

GMHB EXHIBIT 210

2024-02-28 Planning Commission Transcript

0:00

and we are live chair thank you good evening and welcome to the February 28th

0:07

2024 regular hybrid Planning Commission meeting I am Mike Murphy the chair

0:13

tonight's hybrid Planning Commission meeting is being brought to you courtesy of Zoom
welcome to all and thank you for

0:21

joining us tonight Commissioners please have your mics turned on for the roll

0:26

call Deputy SE clerk deast Strada please call the role thank

0:32

you chair Murphy present Vice chair regab present

0:39

commissioner rashis here commissioner gells here

0:46

commissioner Bozman here commissioner bazo here and commissioner accuse here

0:53

thank you okay we're all here okay for this meeting we will continue to utilize

1:00

the zoom platform I will do my best to recognize you in the order in which your

1:06

hands are raised after being recognized you may then make whatever comments or

1:11

ask questions that you have uh first item of business is public appearances

1:17

this is the opportunity for anyone to speak to the commission about issues of

1:22

concern Deputy C clerk is there anyone who has signed up for appearances that wishes to address the commission

1:30

no chair no one has signed up as a four o'clock this evening wow shocking

1:35

shocking um so um Now we move on oh we move to regular business uh Kate do you

1:43

have something to say um yes just wanted to State for the record I have employment related

1:49

business at 7 o'clock so we need to leave early tonight okay thanks for giving us a heads up um if we're lucky

1:57

maybe we'll be done by that okay um so staff has requested to change

2:07

the order of the agenda to discuss the comp plan update scope and schedule

2:13

prior to discussing the update park zone and climate action plan related

2:19

amendments uh they believe this order will be helpful to have prior to delving

2:24

into the more detailed work so the first item of regular business is your VI and

2:30

consider an approving the minutes of the January 24 regular meeting and the

2:35

February 88 special joint meeting do we have a motion to approve the

2:42

minutes I moved do we have a

2:48

second second okay it's been moved and seconded

2:55

um Deb can you conduct the roll call or chair Reg B jar reab do you have a

3:01

comment on the minutes yeah quick quick comment on them um I noticed for both of

3:06

these that it just listed the one person who spoke at one meeting and the two people who spoke at another it didn't

3:14

when I looked at some earlier ones like our November 20th meeting it said oh they spoke in support or opposition of

3:20

this I was wondering if could add just like a few words just saying what they what they talked about or is that not or

3:28

is that not a proper precedent are you talking about the public appearance

3:35

speaking Yeah yeah um Deb what's the protocol on that well I'm looking at

3:42

both set of minutes and uh in both cases it identifies who spoke and what they

3:48

address or what they addressed the council regarding in each case um it was

3:53

the parks Zone um but we're not their opinions I guess

3:59

that was the question so we don't necessarily uh we don't what they're

4:05

saying if they're speaking in opposition or for and and they weren't speaking in opposition or for something they were

4:12

giving their views okay that clarifies that clarifies it thank you yeah because I think I was

4:18

looking at our docket stuff which is a lot clearer you know for again so okay

4:23

thank you that addresses it no no more concerns he roll

4:33

call all right let me switch between screens here real quick commissioner

4:39

accuse I commissioner bazo I commissioner Bozman I commissioner gels

4:47

hi commissioner rashis hi Vice chair ream I and chair Murphy I motion passes

4:59

uh our second item of regular business is the um update um the scheduling so

5:07

let's talk about that Adam I believe you are the one doing the presentation is

5:13

that correct yes yeah um thank you let me share my screen real quick I have a just

5:20

a quick slide deck to walk us through this here tonight so we wanted to um we wanted to

5:28

touch on the scope of schedule um for the comp plan update at this point in

5:33

the process because we are approaching the final Sprint to the end um to the

5:41

finish line here um and it's going to be both the Sprint and a marathon I think

5:47

so we wanted to get everybody kind of on the same page and and just touch on where we're going um in these next

5:54

couple of months um and and we have a couple of uh you know things for you to

6:00

think about that we're going to be reaching out to the Commissioners in the next couple of weeks about and so we

6:05

wanted to get the wheels turning today so that you have a chance to think about it before um staff reaches out in the

6:11

next couple of weeks um so our scope of work for the comprehensive Plan update um just as a

6:18

refresher um the scope of work was set in 2022 um almost exactly two years ago

6:26

um and it was recently amended this last summer to incorporate some of the

6:31

additional work that we needed to do for the um housing element in light of recent Statewide

6:38

legislation um and really the the bulk of that scope of work is just focused on

6:45

maintaining our comprehensive Plan update or our comprehensive plans compliance with the Statewide growth

6:52

management act or GMA um so most of the Amendments that we're making in um were required to do a

6:59

periodic update um every 10 years under the GMA and most of most of the items in

7:05

our scope of work were really just focused at maintaining that um compliance however there were a couple

7:11

of things that were um new or over and above U Mt the requirements there um

7:18

that includes the drafting of the economic development element that we were working on this last fall um and

7:24

then also um the housing element is going to require some additional updates

7:30

um again because of changes recent changes in the state law the most important piece of uh looking at the

7:37

scope and looking at these next couple of months is that the the GMA requires

7:42

that we finish this update complete this periodic review by the end of this year

7:47

by December 31st and what that means is that means the council needs to um the

7:53

council needs to adopt the updated comprehensive plan language and it needs

7:59

to whatever implementing ordinance we have that does the other code Amendment

8:05

work that's required to implement that um to a certain extent um is required to

8:11

be adopted by that time as well so we're we're working um within within the

8:17

confines of this year um looking ahead so part of that scope of work

8:24

included some studies reports and public participation um to gather information

8:30

to help us make um decisions about the comprehensive plan um we've sign we've

8:36

completed most of these projects the economic development Workshop our

8:41

economic analysis and housing needs assessment the land Capacity Analysis and racially disparate impacts

8:47

evaluation those two reports that I presented to the city council um about housing uh last month and then some

8:54

housing public Outreach that we just completed this week um and then so come coming up we we the last piece of this

9:03

puzzle is the comprehensive plan Community workshop and that Community Workshop is um we're planning for it to

9:11

occur on May 1st um or around there um and this will be an in-person event to

9:18

gather public input on the overall comprehensive Plan update um there will

9:23

probably be some focus on the economic development element and the housing element because those are the two pieces

9:30

of the comp plan that are getting the most changes or um uh are are the most

9:37

significant substantial changes from what we had previously so there will be a focus on those two elements um and and

9:44

this will be an in-person event like I said and we're probably we're tentatively planning on holding this at

9:49

the um Community Center and our purpose of of holding this Workshop is really to get you um to

9:57

get public input to provide you with uh help you make your decision about what

10:03

you want to recommend to the city council and so for that reason we're we're going to really encourage the

10:09

planning Commissioners to attend that meeting um these are really good opportunities to um as as folks work

10:17

through the activities at the workshop you can engage with them and you get a better kind of sense of um the the

10:24

public sentiment um I see I see a hand up um

10:30

uh quick question um is this envisioned to be a daytime or an evening

10:35

event um probably I mean if it's a week night it would be an evening event um

10:41

okay it really depends on where we end up scheduling it um they work pretty well to do in the evening because um

10:49

folks usually can carve out an hour or two to come by and and check out what we've got going on okay thank

10:57

you uh so again the the structure of this Workshop is really going to be um

11:04

pointed at um whether these proposed amendments are generally On Target we we

11:10

try to keep um the activities for these types of workshops at a pretty high

11:15

level so that we can cover the ground um and help the the community understand

11:20

what we're looking at without getting bogged down an um you know an Andor an

11:25

or in a policy statement or something like that um and as I mentioned this is a really good opportunity for you to

11:32

engage with the public a little bit more directly we've intentionally positioned this community

11:37

workshop at at towards the end of your process but before you hold your public

11:42

hearing um it's it's an opportunity in a little bit less of a formal setting for

11:48

you to to speak with the public and hear The public's opinion um kind of before

11:54

you're in the formal um public hearing U making your final recommendation and and

12:00

as we get a little bit closer we're asking you to start thinking about what kind of topics um would you like to get

12:07

input on um at the workshop um if there's something that's kind of

12:15

hanging out in one of the drafts or as we get as we continue to work through the housing element we can we can be a

12:22

little bit of a little bit targeted with what we do at the workshop to address those kind of specific lingering

12:28

questions you might have or places where you might uh value The public's input so

12:33

as we're working through and working toward this community Workshop if something's jumping out at you as I I'd

12:39

like to get some public input on that or maybe we can um you know earmark that for for the workshop you know you can

12:46

let staff know these next couple of weeks and and that would be really helpful for us um so that's the

12:52

community workshop and the public engagement that we have L um we've we've

12:58

already touched on most of the elements um the Planning Commission has completed its initial review of five of the six

13:06

elements um that are being um that are being amended here um and so those

13:12

elements that you've already gotten to the public review stage um really the remaining steps for these are um holding

13:21

that that Community Workshop getting that public input and then taking and and tuning up

13:27

we're calling it a tuneup um of these elements once we get done with the the community Workshop um and that tuneup is

13:35

going to be placed between the community workshop and the public hearing on the comprehensive Plan update so that's

13:42

these elements here the housing element as um you know um is um

13:52

the um the housing work group is going to be finishing up that draft of the housing element and providing a draft to

