passed in the dead of night I think that that's not about City staff

1:18:23

that's not about city council or in this case uh this commission this is about fairness and transparency for the public

1:18:29

so that the public knows what is going to be discussed I think we owe that to the public and I will not be supporting

1:18:39

this Chris my my thinking I guess I'm not sure what substantial means in this

1:18:47

context I mean you know the kinds of things that that you know I guess Carolyn's uh Amendment ments not sure I

1:18:54

see those as substantial amendments of the kind that would be covered by this and if you know if that's the case I

1:19:00

mean things are going to come up but uh you know if something's really a big deal I mean something completely unknown

1:19:06

or as you as Victor described you know maybe that should have you know a a more

1:19:11

you know prescriptive regime around it but I I guess I've just lost a little bit in in what substantial

1:19:20

means Adam um well I can appreciate commissioner risha's concern with city

1:19:25

council dropping a new Amendment at the end of a long meeting that's city council we're we're Planning Commission

1:19:31

we advise city council so pull them to higher standard or a more structured

1:19:39

standard um when we're dealing with you know let's say we get our agenda packets the Friday before a meeting someone's on

1:19:45

a long weekend and they come back late Monday night you can't expect them to

1:19:51

review those those documents and look for any errors we had we had some long

1:19:57

discussions on the marina regulations that it only became apparent

1:20:02

something was missed or a discussion was misinterpreted you know only when that

1:20:09

agenda packet came out and that resulted in a a what I would think is a significant amendment that was approved

1:20:15

by our board our commission so as I said perhaps that perhaps commissioner she's

1:20:21

concern could be uh resolved by more structure at the city council but we

1:20:27

need that flexibility to discuss things and correct any last minute

1:20:35

misunderstandings

1:20:40

hey hi yeah I don't know if any hearts or minds are gonna be changed here by

1:20:47

anything but I just wanted to say that while I definitely

1:20:53

um share council member or sorry commissioner batsman's concern in

1:20:59

reading the language and I'm having a heart sorry my zoom is doing weird

1:21:04

things and it's a flickering having some screen issues I apologize but when I'm reading um
C5 as

1:21:13

amended I'm reading the word use best efforts and when I'm reading C7 I'm seeing the
word encourage to and to me

1:21:22

th that language is soft and to me that language gives us the opportunities that

1:21:28

we need um you know it gives us some flexibility it's not it doesn't say you

1:21:34

have to it says you're ENC you know anyhow I think it's pretty soft and

1:21:40

I think in this case consistency is more um important than exactitude consistency

1:21:46

with others is more important than exactitude of

1:21:51

meaning

1:21:58

uh Carolyn I didn't want to speak if everyone hasn't already so I know chair

1:22:04

you haven't had your chance to speak yet so I will wait uh no go ahead okay

1:22:14

um I apologize that I did not provide my Amendment

1:22:20

sooner uh I know that for my own personal life I did the best I could uh

1:22:26

it's kind of ironic to be considering my Amendment which was provided today at a

1:22:31

meeting in which we're considering the bylaws and how you know how prompt you are in providing this to your fellow

1:22:38

Commissioners but I know that I did I'm satisfied that I did the best I could and I I regret I would have liked to be

1:22:44

a better commissioner in this regard however I did try very hard to make my amendments very clear so of very

1:22:53

simple for you to review and I hope that that was taken note of um what I'm faced

1:22:59

with is the commission will just have to decide whether this is something that they can accommodate with the amount of time that they had to look at it under

1:23:07

this situation in regards to um decisions taken by a a committee like a

1:23:15

commission like ours or the city council where someone makes an amend proposes an

1:23:20

amendment and there's a decision made quickly about something I mean that's that's just how things go sometimes I

1:23:27

mean the Amendments that a commissioner or a council member might make those are

1:23:33

not provided to the public in advance you know it's not like if the public is not watching at 10 o'clock they would

1:23:41

have known that this amendment was coming so I I just really think this is this is democracy and action and so um

1:23:50

um I think we do need to take actions based based on the Amendments that we come up um what is substantial I think most

1:23:58

people know what substantial means and I think it's reasonable in a bylaw to use

1:24:04

that word um I think it's good enough for something that is a a guidance um in

1:24:10

regards to um whether we were to say encourage or best efforts I would certainly welcome a friendly amendment

1:24:17

to make it say best efforts rather than encourage

1:24:26

so I think this is a interesting issue um when I read Carolyn's

1:24:32

proposal I originally thought this seems reasonable uh then I went back and

1:24:38

studied 6.5 some more um and uh I think I think the issue

1:24:47

here breaks not on the question of best efforts to give advanced notice of

1:24:53

questions or concerns um but on the issue of how far

1:24:59

in advance is one supposed to present substantial

1:25:04

amendments which I take to read mean not things that are being done on the Fly

1:25:11

based on developments but major items that you

1:25:17

want to bring forward uh and so while

1:25:22

I agree with Carolyn's concern uh completely that this should

1:25:28

not be read or should not be allowed to Bar people from addressing ISS emerging

1:25:35

issues in the course of a hearing I I do think it does provide I

1:25:41

think uh Angie used the word decorum uh it does provide a better

1:25:48

framework uh than than the language that Carolyn's provided

1:25:53

um and and it does it does establish um more rigor and frankly as

1:26:01

chair I'm not going to be preventing people from making amendments on the fly

1:26:08

as issues emerge because I don't think this language is intended to address

1:26:13

that this language is intended to prevent to provide a reasonable

1:26:18

structure for us and to provide reasonable level of respect what this

1:26:25

boils down to really is a manner of respect um that we respect each other's

1:26:30

time and I I recognize Adam's comment that you know you might not have that

1:26:37

opportunity um and you know there's going to be circumstances where people are going to be excused from this but I

1:26:45

do think we want to have some kind of um official

1:26:50

decorum uh that that that we will adhere to and uh proceed from there uh so I

1:26:58

have uh this this heart and mind has been changed by the comments and by the

1:27:05

discussion uh because frankly I was initially in favor of it uh but um I I

1:27:11

think I think that this is something that we can definitely live with and it

1:27:18

at least as long as I'm chair will not be administered in a way that's either

1:27:23

Draconian or unfair um Carolyn just a quick question

1:27:30

um it concerns what you were just talking about with this bylaw the way

1:27:36

it's worded will a chair be able to say this

1:27:41

amendment was not proposed this amendment which is

1:27:46

substantial will not be entertained this evening because we didn't know about it for 48 hours and we'll cross

