



PLANNING COMMISSION REGULAR MEETING AGENDA

Wednesday, February 7, 2018
Mercer Island City Hall

CALL TO ORDER & ROLL CALL

6:00 PM

MINUTES

January 17, 2018

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*

REGULAR BUSINESS

Agenda Item #1: 2018 Comprehensive Plan Amendments

6:15 PM

Nos. 1, 4, 5, 6, 9, and 10 - Introduction

Introduction to several of the proposed 2018 Comprehensive Plan amendments.

Agenda Item #2: 2018 Comprehensive Plan Amendments

7:15 PM

Nos. 11 – Green Building Goals and Policies

Introduction to the proposed 2018 Comprehensive Plan amendment supporting Green Building techniques in single family development.

OTHER BUSINESS

Planned Absences for Future Meetings

Next Regularly Scheduled Meeting: February 21, 2018 at 6:00PM

ADJOURN

PLANNING COMMISSIONERS

Carolyn Boatsman

Bryan Cairns

Tiffin Goodman, Vice-Chair

Daniel Hubbell, Chair

Jennifer Mechem

Lucia Pirzio-Biroli

Ted Weinberg

PHONE: 206-275-7729

WEB: www.mercergov.org

AGENDA TIMES ARE APPROXIMATE

CITY COUNCIL CHAMBERS - MERCER ISLAND CITY HALL
9611 SE 36TH STREET; MERCER ISLAND, WA 98040



PLANNING COMMISSION MEETING MINUTES JANUARY 17, 2018

CALL TO ORDER:

The Planning Commission was called to order by Chair Dan Hubbell at 6:05 PM in the Council Chambers at 9611 SE 36th Street, Mercer Island, Washington.

ROLL CALL:

Chair Dan Hubbell, Vice Chair Tiffin Goodman, Commissioner Ted Weinberg, Lucia Pirzio-Biroli, Jennifer Mechem, Bryan Cairns and Carolyn Boatsman were present.

City staff was represented by Scott Greenberg, DSG Director, Evan Maxim, Planning Manager, Robin Proebsting, Senior Planner, Nicole Gaudette, Senior Planner, Bio Park, Assistant City Attorney, and Andrea Larson, Administrative Assistant.

Commissioner Weinberg moved to approve the October 18, 2017 minutes. Commissioner Boatsman seconded move to approve minutes. Commissioner Pirzio-Biroli identified several typographical corrections to the minutes. 7-0 minutes passed as amended.

APPEARANCES:

No public appearances.

REGULAR BUSINESS:

Agenda Item #1: Director's Report

Scott Greenberg, DSG Director, gave a short presentation to the Commission about the 2017 year in review and a look at what is coming for 2018.

Agenda Item #2: 2018 Work Plan

Evan Maxim, Planning Manager, gave a short presentation on the 2018 Planning Commission work plan and schedule, including overall schedule and approach.

The commission discussed the schedule and plan to keep meetings on task and efficient.

Bio Park, Assistant City Attorney reminded the commission to not violate the OPMA with group emails/ replies to staff.

Agenda Item #3: Procedural Code Amendments

Nicole Gaudette, Senior Planner, gave a presentation introducing a proposed code amendment (ZTR18-001) related to procedural requirements for land use actions. Staff is seeking confirmation of the proposed approach to the proposed amendments.

Commissioner Pirizo-Biroli requested that the staff investigate whether the building code and the engineering code may be matched more and be consolidated.

Commissioner Cairns questioned if this is a good time to look at other city's processes to see if they have processes that would work better for MI.

The commission reviewed the proposal and agreed that this proposal should proceed.

The commission recessed at 7:21. The commission reconvened at 7:30.

Agenda Item#4: Critical Area Code Amendments

Robin Proebsting, Senior Planner, gave a presentation introducing the Critical Area code amendment (ZTR18-002) including a recommendation to City Council of the scope of work and schedule for review of the City's environmentally critical areas regulations.