13:59

the Planning Commission um in coming up in the next couple of weeks in March um so they're they're working towards

14:05

getting that draft together and then once we have that draft from the workg group then the Planning Commission will have their chance to provide their

14:11

initial review and then it'll go through the same process where at the community Workshop we'll get some input and then

14:18

you'll have the chance to tune it up in advance of the of the public

14:24

hearing um so now um before I get into the schedule are there any questions on

14:29

that process for the elements I don't see any but we can

14:39

oh um I do see one

14:45

yeah yeah I okay um so I don't see the parks

14:53

element on the list um are we going to see the parks element again well so

14:58

that's going to that's going to depend on the parks and rec commissions uh process so we're we're going to let them

15:06

go through the process of review um and we don't want to because we have a hard

15:12

deadline from the state um if we need to we can we can do the rest of the

15:18

comprehensive Plan update and then come back to that piece if we need to so that's next you mean like next year

15:24

after the deadline or right or it's it's not necessarily something that we have to do to maintain GMA compliance today

15:33

um and so we don't want to delay the things that we have to do for that um

15:38

kind of optional other piece and that'll give the the parks and rec commission the opportunity to do a full um

15:45

exhaustive review through their process um without being subject to that GMA deadline so maybe I would just add one

15:51

more question is it for sure something that the Planning Commission is at some point going to see again before it goes

15:59

to the council yes any to the comprehensive plan or code

16:06

has to be accompanied by a recommendation from the Planning Commission okay thank

16:13

you okay moving to the this is the the meat of the presentation here um our

16:21

upcoming schedule so um here we are um on the cusp of March um on the 28th um

16:30

we're planning on having two meetings in the second half of March um where the

16:35

Planning Commission will begin its review of the housing element again once the housing work group has provided

16:42

their initial draft um and we're planning on doing a a similar process as

16:48

we did with the economic development element where we do we give you the draft and we give you an overview of the

16:54

draft and then uh follow that up at the at the following meeting with more

17:00

comments um that you may have um so that that's at the latter half of March

17:05

tentatively um I should say all of the this scheduling has a pretty big

17:10

asterisk with it um in that we do have we have a lot to get through and the

17:17

schedule will probably be a little bit more Dynamic than this

17:23

yeah I see a hand up there thanks Adam

17:28

this might be a question more for chair Murphy or someone in administration but

17:34

um for future meetings like I think I saw a note that suggests that we might

17:40

be moving to in-person meetings which is great and I'm supportive but for are we

17:45

going to get a really advanced notice of when we move in that direction just because I can tell that we have a lot of

17:51

meetings coming up and I want to make sure I can attend and will I be able to attend if I'm remote for example like if

17:58

I have work travel or whatever else so I'm I'm just kind of checking in as I look at this yes I think there's there's

18:04

a lot of details to be ironed out for a potential uh hybrid or in-person meeting

18:11

and we would want to give you plenty of advanced notice I think it's uh likely

18:17

um that if we did go to having inperson um meetings that there would be

18:23

some kind of hybrid option for those folks that are um we will definitely

18:28

maintaining a hybrid option when we go back to in person if and when we go back into in person because we know people

18:35

need that flexibility from time to time so want to keep that keep that available

18:40

yeah thanks yeah um I was planning on over

18:46

the next week or so talking to everyone individually about their views on that

18:53

so uh you'll be hearing from me

18:59

and commissioner GS I see your hand up there too can do you have any information about April or you just you

19:07

know it be nice for me just to get things on the calendar spring is is upon us yes um thank you that's a nice segue

19:15

to my next slide ah ail April um so we are planning on holding

19:21

um two meetings in the middle of April there um and these are the meetings

19:28

these two meetings are our chance to finish the review of the housing element

19:34

and make sure that we're ready for that Community Workshop that we're planning in May um there it's it's important to

19:42

note that here our deadline really is the community Workshop we need to get

19:48

and we'll cover this when we get to may but we'll need to be to a point where by

19:54

the end of April where we're prepared to go to that Community workshop and so so um that's where that second goal that

20:01

I've listed here um comes in and that we we need to get through that so um two

20:07

meetings should be enough to get through it but if we need um we need to make that deadline um to stay on our schedule

20:15

the other thing um just as a food for thought item here is that April 10th is

20:20

the Mercer Island schools Spring Break um so we don't need to touch on it at in

20:26

the meeting here but if you're planning on that being a a conflict um you know

20:31

you can reach out to staff and let us know um we we want to make sure that we maintain a quorum through the through

20:37

the process so um and 24th 24th is not going to be a

20:43

meeting it's a regular meeting time but we're GNA not do a meeting then currently with this with this tentative

20:50

schedule yes um these are these are the dates that we were planning on um

20:56

holding the meeting and that would give us that would would also give us some time for the um for getting prepared for

21:02

the workshop um I just wanted to say these like exact

21:08

dates are still a little in flux this is what we're currently thinking but it could change so I mean feel free to

21:13

pencil these on on your calendar but don't put it in you know Sharpie permanent ink yet because things are

21:20

still moving a bit and like Adam was saying earlier about the park zone we're kind of waiting to see what happens with

21:25

that if we need to insert that here so where if they finish up we we'll do that if they don't finish up then we'll deal

21:33

with that separately at a later date so I think you know pencil is where we're at right now with these

21:41

dates and keeping us keeping staff up to date of kind of where conflicts might be

21:47

would also is also going to be really helpful I think maintaining a good communication about the schedule as we

21:53

move forward um so that actually brings us to May May and may is where we have our

22:00

first um I'm I'm calling it a milestone it's also kind of a deadline U but that

22:06

Community Workshop um to maintain our schedule um we really need to make sure

22:11

that that's um that we've completed the community Workshop by um um before that

22:19

meeting planned for May 8th um and that's to give us enough time so that we

22:24

can have those follow-up tuneup meetings and really get to where we're prepared for um the public hearing so that that

22:32

Community Workshop that we're penciling in for the first is really our first like hard kind of hard and fast deadline

22:38

there um and that leads us into our our next deadline in June um but as we're

22:46

looking at May another Food For Thought here is we have we do have some

22:51

flexibility in this section and so we're we'll be reaching out at some point to

22:57

pull the commission about whether there's interest in um you know keeping these evening meetings on

23:04

Wednesdays um or if there's an interest in maybe doing a few longer meetings

23:10

during the day to try or late afternoon sometime um to try and knock out more

23:16

more content per meeting um with the idea that that might cut down on some of

23:21

those meetings so we'll be we'll be reaching out um about the schedule in

23:27

that regard um because that that might be a strategy so that we're not uh we're not taking up

23:34

all of your Wednesdays um in May but the reason that we're scheduling these kind of backto back like this is that it

23:41

throughout throughout the month of May we have the commun we have the tuneup in response to the community Workshop we'll

23:48

have the internal consistency review completed by then so that that'll show us you know how all of the comprehensive

23:56

plan elements all fit together um and then we'll need to make sure that

24:01

um everything is um really really put together in a way that we can hold the

24:08

public hearing at the beginning of June um to give you enough time for um for

24:14

your deliberations and that brings us to the next Milestone or I it's also a deadline

24:21

um June 5th we're planning to hold the public hearing there um this is uh part

24:28

of why we have to be pretty firm with a public hearing um is that we have to give a 30-day notice for a public

24:34

hearing so we have to know pretty far in advance when we have uh a public hearing scheduled also to stay on schedule um

24:42

and give you enough time to have deliberations for a meeting or two um

24:47

following the public hearing um we need to we need to make sure that that falls

24:53

at the beginning of June um so we're planning that public hearing on June 5th then we have
uh some meetings planned uh

25:01

between June 5th and June 26th to complete your deliberations and our

25:06

Target is our our deadline here is to complete the Planning Commission recommendation
by the 26th of June um so

25:15

having that and that's to to stay on schedule to get to the council in time for them to
consider um all this

25:22

material and so what that really means is that if we need to have a couple of

25:27

extra meetings between the 5th and the 26th we'll need to we'll need to be prepared to to
hold those uh

25:34

meetings ideally by the time we've done the community workshop and the tuneup the

25:40

deliberations should be a little easier um so hopefully we don't have to spend as much
time at that stage but we we we

25:48

need to stick to that June 26th um deadline and then as we're as we're

25:54

looking at um the month of June if we we need that third meeting um or the third

26:00

week we'll need to find a different day than June 19th um because that is a a

26:06

holiday here um at the city um so we can't have a meeting that

26:11

day um so all of this is working towards that um getting the Planning Commission

26:16

recommendation by June 26th um and that is so that we can take

26:23

your draft your recommended draft of the comprehensive Plan update to the

26:28

Council um at or before its July 17th meeting um so we're we're working to we

26:35

want to get the recommended draft to the city council prior to the legislative

26:40

recess in August so that'll give them enough time to um to consider adoption

26:47

and do their review um before the end of the year um because again the city

26:53

council hasn't seen a lot of the work that you've been doing um or hasn't seen the dra s yet
so they they'll have some

27:00

time for review there um so that's the schedule um and that's the scope checkin

27:06

it's a lot of information to digest um but here I would turn it over to any questions if you have
if you need any

27:13

more information

27:26

here uh yes I mean you know I think there's probably not much to do about it at this point it just feels awfully