1:27:55

that bridge when we come to it well I know you're saying that you won't do that but essentially I think that any

1:28:01

commissioner can raise that point and say this should not be discussed this

1:28:07

evening how will that be handled well I assume there would be a vote of the

1:28:13

commission and decide whether it should be fairly uh entertained given the

1:28:18

existent circumstances

1:28:28

okay any further thoughts Adam oh

1:28:36

okay Deb you want to call Ro thank you

1:28:45

chair do you want me to reread the motion or are we comfortable with me

1:28:51

just taking the vote can you reread the motion please okay the motion um is identical to what

1:28:59

was emailed out earlier today uh I have a motion by boatsman seconded by commissioner RAB to replace section

1:29:07

6.5 and C7 which is appendix C7 with quote timely

1:29:15

communication commissioner should excuse me I didn't need the whole thing read I just needed to know which one

1:29:22

were talking about sorry okay my apologies I would appreciate having it

1:29:27

read okay could we get a commissioner should contact staff as far in advance

1:29:33

of a meeting as possible to ask questions or to request information not already included in the packet

1:29:39

Commissioners are encouraged to provide substantial amendments to Commissioners and staff prior to 48 hours before the

1:29:45

meeting unquote thank

1:29:50

you commissioner bazo

1:29:56

n Vice chair RAB I commissioner bodman

1:30:05

I commissioner rashis n commissioner Gils n commissioner accuse

1:30:15

nay chair Murphy n or the

1:30:22

motion fails 52 okay

1:30:30

okay so I have a question Allison if you're

1:30:37

sure so 6.7 um has a

1:30:44

statement in the second sentence and talks about exp parte or appearance

1:30:53

of fairness in quazi judicial proceedings um and then there's a

1:31:01

semicolon and then it goes on talks about requires a hearing to be fair and

1:31:08

impartial prohibits participation of anyone who was a conflict interest

1:31:13

Etc um and and ends that that paragraph

1:31:20

um do I understand this correctly that that's only all those are

1:31:26

referring to quazi judicial

1:31:35

proceedings yes I that is correct chair Murphy okay yeah

1:31:50

okay um Carolyn did you have another moot oh

1:31:55

yes Carolyn go ahead yeah um I would like to move

1:32:00

that appendix C10 be

1:32:06

amended per the text that I sent earlier I I will

1:32:11

read um how it will go but I presume that the city clerk or I mean that um

1:32:17

the deputy city clerk has this written down so I will read it rather prompt

1:32:23

okay um maybe to make it easier um I'm going to I'm going to reword this to

1:32:29

make it simpler for everyone uh I recommend or I I propose to amend

1:32:34

appendix C10 to add a sentence to the very end of the paragraph the sentence

1:32:40

is Staff will provide a copy of the transmitt to planning

1:32:46

commissioners seconded

1:32:55

Carolyn you want to speak to your motion sure um I think that this would be an

1:33:02

important provision um that this that the Commissioners be provided with the

1:33:08

document that presents their decisions they've just made to the council I think it's a valuable General reference and it

1:33:15

reminds us of the recent work we've just completed and it also enables us to gain

1:33:21

an understanding of how our deliberations are described when they're shared with the council it's a pretty

1:33:27

simple step and I think it's really valuable to us to have

1:33:33

that as soon as it happens okay so I have a question for you before

1:33:40

we um it's not clear to me uh when you're talking about that being shared

1:33:48

um the preparation of that m MO is an iterative

1:33:53

process and so I assume that you're proposing that it's to be transmitted

1:34:00

when it is ready to be transmitted to City C when it's final and transmitted to city council oh
sure yeah I'm just

1:34:08

I'm just re you know proposing that the transmitt that we receive a copy of it

1:34:13

that's it okay that's all I've said so would you entertain a friendly amendment

1:34:19

to say when it is transm to city council just to be

1:34:26

clear sure

1:34:31

sure Adam's good with that okay Allison I just wanted to note that

1:34:40

the Planning Commission members are all on the city council packet distribution list so
when those items are transmitted

1:34:47

to council you are already receiving links to them

1:34:57

Carolyn is with that does that satisfy you or or do you want something more

1:35:03

specific than that I mean to have my hand up yes um it's true we can go in

1:35:09

into those packets and find those transm middle letters but I don't think it's

1:35:15

common as busy as we all are to take a look at the city council agenda we don't

1:35:20

know when the topic that we have been deliberating on is going to be in a

1:35:25

particular packet we would know which one to look at and then if we go in and we find that particular city council

1:35:32

meeting scroll down their whole agenda and find something we worked on then

1:35:38

there's probably six or seven attachments to that topic and you got to go through and figure out well I wonder

1:35:43

if one of these is a transmittal from the PC I don't think that's very convenient and I don't think it I mean I

1:35:49

really think this is something we Des reserve for as hard as we work to get this little transmitt just sent to our

1:35:56

email and make it really convenient

1:36:04

B um I think Andrew was before me oh I removed my hand yeah oh okay I

1:36:13

was just Cur this is just a curiosity question for Allison um I do find the letters through that uh that transmittal

1:36:21

method and I'm kind of tracking what the city council's doing mostly just because I'm wondering always what's happening

1:36:27

with the the housing work group and whatnot so I do look at those agendas um so it is not inconvenient for me um I

1:36:35

understand the frustration of having to dig and I'm wondering Allison um I know we have Outlook but do

1:36:43

we have the opportunity to have a like an um a SharePoint site for the

1:36:50

commission because I think a SharePoint site would be really a fantastic way for

1:36:56

and I don't know if this is more work or less work for staff I assume that you could just forward to and sync them um

1:37:05

if you guys are using uh Office 365 online this is getting really really into the weeds um

1:37:11

but I think there might be an easier way to manage us that like actually covers a lot more than just this because

1:37:20

having to dig through email to find attachments what version and stuff like that is kind of a pain in the neck just

1:37:25

generally um so I like the spirit of what Carolyn's saying and that having it

1:37:31

be more convenient especially considering we're all very busy volunteers um but but I do think we are

1:37:38

already receiving it in that transmitt and I'm wondering if it wouldn't be better to just have like a SharePoint

1:37:44

site for everything that we do um I know that we do have SharePoint

1:37:53

software the city is not currently using it very extensively so that would

1:37:59

definitely be a new thing for us um I'm also not sure how that would comply with

1:38:04

public records requirements and stuff I think if we're just putting copies of things in there probably okay but you

