

GMHB EXHIBIT 205

2024-02-08 Planning Commission Transcript

0:02

and we are live sir thank you thank you good evening and welcome to the February

0:07

8th 2024 joint special hybrid meeting of the Parks and Recreation Commission and

0:15

the Planning Commission I'm Mike Murphy the Planning Commission chair Parks and

0:20

Recreation chair Peter struck is co-chairing tonight's meeting with me remotely this evening's hybrid joint

0:28

meeting is being brought to you by Zoom we welcome anyone wishing to watch the meeting live to join us via Zoom or at

0:35

the Mercer Island community and Event Center welcome to all and thank you for joining us

0:43

tonight thank you uh chair Mark Mory uh this is Peter struck Parks and

0:49

Recreation Commissioners please have your microphones turned on for the roll call and Deputy city clerk Estrada

0:55

please call the rooll thank you chair

1:01

chair chair Peter struck here VI Vice chair Paul burin did ask for an excused

1:08

absence commissioner jod McCarthy here commissioner Don Cohen here commissioner

1:15

Sarah markson commissioner markson is present

1:21

she's joining via this way thank you commissioner Roy excuse me Rory

1:28

Westberg commissioner Rory

1:36

Westberg and commissioner Ashley Haye here thank

1:42

you planning Commissioners please have your mics turned on for the roll call uh

1:48

Deb please call the roll thank you chair chair Mike Murphy

1:56

here Vice chair Adam RAB here commissioner Kaya

2:02

ges here commissioner Carolyn Bozman here commissioner Angela bazo requested

2:09

an excused absence commissioner Chris gells here and commissioner Victor

2:14

rashis here thank you for this meeting we continue to use

2:20

the zoom platform Cher struck and I will do our best to recognize you in the order from for in which your hands are

2:27

raised after being recog lz you may then ask your question or make your

2:37

comment our first item of business this evening is public appearances this is

2:43

the opportunity for anyone to speak to the the commissions about any item except items requiring a public hearing

2:50

any quasi judicial matters or campaign related matters Deputy city clerk is

2:55

there anyone who has signed up for appearances that wishes to address the commissions

3:00

thank you chair struck we do have two individuals has signed up this evening our first speaker is mag lipet and our

3:07

second speaker is Dr Gary

3:12

Robinson okay thank you uh tonight's agenda will include in-person public

3:19

appearances and remote public appearances via Zoom individuals wishing to address the commission may do so in

3:25

person or by Zoom or telephone provided they register with the deputy city clerk by 400 p.m.

3:32

today when it is your turn to speak you will be called by name remarks must be addressed to the commissions as a whole

3:39

and not to individual Commissioners or staff members any persons making personal impertinent or slanderous

3:47

remarks or who become boisterous threatening or personally abusive while addressing commissions may be requested

3:54

to leave the meeting please speak audibly and state your name and city of residence for the record you will have

4:00

three minutes to speak when your time is ended I will thank you for your comments and move to the next speaker or item of

4:07

business staff please promote the first

4:16

Speaker chair struck we have uh Meg Lippert she is joining us

4:22

now good evening and uh the floor is all yours Meg good evening my name is Meg

4:29

lier Mercer Island good evening planning Commissioners and Parks

4:35

Commissioners thank you for your service to our community and thank you for the opportunity to speak to you this evening

4:42

you may know me as a Parks lover and advocate for my years co-chairing concerned citizens from Mercer Island

4:49

parks but in addition I speak to you this evening as a parent and as a

4:55

grandparent and I say speak because I have already put in writing and sent to you what I want to say to you now which

5:01

is please protect our Parkland protecting our Parkland means

5:07

setting parameters that will be specific longlasting and effective so that future

5:14

city council members cannot for whatever reason vote to permit a parking lot

5:20

construct a building or increase impervious service surfaces in any of

5:26

Mero Island's Parks we citizens have seen how pet projects of a business a

5:31

constituency a developer or a group of citizens even a group with an admirable Mission and even our own City Council

5:38

Members can propose a project to be constructed in our Parkland and then get it

5:44

approved these proposed projects have required months and sometimes even years

5:49

of intense dedicated and expensive effort by Island residents to finally defeat so that our community Parkland

5:56

which was left to us as our Legacy could be protected for the generations

6:02

following US citizens have protected Pioneer Park

6:07

kite Hill and mercerdale park multiple times from pet projects that seemed

6:13

Unstoppable much time of council members and staff not to mention citizens has been spent on fights against these

6:19

projects some of which took years to defeat please it's time to stop this

6:26

nonsense all we citizens are asking is to finally effectively clearly and

6:33

unequivocally protect our Parks it's not rocket science just clearly create

6:39

boundaries on Park Development and Construction that put the following six Protections in

6:45

place number one leave Parkland for recreational uses and Facilities only

6:52

not uses as quote free land for government offices or other non-recreational uses

6:59

two substantially reduce the proposed height limit of buildings within the park three no net increase in impervious

7:10

surfaces four limit Transit stops to the rights of w five do not allow parking structures

7:18

in our parks and finally six do not allow a future rezone of a park without

7:25

a CommunityWide vote taken together the six limitations

7:30

will protect our parks for our children and also for our grandchildren thank

7:37

you thank you Deputy city clerk the next uh

7:44

appearance please thank you chair our next uh speaker is Dr Gary

7:58

Robinson G oh there you're on

8:04

mute thank you as a representative of the concerned citizens

8:11

for Mercer Island parks a 501c3 organization I emphasize that our

8:18

community's exceptional quality of life doesn't emerge by chance it results from

8:24

diligent oversight and judicious choices particularly in preserving our Parks

8:31

which are Central to mercher Islands livability Parks significantly amplify

8:37

our resident quality of life recent developments have threatened

8:42

to erode this quality and other initiatives that could transform Parkland into non-park

8:49

facilities these actions undermine the essence of what makes merer Island a

8:55

desirable place to live to safeguard the the future of our parks and by extension

9:02

our community's character and well-being we advocate for establishing a dedicated

9:09

park zone this action would preserve the intended use of these spaces for

9:15

recreation and protect them from being repurposed for unrelated Municipal

9:21

activities a park zone represents our Collective commitment to

9:27

maintaining the island natural beauty and the lifestyle we hold

9:33

dear I join Dr leard in urging the community and City officials to support measures

9:40

that keep Parklands designated exclusively for recreational use

9:47

excluding existing government buildings significantly lower the

9:54

proposed Building height limits within Parks prevent any increase and

9:59

impervious surfaces confine Transit stops to designated public rights of way prohibit

10:08

the construction of underground or above ground parking facilities within Park

10:14

zones ensure that future changes to park zoning are subject to a community

10:21

referendum by taking these steps we can protect our parks and continue enjoying

10:27

the high quality of life that defines Mercer Island thank you for considering these necessary measures to

10:35

preserve the natural assets that enrich our community thank

10:43

you if there are no further appearances we will now move to special

10:49

business the only item of special business this evening is to discuss an update on the park zoning code

10:56

development process and for that we welcome welcome city manager Jesse

11:04

B good evening members of the Planning Commission and Parks Commission thank

11:09

you uh for joining me tonight and for having me uh I am supported tonight by

11:16

uh Deb Estrada as you know helping run the meeting Andrea Larson is here our city clerk and I also have uh David

11:23

linahan from madona law here although I I don't I don't know that we'll need you

11:28

David but thanks for jumping in uh I have a presentation this evening

11:34

which largely follows the staff report give me just a moment let's see if I can get the screen

11:42

shared so everybody got that looks good one more adjustment on

11:48

my end and then we'll jump in okay um Planning Commission Parks

11:56

Commission I I feel the need to to take just a step back and share a little bit

12:02

about uh the city facilities issue that is uh going on right now uh particularly

12:09

related to the closure of City Hall uh I did not include this in my staff report

12:14

but given the emails that have come in my inbox I I just am concerned that there's confusion uh about how City Hall

12:21

interplays uh with the park zone discussion and I I want to address that right out of the gates um I guess before

12:28

before I I jump in though this is our agenda for tonight as I just mentioned a facilities overview a brief touch in on

12:35

the 2024 comp plan update uh like to talk a little bit about the 2022 Pros plan not in depth uh

