

GMHB EXHIBIT 248



**MERCER ISLAND 2044
COMPREHENSIVE PLAN**



**PCB 24-15
Comprehensive Plan Periodic Review**

**Planning Commission
Deliberations
(Continued from May 29)**

June 5, 2024
Adam Zack, Senior Planner
Community Planning and Development



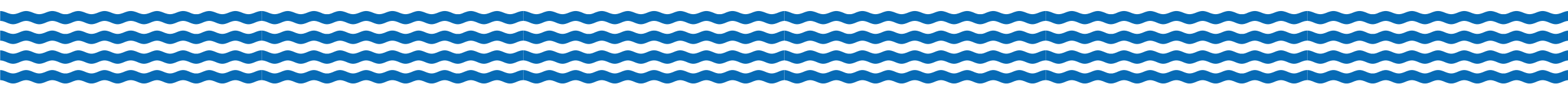
Purpose



1. Deliberate the Planning Commission (PC) recommendation for the Transportation, Capital Facilities, Utilities, and Parks and Open Space elements; and
2. Continue working toward the Planning Commission (PC) recommendation for the Comprehensive Plan update.

Why Update the Comprehensive Plan?

- Adoption and periodic review of a comprehensive plan are required under the Growth Management Act (GMA).
- Update of the 20-year planning horizon (2024-2044) and growth projections
- Address new GMA requirements, particularly for housing, established by the WA Legislature in the last few years.
- Periodic review must be completed by December 31, 2024.



2023

Economic Development

- Economic development interviews

Comprehensive Plan

- Scope of Work
- Public Participation
- Master Schedule

Spring

Summer

Autumn

Winter

2022

Economic Development

- Community Workshop
- Online survey
- Work Group begins

Housing

- Housing Work Group (HWG) begin

Planning Commission Review

- Land Use
- Transportation

City Council / Planning Commission

- Presentations of Economic Analysis and Housing Needs Assessment

Planning Commission Review

- Land Use
- Transportation

Economic Development

- EDWG review of draft element

Housing

- Housing Needs Assessment presented to City Council & Planning Commission

Economic Development

- EDWG review of draft element
- Draft element refinement

Planning Commission Review

- Capital Facilities Element
- Utilities Element



2024

Economic Development Work Group

- Draft element refinement

Planning Commission Review

- EDWG Draft Economic Development Element

Spring

Summer

Autumn

Winter

2023

City Council

- Approval of scope of work addendum for additional housing work related to House Bill 1220

Planning Commission Review

- EDWG draft Economic Development Element

Economic Development

- EDWG recommendation of draft element

City Council

- Briefing on Land Capacity Analysis supplement and Racially Disparate Impacts Evaluation

Housing

- HWG review of draft Housing Element

Parks and Recreation

- Parks and Recreation Commission (PRC) begins review of open space zone

2025

Planning Commission Review

- HWG draft Housing Element
- Parks and Open Space Element
- Open Space Zone

Housing

- HWG recommended draft Housing Element

Public Participation

- May 1: Open House

We are here

Legislative Process

- May 29: Comprehensive Plan Public Hearing
- June 5 & 12: Planning Commission Recommendation to City Council

City Council

- Review and adopt the updated Comprehensive Plan

Planning Commission Review

- HWG recommended draft of implementing code amendments

Spring

Summer

Autumn

Winter

City Council Review

- Planning Commission recommended draft Comprehensive Plan update

Housing Work Group

- Develop a recommended draft of implementing code amendments

City Council

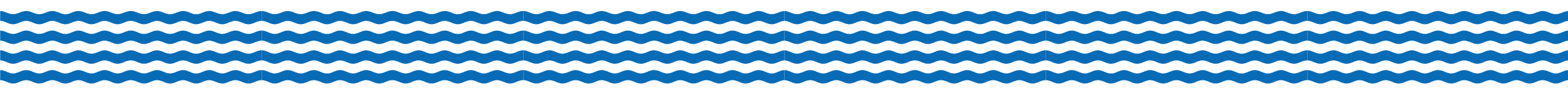
- Adopt the implementing code amendments
- Entire Comprehensive Plan update must be adopted by December 31, 2024.