1:38:11

know it would have to be pretty limited how it was

1:38:16

used yeah I was just thinking a a final document archive

1:38:27

so Alison are you saying it's probably easier to just send I mean at this point it would be

1:38:34

easier to email something than to set up a new SharePoint website or

1:38:40

something Deb thank you chair uh Deputy city clerk

1:38:45

uh deast Strada um I just want to speak from a record standpoint um one of the

1:38:51

things that we emphasize across the city with staff and everyone else is not

1:38:56

duplicating records and and the location of various records because when we comp

1:39:01

when we respond to records requests we are technically to required to provide

1:39:07

all responsive records regardless of duplication so if we have this

1:39:13

letter um in the council packet in a folder that maybe um deputy director van

1:39:21

gorp is keeping on her drive it's also in an agenda packet now we're putting it

1:39:26

in the SharePoint or it just adds another location that we have to manage from a responsive
U responding to

1:39:34

records requests that's just one element that I wanted to share so yeah that's really good
point thank

1:39:42

you um Victor just a quick followup question to

1:39:50

Deb does that also apply to the email the extra email that's being suggested here yes yeah
if somebody ask for all um

1:40:00

all communication and all copies yeah it would include that as well and going back to um
uh the concern around or

1:40:09

being in the packet I just wanted to point out that when it does go into the council packet
um at least during the

1:40:16

short time that I've worked with you all and and uh deputy director van Gort can can correct
me if I'm wrong but staff

1:40:23

makes uh usually notifies uh the commission their intentions of putting U

1:40:29

sending a letter of recommendation from the Planning Commission to the council and what meeting it'll be going to

1:40:35

council for instance like the docket that was has was on let's talk it was in

1:40:40

all the communications that it was scheduled for the December excuse me fifth meeting and then one of the things

1:40:47

that we we have always done as staff when we put in out an agenda is we link

1:40:53

to what is called the HTML packet and we do that because rather than giving you

1:40:58

one lengthy PDF that could be hundreds of pages long we want to give you an HTML packet that breaks down the

1:41:04

documents that are attached to each given item with an agenda to to make it easier for people to find those so

1:41:12

you'll have like the cover agenda bill from in this case a staff report uh from

1:41:17

deputy director and then you'll have the various attachments support that agenda bill so we try to make it as easy as

1:41:23

possible for the public to navigate the agenda and find things

1:41:30

quickly thanks that's very helpful uh Carolyn um maybe a good way to address

1:41:39

this would just to have it be included in our next packet um I consider the

1:41:45

transmitt letter to be planning commissioner work I mean it's completed by our our chair so
uh to that extent I

1:41:54

feel it is something that should be in our packet um so is that something that

1:42:02

would address some of the concerns that the deputy city clerk brought

1:42:12

up I mean it is creating the same issue of adding more copies of a record that

1:42:18

she mentioned so so is your goal then to not have a record be in

1:42:25

two two meeting agendas or something like that right the goal is to have

1:42:31

things in as few locations as possible so if it's already in the council packet we try to just
you know use links or

1:42:39

direct people there to find it well perhaps we could get simply an email

1:42:44

from staff with a link when one of the topics we've been working on is in the agenda

1:42:51

for the for the city council just as a as a favor um to

1:42:56

us this in this agenda you will find um agenda item number 10 is the thing we

1:43:03

worked on and then we could just link to it that that would would solve it I

1:43:10

think it yeah strikes me as more work for

1:43:17

staff not less oh it is more work yeah definitely work that's for

1:43:23

sure I think your first idea was actually better Carolyn that is just put

1:43:29

it in the next meeting packet yeah I I'd like to see it that way but I guess they're saying that that

1:43:36

is against their protocol so I I think maybe just a friendly email I I think

1:43:43

this gets arounded if we were just to be alerted um by one of the staff one of

1:43:50

you your issues is at the council this meeting here's the transmetal here here's the link to the

1:43:56

meeting I don't know could can that be done something because

1:44:02

I you know it takes me 15 I wouldn't think to go looking and know where to

1:44:07

look and it's just I don't think it works very well as is any suggestions

1:44:15

s okay done Kate sorry

1:44:21

um I was just gonna we use Microsoft teams pretty extensively in my workspace and we use it to avoid duplication of

1:44:28

Records um and it's a matter of syncing file so there isn't a second copy um and

1:44:33

if if uh the the uh planning staff is ever interested I would be very happy to

1:44:41

give a quick tutorial in teams so just putting that out there I think any

1:44:47

suggestion that they inform us about this beyond what the council's being informed is going to be a duplicate record of some kind and um I don't I

1:44:55

don't think we should go there I think I just struggle with the

1:45:01

discussion because I feel like at all of the commission meetings I've participated in staff have been very

1:45:07

clear particularly in the deputy director's report about when we can expect to see the results of our work at

1:45:12

Council being copied on Council agendas I have consistently clicked on it for instance the report we're talking about

1:45:19

uh that chair Murphy submitted to council regarding the docket I personally clicked on it went looking

1:45:25

for it and reading it to make sure I felt like it accurately characterized uh our

1:45:31

conversation um and I recognized that when I was doing it I did think why

1:45:37

didn't I get a chance to see that and then I realized that's the chair's job I did my job if I have any particular

1:45:43

issues about it I can bring it up with chair Murphy which I didn't um I'm sensitive to not creating more work for

1:45:50

staff given all the work we're asking each other to do and I also recognize that redundancy is an issue with

1:45:57

government uh it's an issue that most people have with government in terms of lots of redundancy and slow uh

1:46:04

decision-making processes and so I simply just don't want to add more to staff's plate when I feel like I've got

1:46:10

all the resources in front of me

1:46:17

Adam oh you're on mute uh question for Clarity on existing processes does the

1:46:24

distribution of the one large PDF and the creation of the separate HTML agenda

1:46:29

does that already create a duplicate records issue that we've been

1:46:39

discussing the it's all done electronically um the PDF is made from

1:46:46

the HTML the HTML just provides links to Within the

1:46:51

PDF okay so and the nice thing about having things on the website

1:46:56

electronically or linked out there is that if there is a records request we simply link them to that spot instead of

1:47:03

going into our various drives and locating uh other responsive records that are duplicates of what's already on

1:47:09

the the um management software got it um and is it you know

1:47:17

may perhaps to avoid the duplication issue and make it easier for us to find could on

