CALL TO ORDER & ROLL CALL 7:00 PM

APPEARANCES
This is the time set aside for members of the public to speak to the Commission about issues of concern. If you wish to speak, please consider the following points:

• Speak audibly into the podium microphone
• State your name and address for the record
• Limit your comments to three minutes

The Commission may limit the number of speakers and modify the time allotted.
Total time for appearances: 15 minutes

APPROVAL OF MINUTES
Minutes from August 6, 2014

REGULAR BUSINESS 7:10 PM
Agenda Item #1:
2015 Comprehensive Plan Update
Discussion of policy changes to the Land Use Element of the 2005 Comprehensive Plan, required by the Growth Management Act and to ensure consistency with regional plans. Discussion of extending the regional employment and housing growth targets planning horizon from 2031 to 2035.

OTHER BUSINESS
Staff Comments
Planned Absences for Future Meetings
Announcements & Communications

Next Regularly Scheduled Meeting: September 3, 2014

ADJOURN

AGENDA TIMES ARE APPROXIMATE
CALL TO ORDER:
Chair Friedman called the meeting to order at 7:04 PM in the Council Chambers at 9611 SE 36th Street, Mercer Island, Washington.

ROLL CALL:
Chair Jon Friedman and Commissioners Steve Marshall, Craig Olson and Richard Weinman were present. Commissioners Bryan Cairns, David McCann, and Suzanne Skone were not in attendance. City staff was represented by Lindsay Brown, Planner; and George Steirer, Principal Planner.

APPEARANCES:
No one from the public was present.

MINUTES:
Commissioner Olson moved to approve the minutes from the July 23, 2014 meeting. Commissioner Marshall seconded the motion. The Commission unanimously approved the minutes.

REGULAR BUSINESS:
Agenda Item #1 – 2015 Comprehensive Plan Update

Lindsay Brown, Planner, provided a brief staff presentation on the second review of the draft Housing Element. The Planning Commission discussed the current schedule for review of additional comprehensive plan elements.

Lindsay Brown, Planner, and Mike Stanger for A Regional Coalition for Housing (ARCH) answered questions from the Planning Commission.

The Planning Commission reviewed the working draft and provided feedback to be incorporated. The Planning Commission agreed to move the draft forward with to the formal draft and public hearing, with the following changes to be incorporated:

1. Move the planning context chapter so that it immediately follows the introduction and precedes the land use assumptions section.

STAFF COMMENTS:
Staff discussed the format for future Comprehensive Plan Update materials. All Commissioners in attendance agreed that they’d like to see only those policies proposed for significant changes on a matrix, and the strike and delete format for Comprehensive Plan Element text changes. Staff will poll the Commissioners to inquire about absences for the
upcoming scheduled meetings, and will adjust the 2015 Comprehensive Plan Update schedule accordingly if a quorum is unlikely for a future meeting.

**PLANNED ABSENCES FOR FUTURE MEETINGS:**
Chair Friedman will likely not be at the August 20th meeting. Commissioner Marshall will not be at the September 3rd meeting.

**ANNOUNCEMENTS AND COMMUNICATIONS:**
None.

**NEXT MEETING:**
The next Planning Commission meeting will be August 20, 2014.

**ADJOURNMENT:**
The Planning Commission meeting was adjourned at 8:16 PM.

Respectfully submitted by Lindsay Brown, Planner
To: Planning Commission  
From: Lindsay Brown, Planner  
Subject: Agenda Item 1 – 2015 Comprehensive Plan Update: Land Use Element  
Date: August 20, 2014  


Planning staff has made changes to some of the policies in the Land Use Element of the Comprehensive Plan, to be consistent with the Growth Management Act (GMA) and regional plans, including the King County Countywide Planning Policies. Additionally, staff would like to discuss the impacts of expanding the regional employment and housing growth targets planning horizon from 2031 to 2035.

Consistent with prior direction from the Planning Commission, only those policies proposed to be changed significantly are included for your review in Exhibit 1- Matrix of Policy Changes. Minor changes not affecting the intent of a policy are not included in the matrix. A summary of significant changes are included below; changes to the text and exhibits of the Land Use Element will be prepared for the September 3, 2014 Planning Commission meeting.

Summary of Significant Policy Changes to the Land Use Element

1. Growth Targets  
Two policy changes related to the Island’s regional growth allocation are proposed.  
Land Use Issue: Outside the Town Center 1. was modified to reflect the GMA requirement that jurisdictions plan to accommodate growth, but not requiring growth to actually occur. Economic Development policy 6.3 proposes a change away from stating that economic incentives should be the biggest catalyst for Town Center improvements. Staff recommends replacing this policy with a statement that the City will support economic growth by maintaining adequate infrastructure, zoning, and supportive policies, with the goal of meeting our employment growth target for the planning period.

2. Sustainability and Natural Resources  
Natural Environment Policy 10.5 was modified to match the GMA requirements that the City use the best available science in the regulation of critical areas, and that we update the Comprehensive Plan every eight years, minimally. Natural Environment Policy 10.6 is a new policy in compliance with King County Countywide Planning Policy EN-2, encouraging low impact development approaches to managing stormwater and protecting water quality and habitat.
### Policy Matrix of Proposed Changes to 2005 Comprehensive Plan - Land Use Element

<table>
<thead>
<tr>
<th>Land Use Element Policies</th>
<th>If action proposed, why?</th>
<th>Proposed Change</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Section: Land Use Issues</strong></td>
<td></td>
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<tr>
<td>Outside the Town Center</td>
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<tr>
<td>1.</td>
<td>The community needs to accommodate two important planning values - maintaining the existing single family residential character of the Island, while at the same time absorbing a relatively small amount of population and housing growth.</td>
<td>Minor changes made to reflect GMA requirements to plan for new growth, but cognizant that population and housing growth are dependent on many factors including fluctuating economic conditions.</td>
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<tr>
<td><strong>Section: Economic Development Policies</strong></td>
<td></td>
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<tr>
<td>6.3</td>
<td>Create an environment for private investment that relies on economic incentives as the primary mechanism for achieving the Downtown Vision.</td>
<td>CPP EC-2: Support economic growth that accommodates employment growth targets through local land use plans, infrastructure development, and implementation of economic development strategies.</td>
</tr>
<tr>
<td><strong>Section: Natural Environment Policies</strong></td>
<td></td>
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<tr>
<td>10.5</td>
<td>The City shall consider best available science during the development and implementation of critical areas regulations. Regulations will be updated periodically to incorporate new information and, at a minimum, every seven years as required by the Growth Management Act.</td>
<td>GMA: RCW 36.70A.050; Chapter 365-195 WAC-Best Available Science</td>
</tr>
<tr>
<td>10.6</td>
<td>New policy</td>
<td>CPP EN-2: Encourage low impact development approaches for managing stormwater, protecting water quality, minimizing flooding and erosion, protecting habitat, and reducing greenhouse gas emissions.</td>
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</tbody>
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