Questions posed to the Planning Commission

1. Any suggested changes to scope of work?
2. Any suggested changes to community engagement plan?

The commission discussed the recommended scope of work and asked clarifying questions related to the scope of work and Best Available Science (BAS). Staff provided clarification on the process of the critical areas update and the legal basis for using BAS.

The Commission indicated that the scope should include review of seismic risks and critical aquifer recharge areas, and that the critical areas code should be consolidated into a single chapter if possible. The Commission also requested that staff focus on those critical areas that exist on Mercer Island and need to be addressed.

The Commission discussed the public engagement process. Commissioner Boatsman suggested more education of the public before asking for comment. Chair Hubbell suggested to creating productive dialog with people talking to each other rather than at each other. Chair Hubbell suggested a panel with residents or builders on the island who have had to address critical areas on their sites.

The Commission discussed the use of a community survey with targeted questions. Chair Hubbell indicated that the City should be specific on the feedback that is wanted. The Commission discussed community education vs. community feedback.

OTHER BUSINESS:

Chair Hubbell requests the commission share with Evan the dates that they will not be at meetings on the proposed schedule. The Commission indicated that Commissioners are generally available on Wednesdays.

Vice-Chair Goodman will be absent on February 7, 2018.

Chair Hubbell indicated that the Commission was interested in a monthly standing agenda item on City Council's agenda to improve communication.

NEXT MEETING:

The next regularly scheduled Planning Commission meeting will be February 7, 2018 at 6:00PM at Mercer Island City Hall.

ADJOURNMENT: Chair Dan Hubbell adjourned the meeting at 8:30pm.



DEVELOPMENT SERVICES GROUP

9611 SE 36TH ST., MERCER ISLAND, WA 98040
(206) 275-7605

TO: Planning Commission

FROM: Evan Maxim, Planning Manager

DATE: February 7, 2018

RE: **2018 Comprehensive Plan Amendments Nos. 1, 2, 4, 5, 6, 9, 10 and 12 – Introduction**

Summary

On November 6th, 2017 the City Council passed Resolution 1534 (Attachment A) establishing the 2018 Comprehensive Plan amendment docket. Several of the proposed amendments represent relatively simple amendments to the Mercer Island Comprehensive Plan and have been grouped together for efficiency of review.

On February 7, 2018, the staff is seeking Planning Commission guidance on:

- A) The direction on the proposed amendments;
- B) Additional information that the Planning Commission anticipates needing; and
- C) Direction regarding the desired scope of the amendments (see items 9, 10, and 12 below).

Background

Amendment #1. The Land Use Element contains the Land Use map (Attachment B) that establishes land use designations for broad areas of the City. The Land Use map is often used in a Comprehensive Plan to describe the long-term goals and policies related to each land use designation. However, the Mercer Island Comprehensive Plan contains relatively little direction regarding the long-term goals for most of the land use designations or the intended goals in establishing the Land Use map within the Comprehensive Plan.

Staff intends to prepare draft land use designations for review by the Planning Commission; the draft language will be based primarily on the implied goals for each land use designation.

Amendment #2. The Capital Facilities Element should contain a reference to the City’s Capital Improvement Plan (CIP), to allow for coordination between the Land Use and Capital Facilities elements of the Comprehensive Plan, and the City’s budget. This amendment is a simple amendment primarily to reference the CIP “as adopted” by the City Council.

Staff intends to prepare draft language for review by the Planning Commission.

Amendment #4. The specific language of this docketed item describes creating policy support for a specific program to protect open space, known as the “King County Public Benefit Rating System” – sometimes referred to as King County PBRS. This program is typically used to reduce property taxes on land that has been maintained as unimproved “open space”; the reduction in property taxes allows a private property owner to delay development. The PBRS program has recently been used by the Pioneer Park Youth Club to reduce property taxes at their facility. Additional information on the King County PBRS program may be found here:

<https://www.kingcounty.gov/services/environment/stewardship/sustainable-building/resource-protection-incentives.aspx>.

Staff intends to prepare draft language for review by the Planning Commission that will both generally support a goal of conserving open space land on Mercer Island, and support the use of specific conservation programs, including the King County PBRS program and others (e.g. Transfer of Development Rights, etc).