27:32

backloaded and you know it surely would have been nice if uh we got in the housing element you know a month or two

27:40

earlier but you know it seems like this point there's nothing to do but to to to live with it I assume it just seems like

27:47

we're really kind of cramming at the end and I'm not sure it's going to be the best deliberative process for all of

27:56

us Barn um you know when you asked us Adam

28:03

if we had any anything we wanted public input on I was sort of thinking back

28:08

it's so long since I've looked at things like you know the transportation element or the utilities element or the economic

28:15

element so on so I I I have no idea but um are you are you going to ask us to

28:24

you going to send us an email asking us or should we just figure that over the next couple weeks if we happen to think

28:29

of something you know send it in although I can't figure out where I'm going to dredge that out unless I go through everything all over again but

28:37

that's just how that works I mean we have we'll be looking at a lot of

28:43

information in the next month and a half or two months in advance of that

28:49

Workshop so I the intent is as we work through the housing element which is

28:54

really where we're going to have a significant amount of work left um that we can we can pull out those things that

29:01

um the Planning Commission wants review uh or public input on specifically for

29:06

the housing element as we do that review I think in the interim if there's something that's hanging out from one of

29:12

those other elements I mean I could I think I could save you some time and say the utilities element and capital

29:19

facilities element are aren't really getting that big of a change and so you you may not need to read through those

29:25

line by line but um um that would be something we're I don't think we're going to have meeting time

29:31

to go through those yeah I guess I think what might be helpful for me is if we

29:37

just got an email with you know a link to here's the here's the draft X element

29:44

and so on and so so I can just conveniently just click on them and have a quick look

29:50

through and see if anything triggers a memory as to something we were going to ask the public about a little bit more

29:57

or hope for input about so that that would help but do you you really need this within the next two weeks or can we

30:03

kind of continue to say hey that would be a great thing to hear about at on May 1 a little bit longer than the next two

30:11

weeks yeah no for sure I think up until the end of April so so we'll have four

30:18

probably at least four more Planning Commission meetings excellent that'll help a lot thank

30:26

you

30:33

any more questions for Adam uh Adam it might be helpful to

30:40

circulate that uh slide deck yeah we'll we'll get it out there for sure thank

30:46

you yeah thanks for time helpful to refer back to and set our schedule and

30:53

remind ourselves of what we've done over the past year M

31:00

yeah all right well that's that concludes my portion uh thank you yeah

31:05

okay uh next uh item of regular business is the Planning Commission agenda Bill

31:13

2403 comp plan updates park zone climate action plan related amendments and uh

31:20

welcome Alison um hello you have a presentation for us yeah I do have a

31:26

short presentation give me just a moment I'm bringing that

31:32

up okay so I've attempted to kind of more

31:38

closely parse the analysis between the climate action plan and the comp plan here um I saw just before the meeting

31:44

Carolyn had done kind of a similar exercise and probably has some notes about that as well so I just wanted to say Caroline feel free to pop in here if

31:53

um you noticed climate action Act actions that

31:58

align with some of the policies we're talking about that I may have missed um I think actually probably you and maybe

32:04

Chris as well know the comp plan better than I or the climate action plan better than I do because I know that you were

32:10

very involved when that was being developed and I was at points along the way but probably not quite as deeply as

32:17

you were so I've done my best here to to pull those references in and hopefully

32:23

hopefully I got them all all right I don't know if I can make it Advance

32:29

all right so what I'm hoping to do today is just go through that review of the existing climate related land use

32:37

element goals and policies and the climate action plan goals strategies and actions and you know kind of compare and

32:43

contrast how those align get your initial feedback on how to incorporate that into the land

32:51

use element you know which things we might want to remove that are there now which things we might want to keep if

32:56

there's other things we need to edit or add um just want to get your kind of

33:02

initial thoughts on that we can we'll be bringing this back at a later meeting um I think I'll take the feedback you give

33:08

me tonight develop um a draft Amendment and then we can look at that at one of

33:14

the meetings in March um also looking for some input

33:19

on where this should live should it continue to be in the land use element as it is now should we create a separate

33:25

climate element I'll talk about that a little more at the end and kind of where

33:31

this is going longer term and kind of the pros and cons of those options I don't think there's a clear better way

33:37

of doing it so we can talk about that at the end all right I'm going to dive into

33:43

the comp plan here I've kind of broken it out by the goals within the comp plan

33:49

that have to do with climate so again I'm just focusing right on those ones that were compiled in one of the

33:56

exhibits for tonight um the first one is Green Building and you know there's a

34:02

fairly detailed section here about what we're hoping to achieve with

34:08

Green Building it lists out a bunch of the different standards and programs

34:13

related to that and then we've got five policies about how we should be going

34:19

about promoting Green Building um looking at the climate

34:24

action plan then there is a whole section of the climate action plan

34:31

that's focused on buildings and energy um however a lot of it is focused

34:38

more specifically on energy sources and Energy Efficiency

34:44

I think this be 2.2 is really the only action that's specifically about Green

34:51

Building and it's a bit more General it just talks about promoting Green Building for

34:59

residential and Commercial projects um educational Outreach so it isn't as

35:05

specific about like metrics or specifically how we would promote that

35:11

or having um code or requirements related to Green Building okay I'll pause for questions

35:19

Caroline um I just want to point out that the Green Building section is a little bit um

35:27

it's almost an outlier in regards to all of the other comp plan policies for

35:33

climate it was adopted at a different time um and I notice like you've said

35:40

that the policies in the comp plan are really quite detailed but you know perhaps that you

35:47

say more detailed than what's in the climate action plan but typically all the other climate policies

35:53

that were adopted in the land use element and the and in the Capital facilities element about I don't know

35:59

I'm guess like three four years ago they're all quite you know they're on liners you know they're one liners and

36:05

they end up being expressed in great detail in the climate action plan so it's sort of the opposite of the way the

36:12

Green Building is playing out so it's possible there's a extra verbiage in the Green Building I really don't know um uh

36:19

I'm not as familiar with the Green Building um section of the complant but thank you so I wanted to just add that

36:27

yeah I agree with your comments I think that's right on uh commissioner

36:34

raes yeah can you just tell me what the icons mean okay

36:40

um trying to remember the clock is like things that can be done near term the

36:47

thumbs up were ones that had broad community support from the survey they did and I think the like handholding one

36:55

is stuff that we could do with with Partners so like this one's talking about partnering with psse and then if

37:02

you could go back a slide

37:07

on 21.2 can you just give a few examples of

37:14

what what an incentive would look like um so some cities offer expedited

37:21

permit review or reduced permit fees for green building projects would be

37:27

examples got it all right thank

37:35

you okay so maybe how we should do this is I'll go

37:41

through the rest of the comp plan policies and then we can have a bigger

37:46

discussion about how we would like to deal with each of them and keep it get

37:52

rid of it change it whatever um and I like I said I'm not expecting in a final

37:57

answer here but I think if people have initial feelings or thoughts on that I'd love to hear it and then I'll take that

38:03

into account when I draft something to look at later Carolyn yeah so so if I understand

38:12

correctly the process you're proposing that we follow at this point is go

38:18

through the city's comprehensive plan policies right now in relation to

38:24

climate and take kind of a thumbs up thumbs down as to whether it should stay or not is that yeah I think I was going

38:31

to go through them all first so we have the lay of the land and then we can talk about

38:36

them either section by section or in groups and yeah I don't know if we need

38:42

a thumbs up thumbs down or if there might be more specific feedback on some of these green

38:49

buildings on a good example but there's others where it's like we might want to keep this one little policy but the

38:54

other stuff's already covered in the climate action plan and we can get rid of it ah well I would like to suggest a

39:01

different process Allison rather than doing that particular thing um so you

39:07

know the comp plan and the climate action plan are really quite different tools so the comprehensive plan you know

39:15

is a sort of a formal structure and you know has a a purpose a formal purpose

39:21

and it you know has goals and policies in it which are you know by necessity rather Broad and they they don't

39:27

describe exactly what you're going to do but they describe the nature of what should be

39:33

done but the climate action plan you know is a is a functional plan and it's

39:40

adopted it in includes the strategies and actions for doing what is in the the

39:47

comp plan so our consultants for the climate plan they carefully consider the

39:54

policies that are in the comp plan to make sure that was what was in the

39:59

climate plan you know carries those policies out um I followed that

40:05

carefully during the development of the draft plan and concurred that all of the

40:11

policies which you know are good are being actually put into action in the

40:16

climate plan I didn't find any that are in appropriate you know they're they're

40:23

General but then that's what they're supposed to be so um I think it would be better to

40:31

determine if the policies that are in the comp plan are indeed matched by

40:37

actions in the climate plan however it's not a problem if there's a policy and a

40:45

comprehensive plan that is not expressed in a functional plan you know that functional plan can be updated in a few

40:52

years so I don't think I think our criteria for deciding what should remain

40:58

in the comp plan is not you know whether it's

41:04

repeated in the climate plan yes indeed it is repeated but it's repeated in a

41:10

different way uh you know I've I've I think I sent to you my you know kind of

41:16

comparison I was doing so for example if you take one policy from the comp plan

41:22

you know I I looked and found like 10 or you know eight or 10 actions that match

41:28

the policy but they don't restate the policy because they don't mean to they're being they're being actions