1:47:23

when those HTML packets are created could we just have some like phrase we can control F for like Planning

1:47:29

Commission recommendation so you can you can of course if you open a PDF right

1:47:37

right and do that same thing I I don't think control F will work with an HTML

1:47:42

packet I meant like on on the anyway just just throwing ideas out yeah I

1:47:47

don't want to get into but RAB you could use contrl f to

1:47:53

find the item on the HTML page where the agenda is posted then if you click on

1:47:59

the agenda Bell which is always the top item in there right on the first page at the top of the agenda bill it lists all

1:48:06

of the exhibits which would then give you the exhibit number to click on to find the Planning Commission

1:48:12

recommendation and I always do label it Planning Commission recommendation so that should be very

1:48:19

clear okay any further discussion of the

1:48:24

proposed

1:48:31

amendment de uh Deb do you want to read the proposed amendment including the the

1:48:39

change that was accepted was commissioner accuse going

1:48:45

to say something I thought I heard her okay I have a motion by commissioner

1:48:50

Bozman a second which was seconded by commissioner rigb appendix C10 to that appendix C1 be amended to

1:48:58

add a sentence to the end of the paragraph stating quote staff will provide a copy of the transmitt to to

1:49:04

planning Commissioners when it is transmitted to city

1:49:10

council okay let's call the role okay commissioner GS

1:49:16

I chair Murphy I

1:49:21

commissioner accuse he commissioner Bozman I commissioner rashis

1:49:30

n Vice chair reab I commissioner bazo

1:49:38

nay motion passes

1:49:44

43 Adam um I've got some one requested clar

1:49:50

clarification and or sorry two requests for clarification and one typo I'd like

1:49:57

to bring up in section 64 if appropriate you may all right so if we

1:50:04

go to 64 I'll go to the typo first we have two sections Bravo we have 64 alpha

1:50:11

bravo bravo charlie delta I just like to request that we you know change it to

1:50:16

charlie delta Echo and remove the second B uh that's the easy one um in the first

1:50:26

as delivered six section 64 Bravo when we're talking about dissenting vote

1:50:31

where we where we have the ability to State the reasons for that um I would

1:50:39

like to propose a motion to add language to well I'll I'll move that we add

1:50:46

language to the first six4 B paragraph to

1:50:52

clarify um when we those reasons for voting in the for dissenting vote be

1:50:58

stated immediately after the roll call um as opposed to at the end of the

1:51:07

meeting we'll second that I'm gonna ask if I could please that you repeat that

1:51:13

motion it was give me just give me just one moment I'm I'm kind of a format Nazi so

1:51:21

um okay clarify reasons for

1:51:27

voting clarify reasons for a dissenting vote after the roll call is

1:51:36

taken um in order to clarify that it's not done at the end

1:51:42

of the

1:51:48

meeting

1:51:58

okay is there a second for that oh I seconded already yeah oh

1:52:05

okay discussion Adam you want to speak to it or if you um I

1:52:11

mean you know someone wants to State the reasons we ought to clarify when they can State them and if it's an early

1:52:17

descent it's an early vote there we we it's it's ambiguous so let's remove that

1:52:26

ambiguity any other comments Carolyn I want I have two questions or

1:52:32

well a question um is the language that you have in your motion Adam is that the

1:52:38

actual language that you want in the text or are you asking for a concept to be

1:52:45

implemented and could we get the text up on the screen please so we could see what we're talking about

1:52:53

please um yeah I I just meant it as a concept I I didn't I see I didn't this

1:52:59

this is a surprise Amendment right but hopefully not substantial we're still loud we're still

1:53:05

loud right de you to share screen and

1:53:10

show what you've got

1:53:18

there

1:53:28

are you all looking at the screen with me yes yeah could we read the amendment again

1:53:37

so we know what number it goes with or I think it would be helpful to try to get an actual revision on the table here

1:53:46

okay oh

1:53:53

commissioner reab if you could walk me through where you envisioned this um amendment being made

1:53:59

to um I would go for line four of 64b I would say such statement shall be made

1:54:07

uh immediately after roll call is taken and

1:54:13

noted in in the minutes blah blah blah so uh we want to move noted we want to

1:54:18

make that insertion before the word

1:54:24

noted made immediately after roll call is taken and noted in the minutes out the first and then scratch

1:54:31

noted before it you got two not before noted I'm with

1:54:38

you my apologies

1:54:44

okay okay I'll I'll second that if that's what the motion is at this point

1:54:53

okay um sorry I'm having trouble with my headset aren't

1:54:59

we it to me like the discussion happens before we vote and once you vote you're

1:55:06

done this sounds like it's opening us up to more discussion or dissenting talk

1:55:13

after roll call is taken

1:55:20

I think the way this would work is the vote would be taken and then the member would need to indicate I would like the

1:55:26

record to show that I descended from this vote because blah it would need to

1:55:31

be brief because we would literally be writing that sentence down into the minutes okay so it's already written in

1:55:38

the way I didn't read this right so we have the right to state but we usually don't as a practice

1:55:44

correct okay just checking I'm like we don't ever do this

1:55:56

thanks chair I'm sorry I'm looking for my raised hand but I've got too many screens open if I could speak for a

1:56:02

moment yeah go ahead I'd actually like to invite city clerk uh Andrea to join

1:56:07

us um she may be more familiar there is a section that is very specific in the

1:56:15

bylaws um that may address

1:56:20

where I'm going is from a minute's perspective we don't get into including

1:56:26

in the minutes why someone voted for or why somebody voted

1:56:32

against because at the end of the day or at the end of the vote it is the action

1:56:39

the approved action that was taken that counts how one person feels or doesn't

1:56:45

feel is not something that's documented in our minutes

1:56:52

may I respond chair go ahead um I would say Deb nailed

1:56:57

it um it this my brain is very tired it's been a couple of very long days

1:57:03

this is the spot I remember in the bylaws um this was added because we have

1:57:09

had um Commissioners in the past who wished to state in the minutes why they

1:57:16

did not agree with the vote that was made um the verbiage that was presented

1:57:21

was verbiage that was drafted by the city's attorney's office I think the amendment that is on the table is a very

1:57:27

good Amendment um because they that is the appropriate time to note dissensions

1:57:32

if they have been made thank you um

1:57:43

Kate you're on mute uh I didn't realize my hand was

1:57:50

still up I'm sorry um could I call for a vote then uh yeah there appears to be no

1:57:57

further discussion so devb can you call the role on that um I want to add one more thing if I may I apologize again I