Amendment #5. In June of 2017, the City Council adopted updates to the City’s stormwater regulations to comply with National Pollutant Discharge Elimination System (NPDES) requirements. This proposed Comprehensive Plan amendment is a “follow on” to the update to the stormwater regulations; the proposed amendments will update the Vision statement of the Comprehensive Plan, along with the Stormwater section of the Utilities element. The proposed updates will insert language supporting the use of Low Impact Development and preservation of open space.

Staff has draft language resulting from the preparation of the NPDES code amendments in 2017, for Planning Commission review and recommendation.

Amendment #6. The Comprehensive Plan does not currently contain language supporting the cultural arts on Mercer Island. This proposed amendment would result in the creation of goals and policies that support the cultural arts in Mercer Island, including language that would support existing programs and efforts (e.g. the sculpture park, expenditures of 1% of capital project financing on the arts, etc).

Staff intends to work with the Arts Council to prepare draft language for review by the Planning Commission. The proposed amendment was introduced briefly at the Arts Council meeting on January 17, 2018, with further review by the Arts Council tentatively scheduled to start on February 14. The Arts Council will engage in community outreach (likely in mid-March) around this item before preparing final material for the Planning Commission’s review and recommendation.

Amendment #9. The Planning Commission placed item #9 on the Comprehensive Plan amendment docket, indicating that the development of goals and policies supporting disaster planning and recovery on Mercer Island is desired. When placed on the docket, this item was largely focused on the planning and recovery of Mercer Island, following the immediate emergency recovery efforts.

Staff is coordinating with the City’s Emergency Manager to determine what types of goals and policies would best suit Mercer Island’s emergency preparedness needs. Staff is also seeking additional guidance from the Planning Commission regarding the desired scope of this proposed amendment.

Amendment #10. The Planning Commission also placed item #10 on the Comprehensive Plan amendment docket, indicating that Mercer Island should develop goals and policies that promote

universal design, disability access, and age friendly planning on Mercer Island.

Staff is seeking additional guidance from the Planning Commission regarding the desired scope of this proposed amendment. Staff also anticipates coordinating with A Regional Coalition for Housing (ARCH) and other agencies in developing draft goals and policies in the Housing Element.

Amendment #12. The City Council has directed that the City consider creating goals and policies supporting the use of the STAR rating system in evaluating City decision making processes. The City Council did not indicate that they were interested in pursuing a STAR rating, which can be resource intensive, but that the City should develop policies supporting the use of the STAR rating system in the City decision making process. Additional information on the STAR rating system may be found here: <http://www.starcommunities.org/about/framework/>

Staff is seeking additional guidance from the Planning Commission regarding the desired scope of this proposed amendment.

Next Steps

At the February 7th meeting, staff will provide a brief overview of the Comprehensive Plan Amendments, answer questions the Planning Commission may have, and seek input. Staff will request the Commissioners' input on the following:

1. The direction on the proposed amendments;
2. Additional information that the Planning Commission anticipates needing; and
3. Direction regarding the desired scope of the amendments.

Based upon the provided direction and discussion tonight staff anticipates returning to the Planning Commission for further review in March or April 2018.

I welcome questions you may have at this stage of the process, as well as topics that you would like covered during the February 7th meeting. If you provide questions in advance, staff will attempt to address them at the meeting. I can be reached at evan.maxim@mercergov.org or 206-275-7732.

Attachments:

- A. Resolution 1534
- B. Land Use map

**CITY OF MERCER ISLAND
RESOLUTION NO. 1534**

**A RESOLUTION OF THE CITY OF MERCER ISLAND, WASHINGTON,
ESTABLISHING THE CITY'S 2018 COMPREHENSIVE PLAN AMENDMENT
DOCKET**

WHEREAS, the City of Mercer Island is required to plan under the Growth Management Act of 1990, as amended, including adopting and regularly updating and amending its Comprehensive Plan; and

WHEREAS, the Growth Management Act allows the City to amend the Comprehensive Plan on an annual basis; and

WHEREAS, public notice of the opportunity to apply for Comprehensive Plan amendments for 2017 was provided on August 16, 2017; and