41:33

they're not being policies so I don't think we should just be looking for you

41:39

know duplication and then you know deleting policies in the comp

41:45

plan okay thanks for that feedback I think

41:50

um I think I mostly agree with you however I think you know like you were saying the comp plan is is intended to

41:56

be highlevel policy Direction and the climate action plan is intended to be an

42:02

implementation strategy with actions that the city will take more concrete actions the city will take and right now

42:09

there is some overlap where things in the comp plan are more like an action or

42:14

in some cases they're almost exactly the same as the actions in the comp plan um and so I would argue that those are

42:21

duplicative and more detailed than what needs to be in the comp plan but we'll see that when we go through through so

42:28

probably we can talk about this more once I go through everything and you know everybody's had a chance to look at

42:33

what we're talking about so um I'm going to move ahead to

42:39

the next oops wrong with Direction next topic here um so I left this one in I

42:47

think it's tangentially related to climate disaster planning and Recovery um this I believe this section actually

42:54

needs to stay in the comp plan probably pretty much as it is because it provides

43:00

the policy guidance for our overall emergency preparedness and planning

43:05

program which you know Citywide and applies to all kinds of emergencies from covid-19 to the big one earthquake and

43:14

also climate related um things like flooding or heat events or smoke events

43:20

or what have you um so I think kind of like Caroline was just saying this gives

43:25

us the high level guidance for how we're going to plan for emergencies in general

43:31

plan and prepare um and then in the climate action plan there's this

43:36

community resilience section that speaks more specifically to actions we can take

43:41

to plan and prepare for climate related emergencies um and I think you know it's

43:48

a good example of that relationship of how you need the high level and then you need the more specific actions um so in

43:54

this case I think my recommendation would be to leave it pretty much as it is um I don't see a problem with having these

44:00

both here I just wanted to include it because I do think there's overlap here with the climate action

44:09

plan um next is this high level goal goal 27 develop and Implement a climate

44:15

action plan we had drafted earlier last year this reference to the climate

44:22

action plan being hereby adopted by reference I think I would suggest adding to this the most recent version of

44:28

climate action plan so that's a more Dynamic reference that would you know if the climate action plan's updated it

44:34

would automatically be referred to by the that sentence um this doesn't have

44:39

anything analogous in the climate action plan it it's literally just adopting and calling for and adopting the the

44:47

plan um okay this next section go 26 um is pretty wide ranging it's reduced

44:54

CommunityWide greenhouse gas emissions and then each of these policies goes into some different areas um the first

45:04

four um relate to the area of the climate action plan that is

45:11

CommunityWide and Municipal actions I'm going to show those on the next slide in a second and I think there's pretty

45:18

good concurrence between these but some of them are

45:24

almost Direct repeated so like there's two mentions here

45:30

of um working with the King County climate collaborative partnering with King

45:36

County um climate cop k4c is the acronym for it um and then providing public

45:43

information having all of this data available um and then prioritizing

45:50

actions to reduce emissions so I think like here

45:56

is the action that talks about having the data available continue to maintain a public available dashboard that tracks

46:03

and reports cap and greenhouse gas reduction progress um this is the one about

46:11

decision making apply a climate lens to City decision making I think these map pretty

46:18

darn closely to what is already what's in the comp plan like it's pretty

46:24

duplicative um and then this one here CC 1.2 talks about Partnerships it does not

46:31

specifically call out k4c it's a little bit more General um I think that was done

46:37

intentionally since sometimes these things can morph into new names or

46:43

different configurations um and they didn't want to have it you know specifically calling out that one

46:52

entity so just popping back up I think these first four are pretty well covered

46:59

in the climate action plan that would be my opinion um I me I see carine raising her hand I'll let her comment on that

47:05

before we move on to the next few policies okay well I would say policies

47:13

26.1 through 26.4 this is just a perfect example of

47:20

policies that seem to work out quite well because when the functional plan

47:26

was developed the functional plan meets the policies so the idea that we would

47:32

want to maybe I'm not sure maybe you're thinking maybe we don't need these policies because the actions in the

47:38

climate plan match them I would say that's the very reason we need to keep these policies to continue

47:46

to keep our approach integrated as we move forward and update our climate plan

47:54

to continue to meet these policies if we ever feel we need to change a policy because it's

48:00

wrong then I would agree with with removing it um I would like to add that

48:06

for example CL comp plan policy

48:11

26.1 I you know agree with you I found also a action in the climate plan that

48:18

matches that very well it's quite different it focuses on the data Gathering and the reporting of the data

48:24

which is a very key and unique and separate aspect of the climate plan 26.2 the partnering that

48:33

has to do with doing stuff qu I mean yes you do report your data to them but the

48:38

partnering is on I went ahead and found one two three four five actions under

48:45

buildings and energy that have to do with partnering with other cities and we do develop these um actions that we do

48:54

with other communities kind of like kill two birds with one stone instead of one Community figuring out how to do X and

49:01

then the next Community independently doing that in k4c they work together on

49:06

these strategies whether it be vehicle charging or um you know education or uh

49:14

working together to Advocate at the state legislature you know that's what 26.2 is about and I found as I said five

49:22

things under buildings and energy two things under transportation I could have found more I found uh no I found let's

49:30

see yeah two things under cross cutting and Municipal and four things and could

49:35

have kept going under build buildings and energy so there's a whole bunch of partnering going on with k4c on on doing

49:43

stuff uh 26.3 um oh I'm sorry I I got myself a little

49:51

mixed up here 26.3 is the one that I found two items under uh cross cutting

49:58

and four items under buildings building and energy 26.4 you know um it's that's that's a

50:06

really important policy to keep evaluate and prioritize actions to reduce greenhouse gas emissions the climate

50:13

action plan is that evaluation and in terms of prioritizing

50:19

it has an implementation plan in it that's 31 pages long so we are meeting

50:24

policy 26.4 and it's you know it's a good policy I think we should keep it so anyway I I will you know advocate for

50:32

keeping goals and policies and being happy as a clam when you see them reflected in actions in the climate

50:40

plan okay I guess my feeling is that if we're going to keep some of this

50:46

it maybe needs to be at a bit of a higher level because right now some of these are almost identical to actions in

50:54

the climate action ction plan and if we're going to have kind of the two levels of information where the comp

51:00

plan is high level and the climate action plan is specific they shouldn't have things that are identical in

51:08

them also let me let me interrupt for a minute um but I'm hearing from Carolyn and and

51:16

I spent time yesterday and today going through the climate action plan and and

51:22

the comp plan and I agree that there are a number of overlaps but um I'm not sure

51:32

if the highest in best use of the commission's time is to try and

51:39

interpolate between these two documents and try to make them perfectly

51:46

consistent uh and avoid any overlaps it seems to me that given our agenda and

51:53

where the state of these doc documents are and which one being more recent and

51:59

which one being in going to be updated further in the future is to start by

52:07

moving the climate related goals and policies in the comp plan to a new

52:13

climate element which is one of the things that you had recommended in the memo um
and then include in that the

52:20

dynamic reference to the climate action plan and then

52:25

have staff um look at the the um the goals and policies that

52:34

are there and if there are ones that need to be updated for example if there's a reference
wrong or or

52:41

something wrong or if the commission thinks or Commissioners think that there is there is a major Gap or flaw in the

52:49

comp plan goals and policies then those are the things we should look at but but

52:55

I'm not sure if it's it really an efficient use of the commission's time

53:01

to try to edit the comp plan parts to

53:08

strictly conform to the cap or vice versa um of course we're not going to edit the cap at this point um but I just

53:16

feel that it's almost um like busy work as it work G and given our agenda or our

53:24

heavy agenda coming up I'm not sure that's really an efficient use of our time and I think we could cut through a

53:31

lot of this by just creating that separate element put moving these things over add the reference and then if there

53:40

are specific things that we feel uh have been left out or could be in there or

53:47

slightly modified then we could do that um but I think we're making it maybe

53:53

harder than it needs to be

54:00

I don't know if the other Commissioners feel same way or you know so weigh in if you

54:06

Angie thanks um I might be struggling to follow

54:13

everything in some way so let me just see if I can repeat some things back so I understand it and then kind of answer

54:20

Mike's question um I think I came to the meeting assuming that city was going to

54:25

ask us to help guide them on hey look we need to we're updating the comp plan

54:33

um we weren't planning to put a climate element in but we're going to have to um

54:40

do we need to create great greater alignment in our cop Plan update by

54:45

going ahead and creating that uh climate element now and if so should we pull all

54:51

the should we pull the climate language from all the other El elements because right now what I what I think I

54:57

understand is our comp plan takes all that climate conversation and it's

55:02

threaded throughout all the other elements and now we're faced with a place where we're actually going to put

55:08

it in its own element so if the question is do we just do that now even though it

55:14

probably won't be consistent with some state law with a for numbered that I

55:20

don't remember but like I feel like the question is do we reorganize ourselves in this way now do we wait to do it

55:27

later um but not so much that we were editing those elements is that an semi

55:33

accurate understanding of what we're initially being asked yeah so it's 1181 HP 1181 requires

55:43

us to create a climate element by 2029 there's a little flexibility there it actually says either you can have a

55:49

standalone element or you can have components and other elements that also meet these requirements um and then