1:58:04

can't raise my hand um I'm not it's not showing up readily before you go to a vote the way this is currently written

1:58:11

it says that the statement that will be made will be noted in the

1:58:18

minutes which is exactly what we were what both

1:58:24

Andrea and I addressed a moment ago and

1:58:29

so I think what you're looking for is such statement shall be made immediately

1:58:36

after the roll call vote is

1:58:41

taken along with the record of the vote in the following format but I don't you don't want you don't want the statement

1:58:47

to be insist that the statement be included in the minutes that is

1:58:55

correct I I I I appreciate the clarification and I would be amenable to

1:59:01

that

1:59:10

Amendment um Andrea I'm a little confused because the original document

1:59:17

we started with says if noted in the minutes I think what we're running into

1:59:23

is we've just kind of created a long run on sentence um if I could propose a um

1:59:31

edit to what is on the table chair I would break it into two sentences um statement shall

1:59:40

be let me talk slow dib uh the statement shall be made

1:59:50

after the roll call vote yep immediately after the roll call vote is taken period

1:59:56

let's vote on the one we got I'm just trying to provide the clarity of what so that

2:00:03

it's the intent of what they were looking for and then the it shall

2:00:11

be noted in the shall we take in

2:00:18

Period the minutes

2:00:25

will sorry I'm very tired I'm not thinking my best Deb I'm not sure the minutes will reflect the record of the

2:00:31

vote in the following format yes that's where I was trying to

2:00:48

go

2:00:55

Chris yeah I'm I'm with you chair Murphy I'm baffled I mean the the draft we

2:01:01

received indicated that The Descent should be noted in the minutes you're told that's the uniform standard across

2:01:07

all the agencies I'm not sure why all of a sudden we aren't including that and

2:01:13

you know so that's that's the change I mean the intent was the intent of that section was never to include the

2:01:20

statement the statement so the orig it says such statement shall be noted in

2:01:25

the minutes so that was that was just a mistake in what we received and you're trying to correct that now such a

2:01:30

statement shall be noted Deb can you turn off track

2:01:42

changes such a statement shall be made immediately after the roll call vote is taken I see the minutes will reflect the

2:01:50

record of the vote in the following format I see so it wasn't in there initially I was confused all right thank

2:01:55

you for clarifying uh

2:02:02

Carolyn I've just lowered my hand thank you

2:02:08

okay okay do we now have something we can vote

2:02:15

on okay let's get it done

2:02:22

hey commissioner boatsman hi Vice chair regam hi commissioner

2:02:31

accuse hi commissioner bazo hi commissioner GS hi commissioner RIS hi

2:02:40

and chair Murphy

2:02:47

hi Adam um I'd like to make request one

2:02:53

clarification to what is now 64 Delta um and this is actually having

2:03:01

watched yesterday's city council meeting I would like to see if we could quickly

2:03:06

clarify that this does not preclude a Planning Commission member from

2:03:13

speaking at city council appearances um you know

2:03:20

in a against or in an opinion that differs from the Planning Commission

2:03:26

recommendation um you know I see it says lowercase staff resources someone could

2:03:31

construe that as we can't take those three minutes to say

2:03:37

why we as a individual citizen um may have dissented or disagree with a

2:03:43

Planning Commission recommendation um and yesterday's council meeting presented did a great example of that so

2:03:50

I'd like to just clarify that we could still speak to the city council but not request you know formal staff

2:03:58

resources yes my understanding and either of the clerks can correct me if I'm wrong the any commissioner is

2:04:06

welcome to make an appearance at city council you just need to be clear that you're speaking in terms of your own

2:04:13

opinion as a resident and you're not speaking on behalf of the commission

2:04:22

Can you scroll the uh text up so we can see the section we were talking about

2:04:30

please hold on just one moment I'm trying to catch up with you all okay thank you okay if you'll please remind

2:04:38

uh tell me which section we're looking at 64d I think just go down a tiny bit

2:04:44

yeah there it is thank you

2:05:17

y I don't see that as affecting that um

2:05:26

but um based on what transpired yesterday and in the days before that I

2:05:35

think that it would be appropriate to perhaps have a separate

2:05:41

provision in appendix C which which would

2:05:49

address the submission of written material and the sharing of that

2:05:55

material um in uh prior to the council meeting uh so that all the Commissioners

2:06:02

are aware of that um and if we want to get to that now or

2:06:08

we do we want to still talk about D I don't see D is impeding the ability to

2:06:14

talk to council at public uh appearances

2:06:20

Victor so we've had a couple references to what transpired yesterday I watched the meeting yesterday and I have no idea

2:06:26

what you're talking about can someone just clue me in um well two things U

2:06:32

Carolyn spoke uh public appearances uh in in opposition to dcod

2:06:40

16 um which is fine which she was totally entitled to do uh Carolyn also

2:06:46

submitted a lengthy email memo that was sent uh directly to

2:06:53

city council uh addressing the same issue um

2:06:59

without copying staff and without copying uh anybody on the commission and

2:07:06

I became aware of it only because one of the council members forwarded it to me and requested my comments on and so I

2:07:14

would think that as a matter of decorum as we used that word earlier that it

2:07:21

might be appropriate to have a rule that says hey if you're going to do that

2:07:27

contrary to a vote of the commission that you at least inform the commission

2:07:35

and inform staff uh so that that can be circulated to the other

2:07:41

Commissioners order chair pardon me point of order

2:07:47

sure chair Murphy is being personal about comments that commissioner Bozman

2:07:54

went to speak to the city council on as a resident of Mercer Island um every

2:08:00

commissioner here has the ability to speak to the city council the Commissioners can speak on

2:08:08

their own behalf to the city council and should not have to copy the rest of the

2:08:15

commission um I would ask chair to be careful of your

2:08:21

comments uh what I'm talking about a situation of written material that's

2:08:27

being submitted um I don't have any problem with any commission talking to

2:08:33

anyone I think there's a difference when people are submitting things to

2:08:40

council yes but can I get a clarification um were the written

2:08:45

comments from City email or from a person email because if they were from a personal email I believe Andre is

2:08:52

correct but if it's if it's from your city email which is your official commissioner email