12:43

look ahead to the park zone and then really conclude with an opportunity for both commissions to talk with each other

12:50

uh about this process reset and how best that you all will work together all right getting back uh to

12:57

what I wanted to start with uh first was just to share with you what's going on with City Hall is I I'm concerned that

13:05

uh that is coloring the discussion of the park zone and and let me be as clear as I possibly can uh the city is not

13:12

intending to put City Hall into a park there is not one circumstance where a

13:18

city council member a staff member including myself or any of our Consultants are discussing that scenario

13:24

it has simply not come up uh I am yet just yesterday I had an email from a

13:31

a commissioner saying can you please explain why City Hall is going into a park it is not um it is absolutely not

13:37

that is not the plan so let me tell you what is happening and hopefully uh correct the record I'm not going to dive

13:44

into what happened with City Hall we have a let's talk page that um For Better or Worse provides incredible

13:52

detail of what happened in April 2023 when we discovered initially discovered

13:58

as best as in the HVAC system through all of the testing uh all of the work we

14:03

did to try to figure out a solution and ultimately the city council's decision to permanently close the building in

14:09

October 2023 uh it has been highly impactful uh

14:14

very disruptive to both the city staff and the community and has been a large focus of our work in

14:21

2023 uh so what was actually supposed to happen in terms of longrange facility planning and you can see one of the

14:27

buildings there in our Parks that's the Luther Burbank admin building there in the screen uh the original plan was uh

14:35

for 2324 to be a long range facility planning bium uh if things had gone as

14:42

planned in 2023 we would have done facilities conditions assessment uh for six facilities including City Hall the

14:50

Public Works building and the Luther Burbank admin building uh we would have then taken that information and and

14:56

spent 2024 working on that long range facility plan uh what what is our plan

15:02

to replace uh repair renovate these aging buildings of which there are a

15:07

number uh unfortunately City Hall the closure of City Hall just has completely

15:12

derailed that work uh and it's raised a lot of concerns I think for all of you

15:17

what is the plan so uh here's where we are and I will mention just on Tuesday

15:23

night in addition to City Hall uh we presented uh the Public Works building

15:28

conditions assessment to the council uh it is not good news either uh maybe not

15:33

a surprise to those of you that are familiar with that structure it is also in need of replacement and the reason

15:39

that we we moved forward with doing the assessment work on the Public Works building is because both City Hall and

15:46

the Public Works building need to be planned for replacement now and while the council didn't vote on that

15:53

direction on Tuesday I think the consensus is definitely there that as we head into our next steps and the work we

15:58

have in front of us uh we will be planning to replace both buildings again

16:04

neither are contemplated to go into a park but in the meantime and this is

16:10

really important uh we have to keep our existing buildings open and operating including that Public Works building

16:17

which has a number of issues uh we are relying heavily on the community center where I'm presenting from tonight uh

16:24

this definitely this building does more than Parks and Recreation it is your emergency Operation Center it is also

16:30

the home uh for your City Council meetings and eventually your commission meetings as well uh Luther Burbank adman

16:36

building is in the same position it is the home of the Youth and Family Services Department it has always housed

16:42

Parks and Recreation staff and currently out of sheer emergency our Police

16:48

Department is operating there so I have great concerns as your city manager about maintaining flexibility for these

16:55

buildings um I know the vision of some is that these buildings will that are in

17:01

Parks will be dedicated exclusively for Parks and Recreation uh that's just not practical right now um but we have

17:08

important work ahead of us we have two buildings one that's failed uh one that is close and that is where we are

17:15

turning our attention next steps um March 1st the city council will hold

17:22

their planning session which is a fancy term for their Retreat and they have put

17:27

uh facilities planning on their agenda they just approved their agenda on Tuesday night uh we haven't prepared the

17:33

staff materials yet and I have some more time I need to spend with our mayor and Deputy Mayor get get ready for this

17:39

meeting I anticipate some of the things we'll start talking about are um our

17:44

workspace needs we've we we did an early analysis in October of uh the types of

17:49

functions the city is performing you know what modern facility needs do we have now our needs look very differently

17:56

than when most of these buildings were either instructed or acquired I think we're going to start again very early

18:02

work on what teams Belong Together who needs to be cooc I'll give you an

18:08

example of some things we're talking about U just the staff and Consultants uh your maintenance team

18:14

includes a sewer team and uh when they come in from from working in the field

18:19

uh they're filthy and disgusting and they need to shower and launder their clothes often the police department

18:26

finds himself in the same position they need to come in from the field and shower and do laundry so we need to

18:32

think about again I'm really down in the weeds is that are those Services best

18:37

provided in the same building or in separate buildings so that's that's the stage we're at looking at all of the

18:43

pieces and how they best come together uh the timeline is really important you

18:49

will hear me say this repeatedly over the next year and in years to come there is a real urgency to get your Police

18:56

Department your maintenance teams and your emergency Operation Center rehoused we we do not have buildings

19:03

that are seismically rated uh at where they need to be of course police is displaced right now um this is a real

19:10

concern and I believe the council shares that concern something else I anticipate and I'm getting way ahead of the council

19:16

in making this comment um but I've received enough feedback as have they

19:21

about whether or not some city services belong in the Town Center not what I'm not saying mercedale Park that

19:27

absolutely Ely does not say mercedale park but there has certainly been a conversation about a city presence in

19:34

town center I anticipate as the council picks up this discussion that will be something that will come up and they

19:40

will discuss they haven't made a decision I want to be clear we're in the very very ground level um planning

19:48

phases and more right there is so much more to get into uh Community engagement

19:53

what is the community need what is your vision for these replacement buildings costs financing in uh how we bid and

20:00

design the project and more so that's where we are um that's what's happening

20:06

with the buildings we have a let's talk page where we're tracking along with this I know the council is really eager

20:13

to start um discussing this in public meetings and we certainly look forward to your input I want to conclude and say

20:20

this again because I I really um am a little bit concerned that there is a

20:26

rumor out there that we have a secret plan to to put City Hall in a

20:31

park that's just not the case that is not at all what's being worked on it's not on the agenda so um before I

20:40

go on is is there any questions you have about facilities and thank you for

20:45

letting me go off script I I just wanted to get that out there right now let me see if I can stop sharing

20:52

here for a minute there we go oh looks looks like my camera turned

20:58

turned off sorry about that uh commissioner reac's it looks like you have a

21:05

question not a question but more of a comment um

21:10

certainly I can't speak for confusion from other

21:16

Commissioners um but there was no confusion on my part when this was

21:21

presented to the Planning Commission uh a few weeks ago and I think we have to separate the

21:28

issue of intent with the uh with the issue of the

21:35

possibility um and in the Planning Commission meeting I asked CPD director

21:42

Jeff Thomas if under the current proposal could City Hall be placed in mercerdale

21:50

park not will it or was there an intent to place it there but could it be placed

21:56

there and the answer was yes and there was a caveat around that around impervious

22:02

Services um but again I think we have to separate the

22:08

issue of intent and the and the issue of the possibility in the future all of us

22:15

here on this call are not going to be on these commissions or in these positions forever and we can't predict what a

22:23

council four years from now 10 years from now 20 years from now want to do

22:29

and I think the intent that uh at least I was looking for and I think we've heard comments from the public on this

22:37

is they would like to severely and and strictly limit what happens in our Parks

22:42

including the expansion of government buildings in our Parks regardless of whether there's an intent or

22:52

not that is a a great segue and I appreciate your candor um

22:59

as I dive into this next section of the presentation it is actually with that

23:06

desire in mind commissioner re's uh we know the language uh did not quite the

23:13

language in the preliminary draft park zone did not quite hit it um I received

23:20

quite a bit of feedback and I take responsibility for the roll out there were a number of things that we could

23:26

have done differently as you all have observed and uh certainly in fielding

23:31

all the emails and comments that I fielded uh this is a tough code to write I I do believe it was the right thing to

23:39

pause the legislative review process and send it back to the Parks Commission and you know Planning Commission I want to

23:45

acknowledge you I have seen your schedule I know the volume of work on your plate I know how many meetings you

23:51

are going to have between now and July um so this uh this this needed to go

23:58

back to the Parks Commission and that was my recommendation I've also I want to say this many of you took the time