55:56

there's some specific things we have to include like strategies to reduce greenhouse gas emissions vehicle miles

56:02

traveled and we have to have a resilient strategy for adapting to the impacts of climate change um so there's a lot more

56:10

details on everything that's required I haven't gotten into those yet because we just haven't had time um you know we're

56:17

going to have to do all that in four to five years I think the decision point now doesn't have to be our final

56:24

decision because obviously a lot could change in that time but like you said I

56:30

think we have the opportunity to pull this into a separate element now if we want to we also could leave it kind of

56:36

dispersed I think there's pros and cons to both of those I think you know in

56:42

some ways there's some Simplicity in having everything in one place right like all the climate strategies policies

56:49

goals in one element can be simpler but I think there's also an advantage to the

56:56

disperse model in that each element kind of maps to

57:02

different components of City operations like land use and housing are

57:08

things that Community Planning and Development deal with day-to-day utilities and capital

57:13

facilities are things that Public Works deal with every day um transportation also um and so the disperse model

57:22

can put you know the goals and policies related to those work areas in a place

57:28

that maybe aligns better with the staff who need to see it when they're

57:34

evaluating projects or potential projects and uh you know making Capital

57:39

planning decisions and prioritization decisions and that kind of thing um so I

57:46

really see it as it could work either way and there there's kind of pros and

57:52

cons to both of them I don't see a clear like oh this way is absolutely better um

57:57

okay why I didn't give a strong recommendation on that I think I want to take that part of the conversation and

58:03

put a pin in it for uh later deliberations with the commission my follow-up question then just so I make

58:10

sure I'm clear about the asks then is um what I think I hear Carolyn pointing to

58:18

and then what you're responding to Allison is there's some redundancy

58:23

between the comp plan and then the follow-up plans and there's some

58:29

conversation about um let's call it cleaning up that redundancy and I can land in any number

58:35

of seats around the tables around something like that but I have a question to you

58:40

Allison what is the what is the con to to having redundancy that you can see or

58:48

that the city has already encountered to date um I think I

58:55

think pure redundancy doesn't have a negative

59:01

impact necessarily but when there's things that

59:06

are similar like mostly the same but not exactly the same I think that's where it

59:14

could get us into trouble because they're not consistent and you know when

59:19

we adopt the climate action plan as part of the comp plan then everything needs to be internally consistent

59:26

so all the elements of the comp plan and these other implementation strategies

59:31

that are adopted in the comp plan need to be consistent you can't have anything that doesn't align or like the the goals

59:38

and policies have to be supported by the actions and vice versa so if there's things that

59:43

are a little bit going in different directions or possibly you know not

59:49

supporting each other then that can be a problem um

59:56

and I guess like kind of as a best practice what I'm trying to do is have

1:00:02

the high level policy guidance in the comp plan and then the specific strategies and actions the things we're

1:00:07

going to do per se in those implementation plans and have the try to

1:00:13

keep the comp plan at a bit of a higher level and not talk about like very specific actions that we would

1:00:21

take okay thank you I'm done asking question

1:00:27

Adam um I guess on on the topic of new element versus dispersed yeah I thought

1:00:35

that was one of the questions we'd be asked today I would I would definitely advocate for that dispersed model um you

1:00:42

know because like let's say I'm I want to understand what the city's doing with utilities um it's I think that's how

1:00:49

most people are going to approach looking at the comp plan they're going to say okay let me learn about utility

1:00:54

oh do utilities and then oh I still need I need to go to this um this other section too to see if oh we're going to

1:01:02

encourage undergrounding of electrical lines or such or I'm going to go to Transportation I'll see nothing about

1:01:09

green and then I have you know so I think from just from usability of the comp plan I think the dispersed model

1:01:16

would be preferable and it it also helps with the digestion of all of those goals right

1:01:24

you know and it it helps show that that's really integrated into the plan versus being a separate piece of

1:01:31

planning so you can look at it you can go look at one part of it versus having to look at two and you're breaking out

1:01:39

utility goals from Green utility goals so yeah I'll advocate for that dispersed

1:01:45

model when asked I'm still wondering if that's the ask for today or

1:01:53

later

1:01:59

Carolyn um I got to thinking about the dispersed model versus the climate

1:02:05

element model when I realized that in our analysis here for our task we were

1:02:11

not looking at five or six really important climate policies that are in the capital facilities element of the

1:02:18

comprehensive plan and you know that made me realize oh yeah you know there's our climate policy are not living in one

1:02:25

element you know so then um and this came made me you know come to the

1:02:32

conclusion uh that the dispersed element or the dispersed um method of having

1:02:37

climate policy within the elements to which they pertain um I think is is really valuable

1:02:44

because as we look for guidance under you know Transportation or land use or

1:02:52

Parks it almost just makes it almost impossible to go to

1:02:58

another chapter somewhere and look for the little things that have to do with

1:03:03

you know your thing so what I would suggest as a simple way of taking care

1:03:08

of this task at this time in 2024 for our update is um recognize that our

1:03:15

climate action plan right now is is our Mercer Islands gold standard for climate

1:03:20

right now just like the parks recreation and open space plan you know is is the gold standard um we

1:03:27

don't have to have you know a climate element that meets state law until

1:03:32

20129 we have plenty of time to look at our climate action plan and check it out

1:03:41

to see if it's missing supportive policy in the comp plan and if it's missing

1:03:46

that support supporting policy in important places like in the transportation element or like in the

1:03:53

utilities element I think we should take our you know wonderful new product and use it

1:04:00

strategically to update you know the comp plan but we don't have to do that for 2024 I think all we need to do is

1:04:07

update or adopt the the climate action plan by reference

1:04:14

um and you know I would avoid putting things in a climate element right now I

1:04:21

think you know I think that even longterm that would not be a good idea I got a feeling that the State Department

1:04:27

of Commerce will probably accept Mercer Island's approach if we were to continue

1:04:33

to follow a dispersed model just by um

1:04:39

uh you know ensuring that we tell them we're doing what they're asking us to do and that we always have this adopted

1:04:45

climate plan adopted by reference um regarding uh Angie's

1:04:50

question about redundancy uh I don't think it's too much of a problem if we have some redundancy there we it is a

1:04:57

problem if we have conflict and I'm looking for that conflict right now I'm kind of doing a a comparison back and

1:05:03

forth and you know I haven't found any yet but um so uh yeah that's that's that's what

1:05:11

I wanted to say thank

1:05:19

you okay Forge ahead Allison okay um

1:05:25

all right I'm going to pick back up here with 26.5 encourage the reduction of

1:05:31

emissions from passenger vehicles through the development of zero or low

1:05:36

greenhouse gas emitting Transportation options and by reducing single occupancy vehicle trips and I just wanted to refer

1:05:43

to the transportation um strategies in the cap here I don't have them on a slide

1:05:50

because they're quite long and they just weren't going to fit um but both the

1:05:55

strategies and actions under tr1 and tr2 um have a lot of detail about this

1:06:04

um like more specific ways to promote EV infrastructure and the use

1:06:11

of EVs and also about looking at ways to

1:06:16

reduce trips by encouraging Transit and things like

1:06:21

that um so I mean this one might be an example of where we have kind of the higher level statement here and then

1:06:28

we've got the specific strategies in the

1:06:33

cap Carolyn yeah if we you know if we take that policy as a very high level

1:06:40

statement that it was meant to be yeah I found one two three four five six seven

1:06:47

and I sort of quit looking because I had so many actions in the climate plan that

1:06:53

meet 26.5 for example in taking actions to

1:06:58

reduce single occupancy vehicle trips I mean there's a whole bunch of stuff in there about that so anyway I I think

1:07:05

it's a great um it's an example of a great highlevel statement with a whole bunch of action that deals with it in

1:07:12

the in the climate plan

1:07:17

okay um and then 26.6 starts off with a really high level

1:07:23

promote an energy efficient built environment and then it's got four

1:07:28

specific um sub policies so the first one Focus development where utility and

1:07:35

transportation Investments have been made I put a star here just to remind me to talk about this one because I don't

1:07:42

actually think that there's any actions in the climate action plan that relate to this which is interesting um and I

1:07:51

mean this is very closely aligned with the land use element it's talking about where new

1:07:59

development should be in relation in relation to infrastructure um so that's

1:08:05

exactly the kind of thing that the land use element is designed to talk about so yeah just wanted to kind of highlight

1:08:11

that one as one that might be important to keep here somewhere whether it's in this exact you know goal or somewhere

1:08:17

else but um is probably kind of an important

1:08:22

piece and then the other three here do have an analogous piece in the in the

1:08:30

climate action plan so 26.6 point2 promoting the use of renewable and zero

1:08:37

and low ghg emitting energy sources um that's basically the building and energy

1:08:44

strategy one that's that's what that is it's about reducing greenhouse gases in buildings

1:08:52

um and so it talks about a whole series of ways that people can reduce fossil

1:08:58

fuel use reduce or eliminate fossil fuel use in their house um and in commercial buildings as well

1:09:06

so I think this is another one where there's a high level strategy here and then there's a whole bunch of details in

1:09:11

the cap um for 26 oh sorry

1:09:18

Victor I wanted to go back to 26.6 point1 for a sec I've read that sentence

1:09:24

five times and honestly I I can't understand what that sentence is saying

1:09:30

um maybe maybe it's just um I'm just I'm having a slow night

1:09:37

but number one it says focusing development so I'd ask what kind of development and then it says where