WHEREAS, on October 18, 2017, the City of Mercer Island Planning Commission held a public meeting to allow for interested parties to comment on a preliminary docket of amendments and made a recommendation to the Mercer Island City Council on a final docket of amendments to be considered in 2018; and

WHEREAS, on November 6, 2017, the Mercer Island City Council held a public meeting to consider the Planning Commission's recommended final docket of amendments to be considered in 2018;

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON AS FOLLOWS:

1. The City Council directs City staff and the Planning Commission to analyze, study, and make recommendations to the City Council on the proposed Comprehensive Plan amendments listed on the final docket attached hereto as Exhibit A.

PASSED BY THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON, AT ITS REGULAR MEETING ON THE 6th DAY OF NOVEMBER 2017.

CITY OF MERCER ISLAND



Bruce Bassett, Mayor

ATTEST:



Allison Spietz, City Clerk

RESOLUTION NO. 1534—EXHIBIT A

2018 Preliminary Comprehensive Plan Docket















Item No.	Proposed By	Potentially Affected Section, Goal or Policy	Summary of proposal
1	City	Land Use Element / Land Use Map	Update the Land Use Element / Land Use Map for clarity and accuracy of map designations
2	City	Capital Facilities Element / Capital Facilities Plan	Update the Capital Facilities Plan in conjunction with the budget
3	City	Transportation Element	Update to address traffic modeling, LOS, non-motorized, and I-90 changes.
4	City	Land Use Element	Add policy support for participation in the King County Public Benefit Rating System
5	City	Land Use Element	Develop goals and policies supporting the requirements of the City National Pollution Discharge Elimination System (NPDES) permit and supporting low impact development.
6	City	Land Use Element	Develop goals and policies supporting the cultural arts
7	City	Land Use Element	Critical areas ordinance update - placeholder
8	Citizen	Land Use Element / Land Use Map. Potentially Transportation & Housing Elements	Create a new land use map designation “Private Community Facilities” or similar, for the properties currently occupied by the JCC, French American School, and Herzl-Ner Tamid (approximately 18 acres). This amendment to be accompanied by a zoning map and zoning code amendment.
9	Planning Commission	Land Use Element	Develop goals and policies supporting disaster planning and recovery.
10	Planning Commission	Housing Element	Develop goals and policies to promote universal design, disability access, and age friendly planning on Mercer Island
11	City Council	Land Use Element / Housing Element	Green incentive for single-family residential new construction projects
12	City Council	Land Use Element / Housing Element	Star Communities – placeholder
13	City Council	Land Use Element	Develop goals and policies that would more closely tie Town Center height allowances to the encouragement of public amenities including an expedited procedure that would enable property owners/developers to get tentative approval of additional height allowances based on proposed amenities
14	City Council	Land Use Element	Develop goals and policies that would support Planned Unit Development (PUD) proposals for new subdivisions in order to facilitate lot sizes that would encourage less expensive housing options