24:04

thank you uh to go through the code to go through the presentations to said comments and questions uh we have all

24:10

those cataloged uh they are part of the record and it will be my responsibility to respond to them as we work

24:17

through uh the review with the Parks Commission and it comes back to the Planning Commission uh so that time was

24:23

not wasted uh I just didn't get to it for tonight but if I may I'm going to

24:28

attempt to share again here and uh dive into the rest of the

24:35

presentation all right this is a slide that most of you

24:42

uh have seen uh just to remind you where we are we are working on a comprehensive

24:48

Plan update also called a periodic review uh that is required for all King

24:54

County cities to be completed by the end of 2024 I want to we actually started this

25:01

work all the way back in 2021 I was looking at our schedule earlier today and the Planning Commission has been

25:07

engaged uh really significantly since last year so thank you again for that um

25:13

many of you I'm not sure the Parks Commission has seen this graphic uh I think the Planning Commission has you know the

25:20

comprehensive plan is required by state law it we have a lot of inputs and requirements mandates if you will that

25:27

uh help us shape the comprehensive plan in fact right now more than in any time in my career we have a very long list of

25:36

state mandated housing uh related comp plan changes and that in fact we've

25:42

we've stood up a whole housing work group uh representatives from the council and the Planning Commission to tackle that really extensive body of

25:51

work um we are also making a number of other updates if you look back on the

25:56

directions uh the charge if you will from the city council it was a a surgical update we're working on a

26:02

Economic Development element uh we will be incorporating a new parks and recreation

26:07

element uh so a lot is happening with this very important comprehensive plan and so we we take all these inputs into

26:13

the comprehensive plan uh Parks Mar commission if you haven't seen this graphic and then they inform uh

26:20

everything else we do our regulations our Capital budgets our plans I do wish

26:25

uh the arrow for the plans was kind of going both ways because as is the case with the the pros

26:31

plan um the pros plan was adopted two years ago and it's actually intended to

26:36

be incorporated into the comp plan that's something that's on our our work plan um for this year's comprehensive

26:44

Plan update so that's just a zoomed out graphic on the on the big picture of the comp

26:49

plan speaking of the Parks and Recreation related work I wanted to make sure I shared this uh with the parks and

26:55

rec commission there's there's really two key items and I've I've mentioned them both already one is a new parks and

27:01

recreation element element is just a fancy word that we use uh when we're

27:06

talking about the comprehensive plan to refer to the chapters or sections of that comp plan and what's on the work plan is to

27:14

create the new parks and recreation element and incorporate that 2022 parks

27:19

recreation and open space plan so some of the emails that came in from the Planning Commission and the

27:25

Parks and Recreation Commission were where is the policy guidance for the park zone well it's it's in the 2022

27:32

Pros plan that hasn't ex hasn't been yet accom um incorporated into the comprehensive plan excuse me this is

27:39

also the way we plan to address uh the climate action plan which was adopted by the city council last year it will also

27:46

be incorporated by reference into the comprehensive plan this year uh the park

27:51

zone was also put on the work plan for this comp plan update by the city council uh the park park zone requires

27:58

both a comprehensive plan Amendment and uh revisions to our uh Mercer Island

28:03

Municipal Code so what brings us here tonight um

28:11

we presented a preliminary draft of the park zoning code uh to both the Parks Commission and the Planning Commission

28:17

uh we got a lot of feedback U some of it you've heard tonight I made the decision

28:22

to pause the legislative review process which is referring to the formal process the planning Comm was undertaking uh and

28:29

to return the draft park zone to the parks and rec commission uh so Parks Commission will be coming to you uh the

28:35

first meeting in March hold on I've got a got one of those boxes popping up telling me to do

28:41

something uh upon completion of their work uh the parks and rec commission will hand off a recommendation on the

28:48

code you will actually be do doing code work to the Planning Commission on May 8th I've already gotten some comments

28:55

Jesse this feels too fast it's very aggressive can we have more time uh my message to the parks and rec commission is let's

29:01

try let's see how far we get uh if it turns out that we do need more time uh I

29:07

will carry that message and that recommendation to the city council uh we can only update the comprehensive plan

29:12

once per year that is that is just the rule uh so if it doesn't happen this year it it needs to go to next year I

29:20

know uh the council uh really feels this as a very high priority something that

29:25

they committed to and they'd like like us to see if we can get that work done this

29:31

year all right hold on a second there we go uh the pros

29:38

plan uh in 2019 we started working on a new parks recreation and open space plan

29:43

we call it the pros plan uh we started the work and then we stopped the work because of the pandemic and then we

29:49

started it again uh it really Spann almost a three-year process in total

29:54

with that that almost one-year pause in between um extensive Community engagement

30:00

process we ended up running two surveys because the first one we ran was before the pandemic we ran another one after uh

30:07

we had some open houses we met with the Arts Council and the open space Conservancy trust um something else as

30:14

we did is we had a member of the Arts Council and a member of the open space Conservancy trust join the parks and

30:19

recck commission as we worked through the plan and after all of that uh a lot

30:24

of work a lot of meetings uh your new par plan was adopted in March 2022 one of the things I want to mention

30:31

about this plan and something I'm particularly proud of is is we knew the old Parks plan was outdated and so this

30:37

was a wholesale rewrite from the first sentence to the last sentence it was a lot of work uh

30:43

but it's something we're really proud of and it's it's actually very recent planning document one of the most recent

30:49

U accomplishments planning document accomplishments of the city so when you look at the parks recreation and open

30:55

space plan and I've I've pointed um all of you to this it's really chapter 4 although there's policy

31:01

throughout the document that serves as the policy framework for everything we do in Parks and Recreation on Mercer

31:08

Island uh this is where and it's structured as goals and objectives but what I wanted to point out this was in

31:13

your staff report is objective 1.1 specifically called out uh protecting

31:19

our Parks land and it says actively pursue options to permanently protect parks in open space through conservation

31:26

easement zoning changes or other strategies so this is where the work item for this park zone rests I do want

31:33

to point out however uh the zoning the park zoning code was not anticipated to be the only tool we pursued it is one

31:41

tool in the toolbox and I think one of the things I am concerned about is asking the zoning code to do more than

31:46

the zoning code is intended to be but know that this was uh an important

31:52

objective identified in the pros plan I will also point out that last sentence

31:57

because uh I have an open SPAC uh conserv trust member in the audience tonight we also uh identified

32:05

potentially transferring some or all of the city's open space to the open space Conservancy trust uh the city council

32:12

has not put that on the work plan yet but that is something that we identified as a as a possible uh next

32:19

step I won't read this I promise you but as you look at chapter 4 you've got um

32:26

Everything Is Broken Out under eight goals and within those eight goals are the objectives one of which I just

32:31

referenced a moment ago the other thing I did not call out

32:37

in the staff report but I wanted to hear tonight is as you go through the plan many of the chapters include a section

32:43

at the very end called future initiatives and these were identified because you've got the goals objectives

32:50

and then there were just some key things that were clearly standing out as we develop the plan as as future work items

32:57

and the Parks and Recreation Commission felt strongly about you know capturing them so you can't read uh that tiny font

33:05

uh but this is from this excerpt is from chapter nine of the Open Space chapter

33:11

and what it says is again reiterating objective 1.1 is to determine the most

33:17

effective strategy for protecting open space lands in perpetuity uh exploring various mechanisms such as

33:24

um zoning changes conservation easements deed restrictions and transfer these

33:30

lands to the open space Conservancy trust governance so again as we're as

33:36

Parks and Rec commission as you're picking this work back up uh there are multiple places in the pros plan that we

33:41

need to look for policy guidance and I just wanted to share those as an

33:47

example what about the other plans uh we we have a lot of plans we have a lot of

33:53

plans that relate to Parks and Recreation um I think I shared with many of you the the link where most of those

33:59

are saved on the website the pros plan is intended to be the umbrella uh that

34:05

that kind of the overarching umbrella for everything else the park Master plans uh we have a cultural arts plan

34:11

open space plans we have other plans in fact I put this uh example together just

34:17

to give you an idea for Pioneer Park alone we have at least six different planning documents that some way somehow