1:09:44

utility and transportation Investments have been made what kind of utility and

1:09:51

transportation Investments are we talking about we're on an island and

1:09:57

so presumably there are utility and transportation Investments that have

1:10:03

been made across this island so I'm and again apologies if I'm just being a

1:10:10

little bit slow on this but I mean I agree it's pretty broadly worded should

1:10:16

we say um the way I interpret it and hopefully that's what was intended but

1:10:23

um so focusing development I think this could apply to residential or commercial development but but new development in

1:10:30

general where utility and transportation Investments have been made so to me that means where we

1:10:37

have invested in capacity for

1:10:42

transportation and utilities and like an example of this is you know we're

1:10:49

talking about needing to add additional higher density capacity capity to meet

1:10:54

our affordable housing targets and so Adam has done some analysis um to look

1:11:01

at where where should that be added should it be added in town center should it be added in the commercial office

1:11:06

zones should it be added somewhere else and part of that analysis was just

1:11:11

looking at well if we change the development regulations in XYZ way how many units could that produce but we

1:11:18

also looked at you know what infrastructure is there like what is the

1:11:25

current performance of the intersections in that area are there already traffic

1:11:30

problems or not and what does our sewer and water infrastructure look like there

1:11:35

is there additional sewer capacity if we were to drop 800 more units into this area or would we have to upgrade the

1:11:42

sewer system so we haven't done a detailed analysis on that yet but we've had conversations with our staff in

1:11:50

public works and some of our um transportation Consultants to get kind of the initial read on like is this

1:11:56

definitely a problem or is it probably okay um I guess I guess the feedback

1:12:02

that I would give you is if you're kind of interpreting and but you're not quite

1:12:07

sure and I'm reading it and I don't no idea what I think you're right it could be clearer it could you know that's

1:12:14

something we can do here is try to get that to be more specific and direct tighten that up in terms of what's

1:12:19

actually intended here

1:12:26

all right um I think you are next chair

1:12:31

reum sorry um yeah I guess yeah this was the one where I scratched my head too

1:12:37

just like Victor um I'd say yeah and so my understanding is we get to tighten

1:12:42

this up again when we re-review land use or are we I'm still apologies to I'm

1:12:50

still a little unclear about today's goals um but my concern here specifically um from our

1:12:58

uh public feedback and our previous experience with the park zone is uh you know my yeah I said I I get

1:13:06

concerned when I see focusing development where utility Investments exist right because you know that that's

1:13:11

to me sounds like encouraging utility corridors right we've got one large wireless communication facility oh well

1:13:19

let's build another one there let's let's put more you know that so that that's my concern too and then as we

1:13:25

were talking earlier about consistency um or inconsistency with other elements this could pose a problem

1:13:32

but yeah I think I think you you kind of explain it is it is pretty pretty Broad

1:13:37

and vague so I think yeah I'll second the let's tighten this one up because it

1:13:44

can be interpreted in a multitude of ways that some of which concern me yeah

1:13:50

that's a good point but I you know I don't want someone to see this and say oh hey we should put four more large

1:13:56

wireless communication facilities in Island CR Park got one already we don't want a cell phone company using this to

1:14:03

make the case for exactly Towers or something I I will say having had prior

1:14:09

experience with this in you know before I moved to the Pacific Northwest um utility corridors are a big

1:14:17

a were a big issue um you put you put up one power line and then almost

1:14:23

immediately before the grass has grown there are already applications to put up a second or a third um because oh well

1:14:30

we've got a we've got an established Corridor here so let's focus our utility development on this so yeah just wanted

1:14:37

to throw that throw that out there and second Victor's um

1:14:44

comment Carolyn I like hearing the comments

1:14:49

people have on this particular policy that Victor and and Adam were just commenting on because I was there in

1:14:56

this discussion and remember how it went you know when I look at it I tend to think of oh yeah I know what I know what

1:15:02

we meant but you know it doesn't really say so much necessarily what we meant

1:15:07

but I I do agree with Alice's interpretation of what was meant um but

1:15:13

you have to remember that four or five years ago when we were working on this the state legislature had not yet

1:15:20

weighed in on starting to say you got to have more density you got to do this you got to do that um but we were thinking

1:15:28

Transit oriented development you know we were thinking uh how do you get to save

1:15:34

on greenhouse gas emissions if you could get some more dense uh residential

1:15:41

development multifam where the transportation is the high-capacity

1:15:46

Transit that's that's a good thing but we were advised at the time that's too

1:15:51

specific you you know don't you need to say something more General so we ended

1:15:57

up saying something that's probably just plain old confusing and doesn't say much but yeah I think it would be great to

1:16:03

update that if we can but I do Wonder Allison given that Transportation oriented development that legislation

1:16:09

has died in the legislature here this week um do we really

1:16:16

have uh I mean with all the work we're doing on housing are we doing something

1:16:22

called transport ation oriented development and is the housing element we're working on likely to give us some

1:16:29

guidance on what this policy should say it's big question um I mean Our Town

1:16:38

Center is Transit oriented development so we've we've had that to some degree for a long time right yeah um okay HB

1:16:47

1110 will also require us to allow middle housing um um four units per lot

1:16:56

within a half mile of high-capacity Transit which is the Light Rail station um so we'll be doing that in the

1:17:03

coming year um okay so so go

1:17:09

ahead I mean I think we've we've done and we will be

1:17:15

doing a lot to continue to focus most new development close to Light Rail and bus service um

1:17:24

so maybe we don't have to be as timid with the wording of this thing in the future we can make it actually say what

1:17:29

it was meant to say yeah and I think when we do get to the point of having to do the climate element um there's some

1:17:36

really specific guidance there about reducing vehicle miles traveled and

1:17:41

reducing greenhouse gas emissions that will likely push us even more in that direction

1:17:47

so I think I think the state level laws and guidance is really pushing towards

1:17:54

Transit oriented development whether or not that specific bill passed this year you know yeah yep thank

1:18:01

you yeah uh Alison and Carolyn I I would second uh or third uh your comments

1:18:09

about the basis for that I think um Adam's concern and Victor's questions

1:18:16

are well taken but 26.6 point1 is really basic language going back to the

1:18:24

fundamentals and uh very beginning of GMA and that is you want to concentrate

1:18:31

people where you already have the facilities and infrastructure to support

1:18:37

them rather than expanding and encroaching on the uh uh the rural areas

1:18:44

and that's the core of GMA and so that language simply reflects that it's not

1:18:50

terribly relevant here on Mercer Island but it is it is on a um somewhat of a

1:18:59

important level because we want to concentrate the people where we have the resources to serve them via

1:19:07

transportation and Via uh utilities water power uh sewer so that's really

1:19:14

what that is addressed to I I don't think I mean I I understand Adam's

1:19:20

concern but I don't think um you know we're looking at a uh uh

1:19:27

problem of utility corridors for high tension lines on the island um but I

1:19:33

mean we could make that language uh more robust and more inclusive but I don't see any

1:19:41

reason to start micromanaging this thing and rewriting this

1:19:51

thing Adam um yeah just one thought that came as um

1:19:56

commissioner bson was talking and kind of also to chair Murphy's point maybe we insert something here talking specifying

1:20:03

that H this is like any necessary or mandated development that might pull it

1:20:09

closer to the um you know the what what

1:20:14

you know the new laws that are being that have been passed versus I want to put another wireless facility in the

1:20:21

park so just just the thought I think that would be directly

1:20:26

contrary to GMA that'd be my

1:20:32

opinion to narrow it that way Carolyn I think um I agree with Mike

1:20:39

that it would be uh Nar it would be probably contrary to the GMA to try to make that kind of narrow statement but I

1:20:46

think um maybe more importantly it would probably deny the fact that we're

1:20:51

already doing this you know Mercer Island has been doing this without maybe necessarily having a you know a heavy

1:20:59

requirement to do so we've been doing that you know with um residential development in the in the

1:21:06

Town Center so I don't think it would be quite accurate really to say that it's only when it's

1:21:12

required so uh Chris yeah I guess I'm just

1:21:17

baffled or confused about what we're doing here I mean I really thought we were going to talk about the structure of these different pieces and not try to

1:21:25

work out the actual policies until down the road and I mean if we want to go through these things Thing by thing I

1:21:31

mean I have things to say about all these things and I guess I'm just not sure if that's really what how we want

1:21:36

to spend our time you know on the bigger issue I guess I'm inclined toward having the separate element you know if we're

1:21:43

going to have to have one in 2019 Carolyn makes the point that maybe we wouldn't but you know to get started on and you know I do think the dispersment

1:21:49

idea is important and I don't know if there can be cross references or whatever but I think staff time you know

1:21:55

just may not be available to to do it but uh from an efficiency point of view you know if we're going to start to

1:22:00

Monkey around with moving things around why not get into the structure we're going to be stuck with down the road so that's that was only my point on on sort

1:22:08

of the bigger picture of of how we organize these things uh

1:22:14

Victor um I'm gonna Echo what what commissioner gills just said um I I

1:22:23

remain unclear as to what's being asked of us tonight I think the vice chair also raised that issue as well um you