2:08:59

then I think Murphy's comment is

2:09:10

appropriate comments were from her personal email is from

2:09:15

personal yeah then it's wholly appropriate yeah I mean that's

2:09:27

allowed yeah um I believe commissioner Batman's

2:09:33

hand was before me um

2:09:40

bar had my hand up for a while let me just think momentarily what I was going

2:09:46

to say um um I guess I was just going to say what

2:09:51

Andrea eventually said which is that my communication with the the commission

2:09:56

with the council was as a individual citizen so you know none of that

2:10:02

communication has any place I don't believe being discussed right now in

2:10:08

this meeting

2:10:13

so well it was based on your experienc or alleged experience on the commission

2:10:19

so it appeared to be point of order in

2:10:26

that Murphy the comments that commissioner batsman sent to the city council were sent by her personal email

2:10:32

and should not be discussed as to be included in the Planning Commission

2:10:40

bylaws um I was responding to a question from

2:10:45

Victor and explaining why that there was an issue or a potential issue I think

2:10:53

that in the interest of transparency we should be clear on

2:10:58

what's being communicated as

2:11:04

Commissioners and whether we use our personal email or not I think is it

2:11:10

sends a different message when you're speaking as a commissioner and in the interest of

2:11:17

transparency I think it's a courtesy to all of us it just happened to

2:11:23

affect my issue but it could affect other issues and I think that's what's

2:11:30

important but the issue is how we are perceived and how we are presenting

2:11:37

ourselves uh and how we are informing ourselves and keeping each other

2:11:44

informed uh I don't have any problem with uh personal conversations with

2:11:50

council members that's everyone's prerogative so I mean written records is

2:11:57

different thing uh

2:12:02

Kate I think Adam and uh Chris were before me uh Adam um if I may I could propose

2:12:11

some text to my original motion um May I propose some text

2:12:23

there okay um my suggestion for the text Amendment or adding to uh 64 Delta would

2:12:31

be this does not preclude a commissioner from communicating as a private resident

2:12:36

of the city to the city council through regular public um

2:12:44

Avenues second can I off for Amendment to the

2:12:50

amendment I'm GNA my apologies but I'm going to have to slow us down so

2:12:58

I I'm just going to attribute this to um exhaustion and trying to keep up with

2:13:05

the discussion but um I am don't have the your original

2:13:11

motion original motion was to clarify that 64d does not

2:13:18

preclude us from communicating as a you know with the city council as a citizen

2:13:26

and then I just proposed some text um that I wrote

2:13:34

off I don't think there was an original motion there was no original motion request for clarification question there

2:13:41

was no mo no motion no second nothing I appreciate that I'm not losing my mind not d

2:13:48

not that way so that's the first motion so now

2:13:54

restate the first motion since it was an amendment to your question sure

2:14:01

this does not preclude a commissioner from communicating as a

2:14:07

private resident of the city to the city council through regular public

2:14:16

Avenues and I seconded that could we get the text up on the screen

2:14:27

please were you looking to insert this or put it at the end of Delta end of Delta okay just one moment

2:14:35

please while I make sure that I am bringing up the

2:14:41

right document um Adam are you okay with me

2:14:48

offering a friendly Amendment yeah let's hear

2:14:53

it um and you don't have to accept it but my friendly Amendment would

2:14:58

be uh that and this is a practice that I

2:15:04

always follow because I've been working for the government for almost 20 years if I am doing anything on behalf of

2:15:10

myself even if I'm talking to the city of Mercer Island I would always say I'm an employee of King County but I'm

2:15:17

representing myself as a resident um and I wonder if we don't want to just clarify here because I think this is

2:15:22

what uh trm riew was concerned about um that something to the extent

2:15:30

of Commissioners should identify themselves as commissioner speaking as a

2:15:35

resident or something like that Deb is that just getting way too confusing but I think it addresses the concerns on the

2:15:43

table because it's separating uh Me Kate as a a commissioner From Me Kate as a

2:15:50

resident and you're clarifying that you're speaking as a resident and I think that can be

2:15:55

helpful I know what you're trying to say and let me check something real quick um

2:16:02

one of our appendixes app pendencies I believe addresses this okay thanks yeah

2:16:07

I mean I would say Kate what you're proposing is always a best practice and how I would always recommend if a

2:16:13

commissioner asks me a question about this I would always recommend that they identify you know I'm on the Planning

2:16:18

Commission but I'm speaking on my as myself as a resident I'm not representing the views of the commission

2:16:25

as a whole that's always an important disclaimer to make um I think the

2:16:30

proposed language here specifying that you're communicating as a private resident um speaks to that same

2:16:46

intent

2:16:52

so Allison is what you're saying that the phrase communicating as a private resident implies that you're identifying

2:17:00

yourself as a commissioner that's speaking as okay thank you that you're speaking to your own opinion and not to

2:17:07

the views of the commission friendly Amendment

2:17:13

withdrawn uh Chris I think the issue you that you raised chair Murphy about the uh getting

2:17:21

notice is kind of interesting and I could imagine if one of us went out and you know we all had a a rig rig rigorous

2:17:28

discussion and then you know somebody went to council and was sort of rehashing that with just by

2:17:34

themselves I think I'd like to know that that was happening but on the other hand I certainly got the point from the city

2:17:40

clerk and uh and Kate that that's clearly not appropriate I guess I was just curious what the basis of that

2:17:46

Authority is the bylaws or is there some city code or state law or the first

2:17:51

amendment I guess I'm just sort of curious where the Norma of backing for the notion that we couldn't put in the

2:17:58

bylaws something I don't know if I'd want to put it in there but I I guess I'm getting the impression I shouldn't even think about it and I just wondered

2:18:05

where it comes from that that it would be completely inappropriate to suggest that notice be given to the other

2:18:12

Commissioners every resident on the island is welcome and invited to come speak to the city council

2:18:18

um it is my belief that if we put in a notion that if a resident is serving on

2:18:27

one of our advisory boards and commissions that if they wish to speak to the city council on an item that that

2:18:32

Advisory Board commission has considered on their own behalf not on

2:18:38

the behalf of the Planning Commission that it just wouldn't be appropriate to

2:18:45

apply those um rules it's not rules isn't the right

2:18:51

word um like Deb said and it's been a very long two days um okay I just

2:18:58

curious if I curious if you had anything that was like said can't do this I don't know the law well enough to speak to where this comes from but to me it seems

2:19:04

like it deres from the First Amendment and the desire to have a direct one inone connection from a resident to

2:19:10

their elected official and that it might their ability to speak directly might

2:19:16

prevent their ability to speak if they feel that they're going to have to provide that comment their

2:19:23

comments were for the city council um and that's who they wanted to provide their comments to