34:23

touch how we manage Pioneer Park uh the pros plan as the umbrella but you also

34:28

have the Pioneer Park Forest management plan the Forest Health survey an urban tree canopy assessment our open space

34:35

vegetation management plan and the Pioneer Park master plan okay that's a lot it's a lot to get our arms around

34:42

when we adopted the Parks and Recreation plan we really worked hard uh to to be

34:47

in uh align the pros plan as the umbrella with all of these other plans that are still active and being used to

34:55

guide how we manage in steward our Park system uh another question I got is the

35:01

pros plan policy or is it operational it's both if you've looked at it you

35:06

will note uh sometimes we're talking about how we're managing a park and sometimes we're talking about policy

35:11

related to park it it is and that was by design it is intended to be both it

35:17

provides that foundation for decisions related to planning acquisition developing maintaining parks open space

35:24

trails and Recreation and uh it goes further than that because it also provides policy guidance for wreck

35:30

programs special events and arts and culture activities it's very very Broad

35:36

in that regard I will ask you to keep in mind as we work on the park zone that uh

35:41

all of the work we do should can tie back to the parks recreation and open space plan and that includes the park

35:50

zone let's talk about the Future Park Zone um I I've already mentioned this uh

35:56

plan Planning Commission you you know this you do this work all the time Parks Commission this may be newer to you uh

36:03

creation of a new park zone requires us to amend the comprehensive plan and revise the Mercer on the municipal C

36:08

code so we have both things in motion right now I've already mentioned the pros plan is our guiding policy document

36:15

for that work um and and this is this has been really the Crux of the

36:20

conversation over the last few weeks is that taking that policy framework and translating into zoning code is really

36:27

challenging and I'll show you why in just a minute I'll give you an example that's also why uh this needs to go back

36:32

to the Parks Commission right they are the stewards of the pros plan uh they know these planning documents really

36:38

well I think that they will take the public comment and and make an informed recation as many of you know most of the

36:45

properties and I I'm not even going to show uh the zoning map right now uh most of the parks properties are Zone

36:51

residential there's some exemption some exceptions to that uh one of them is Aubrey Davis Park which is zoned public

36:59

institution uh so that's that's that's what we're working with is uh we have

37:04

complicated zoning um we have residential zoning in place in most of the cases for parks and we desire to

37:11

move those properties into a park zone um so I just want to walk you

37:17

through with some examples in Parks Commission I started to work on um the staff report and the presentation for

37:22

your meeting in March where we'll um do a dive into you know all those things

37:28

that are are in the Parks uh Zone the proposed park zone and talk through them and go back and look at the policy

37:35

language but just to give you an idea of the work we have ahead of us and I think this will also be helpful for the

37:40

Planning Commission I I pulled some examples um parking is an example right

37:45

there have been concerns expressed about parking in the park zone including you know no more parking lots uh how much

37:53

parking where will the parking be no new um impervious a surface so we need to go

37:58

back to the pros plan and look at what it says uh about parking and it does say

38:04

some things about parking and access this is not intended to be a a comprehensive analysis uh the Parks

38:09

Commission will be doing that but I just went through and pulled some of the objectives out that address parking uh

38:16

the first one which falls under the category of of goal one relates to um Ada access we know from the work that

38:24

we've done as a city our Park system is not accessible it's falling short of

38:29

those goals woefully short and this was called out as a high priority you know

38:35

Ada access as a very high priority as you go further into that goal section

38:41

there's objective 1.14 which actually speaks to Street ends and if you read that objective it

38:47

says you know we appropriate to enhance public access to Waterfront facilities

38:52

access to Waterfront facilities was a very high priority um and it also says

38:58

to look at opportunities where achieving Ada access is feasible and improve

39:03

parking options uh this was pretty hotly debated um this was a hot debate in fact

39:10

I wish uh commissioner Westberg was here because I remember talking about this with him a lot uh moving forward as you

39:18

get into chapter two which is on maintenance and operations here again as an example uh there's an objective about

39:25

providing amenities at our Parks facilities including trails and open spaces and here again you see that word

39:30

those words were appropriate and when feasible uh to improve the user experience and access objective three an

39:38

environment and sustainability and this is specific to open space uh providing appropriate Public

39:44

Access common theme uh and it it further says to support um passive Recreation

39:51

and parking were appropriate and feasible in fact I read this objective out loud to somebody they said that is

39:56

terrible policy language that is not specific enough I will tell you it it's not very specific but it reflects the

40:04

challenge of the conversation we had when we were adopting the pros plan because we could see some examples of

40:11

where it would be appropriate to put in an ADA parking spot and other examples where it didn't make sense Pioneer Park

40:18

was was a perfect example as well we got a lot of feedback about the lack of safe parking at Pioneer Park now I'm saying

40:26

we're going to put a parking lot in Pioneer Park I did not want to read uh read that I I said that on social media

40:31

that's not what I'm saying but it came up right we had a lot of people say I go to Pioneer Park I have to park on the

40:37

shoulder you know we need to do something about safe parking so Parks Commission uh this will

40:44

be your charge and again this was just an example not not all inclusive uh to

40:50

figure out how we translate uh these objectives goals and the other policy language in the pros plan to be

40:57

actionable in the park zone and that means the development regulations restrictions or requirements you know

41:04

it's it's the whole the whole range I have another example um the

41:10

Planning Commission I I watched your last meeting I think you very thoughtfully we're moving towards a

41:15

tiered approach for the park zone we recognize we have parks that have a much higher intensity of use like Luther

41:22

Burbank and I'll show you a slide in just a minute we had initially as staff we looked at a tiered system and we

41:28

wrestled with it and and we moved away from it but after the comments we've received I think that's that's probably

41:36

the right path uh your your Pros plan does this sort of uh we have a whole

41:42

section on Parks classifications it's chapter five uh we do this largely uh

41:48

for a variety of reasons it's it's a requirement um for state grants to have your Parks

41:54

classified so there's a start we have Regional Parks Luther Burbank is a regional park Aubrey Davis is a regional

42:00

park um all the way down to mini Parks special facilities and um open

42:05

space trails are a little bit different they're addressed in chapter eight of the Pro Plan Pros plan that's where

42:11

they're um inventoried and that's that's where they show up so I think we're on the right track I appreciate the

42:16

feedback and the thoughtful discussion about a tiered approach um and Parks Commission if you haven't watched the

42:23

last Planning Commission meeting I think many of you were watching I would encourage you to go back and watch that

42:30

discussion so uh let's pick another example Luther Burbank uh I put together a little photo

42:37

tour here of just some of the things we have going on at Luther we have U on the

42:43

far right there the Luther B Bank admin building uh which houses the Youth and Family Services Department among other

42:49

city services we have the boiler building on the waterfront which is undergoing renovation right now for um

42:55

seismic uh stability uh you have a shoreline obviously you have playgrounds

43:01

you have an Amphitheater and in the bottom right I I assume all of you know but we also have a caretaker's house uh

43:08

what was a former caretaker's house that we use for U maintenance and natural resources so we have a lot going on I

43:15

didn't I didn't show a picture of the the tennis courts but we have a capital project happening right now at uh Luther

43:22

Burbank we're converting the tennis courts to pickle ball courts lots going on Lots going on you can start to to

43:28

realize why these zoning codes are are tricky you also have and again I'm just

43:33

using you Luther Burbank as an example Luther Burbank is Master planned it was master planned in uh

43:40

2006 and the purpose of a master plan is to get down into the nitty-gritty to

43:45

really um identify and plan for you know future improvements maintenance

43:51

operations uh it's at a much more detailed level than a Pros plan so one

43:57

of the things we have to think about is how does the park zone interact with these Master plans we had proposed some

44:03

language in the code that says if you know if there's an improved plan uh it should be honored but obviously we we

44:10

have some more work to do these Master plans have been really important to us we actively work these plans um Aubrey

44:17

Davis Park is another example um of a park that's master planned and the

44:22

Planning Commission is also starting work on a new master plan for grovelin and Clark beaches so these

44:29

are important planning documents that um we'll need to talk about how we integrate

44:35

them again I'm just going to keep on myh tour of Luther Burbank to get you thinking uh you may or may not know that