1:22:31

know this could go in a number of directions and I think it would be great to put some to take a step back and just

1:22:37

put some guardrails on this conversation just understand kind of what's being asked tonight yeah that was kind of the

1:22:45

point Victor of my original suggestion I I think there's four I think there's four of us that that have now said it

1:22:52

and so so um you know this has the potential for becoming a very late night

1:22:58

if we don't if we're not specific on what we're here to accomplish so I I I guess I would um ask that that we we get

1:23:07

a little bit crisp before we move on because otherwise we've got a very very broad Target and we could go a number of

1:23:12

directions yeah I I it is it is really totally inappropriate I think for us to

1:23:19

start micromanaging and redrafting revising these goals and policies and

1:23:25

the climate change elements uh I just

1:23:30

we're not prepared for that we don't have the background and uh I think that's way outside of the scope of

1:23:37

today's business yeah I mean really what I was looking for is the direction on the

1:23:45

separate element versus the dispersed and how do we want to deal with that right now and then I think maybe like

1:23:52

some general feedback about what's there now and like are there things that we

1:23:59

could consolidate or are there pieces that are redundant with the climate

1:24:04

action plan that we don't need to keep um and then I will take that and draft

1:24:10

you know whether it's a standalone element or it's going to stay in the land use element I'll draft something and then we can look at that later and

1:24:17

that would be the time when if we need to do more of the word smithing or specific feedback we you can either do

1:24:22

that in writing in advance or at the meeting um but yeah I was not intending to get

1:24:29

into the into the word smithing and the specifics of the language

1:24:34

tonight yeah um Allison let's get back for a minute to

1:24:39

this broader issue of Standalone versus dispersal dispersement um you know we've

1:24:47

identified a couple of elements in the comp plan that have some climate related

1:24:54

statements um but is it fair to say that each element of the comp plan does not

1:25:01

have its own language regarding

1:25:06

climate yeah I mean I think they all each element probably touches on it a

1:25:13

little bit in some way um but most of them don't have like a set of goals that

1:25:20

are like these are about climate um but you know the transportation

1:25:25

element has language about trying to promote the use of Transit and walking

1:25:32

and biking and things like that which obviously are good for reducing emissions um but they're not in like a

1:25:39

section that's like here's the climate goals and policies yeah that that's my

1:25:44

concern about the dispersement approach is that we end up having to write

1:25:51

separate policies goals uh in each one of the elements and you know I think

1:25:58

that's a lot of work uh versus having a centralized um uh piece that can be

1:26:07

referred to or can refer to those other elements Carolyn um you

1:26:13

know the reason those other elements don't have climate policy in them it's

1:26:20

because they never went through a process process of working on climate policies for those elements but I do

1:26:27

think you know we've got this new climate action plan which uh does take a

1:26:34

look at the whole breadth of the city's um functions and the community's

1:26:40

um uh actions in relation to climate change and so using that to Look

1:26:46

Backwards for what is missing in various elements and just incl

1:26:52

including you know three or four highlevel policies in each one of those elements there's only like six elements

1:26:57

in the comp plan they've got till 2029 to do it so I I do think that it would

1:27:04

be not too tough to go back and put those elements or those those policies

1:27:09

in the elements where they're missing right now they have them in capital facilities already we have them in land

1:27:15

use so um

1:27:21

Victor um I'll say

1:27:28

um I uh chair Murphy I I support your comments for more centralization versus

1:27:35

dispersal um I think and Allison uh this is this is really a

1:27:42

question for you in a dispersal model doesn't that put more work on the

1:27:50

staff because as changes are made it increases the number of places where

1:27:55

those changes have to be made so for instance if there's an update um and I also believe that in doing so it

1:28:02

probably also raises the the chance

1:28:09

of um a mistake uh and an inconsistency in in

1:28:14

the policies as a result is that correct I think that's true it's

1:28:19

definitely a more complex approach as far as you know you do have to look in a lot of different places to see all this

1:28:26

information and track how it's all fitting together um and yeah like

1:28:31

updating in 28 2028 or 2029 when we need to comply with

1:28:37

1181 it would require updating all of those elements whether it's five or seven whichever elements we decide need

1:28:45

to incorporate these climate policies they would all need to be updated um

1:28:51

versus if it's you know a standalone element would mainly be that one maybe there would be

1:28:58

a few other places we would need to make their make sure things are consistent

1:29:05

um yeah so I think you know on the front end of creating it and updating it it's

1:29:10

easier to have it in one place and then like I said before I think maybe on the back end of using the plan once it's

1:29:16

adopted there could be some advantages to the dispersed model in just how different staff the city look at

1:29:24

it Carolyn if we um make a priority of

1:29:31

trying to put it in one place to make it easier to update the comp plan as a

1:29:37

priority I don't think that priority is as high as having these things located

1:29:43

where they will be useful to people thinking about what to do about climate so I think I think we would do it would

1:29:49

be sort of a short-sighted thing to do also given that having to have a climate

1:29:55

element is a new thing I mean we might have a little work to do you know prior to 2029 to make sure we have

1:30:05

broad-based climate policies in the elements where we need to have them but once those broad-based policies are in

1:30:12

place they don't need to be updated every time you do something new with climate the thing you update is the

1:30:18

climate action plan so I really think we should continue to think a little more globally make

1:30:26

sure that our comp plan has the policies where they're needed use the new climate

1:30:32

plan to inspire us to look back at the comp plan and see what where those policies might be missing a lot of the

1:30:38

good ones are already there most of them are there um and then go from there we

1:30:44

have till 2029 I just don't think we should make a decision right now whether to put things in a climate element and I

1:30:53

do see that in our memo for tonight it's for discussion only not for decisions

1:30:59

this is a huge decision and I really don't think we should try to make this decision tonight and I didn't come to

1:31:05

meeting thinking it would be so um I think the discussion is exceedingly

1:31:17

valuable any other comments on that issue

1:31:25

okay so that was one of the things we're supposed to talk about and

1:31:33

uh you're I guess Allison you're hearing uh there is a difference of

1:31:41

opinion yeah um yeah I'm not sure what to do with

1:31:47

that I think maybe what that leads me to is for

1:31:52

now I will leave things in the land use element

1:31:58

and look for maybe more clearly identifying where

1:32:05

there might be gaps of things that are in the cap that aren't don't have policy guidance in the comp plan somewhere

1:32:13

um and then also looking for redundancies or conflicts that would need to be resolved and I will prepare a

1:32:21

draft that would address those items for your review um in

1:32:29

March

1:32:35

okay so I guess now my question is do we want to keep going through I think I've

1:32:40

got a couple more slides going through the rest of the existing policies and

1:32:46

comparing them with the cap and then I think if there's

1:32:52

again like General thoughts on like definitely keep this or we don't need this one I'd love to hear that because

1:32:58

it'll help me with the drafting okay so I think where we left

1:33:06

off was 26.6 point2 and I was

1:33:12

saying that one is pretty well represented in the cap under the building energy strategy

1:33:18

one and then 26 6.3 encouraging the use of carbon

1:33:24

efficient building materials um there's a specific goal

1:33:30

under it's kind of oddly placed in my opinion but under the consumption

1:33:36

section um an action 2.4 that specifically I mean it's it's a bit more

1:33:43

detailed than what's written here but it's essentially the same exact thing encouraging low carbon building

1:33:50

materials

1:33:55

and then for 26. 6.4 mitigating Urban

1:34:01

heat island Effects by expanding tree canopy and vegetation cover

1:34:08

um natural systems I did think what NS meant natural systems one

1:34:14

specifically um has a couple of actions related to this so there's a very clear tie with

1:34:21

that one um and then

1:34:29

26.7 Renewable Power Generation again there's a couple of

1:34:34

strategies under be1 that relate to this like encouraging solar and encouraging

1:34:41

um purchasing green power so again I think that's got a

1:34:47

pretty good connection in terms of like a higher level goal and specific strategies Victor do you have a

1:34:55

question I do so is is the purpose to go back to the question that we discussed

1:35:02

about five minutes ago is the purpose of going through the rest of these to decide whether they remain in the

1:35:09

climate action plan or whether they belong here in the comp plan is that well we're not going to change the climate action plan so my question is

1:35:16

understood understood they belong here um are they hitting at the right level should they be maybe higher level in

1:35:23

some cases or do we feel like the higher level policy is already here and we don't need this specific sub policy for

1:35:32

example um that's the kind of Direction I'm looking for right now is like they're good they could be deleted they

1:35:39

should be edited to be higher level they should be edited to say something different like that prior one we were

1:35:45

talking about that needs to be more specific doesn't that doesn't that go

1:35:51

back to the question of philosophically are we in a dispersal model or a

1:35:57

centralized model I think regardless of how whether we do this centralized or

1:36:02

dispersed I still have these same questions about what are the goals and policies

1:36:08

that need to be in the comp plan to support the cap and you know we have a mish mash of

1:36:15

stuff there right now you know is that hitting the right level is that hitting the right topics are there things

1:36:26

missing Carn I think that it's worth going

1:36:31

through these slides to see if we see uh policies that are you know worded poorly

1:36:39

or I don't think that we have closed ourself off at this point to the idea

1:36:44

that some of these policies the language should perhaps be amended or there might be one or two that shouldn't be there at

1:36:52

all but no I think we I think that's all still open right now so I I think going through this discussion is you know