2:19:44

okay so do we have language there that people are comfortable

2:19:50

with Adam do we need to capitalize city

2:20:03

council technically unless Mercer Island's in front of it we don't have to but we as a practice as a city

2:20:09

capitalize so that's just our internal so thank you and we also

2:20:14

capitalize City even when it's a standing stand

2:20:26

alone you want me to show you that again please

2:20:46

okay

2:21:15

any further tweaking that people feel is in

2:21:23

order Carolyn one quick do we need to capitalize commissioner also while we're

2:21:28

at it to be obsessed about it okay

2:21:36

thanks and for what it's worth I will do a cleanup at the end

2:21:46

so

2:21:55

okay call the roll all right thank you commissioner rashis

2:22:05

hi chair Murphy I commissioner bazo hi

2:22:11

commissioner accuse hi commissioner Gils hi commissioner Bozman hi and vice chair

2:22:18

regam hi thank

2:22:31

you are there any other items that we want to

2:22:37

address in the

2:22:46

bylaws Deb I have one question yes sir pendix a

2:22:54

number seven okay if a maker of motion wishes

2:23:00

to withdraw their motion the chair shall ask the commission if there is any objection to the maker withdrawing their

2:23:07

motion if none the motion is withdrawn typically we what we've done is we've

2:23:13

asked the person who has seconded the motion if they agree with that

2:23:21

um that's been our practice should we be doing it this way or should that be

2:23:29

tweaked um the way I read this chair it it appears to be silent on that but if you do have a motion and a second on the

2:23:36

floor and there's a desire to withdraw that both the person who makes the motion and the second as I understand it

2:23:42

need to withdraw right but this is this

2:23:49

oh okay I I see where that if if the seconder doesn't object then you're good

2:23:56

to go

2:24:06

okay any other tweaks I know Chris you had some things and

2:24:11

uh the question is that you raised earlier is whether

2:24:19

the the various items that staff had indicated were should be corrected um

2:24:27

that you had submitted um are are we still going to

2:24:32

correct those or not I guess from my perspective I went through the thing I think I identified

2:24:38

some problems and some improvements there was some of them that staff apparently thought were okay but you

2:24:45

know if if staff St is happy with what they have and I sort of have a sense that no one else is Raising any of these

2:24:52

issues or interested you know I don't need to be the only one so I'm not planning to make any amendments unless somebody wants to pick one

2:25:01

up uh seeing none it appears that

2:25:08

uh do we need Deb do we need a motion to approve that

2:25:15

or or have we done that and then just amended it or do we have do we need a

2:25:21

motion to adopt the bylaws as amended I think that would be advisable

2:25:27

yes yeah I do see that commissioner Bozman has her I'm sorry Caroline I was just going to move

2:25:34

I move that we adopt the bylaws as amended

2:25:40

seconded discussion seeing none de call the rooll

2:25:48

could I get clarification on who made the second pce thank

2:25:56

you will you stop your screen share too Deb yes just as finish as as I finish

2:26:15

typing okay commissioner Bozman

2:26:21

I commissioner rashis I commissioner accuse

2:26:30

hi chair Murphy hi Vice chair riab I

2:26:35

commissioner bazo hi and commissioner Gils

2:26:43

n motion passes 61

2:26:49

okay uh before we move to other business um I know some of you watched the uh

2:26:56

council meeting last night and uh some uh presumably will and be able to pass

2:27:02

forward through some of the the more lengthy parts that we had already seen

2:27:08

um but the as far as the docket results were concerned um the planning

2:27:15

commission's uh recommend ations were with only one exception adopted and uh

2:27:22

and so that is a significant achievement uh in my opinion uh so I think we should

2:27:30

be proud of ourselves that we provided valuable input which was accepted and uh

2:27:38

uh will be utilized it may take a while for some of those things to trickle down

2:27:44

or trickle back to us uh but um but it was a job well done as far

2:27:51

as I'm concerned uh the um the thing that I I do think I want everyone to to

2:27:58

look at is um for docm 18 and we can't

2:28:03

discuss the substance of that but procedurally um docan itm 18 is now uh

2:28:12

joined uh the micc uh property is now

2:28:19

included as a comprehensive plan map Amendment not reone but comp plan map

2:28:27

Amendment as part of docket item 18 uh and I know you're those of you who

2:28:35

didn't watch are going huh how how did they get there um uh and and I I highly

2:28:43

recommend that you watch uh the video so that you

2:28:49

understand how that came to be um I think that would be very valuable

2:28:57

for going into this process going forward do you have any any other

2:29:03

thoughts on that Elson um I mean I can give you the 5c

2:29:10

summary of what happened so mayor niece um proposed

2:29:17

there's a there's a section of code kind of deep into the docketing procedures

2:29:22

that allows the city council to expand a land use map amendment to include either

2:29:31

adjacent Properties or similarly situated properties and so he utilized

2:29:37

that provision to add the country club property onto the proposed

2:29:44

JCC land use map Amendment to redesignate it also as commercial office

2:29:50

um this code provision does not apply to zoning changes only to land use map changes so the beach club if they would

2:29:57

like to move this forward the beach club will need to make a docket application next year for zoning change um and it

2:30:05

was discussed during the meeting that you know given other time constraints it's likely that this project wouldn't

2:30:10

be moving forward until 2025 for review anyway and so there is adequate time for

2:30:16

them to submit that docket application if they wish to do so I think I think you meant Country Club not Beach Club oh

2:30:23

sorry definitely misspoke there

2:30:28

Carn does that mean that the country clubs I wasn't sure I heard correctly

2:30:35

has the Country Club's docket item been merged with the JCC's docket item and

2:30:40

does that mean that both are now quasi judicial matters or is this one quasi

2:30:45

judicial matter this consideration of the land use map and the JCC's rezone will continue to be

2:30:52

quasi judicial and that will begin to include the country club as a discussion of the land use map however the Country

2:30:59

Club's other proposal for a temporary use provision was also docketed so we will continue to review that as a

2:31:06

legislative matter okay I I better watch the video than you it's

2:31:11

complicated it is I just wanted to take this moment you know while we're talking about the do the belt and suspenders

2:31:19

approach I wanted to compliment Allison and thank you Allison for the great

2:31:26

additional work that you did this year to evaluate every docket proposal against

2:31:32

the criteria and give us a head start on that I think it really helped a great deal so it was really appreciated thank