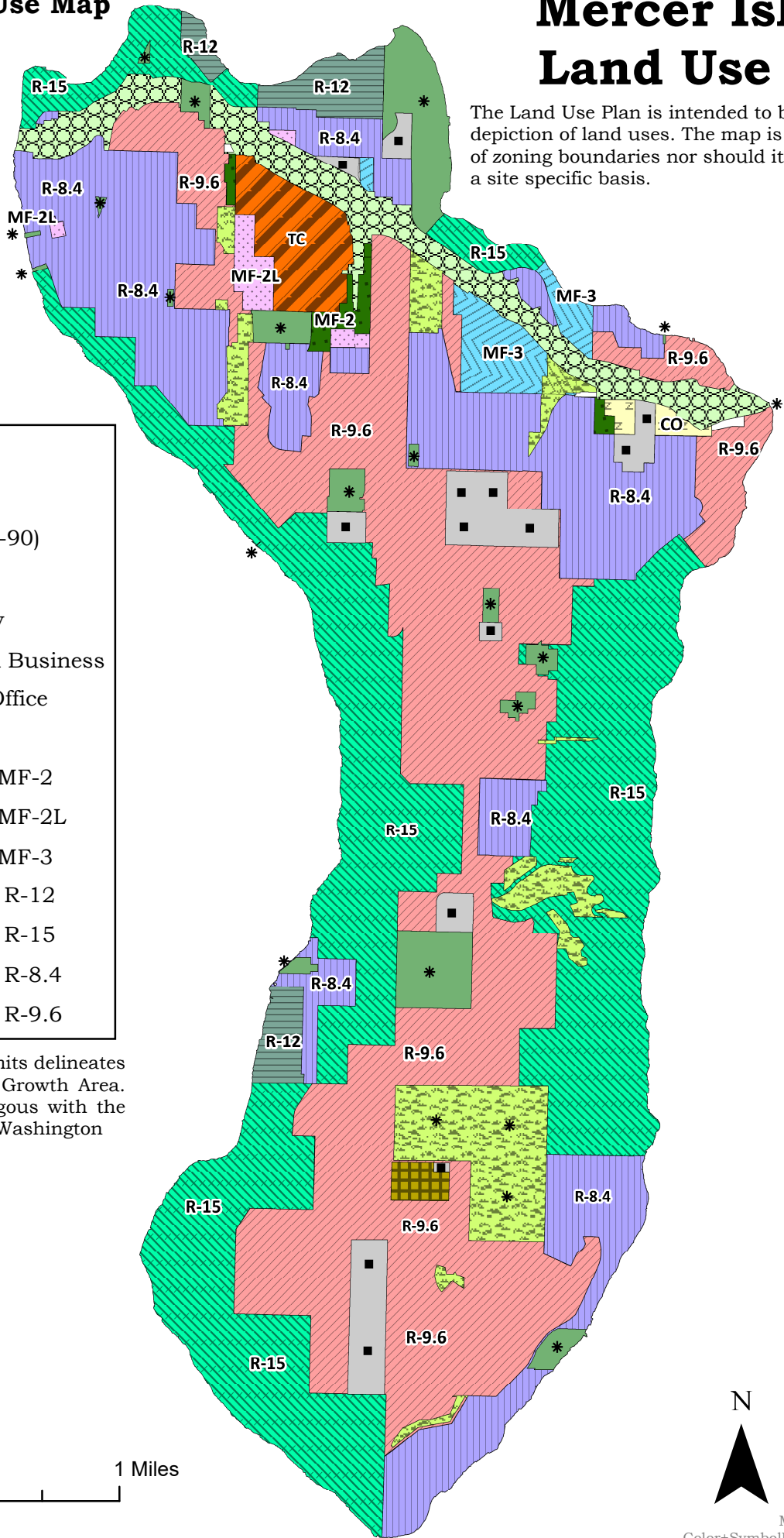
Figure 1- Land Use Map

Mercer Island Land Use Plan

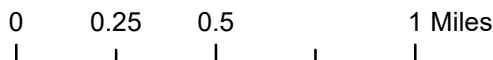
The Land Use Plan is intended to be a generalized depiction of land uses. The map is not a description of zoning boundaries nor should it be interpreted on a site specific basis.

Legend

-  Park
-  Linear Park (I-90)
-  Open Space
-  Public Facility
-  Neighborhood Business
-  Commercial Office
-  Town Center
-  Multi-Family MF-2
-  Multi-Family MF-2L
-  Multi-Family MF-3
-  Single Family R-12
-  Single Family R-15
-  Single Family R-8.4
-  Single Family R-9.6



The Mercer Island City limits delineates the communities' Urban Growth Area. The City limits are contiguous with the Mercer Island Lake Washington Shoreline.





DEVELOPMENT SERVICES GROUP

9611 SE 36TH ST., MERCER ISLAND, WA 98040

(206) 275-7605

TO: Planning Commission

FROM: Lauren Anderson, Assistant Planner

DATE: February 7, 2018

RE: **2018 Comprehensive Plan Amendment No. 11 Green Building Incentives**

Summary

On November 6th, 2017 the City Council passed Resolution 1534 establishing the 2018 Comprehensive Plan amendment docket. Item number 11 proposed by the City Council is the green incentive for single-family residential new construction projects.