44:43

Luther Burbank is not entirely owned by the city what you're looking at in that graphic there that blue line is the

44:50

shoreline which which changes uh a bit over time uh in purple is uh the purple

44:57

shading depicts the Department of Natural Resources ownership of the shoreline so most of the Luther Burbank

45:05

Shoreline is not owned by the city it's owned by the Department of Natural Resources there's some other examples of

45:11

uh the City operating Parks or properties that we don't own uh Pioneer Park is technically owned um under the

45:18

stewardship of the open space Conservancy trust Aubrey Davis Park is owned by Washington State Department of

45:24

Transportation uh so what does that mean it just means that um DNR has uh

45:31

restrictions over how that Shoreline property is used uh when we as we've been working on the doc project for

45:37

example we have been coordinating with DNR uh DNR had to improve uh our Trail

45:43

project our Shoreline Trail project we did last year so ownership is um it may

45:49

or may not come into play with zoning but I at least wanted to call out that this isn't uh you know it's not all the

45:56

properties are owned by the city in fact something else about Luther Burbank is uh the park was transferred to the city

46:03

it was effective January 1st 2003 uh the tool we were talking earlier

46:08

about Tools in our toolbox to protect the parks the park was originally purchased

46:14

uh by the county using forward thrust funding and then it was developed using State rco funding that's that's the main

46:21

Grant uh Source we use for Parks development uh all rest restricted right

46:26

all of that funding heavily restricted the park um and uh the deed itself that

46:32

transferred the park to the city is is heavily restricted so I'm pointing this out this

46:37

this may or may not change our zoning discussion but there are other tools um

46:43

and restrictions that we have in place that prevent Luther Burbank from becoming apartment buildings for example

46:50

um so just for awareness in fact I mentioned earlier um we have a one audience member tonight thank you uh

46:57

Marie Bender from the open space Conservancy trust for being here uh she has long been a champion of uh doing the

47:04

work we were just talking about it before the meeting started of going back and really needing to catalog and

47:09

archive all of the Deeds um you know many of the properties the Acquisitions

47:14

took place long long ago and that is something that's that's certainly on our on our wish list to get done I would

47:21

like to say possibly um to pick up that work in the next bium

47:27

all right other things other things we need to know uh the parkone does not need to duplicate other codes it's

47:32

something that we need to look out for uh that creating that redundancy is not necessary we also don't want to create

47:38

conflicts so uh Luther Burbank uh just today uh Lane sumran our our Deputy

47:44

Public Works director kind of helped me hand sketch out the open space areas in

47:50

Luther B Bank Park which are under their own regulations there are many other codes in your city code mode uh that

47:56

guide uh what we can and can't do in uh Luther Burbank you have a Parks code a

48:02

shoreline management code critical areas code tree code and more also we are

48:07

under the jurisdiction of other Regulatory Agencies particularly for the shoreline work uh we have the Army Corps

48:13

of Engineers Department of Fish and Wildlife Department of ecology we're working with all of them right now on

48:18

our um major Shoreline restoration project at this park again just context

48:24

right context there's a lot of complexity I picked another example and

48:30

uh this will be my last example for the night just to get you thinking uh I understand that street ends and landings

48:37

have been a a cause of concern why weren't they included in the park zone although many Street ends and landings

48:43

are classified we call them mini parks in the pros plan uh that is not their primary purpose their primary purpose is

48:51

utilities uh the secondary and complimentary use is a mini park with Lake access and we're really fortunate

48:58

that you know over many many decades uh our Council leadership and staff

49:05

thoughtfully worked to maintain uh you know the park access even though most of

49:11

these Landings house some uh degree of infrastructure I'm going to the the pictures I have up right here are

49:17

Fruitland Landing which is one of our highest um intensity utility uses of any

49:23

of the landings or Street ends uh this infrastructure uh includes a

49:29

city Pump Station that's those kind of yellow painted pumps you see in the picture on the right uh we have an above

49:35

ground generator on this site that ensures if we lose power all the sewer

49:41

infrastructure keeps running uh and we also have a storm water outfall at this property if you

49:48

don't mind uh I'd like to show you a a map and we can kind of geek out a little bit on a Fruitland Landing professional

49:54

term there geek out um so what you're seeing here this is Fruitland Landing that little green

50:00

shaded area uh there are seven SE Ms running through underneath Fruitland

50:07

Landing that that first line there's it it's supposed to be orange but it's

50:13

looking more a little more green on my screen right along the shoreline you see that um kind of orange line with the

50:19

arrows pointing towards Fruitland Landing that is the city's sewer Lake line so you've got the sewer

50:24

infrastructure uh interacting but further out you see that label King County sewer line uh

50:31

that is the King County sewer line so this this little Landing that we enjoy so much for our Lake access is one of

50:38

the most important connection points uh for the city sewer system and the King County sewer system so my point in

50:45

sharing this is there's a lot going on underground and as we contemplate zoning decisions it it really does not make

50:52

sense from the staff perspective to rezone these properties as Parks their primary use as utilities but there are

50:58

other tools we have and we have used them like the pros plan that guides how everything above the the surface is used

51:06

and we work we do our best certainly do our best to preserve that access and that Park like feel but as you saw in

51:12

that previous slide uh we just put a new generator in here because uh keeping the sewage moving is is a high priority for

51:20

our community as well so there's some some interesting um

51:26

interesting things going on in our Park system but uh we're we're happy that this these types of properties adjacent

51:33

to the shoreline have that that dual life okay I have just a couple more slides and then I'll wrap up so we're actually

51:39

at the end of of of my presentation tonight I I want to say thank you again

51:45

um for for coming together and and working with us and me on this reset uh

51:52

we are looking at a short timeline for this work work and as I've already said

51:57

uh I believe it is the council's priority to do this work this year I'd like to try like to try I'm anticipating

52:05

three to four meetings with the Parks Commission over the next couple of months uh the March 7th meeting will

52:11

will look a lot like this where we really are doing a deep dive into the various components of the park zone and

52:17

looking at the pros plan uh as we do our work and if if

52:23

things are progressing I anticipate the parks and recreation commission will do a handoff to the Planning Commission on

52:28

May 8th I know that is the schedule that um I think chair Murphy just met with

52:33

the planning department staff to review uh the schedule for the comp plan so

52:38

let's actually now talk about what this looks like and I'll stop sharing you

52:44

know for the planning Commissioners um many of you have reached out and said there is so much here with the pros plan

52:52

and all these other plans I don't know how I have time to get through that well that's what the Parks Commission is for

52:57

so what do you need from them uh to facilitate your legislative legislative review work I mean I'm just

53:05

contemplating a a very comprehensive handoff memo uh with an in-depth policy

53:11

analysis what other background information is useful um how can we help

53:16

you for the handoff meeting itself um what does that look like what uh does

53:22

that meeting on May 8th look like and how can the parks and rec commission support the Planning Commission as they

53:29

work through their legislative review I'm reminded that as we were working on the pros plan I mentioned this early or

53:36

we had a representative from the Arts Council and uh the open space Conservancy trust participating so if

53:41

that's something the Planning Commission needs uh certainly happy to talk about it tonight and what haven't I you know

53:47

what haven't I covered what other ways um can we support you as staff as you uh

53:53

continue your work on the comp plan and the parks Zone um and and Parks Commission certainly um looking for

53:59

feedback from you as well so with that I will say uh thank you for your time this evening I will stop sharing and uh I

54:06

will turn the floor back to you uh chair Murphy and chair struck thank you Jesse that was really U

54:15

enlightening uh and raised a new another level of transparency that uh really

54:22

helps uh at least my myself and probably other members of the commissions to uh

54:28

to understand where things have been and where they're going and I think it'll be

54:34

be very helpful going forward thank you okay uh this is Peter struck so uh

54:43

Park and W Commissioners um do you have any questions uh of Staff about the

54:49

process to move this issue forward I think as uh Jesse mentioned we could kind of geek out on this

54:55

a a conversation very quickly and get into the weeds but really at this meeting we just want to keep it at a

55:01

very high level just about the a process kind of what to expect obviously you know there's still a lot of of of U

55:09

answers that need to be made over the next uh probably you know a few weeks but uh with that I'll just uh I see