2024



May 29 Recap

- PC conducted a public hearing and received public testimony
- Deliberations began with 6 approved motions (see 5/29 minutes for full text):
 - Close the policy gaps and resolve the internal consistency topics as recommended by staff in PCB24-13 Table 1 as presented.
 - Amend Policy Gap 4
 - Amend Transportation Element Goal 12.
 - Amend Land Use Element, text on page 5.
 - Amend Housing Element Policy 1.4.M.
 - Adopt the staff recommended findings in PCB 24.13 Table 2 as a working document



May 29 Recap – Additional Information Requested



Public Comment Tracking

- See PCB 24-15 Table 2 for comment tracking table



Scope of Work

- Link to Scope of Work approved with Resolution No. 1621
- Link to Scope Addendum approved with Resolution No. 1645



Housing Element Minimum Requirements.

- Link to PCB 24-05 provided
- This PCB showed the Housing Work Group Draft Housing Element with cross references to state, regional, and countywide requirements

PC Comments Received – PCB 24-15 Table 1

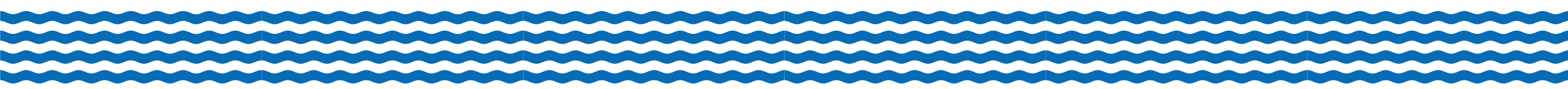
Log #	Received From	Comment (See PCB 24-15 Table 1 for full text)	Change Made (Y/N)	Amendment, Finding, or No Action
PC-1	Carolyn Boatsman	1. Transportation Element, Goal 12	Y 5/29	Amendment
PC-2	Carolyn Boatsman	2. Land Use Element, text on page 5	Y 5/29	Amendment
PC-3	Carolyn Boatsman	3. Housing Element Policy 1.4.M	Y 5/29	Amendment
PC-4	Chris Goelz	Draft findings F-3 and F-6		
PC-5	Chris Goelz	Alternate Finding F-3		
PC-6	<u>Adam Ragheb</u>	<u>[Transportation Element] Goal 4.9</u>		
PC-7	<u>Adam Ragheb</u>	<u>[Transportation Element] Goal 4.10</u>		
PC-8	<u>Adam Ragheb</u>	<u>[Transportation Element] Based on a public comment, revise text</u>		
PC-9	<u>Adam Ragheb</u>	<u>[Transportation Element] Goal 2.6</u>		
PC-10	<u>Adam Ragheb</u>	<u>[Transportation Element] Goal 12.4</u>		
PC-11	<u>Adam Ragheb</u>	<u>Town Center Intersections</u>		
PC-12	<u>Adam Ragheb</u>	<u>[Transportation Element] Per public comment revise text</u>		
PC-13	<u>Adam Ragheb</u>	<u>[Transportation Element] Per public comment revise text</u>		
PC-14	<u>Adam Ragheb</u>	<u>[Transportation Element] Per public comment revise text</u>		

Public Comments Received – PCB 24-15 Table 2

Log #	Received From	Change Made (Y/N)	Amendment, Finding, or No Action
PUB-1	Sarah Fletcher		
PUB-2	Jeffrey Weisman		
PUB-3	Alceu Spencer Peres Junior		
PUB-4	John Hall		
PUB-5	Sarah Fletcher		
PUB-6	Sarah Fletcher		
PUB-7	Sarah Fletcher		
PUB-8	Daniel Thompson		
PUB-9	Matthew Goldbach		
PUB-10	Traci Granbois		
PUB-11	Gary Robinson		
PUB-12	Sarah Fletcher		
<u>PUB-13</u>	<u>Chris Goelz</u>		
<u>PUB-14</u>	<u>Meg Lippert</u>		
<u>PUB-15</u>	<u>Sarah Fletcher</u>		

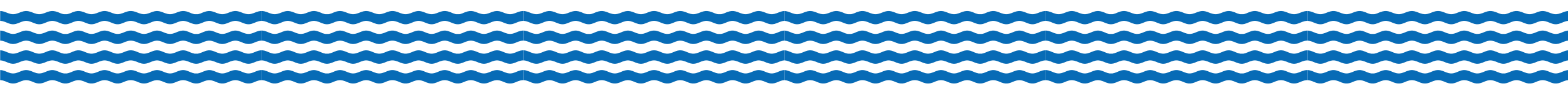
Draft Findings

- Findings describe why the City is acting on this matter and provide the PC's expectations for implementation.
- Section I – III of the findings are staff prepared findings that map out how the updated Comprehensive Plan:
 - Satisfies the procedural requirements established in the Mercer Island City Code (MICC), and
 - Includes the content required by the WA State Growth Management Act (GMA).
- Staff has recommended seven findings to address public input and identified policy gaps (PCB 24-13 Table 2). Recommended motion #2 would make these seven findings with a single action.