1:36:58

worth it and I I like to hear what Allison came up

1:37:06

with okay well let's Forge

1:37:11

ahh I think I already yeah I already talked about these two they had to do at the top of that last

1:37:18

slide um we're really almost to the end I promise um I think yeah this is the last one so

1:37:25

go 28 this one's pretty high level adapt to and mitigate local climate change

1:37:32

impacts um 28.1 is prioritize the prevention of climate change

1:37:38

interestingly this is another one that's doesn't exactly appear in the climate action plan I think the climate action

1:37:44

plan since it's a newer document I think it kind of assumes that we can't prevent climate change climate change has

1:37:50

already happen happening and so it takes more of a stance of reducing the effects

1:37:56

of climate change and adapting to the impacts um so I don't know I felt like

1:38:02

maybe that prevention is a little bit of old language and that might be something to the commission might have feedback on

1:38:09

if that should be updated or

1:38:17

broadened Carn um just to offer the conversation at the time when we we

1:38:23

recommended this particular policy is we just felt that um in the sequence of

1:38:31

priorities to to not just adapt we said well keep in the front of mind to do

1:38:39

things to prevent it from getting worse so that's all that

1:38:44

meant I think it's of some value for that reason but okay Chris I think

1:38:50

prevention seems like the wrong message I mean minimalization of climate change to to do every prioritize trying to

1:38:58

prevent further climate change you know but something that indicates that uh sort of along as Carolyn said you know

1:39:05

we're not just adapting but we're trying to do something constructive but prevention is not within any of our

1:39:10

powers right now okay well I'll I'll look at ways

1:39:16

to message that wording a little

1:39:25

um okay 28.2 develop an Adaptive response to

1:39:31

expected climate change impacts on the community um the

1:39:38

natural and the community response natural systems and

1:39:44

Community response sections of the climate action plan are basically a

1:39:49

detailed strategy to do just that um it looks at ways to both you know create

1:39:57

resilient systems that can continue to function and support the community

1:40:03

Through climate change and also looking at ways to adapt and manage the impacts

1:40:09

on people and on the community um so I think that's a very good you know example of having the

1:40:17

right level policy there that's backed up with a lot of actions

1:40:23

um this one is similar to one that was on the last slide about the heat island

1:40:30

effect but this one's talking about carbon sequestration so increase carbon sequestration through expanding tree

1:40:38

canopy and vegetation cover um and again that gets picked up under natural

1:40:44

systems one um I think it talks about just like more generally addressing

1:40:51

impacts from heat and sequestering carbon with by increasing the tree

1:40:59

canopy so I don't know I mean because this tree canopy concept comes up a

1:41:04

couple times maybe there's a way to consolidate that but maybe it's fine the way it is

1:41:14

too um okay so that was the end of my kind of going between the two documents

1:41:21

and trying to compare and contrast this slide we've mostly already

1:41:26

talked about um yeah we did already talk about this

1:41:31

so I think where we're at with it is we have kind of a split opinion on how to

1:41:37

manage or the dispersed versus the um

1:41:43

centralized climate policies and I think for now I'll keep them in the land use

1:41:49

element um we can talk more about this at the next meeting maybe and give

1:41:56

people a chance to think it over a little more um Caroline um I was really I took note

1:42:04

of the second bullet that it looks like they're going to be willing to accept either a separate element or disperse so

1:42:10

that gives us the choice we don't have to do it one way or the other it is just a choice um I I haven't delved into all

1:42:17

the details of the guidance but I did read close enough to understand that they do allow either approach and I

1:42:25

think the legislation specifically recognized that some cities want to take this dispersed

1:42:34

approach uh Chris no looking at the second element I think I'm perfectly

1:42:39

fine with dispersed you know it seems like that's where people are interested i' take the point that you know that's

1:42:44

what people are be looking for something about you know element A element B element C so you I think it might make a

1:42:50

lot of sense just to keep it dispersed if uh if that complies with what we're required to do in

1:42:55

2029 Angie uh I think from a perspective of

1:43:01

today and today's conversation uh I am in support of leaving these elements

1:43:07

dispersed throughout because I do think it would be most supportive to users who

1:43:12

are applying these on a day-to-day basis um if I what I gather is the city

1:43:19

didn't plan to go through the cap and redisperse across all of the elements

1:43:26

during this update that they're going to have to do it again um later than if we don't have if

1:43:33

the city doesn't have time to do the work now um you know I can understand

1:43:38

and be supportive of that but I do think actually dispersed makes a lot more sense just from a user perspective even

1:43:44

if it does create a little bit more

1:43:49

work okay

1:43:54

um so I think I've got good enough Direction on where to go with that I

1:44:00

think the I was planning to loop back and just see if there's General feedback

1:44:07

on how we want to manage the are there things that are redundant

1:44:13

or duplicative with the cap that we feel

1:44:19

could be removed are there things that we feel are not hitting the level right now that we want to try to

1:44:27

elevate um yeah is their feedback on those

1:44:34

topics okay

1:44:39

Carolyn you're on mute I'm sorry I I don't have feedback

1:44:46

on that question right now I have something in my mind that I wanted to say about the previous thing if I may um

1:44:54

you know while I have made the point that I think that dispersing these policies in the elements where they

1:45:00

relate to how people do things that work in that particular aspect of city

1:45:05

government um I think we should also always keep in mind that the average

1:45:10

city worker who's trying to figure out what climate's telling them to do they're going to go to that climate action plan so um that thing will likely

1:45:19

be updated every so often uh but less update of those you know gold standard

1:45:25

sort of policies that are you know in the in the comp plan

1:45:30

okay Andy

1:45:37

um given the amount of work the city has to do uh I guess I'm inclined to just

1:45:44

encourage looking for where there are conflicts not necessarily redundancies

1:45:49

while it's nice to have everything like clean and tidy and not have too many things in different places um I think

1:45:56

it's more I think we want to make sure we're just flagging gosh there's a conflict in language between these

1:46:01

things that need to be needs to be resolved so that uh we can minimize

1:46:07

challenges to interpretation and precedence if you will um but I I'm not

1:46:13

sure that D duplic duplication excuse me

1:46:18

is a highest and best use of time energy right now that's just my thought willing to be wrong or change my

1:46:26

mind Chris I like the concept that we T talked was spoken about at the early

1:46:31

about you know the comp plan having the high level policy and you know the more you know nitty-gritty is in the in the

1:46:38

climate action plan so you know I mean you know to the extent that while you're drafting this and you see things I think

1:46:43

you should feel I'd love to see proposals from you to say hey this is a place where I think we can go to a

1:46:49

higher level in the comp plan and I would encourage you to give us that opportunity I think it's I feel it's gonna be hard for me at this point in

1:46:55

this context to give you specific guidance but uh I encourage you in that

1:47:00

direction okay yeah one thing I noticed in the uh building an energy portion

1:47:08

looking at the chart and then looking at the cap versus uh the comp plan is that

1:47:14

the comp plan in that area has actually got some greater detail on certain key

1:47:21

issues so we don't want to lose sight of the fact that the comp plan being more

1:47:27

land use oriented in the first place um does have some very specific things that

1:47:34

we don't want to lose sight of by moving to such a high level that we're we're

1:47:40

losing those things because they're not in the the climate action plan um the

1:47:45

one one most notable one is the 21. one eliminate Regulatory and administrative

1:47:53

barriers were feasible to residential Green Building which I think is very

1:48:00

important and uh you know creating those incentives uh in 21.2 and and really the

1:48:08

climate action plan doesn't go into that so we need to be careful that we're not just looking for inconsistencies but

1:48:16

we're making sure that uh the important items are captured

1:48:32

any further thoughts seeing uh no hands uh Allison

1:48:38

you want to move on to your next item that's all I have for this

1:48:44

item actually so we can conclude this discussion okay uh is there a deputy

1:48:52

director report beyond what you've done there's really not since Adam already went over the schedule earlier in the

1:48:58

meeting um I don't have anything further to share tonight okay um I know it's

1:49:04

probably a little too quick to ask this about planned absences given we've just

1:49:09

been uh recently told what our schedule is but uh if anyone has some uh it'd be

1:49:17

good to know now Chris yeah I'm going to be in Europe from April 28th through May

1:49:23

23rd so uh sort of runs across like four

1:49:29

meetings and you know it's not impossible I could do something from there but I think it is three: or four in the morning so could be a little r

1:49:36

well that's a that's a small price to pay it could be if I have the internet and cannot disturb my lovely wife I

1:49:42

would uh certainly consider it okay anyone

1:49:49

else all right so our next regular meeting is

1:49:55

scheduled for Wednesday March 27th at 6 PM uh there being no further no other

1:50:03

business oh Angie well I did see on a slide that March 20th was noted um as a

1:50:10

possibility so are we is that a pencil or I know Allison

1:50:16

said don't use Sharpies I think though March dates

1:50:22

are more more solid I think the 20th is likely to be the next

1:50:28

meeting thank

1:50:35

you okay uh there being no other business to come before the Planning

1:50:40

Commission the time is now 7:54 p.m. and the meeting is adjourned as a reminder

1:50:48

to the Commissioners please stay on line until the Staff has terminated the broadcast
thank you for joining us and

1:50:55

uh thank you all for the good

1:51:00

discussion