55:15

commissioner Cohen's hand up so we'll start with with Don uh yes Don Cohen uh there was one

55:22

comment from somebody in the public that indicated this person's belief that the

55:28

drafting of code or or drafting of Zone stuff was going to be done by the

55:33

Planning Commission not as part of the prc's work and i' so I I'd like I take

55:40

it that that that was incorrect or inconsistent with what the the city

55:45

manager has in mind yeah that's not correct uh the Parks Commission and

55:51

while you typically uh don't work directly on code in this case we're going to ask you to uh and because uh

55:59

you don't typically work on code we have uh we have some outside help our outside

56:04

legal counsel is is going to help with that and I will certainly be taking in the planning staff as well uh what I'm

56:10

trying to be mindful of is there's a Planning Commission and a planning staff right now you know up to their eyeballs

56:15

in comprehensive planning work um so we're splitting that work but your handoff uh commissioner Cohen The Parks

56:23

and Recreation Commission hand off to the Planning Commission will include a revised draft Parks zoning code uh and

56:32

likely you know an accompanying handoff memo describing how you got there thank

56:40

you PRC Commissioners any other questions or

56:47

comments not seeing any hands I I'm going to take a quick crack um so for

56:52

the for the March meeting um how should we think about the draft

56:58

zoning language that we looked at in our last meeting is that something we should just not necessarily put in the dust bin

57:04

but kind of really put in the background and say we're going to start out with a semi clean piece of paper

57:11

or just I'm just trying to orient you know where we should be spending our time sure uh if it would make everyone

57:17

feel better you can take it and light it on fire uh okay no uh so uh we have some

57:24

work to do what what I do recommend is within that preliminary draft uh are

57:31

categories that we are going to need to wrestle down right we are going to need to talk about impervious surface uh we

57:37

are going to need to talk about parking we are going to also need to talk about telecommunications facilities and and

57:43

that's far more complicated than I'd like to get into tonight you know the antennas um macro facilities all those

57:50

fun things so my plan is for that first meeting uh we are not drafting a code

57:56

but we are going to bring back those issues uh be prepared uh to walk walk through where

58:01

where the policies lie currently on those items look at our other codes coming out of that meeting

58:08

commissioner struck if we can i' I'd like to see if we can find consensus you know things that we agree on so that

58:15

then we can start revising your code language and areas that need more work and I imagine we will repeat that over a

58:22

couple different meetings thank you that that's very helpful uh commissioner Co

58:29

again I can't remember whether we're talking now about things that might be useful as part of that first PRC meeting

58:37

but for example what what Peter just said about and you said uh city manager

58:44

about the FCC regulations and what kind of wiggle room if any there is we need

58:50

we will need and you will need a specific answer to that not just well there are FCC things for small uh and

58:58

but bigger ones so we need we need to know what can be done and what can't be done another example of that is

59:05

Ada uh which you know you know much more about than I do uh another one is uh the

59:15

relevance of the open space Conservancy trust again I think staff tried to deal

59:21

with that one as well as they could uh at the last PRC meeting but uh for all

59:28

of us and particularly those of us who worked on establishing that trust we need to know for

59:35

sure you know and not just this legal stuff that lawyers say all the time

59:41

myself included of well the more specific thing will control over the more General thing we want to know can

59:48

the open space Conservancy trust be undermined by anything that is in the park zone because if it can be we have

59:55

to consider trying to prevent that so anyway that those are a couple of things

1:00:01

that they may not be the first things on the agenda but there are things that have come up already and will continue

1:00:07

to come up I I do thank you those comments I'm I'm tracking all of that I

1:00:13

I want to respond to the requests for information on um antennas uh Federal

1:00:18

Regulations uh the memo is already drafted I saw it come into my inbox today uh we've got an attorney that will

1:00:25

be uh coming and explaining what's what we have control over what we don't and

1:00:31

also looking at our existing tele Communications code um and uh we'll walk through the infrastructure that's in our

1:00:37

park today as you know we have a or maybe you don't know we have a macro facility in um Island Crest Park you

1:00:44

know a structure that supports um many service providers on the island I didn't

1:00:49

want to get into that tonight because that will take uh that will take us uh down a rabbit hole and I'm personally

1:00:55

not an expert uh but we're preparing to support you on that discussion when I see you in

1:01:02

March thank you council member Reynolds Yeah question for the city

1:01:09

manager I your clarification of the role of the Parks Commission and the Planning Commission has been very helpful but I

1:01:14

just want to make sure that dig a little bit deeper on that if the Parks Commission is actually going as far as

1:01:20

writing code is the Planning Commission just in in a peer re review role in

1:01:27

effect or is that do they have a bigger role than that well we should talk about that tonight uh the the city code uh

1:01:34

charges the Planning Commission with a legislative review uh so this is not intended to replace that legislative

1:01:40

review but I think we all recognize uh the volume of policy documents that

1:01:47

inform this park zone it's it's pretty significant um so I would anticipate the

1:01:54

planning commission would do uh their their traditional legislative review process but I'd like to hear from the

1:02:00

Planning Commission before we uh end the meeting tonight on how can we support

1:02:06

you I I provided some examples tonight of just some pieces of the park system

1:02:11

and the pros plan policies uh certainly not comprehensive but to get us all thinking about

1:02:18

how how we how the Parks Commission does their work and also how they hand off the recommendation to the Planning

1:02:28

Commission and if I may I'm going to just put an aster on that there are other boards and commissions uh that

1:02:35

touch this work as well the open space Conservancy trust uh the Arts Council to

1:02:40

some extent and also the Utility Board uh so we'll be talking about how we will

1:02:45

uh work uh with those boards as a necessary um on this code work as

1:02:52

well chair Murphy I don't see any other comments from the uh PRC oh excuse me

1:02:59

commissioner Cohen as last last uh round sorry well for example we're going to

1:03:05

need some significant assistance the PRC is from staff and whatever Consultants you have because you know what you've

1:03:13

heard from the public some of the public some of the planning Commissioners some of the parks

1:03:19

Commissioners uh for example is we don't want to have some people don't want to

1:03:26

have a general statement that it's okay to have X in Parks because we need

1:03:33

utilities uh or we need parking or we need this that that the model that was

1:03:39

in and I'm not trying to criticize it I'm just trying to help uh if I can help

1:03:44

staff understand what would help us we need to figure out how to um make things

1:03:52

more uh it's really more prescriptive right uh more prescriptive rather than

1:03:59

saying okay you can have uh government buildings in the park zone and and

1:04:05

everything will be okay because there will be development regulations and staff will take care of that again I'm

1:04:11

overstating uh overstating it but that's what that's what we're all hearing from some people and you know and some of us

1:04:19

are sympathetic to the general proposition of that because this is not

1:04:24

I'm going to really be blunt on this one this is not just protecting Parks from

1:04:31

private developers this is protecting Parks from ourselves and and that that I think was

1:04:39

not a I think that wasn't focused on I'm not criticizing that that that was lost

1:04:44

the first time around we can agree or disagree with it but I think that's a pretty uh fundamental thing if it's

1:04:52

if it's fundamentally agreed and from at least from the prc's point of view then we need help trying to sort of

1:04:59

shift the uh the way it is so that so that if the if you if you don't say that

1:05:06

any kind of government building can be in the park zone what do you need if something comes up where you need to

1:05:11

have the police department or you need to have uh public works or something in a

1:05:17

park we need to understand how would that come about because we don't we don't want to foreclose that if it's

1:05:23

something that's absolutely necessary but but I'm not telling you city manager anything that you're not already

1:05:28

struggling with but I'm just sort of saying what's on my

1:05:34

list okay we'll hand it over to Cher Murphy in the Planning

1:05:39

Commission thanks Peter uh I see Kate has her hand up uh why don't you go

1:05:48

ahead thank you commissioner Murphy um I'd also like to thank the city manager

1:05:53

for putting the breaks on the legislative review um and bringing the park zone back to the Parks Commission

1:05:59

for deliberation um I appreciate the careful consideration the city manager has had walking us through all of the

1:06:06

existing policy framework I feel like that was missing in our Planning Commission discussion um some of us are

1:06:12

more engaged with that material than others so it was great to have that walked through particularly the items