Draft Findings

- The PC can make their own findings in Section IV to provide additional context or implementation direction about what and how the City should prioritize or focus on.
- Planning Commissioners may propose amendments or additional findings by motion.



Elements For Consideration Tonight



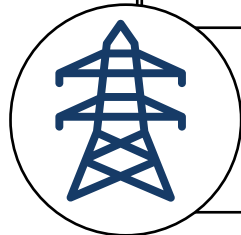
Transportation (PCB 24-13 Ex. 4)

- Updated Level of Service Analysis
- Amendments to align with regional and countywide planning policies



Capital Facilities (PCB 24-13 Ex. 5)

- Updated Level of Service Analysis
- Amendments to align with regional and countywide planning policies



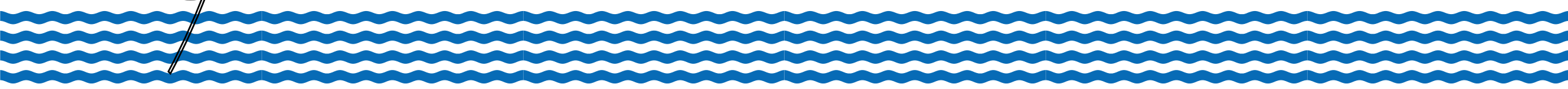
Utilities (PCB 24-13 Ex. 6)

- Amendments to align with regional and countywide planning policies

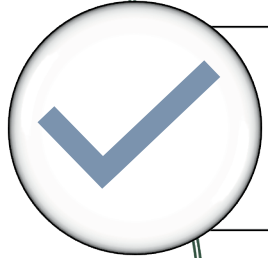


Parks and Open Space (PCB 24-13 Ex 8)

- Adopts Parks, Recreation, and Open Space (PROS) Plan by reference
- Directs the creation of a new Open Space Zone now and a new Parks Zone following the update



Staff Recommended Motions (PCB 24-13)



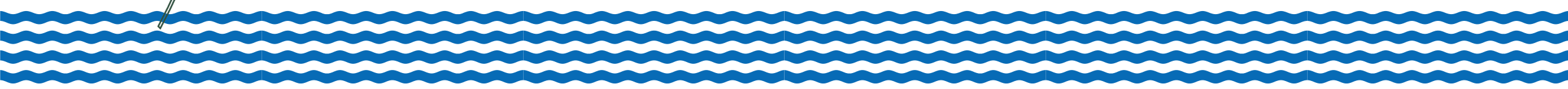
~~Motion to close the policy gaps and resolve the internal consistency topics as recommended by staff in PCB24-13 Table 1 as presented.~~

2

Motion to make the staff recommended findings in PCB24-13 Table 2 as presented [or amended].

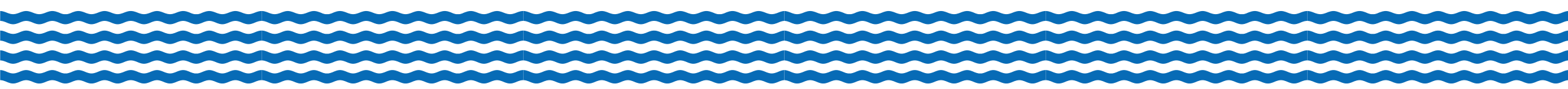
3

Motion to recommend adoption of the updated Comprehensive Plan as amended to the City Council.



Schedule and Next Steps

June 5	Continue deliberations Focus: Transportation, Capital Facilities, and Utilities
June 12	Conclude deliberations Focus: Land Use, Housing, and Economic Development PC written comments in by June 10



Thank You

More information
on the project
website

letstalk.mercergov.org/comprehensive-plan-periodic-update