On February 7, 2018, the staff has the following objectives: 1) to provide the Planning Commission with an introduction to number 11 Comprehensive Plan Amendment, 2) confirm direction and input on the proposed amendment and scope of work, and 3) identify additional information needed by the Planning Commission in their review and deliberation.

Background

Green Building helps improve the health of communities and the environment by using sustainable building practices and materials. Sustainability is maintaining resources and ecological balance while keeping future generations in mind. Green Building has multiple environmental, economic and social benefits, such as the following:

Environmental:

- Improve air and water quality
- Conserve and restore natural resources

Economic:

- Reduce cost of materials, disposal, and operating
- Decrease in future utility bills

Social:

- Enhance comfort and health
- Improve overall quality of life

The Puget Sound Region has been a pioneer in green building and several cities in the region have incentive programs in place to encourage the development of green buildings. The City of Seattle was the first to develop a pilot program for advanced green building which removes barriers and incentivize

the development of living buildings. Several others, including Seattle, offer land use bonuses and expedited permitting for green building. Please refer to Attachment A, a table that summarizes incentives and the process that are in communities in the Puget Sound Region. For additional research on what nearby jurisdictions are doing, please refer to Attachment B.

There are multiple Green Building Certification programs, including the US Green Building Council's Leadership in Energy and Environmental Design (LEED), Built Green, Net Zero Energy Building (NZEB), International Living Future Institute's (ILFI) Living Building Challenge or Living Community Challenge, and Salmon Safe. At the February 7th meeting staff will go over the LEED and Built Green programs as the other programs listed above are more advanced. The programs consider transportation, energy use, water use, stormwater management, material selection, and pollutant reduction.

LEED is globally recognized and is available for almost all building project types ranging from new construction to remodels and interior fit-outs. There are four different LEED certification levels. In descending order they are: Platinum, Gold, Silver, and Certified. To find more information, please check out their website: <https://new.usgbc.org/leed> and <https://www.usgbc.org/articles/getting-started-homes>.

Built Green is a non-profit residential building program by the Master Builders Association of King and Snohomish Counties (MBA). Building projects are reviewed by the MBA based on a completed and signed checklist which then the MBA will issue a 3-, 4-, 5- or Emerald Star rating for the project. The checklists can be found here: <http://www.builtgreen.net/index.cfm?/Certify-Projects/Get-Checklists>. All star levels require verification by a third party. To find more information you can check out their website: <http://www.builtgreen.net/>

Listed below are some possible incentives to get homeowners and builders to build sustainably:

- Priority permit review
- Streamline permitting process for sustainable projects
- Project recognition (such as in the MI Weekly)
- Land use bonuses (such as lot size reduction, flexible parking minimum requirement, and building height, gross floor area and overhang allowance)

Staff is looking at three aspects of Green Building: 1) removing code barriers so it's easier for people to build green, 2) add incentives to encourage people to participate, 3) receive direction from the Planning Commission on figuring out when Green Building should be required. Staff has considered having Green Building be voluntary for new and remodeled single-family residences and could be required for subdivisions that are creating a certain number of lots.

Next Steps

At the February 7th meeting, staff will provide a brief overview of the green building incentives for single family residences Comprehensive Plan Amendment, answer questions the Planning Commission may have, and seek input. Staff will request the Commissioners' input on the following:

1. What types of single family development should we focus on for incorporation of Green Building techniques?
2. Planning Commission guidance on the scope of the goals and policies?
3. What additional information is necessary to evaluate these goals and policies?

4. Are there other aspects to the proposed Comprehensive Plan amendment, beyond removing barriers, creating incentives, and requiring the use of green building techniques, that the City should consider?

Based upon the provided direction and discussion tonight Staff anticipates returning to the Planning Commission for further review in March or April 2018.

I welcome questions you may have at this stage of the process, as well as topics that you would like covered during the February 7th meeting. If you provide questions in advance, staff will attempt to address them at the meeting. I can be reached at lauren.anderson@mercergov.org or 206-275-7704.