1:06:17

about ADA access and the high priority the pros plan put on access to Waterfront facilities um all that

1:06:25

implies change and there was a a pretty resounding um rejection of any change

1:06:31

whatsoever from some Commissioners and I think our existing planning documents don't really don't really say that

1:06:36

that's what's already been agreed on um as I expressed to city manager Bond and Deputy planning director voria email I

1:06:43

think it will be impossible for the Planning Commission to address a park zone until we receive a document from

1:06:50

staff and the uh Parks Commission that has that tiered approach and I'm really grateful to hear that a teered approach

1:06:56

is in cons serious consideration by his staff um I was a very strong advocate for the park zone I am primarily

1:07:02

concerned with the preservation of open space and the increase in Forest canopy and I think those are two aspirational

1:07:08

goals that the vast majority of parks and planning Commissioners can agree on

1:07:13

and I'd like to propose in terms of how we work forward on this that um we staff

1:07:19

and and Parks consider a a a strategy of incremental agreement I feel like a uh

1:07:26

there was a lot of hyperbole at the last Planning Commission meeting a lot of um fear-based discussion and I think that

1:07:32

if we got to some really good consensus and agreement about preserving open

1:07:39

space and having a very strict set of Standards around how we manage open space I think that could take some of

1:07:45

the heat out of some of that conversation um change is going to happen anyone who's been paying

1:07:51

attention to the housing element all the laws that just got passed by the state in the future our island is going to

1:07:56

have more permanently Supportive Housing we're going to have more lowincome housing change is going to happen um I

1:08:03

also want to know I really appreciate the public comment most of it was around preservation I really really appreciate

1:08:09

that I that aligns with my values but I also want to say um I think it's really important for us as Commissioners to

1:08:15

distinguish between public comment and public sentiment um because we don't

1:08:21

hear from everyone and there's a lot of people that we never hear from and those people have needs they're residents um

1:08:28

and they deserve to be considered in these plans as well so um you know I

1:08:33

think this park zone is going to require a balancing act and some tradeoffs and um those are going to be really hard

1:08:39

conversations because we're going to have to work work toward meeting the needs of a lot of different kinds of people and the city's going to need some

1:08:46

flexibility as the city manager noted um a concept of no change isn't going to

1:08:52

pass it's not going to pass red faed test so um I guess my whole point here is that I would really really hope that

1:09:00

we can find a strategy here of incremental agreement take care of our most vulnerable spaces um our most

1:09:07

precious spaces our Open Spaces our forested Parklands or wetlands and and then zero in on those other tiers so get

1:09:14

really good agreement where we can um and don't wait till we have a full fully baked document to come to Planning

1:09:20

Commission I think that would be a mistake um uh thanks sorry that was long but I appreciate you

1:09:27

listening bar one thank you for the great presentation

1:09:33

Jesse and you know I really am so impressed by the pros plan in general so

1:09:39

um starting from that strong position um couple of comments areas of comment and

1:09:45

question that I have um one does have to do with keeping the channels of

1:09:50

communication open between our two commissions during this process um because we did receive the draft

1:09:58

ordinance and you know really had to very much study really hard to try to have a some input at our previous

1:10:04

meeting I I think that a lot of us have already prepared some comments and

1:10:10

shared them and in writing and um I don't know I think I've heard that those

1:10:15

comments have been passed on to City staff but I don't know if those comments have been passed on to uh Parks and

1:10:22

Recreation commissioners so that's my first question will they get our comments and when will they get them

1:10:29

absolutely uh the record of uh all of the records so far comments and

1:10:34

questions from PRC members Planning Commission uh it's it's at least in draft it's uh and it will be handed off

1:10:41

as part of uh the staff materials presented to the Parks Commission on March 7th right okay thanks and then um

1:10:50

again in in terms of keeping open communication since we're going to since the Planning

1:10:55

Commission is going to get this eventually and since we've already started on it we might have a couple of

1:11:01

help suggestions to send over to the PRC while they have it and if not

1:11:08

overdone would it be welcome if we send an idea now and then just via staff and

1:11:13

staff could decide whether that was a worthwhile thing to share with with the Parks and Recreation

1:11:19

Commission is that going to be welcome

1:11:24

I will uh I will just jump in here and and note that uh I mean generally and

1:11:30

chair St let me know if you have a different preference uh you know anyone is is welcome to provide written comment

1:11:36

or public testimony uh at any point I I think it would just a friendly reminder

1:11:42

that if you're doing so you're you're you know representing yourself and not not the full Planning Commission sure I

1:11:48

imagine other board members uh may want to do the same thing chair struck or any

1:11:54

either of the chairs do you have any advice or guidance on that beyond what I just said uh I don't have any

1:12:03

more guidance because given what I'm learning about our projected schedule uh

1:12:09

and meetings I'm not sure if we would have much bandwidth for the Planning

1:12:15

Commission to actually have time to discuss and make a commission based uh

1:12:22

recommendation so it have to be individual comments okay and thank you that that

1:12:29

kind of answers that sort of area of questions and then the uh other area that I wanted to mention is I'm thinking

1:12:36

about how the uh process and the parks element will be integrated with the existing comprehensive plan and it's

1:12:44

interesting so far for the Planning Commission anything to do with the park

1:12:50

zone has been presented to us as an amendment to the land use element we

1:12:57

have seen you know many months ago a proposed new policy in the land use

1:13:02

element to create a park zone so I just want to ask is there truly going to be a

1:13:08

separate Parks element in the comp plan and then the other part of it is that

1:13:15

there's probably about 30 policies right now in the land use element appearing under goals 18 19 and 20

1:13:24

the headings on those sections are a little bit garbled you know sometimes you see Parks policies mixed up with

1:13:31

just general natural resources policies you see things that are probably critical areas policies I just want to

1:13:39

recommend and ask if it is planned to tease out these policies that are in

1:13:47

existence and get them moved over to the parks element if that's where they

1:13:52

belong um get them retitled as critical areas

1:13:57

policies um there's quite a bit of what I would call open space policies there too so I'm I'm just wondering if this

1:14:05

sort of confusion in terms of what's in writing is probably going to be cleared

1:14:12

up by this comp plan update you are uh spot on commissioner

1:14:19

vman uh the council is part of the scope of work that they approved for this

1:14:24

comprehensive Plan update identified creation of a new parks and recreation

1:14:29

element our comprehensive plan does not include that element currently most

1:14:35

cities or many cities I should say do uh but keep in mind as as you do that

1:14:40

work so yes you're correct there are little nibbles of parks recreation open

1:14:46

space related um information and the other elements uh that may be cleaned up

1:14:53

it may be removed it may be removed because it's now covered in the pros plan um Jeff Thomas your planning

1:15:00

director Alison borp your Deputy planning director will likely be um this is coming to you it's part of your work

1:15:05

program uh this year but remember the the Parks and Recreation element is not intended to replace or rewrite the pros

1:15:12

plan the pros plan really is the framework for that new element and and Jeff will explain this

1:15:20

to you our planning director the intent is to Dot adopt by reference right the parks uh and

1:15:28

Recreation and open space plan which is frustrated me my whole career uh it has

1:15:33

to be updated every six years right so the way we incorporate it into the comp plan is by reference that plan will always be off

1:15:41

cycle from the comp plan so yes everything that you described the cleanup of that old uh text

1:15:47

incorporation of the pros plan and new parks and recreation element and there's another new element I'm not sure what

1:15:53

it's going to be titled but it will address the climate action plan so that is all on your work plan you haven't seen it yet uh I think chair Murphy just

1:16:00

saw the schedule of the work ahead uh so you you've been tied up with your

1:16:05

housing work groups and the other work but yes that's coming okay thank you very

1:16:11

much Adam uh yeah thank you um had three

1:16:18

questions real quick um I guess we're you're mentioning about

1:16:23

with with the city hall closure um you're talking about flexibility in

1:16:28

having to relocate the police department and others um how was that achieved

1:16:34

right now given that like Luther Burbank is residential was that achieved through a conditional use

1:16:40

permit that's a good question I don't have uh the list of conditional use permits for the city buildings at hand

1:16:48

okay I'm happy to get back to you on that sure I I think that would be very useful information to know because I