2:31:42

you okay Allison all right I really don't have a lot to

2:31:50

say Adam already gave you a bit of an overview of what's coming up next um I

2:31:57

hope you all enjoy your holidays and then we'll be back our next meeting is January 24th we will be talking about

2:32:04

the park zone so part of the comp plan scope is that we should be adding a park

2:32:10

zone so we have begun drafting that we'll be taking it to the Parks and

2:32:15

Recreation commission for some initial initial advisory work um January 4th I

2:32:23

believe and then we'll be bringing their recommendations along with the staff draft for the commission to review at

2:32:29

the end of January um following on that we'll be you know

2:32:36

getting into housing and all the other topics of the comp plan like Adam said

2:32:41

in his presentation there remains a lot to do in a short amount of time we're likely

2:32:47

to be adding in special meetings probably meeting twice a month for a few

2:32:52

months in a row um I think also following on some of the conversations we had with the bylaws and

2:32:59

decorum and how we can respect each other and work together well I think we

2:33:05

can all you know do our part to make this next chunk of work go smoothly it's

2:33:12

probably going to be one of the more intense periods of work that we have with the Planning Commission for some time I mean we've had projects that were

2:33:18

big like this in the past that probably Carolyn remembers um but we've stuck to the once of month meetings now for the

2:33:27

past so I think I'll ask the Planning Commission please do your homework um

2:33:33

leading up to our meetings next year and please do your best to submit those questions early um we've been getting

2:33:41

kind of a trend of a lot of questions coming in within a couple you know two three four hours before the meeting and

2:33:47

I'll just say From staff's perspective it's really difficult to respond to numerous questions in that time frame um

2:33:54

there's not adequate time and it's also when we often like to take a break and eat dinner so that we can be prepared

2:34:00

for the meeting so um you know I urge you and request that you please try to

2:34:06

work ahead as much as you can I totally understand that people have vacations they get sick you know family

2:34:13

emergencies come up and you can't always do that but to the extent that you can please do your best to to do your

2:34:19

homework the weekend before and get us your questions on Monday morning um that gives us time to respond before the

2:34:25

meeting and you know to get you a thoughtful

2:34:31

response Chris yeah I think in that Spirit to the extent we can get things before the third the five o'clock on

2:34:37

Thursday it gives of some time because you know it's point it out we get think Thursday and the weekend's there and

2:34:43

yeah if we don't turn our attention till till Monday you know it doesn't give us a lot of time so you know that is the

2:34:48

the last time and feel like most of the stuff that comes in comes in Thursday so you know if you guys have some time and

2:34:55

get us to us Monday Tuesday Wednesday give will give us a little bit more time to give you a little bit more time yeah

2:35:01

we will do our best to work ahead we aim to publish the packet on Wednesday or Thursday before the meeting um if we're

2:35:08

able to we get it out Wednesday sometimes it's Thursday there's been a couple times where it

2:35:13

went to Friday you know it kind of depends on if the meetings are close together sometimes we're up against

2:35:19

deadlines or if we're waiting on something from Council you know things can get crunched sometimes but I

2:35:25

absolutely can commit that we will do our best just like I said you know people get sick or there's vacations but

2:35:31

when we can we will do our best to work ahead and provide materials ahead of time um we tried to do that over the

2:35:36

past year when we had drafts coming out of big new sections of comp planner code to provide them a month ahead of time so

2:35:43

that you had more time to review and submit comments and that's going to be our practice going

2:35:50

forward okay next meeting is January 24th are there anybody is there anyone

2:35:57

who thinks they're not going to be here 2

2:36:14

January okay here uh Kate um are we on other

2:36:22

business right now yes okay um I'm hoping that we can add

2:36:29

to January 24th a question about additional members on the housing

2:36:34

committee and the reason I want to get that on our agenda is because at the

2:36:39

initial housing committee meeting um mayor nce had said um what happens in

2:36:46

our meetings stays in our meetings because we need time to deliberate and I want to get clarification or know that I

2:36:54

can communicate um with expertise on the commission if um because as it stands I

2:37:01

don't know that that's allowed in that work group and I think it would be good to resolve that before that work group

2:37:07

reconvenes so I don't know if that's a question for staff or something that we can address at this um at our next

2:37:13

meeting so I I just a request to put that on the agenda in some form or another as City Staff feel

2:37:21

appropriate so I'm a little confused about what you're asking so first you talked about the number of

2:37:28

Representatives on the work group and then you talked about the procedures for the work group so are you asking about both or one or the other um I'm asking

2:37:36

about both because if we can't have another

2:37:41

member um and I'm not thinking of anyone specifically but if we have another

2:37:46

member on um that work group um then I want to revisit that you know

2:37:52

communication decision with that work group so the new expertise that could be

2:37:58

really valuable to that conversation and um I don't I don't want us to not have

2:38:03

access to that resource the composition of the workg group was set by a resolution of the city council so we

2:38:09

can't add members without the city council's approval okay um I think we

2:38:14

could you know if someone wanted to step down we could replace them that would be fine

2:38:19

um and then I think the the procedures or the rules for that workg group were

2:38:25

decided by the workg group itself at the first meeting so I think the proper venue to address that would be with the

2:38:31

members of the work group okay fair enough

2:38:38

Carolyn I am also concerned about that constraint on talking with people and

2:38:43

thank you Alison we will we will you know take it up at that housing work group but I don't

2:38:49

recall ever being in a you know commission meeting or you know work

2:38:55

group where I couldn't go talk to somebody about what's going on like if I know somebody who's really knowledgeable

2:39:02

about something is that something that is legal I mean can can a work group

2:39:08

like that throttle the communication of one of its members with other

2:39:14

people well I don't I don't know about that last Nuance

2:39:19

but um I mean it's legal for the work group to meet and have private conversations it does not need to be a

2:39:26

public meeting because there's not a quorum of either the city council or the Planning Commission okay and so I think it it is

2:39:33

okay to keep that information private while while you're meeting yeah okay thank you we'll

2:39:40

continue to look into that thanks I was just going to um caution

2:39:48

the commission on talking too long about this specific topic that isn't on the

2:39:54

agenda um so that was

2:40:03

all any other thoughts for the good of the order before we close

2:40:10

out well since we don't meet before uh next year um have a great holiday

2:40:17

everyone and uh see you all next

2:40:23

year there being no further business to come before the Planning Commission the time now is 8:40 and the meeting is

2:40:30

adjourned please uh stay on screen until City staff has terminated the