Attachments:

- A. Green Building Incentives in the Region - Table
- B. Peer Jurisdiction Summary Table

Green Building Incentives in the Region		
Jurisdiction	Expedited or Concierge Permitting	Land Use Bonus for Green Building
Seattle	X	X
Shoreline	X	X
Kirkland	X	
Redmond	X	X
Issaquah	X	
Bellevue		X

City	Incentive	Process	Summary/Theme	Staff
Kirkland Green Building Plan	Get faster review of your permit for a new single family residence when you build green.	<ul style="list-style-type: none"> • Apply for a Building Permit online • Upload a completed and signed Green Building Program Priority Review for New Single Family Residences form • Upload a preliminary checklist that shows how the design is to achieve either: <ul style="list-style-type: none"> ◦ Four star or better rating through BuiltGreen™ or ◦ Silver or better rating through LEED for Homes • The uploaded building documents shall show a design consistent with the preliminary checklist • Upload a copy of a Third Party Verifier contract 	<p>Quicker permit review times.</p> <p>They have Staff available for free consultation, resources, case studies, links, seminars.</p> <p>Their Green Building webpage is easy to navigate and simple.</p>	<p>They have a Green Building Team, all composed of LEED AP (LEED accredited) staff.</p> <p>The person who runs the team is a Certified Sustainability Building Advisor (C.S.B.A.).</p>
Bellevue Environmental Stewardship Strategic Plan	Improve performance of community building and sites. Building incentives can also be used to encourage green building projects, such as priority permitting or additional height allowances.	<p>Encourage energy and water conservation and green building in Bellevue through the energy code and other tools. Reduce code barriers and streamline permitting processes for green building and renewable energy projects. Providing technical assistance and additional resources to encourage green building in Bellevue.</p>	<p>Priority permitting and additional height allowances.</p> <p>Focus on revising the energy code.</p> <p>The City of Bellevue offers land use bonuses for the downtown and Bel-Red neighborhoods for certified green buildings such as LEED, Built Green, Living Building, and Passive House.</p>	<p>Bellevue's Green Team. Staff who are LEED AP certified and trained in Low Impact Development practices are reviewing current building codes to make sure it's aligned with best practices for LID and green building</p>
Seattle SMC 23.58D, Director's Rule 20-2017	Additional height, floor area or density	<p>Must meet one of their listed certified programs, for instance Built Green 4 star for SFR and LEED homes Gold (version 4). Priority Green Permitting (refer to attached matrix): looks at community health, water, energy, Green Initiative (trees, vegetation,</p>	<p>A streamlined permitting process for master use permits in exchange for meeting the living building pilot or higher performing green building requirements.</p>	<p>Innovation Advisory Committee to review energy-efficient proposals not covered in the technical codes.</p>

Issaquah	Applicants pursuing green building certification (LEED Gold or Built Green 5 Star) are eligible for priority building permit review at no additional fee. (reduces review time by ~50%)	native plants) and waste reduction and recycling. Owner shows compliance to the Director who determines if the Green Building Commitment was met	Promote Sustainable Development and Low Impact Development.	One point of contact for permit review: Green Concierge.
Redmond [RZC 21.67 GREEN BUILDING INCENTIVE PROGRAM (GBP)]	Voluntary Green Building Incentives program for priority review of all building permit applications. Also increase in GFA, flexible setbacks, increase in height, density, lot size reduction.	<ol style="list-style-type: none"> 1. Verification that the project is enrolled in a recognized green building program 2. A copy of third party verifier contract 3. All applicable building permit application materials – (See Permits Forms A - Z) 4. A signed Green Building Priority Review Form 	<p>Voluntary program with quick priority review (10 business days for permit turn around and a 2-7 day response time after corrections are submitted. LEED or Built Green Certification and includes Low Impact Development. Point system, voluntary for residential but required for multi-family. To get points the residential has to be 4 or 5 stars for Built Green and Silver or Gold for LEED.</p>	Green Core Committee (GCC) is made up of core Development Services Center staff to help assist you in building green. Applicant can schedule a pre-app with the GCC