1:16:54

don't see government or city services as an allowed use in residential but somehow it it happened given these

1:17:02

unpredictable circumstances so I think that would be in useful info to help the

1:17:08

the the you both our commissions in drafting um future Parks zoning words um

1:17:15

question number two is there any update on the Aubrey Davis topic any updates

1:17:20

with from wash do or or legal no not not tonight's

1:17:27

meeting this is a I think uh commissioner R is excuse me

1:17:33

Vice chair R is referring to is that uh most of the Aubrey Davis Park the

1:17:39

underlying ownership is the Washington State Department of Transportation and the primary use is

1:17:44

right away although uh the secondary use is Parks right and we have been able to

1:17:51

uh through lots of great work work and previous leadership U be able to use those properties in that way uh so we'll

1:17:58

be covering that as we get in uh to the parks and rec commission work and that is one of those properties that has a

1:18:03

different Zone zoning designation it's uh primarily public

1:18:09

institution and um third question or I guess more of a more of a comment since

1:18:15

I've heard uh the tiered approach discussed you know at least twice

1:18:20

already today um I'd like to give a quick opinion or some thoughts on that

1:18:27

is after our last Planning Commission meeting I I can see the differences

1:18:32

right we have different Park classifications I think the term intensity of use was used um but I would

1:18:40

I would like to caution us I think once again this Zone should be protecting the Parks from from our two commissions from

1:18:48

you know future city councils um and you know if we take care of our most vulnerable spaces what about

1:18:57

those other spaces I'm I'm just concerned that were we to create a tiered approach that could be exploited

1:19:03

right um I think of you know lions chasing um you know a herd of zebras

1:19:09

right that lower tier is going to be a target people are going to say why wasn't my park in that lower why was my

1:19:16

Park in the highest tier why wasn't it in the lowest tier perhaps we end up protecting only the higher tier part

1:19:23

with a community vote and the lower tier Parks a simple city council majority and

1:19:28

that's that's that concerns me um so I'm I'm just I'm a little concerned

1:19:35

by yeah I just wanted to voice those potential concerns of adopting a tiered

1:19:40

approach because it will I I think inevitably it will put a Target on certain parks and not on others um so

1:19:48

yeah that that's all I just wanted to voice that opinion since that topic has been uh breached twice already today

1:19:55

thank you council member Reynolds have a question that might be

1:20:02

jumping the gun a little bit but I think it's fundamental to many of the things we're talking about so I'm going to throw it out anyway can you just explain

1:20:09

to me Jesse um Can the council legally vote to

1:20:16

restrict its own power in the future like could could could we say this will

1:20:21

require a 3/4 Council vote and if we did could we just vote to undo that 34

1:20:27

Council vote later is that even possible it's a it's a circular problem

1:20:34

uh I don't have a solid on the ground legal answer for for that question so I

1:20:40

I'm gonna resist I will say I I've seen some emails come in and suggest that the

1:20:45

zoning code be written to require a vote of some sort well that zoning code could be undone by the council right so I

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think that that gets into the the circular nature of this right

1:20:59

so I would need to dig in more to the Tool uh that's being

1:21:04

proposed um to really understand what it looks like to establish that you know

1:21:10

whatever the regulation tool rule requirement is and then what it looks

1:21:15

like um to to change that it it does seem like that this issue of you know

1:21:22

protecting us from ourselves uh is a common theme in commentary we're getting and I think

1:21:28

it'll be important to get some legal advice on to what extent and how can we do that yeah understood thank

1:21:38

you yeah I think uh council member Reynolds has a very good point there are

1:21:44

restrictions in the law about tying future legislative hands and uh I think

1:21:52

definitely need to look into that before this process gets moving because that's

1:21:58

that's a key issue among many of the commentators Mr

1:22:05

con uh yes that's the reason that the open space Conservancy trust was created

1:22:12

30 years ago again I'm not claiming to be an expert on any current sort of

1:22:18

basis on that but that same concern came up then and at least at that time the

1:22:24

the best that could be done legally was to put Pioneer Park into the trust as it

1:22:30

exists now I don't know so it's not it's not a new subject there may be new answers I don't

1:22:40

know car uh at my request Adam Zach shared

1:22:48

with me um the ordinance forming the open space conery trust and then another

1:22:53

that was 1992 and then another in 1996 where it was amended and it was just really

1:22:59

interesting to see how it's put together um the trust originally was seven

1:23:06

members uh one council member three from an existing Parks Board at the time and

1:23:11

then three I think were at large um and it took a vote of five people which I I

1:23:18

guess that's a super majority if that's the correct term five of the the board

1:23:23

members would have to vote in favor of removing any property from the trust so that's the higher level of standard that

1:23:30

however is just a recommendation that's a recommendation to the city council and under that same resolution establishing

1:23:37

the trust again the city council would also have to vote five in favor to

1:23:44

remove any property from the trust now the Parks Board I don't know what

1:23:50

year that was disbanded but the um the ordinance in or the resolution in

1:23:56

1996 removed the three Parks board members because I guess there wasn't a

1:24:01

Parks Board anymore so then I presume at that point you had one city council member and six at

1:24:08

large uh open space Conservancy trust board members but um I guess a couple

1:24:15

things seem really interesting to me you know adding more land to the trust for one thing a lot of our open space that's

1:24:21

not in there now if that possible but also we have a Parks Commission now so I

1:24:26

thought it would be kind of a cool thing if our Parks Commission were again represented on the open space

1:24:33

Conservancy trust you know as voting the three that were removed be replaced so

1:24:38

just those are some ideas I thought were um found I found very interesting to

1:24:49

contemplate any further questions from the uh plan Planning Commission or the um Parks

1:25:02

Commission seeing done I think we're ready to move

1:25:11

on anything else Jesse you want to add uh chair Murphy before we conclude the

1:25:17

meeting I I uh and not to extend it I thank you all for giving of your time this this evening I I just want to make

1:25:23

sure that we've sufficiently discussed uh from the Planning Commission you know

1:25:28

what would be most helpful uh from the parks and rec commission and I've heard um a lot of suggestions I will tell you

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from a staff perspective when the recommendation comes from the parks and rec commission we anticipate a

1:25:43

robust robustly and well- defended recommendation including lots of policy citations and and how they concluded how

1:25:51

they reached the recommendation but if there is anything else that comes to mind this evening or in the future

1:25:56

about what would be helpful uh again I want to acknowledge the workload of the Planning Commission right now uh the

1:26:02

comprehensive Plan update is uh a significant body of work and we have uh

1:26:08

quite a bit still to do so if there's any final thoughts on that um otherwise I've worked with the Parkson Rec commission before they're a fantastic

1:26:14

group they're very thorough uh they know the pros plan well and uh they're well suited for this

1:26:20

task yeah I I'm personally very happy to see this go

1:26:26

back to the PRC uh so they can bring their expertise

1:26:32

to bear and their knowledge of the pros plan to Bear uh because that's really

1:26:37

where it should be driven from and then I think what your plan is to have you

1:26:44

know have a robust uh memorandum report to go with it I think will assist us and

1:26:51

allow us to EXP di our review uh but I would recommend if you know of any

1:26:57

Planning Commission members to uh to either watch or watch on on uh on video

1:27:05

the uh the parks uh meetings and to keep track of what's going on if they are

1:27:11

interested in having a leg up or being aware in real time as how that's

1:27:19

progressing I know that's a lot to ask given what our schedule is going to be but I think it would be it would be

1:27:26

helpful um to expedite our

1:27:34

process okay if there's no further comments um we can adjourn the next uh

1:27:40

regular Planning Commission meeting is scheduled for Wednesday February 28th at

1:27:45

6 PM uh Peter you want to give your next meeting

1:27:58

you're on mute chair

1:28:03

struck sorry about that thank you um the next regular parks and rec commission

1:28:09

meeting is scheduled for Thursday March 7th at 5:00 pm there being no other business to come before the Parks and

1:28:15

Recreation committee or the Planning Commission uh the time is now 7:29 P.M

1:28:22

and the meeting is adjourned as a reminder to Commissioners please stay seated until the city staff has

1:28:28

terminated the broadcast good evening and thank you for joining

1:28:35

us