

Exhibit 9
2-26-25 Comp Plan Public Hearing

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1	PAGE	POLICY	TEXT	COMMENTS	STAFF RESPONSE	SEE POLICY OR CODE SECTION....
2	67	69	...created "any" barriers to alternative housing types within what is current-day Newcastle...	Typo". Should be "many" not "any"? Regardless Further discussion of underlying theme throughout Plan.	Typo fixed - just made it "and have created barriers." Thank you.	
3	67	69	...created "any" barriers to alternative housing types within what is current-day Newcastle...	Typo". Should be many?	See comments in other spreadsheet.	
4	164	202	P202: The City shall encourage equitable, thoughtful, safe and efficient placement of system and utility services through means such as undergrounding, collocation, and concurrent installations when practicable and feasible	Equitable. The utility service doesn't need to be equitable, but the placement does? Just another sprinkling in to spice things up I guess. Let's try that with Stormwater Parks, P193. Equitable Stormwater Parks. what do you think? Both or neither.	The idea is that utilities are not built in locations that are "convenient," but possibly still impacting certain populations more than others that have historically been impacted on a larger scale.	
5	164	202	P202: The City shall encourage equitable, thoughtful, safe and efficient placement of system and utility services through means such as undergrounding, collocation, and concurrent installations when practicable and feasible	Suggested edit.		Generally, see: PSRC equity policies.
6		HOP9	§ HOP9The City shall allow for construction of duplexes and ADU's in residential neighborhoods per HB1110 Tier 3 minimum requirements unless otherwise restricted by HOA bylaws. The duplexes state law now allowed will not be bigger than the single family homes currently allowed by Newcastle.	This is a carryover from the old plan modified to reference current laws and requirements.	See comments in other spreadsheet.	

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1		HOP9NE W	§ HOP9The City shall allow for construction of duplexes and ADU's in residential neighborhoods per HB1110 Tier 3 minimum requirements unless otherwise restricted by HOA bylaws. The duplexes state law now allowed will not be bigger than the single family homes currently allowed by Newcastle.	This is a carryover from the old plan modified to reference current laws and requirements.	Size of the middle housing types should be captured in the zoning ordinance. Middle housing, by definition, is the same scale as single-family homes. Remember, single family homes in Newcastle can be quite large!	RCW 36.70a.030(26) -- the definition of middle housing is as follows and will be adopted into our ordinance this year (required): "Middle housing" means buildings that are compatible in scale, form, and character with single-family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing.
7		LUP25A	§ The City shall allow for construction of duplexes and ADU's in residential neighborhoods per HB1110 Tier 3 minimum requirements unless otherwise restricted by HOA bylaws. The duplexes state law now allowed will not be bigger than the single family homes currently allowed by Newcastle.	This is a carryover from the old plan modified to reference Current laws and requirements.	See comments in other spreadsheet.	
8		LUP25AN EW	§ The City shall allow for construction of duplexes and ADU's in residential neighborhoods per HB1110 Tier 3 minimum requirements unless otherwise restricted by HOA bylaws. The duplexes state law now allowed will not be bigger than the single family homes currently allowed by Newcastle.	This is a carryover from the old plan modified to reference Current laws and requirements.	I would keep this more vague because in 5-10 years, the reference to HB 1110 will not be as important as the code (RCW 36.70a.635). Again, I would leave the size of the duplexes to be regulated by the definition in RCW 36.70a.030	RCW 36.70a.635 and RCW 36.70a.030 (definitions)
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10		P100	P100 - The City should promote the use of alternatives to the single-occupant vehicles as a means of reducing the demand for construction of new streets and arterials._ This is vague. Can we provide more clarity on this?		Commissioner Kak - Staff added 2/26	
11		P104	P104: The City shall consider racial and social equity in planning and implementation processes.	What does this mean? What constitute these consideration? How do planners, Council, developers, staff, etc. interpret and comply with this?	See comments in other spreadsheet.	
12	36	P104	P104: The City shall consider racial and social equity in planning and implementation processes.	REMOVE Probably "required". Poorly defined and vague. Needs to be part of larger discussion including Appendix A and other related issues.	This is a policy that guides all work in creating ordinances and land use decisions. Equity statements are encouraged by Vision 20250 and the CPPs. It should stay so that we can show we are being proactive about including equity in our decisions, even if that is already the case.	
13	70	P11	P11: The City should promote comprehensive displacement impact assessments for all major developments and implement a range of mitigation strategies to protect vulnerable communities and businesses.	What policies, what vulnerable communities? Should item. Delete.	See comments in other spreadsheet.	
14	70	P11	P11: The City should promote comprehensive displacement impact assessments for all major developments and implement a range of mitigation strategies to protect vulnerable communities and businesses.	REMOVE. Discuss in relation to S27 below.	P11 is possibly more of a strategy than a policy. The policy would be more like "the city should consider ways to implement mitigation strategies to protect vulnerable communities and businesses from impacts of redevelopment."	

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15	34	P12	P12 The City should encourage the location of moderat-income housing types in proximity to neighborhood commercial nodes as nodes are established.	Nodes were an afterthought. Not included in original survey. recommended by SCJ. Added as filler to second open house without thorough outreach. Documented objection in public comments. remove reference on page 28 too.	Nodes were not an afterthought. They were included on the survey provided at the community outreach meeting and the survey showed that over 30% of the respondents thought they could be a good idea. Community members have also sent comments about wanting neighborhood businesses over the years.	

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1	PAGE	POLICY	TEXT	COMMENTS	STAFF RESPONSE	SEE POLICY OR CODE SECTION....
16	34	P12	P12 The City should encourage the location of moderate-income housing types in proximity to neighborhood commercial nodes as nodes are established.	REMOVE	This is another suggested method of providing other housing types throughout the city, per King County policies. Staff recommend keeping this. King County comment: Recommendation 4: To align with CPPs H-18(a) and H-22, Newcastle should include additional or revised policies and/or implementation strategies that increase housing options for 0 to 80 percent of AMI households throughout the jurisdiction. Increasing access does not necessarily mean Newcastle needs to allow for midrise zoning in all residential zones, especially in areas without sewer infrastructure. Any land use capacity changes should be consistent with countywide and regional requirements. In responding to this recommendation, the AHC	King County Policies:CPP H-18(a), CPP H-22. Newcastle Municipal Code: 18.04.090 (neighborhood business zone).
17	28			Remove Community Nodes		per re-submitted comments
18		P135	The City should consider incentivizing environmental stewardship opportunities - Again vague, not sure if it conveys very much.		Commissioner Kak - Staff added 2/26	

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19	34	P14	14: The City shall should promote the development and preservation of long-term affordable housing options in the downtown mixed-use area through density / height bonuses and other incentives such as multifamily tax bonuses and other incentives such as multifamily tax exemption, fee reductions, permit expediting, and regulatory flexibility to maintain rental or ownership of affordable households with low, very low, extremely low, and moderate-income income levels.	Should is less obligatory than shall. Promote is less regulatory and not a requirement.	See comments in other spreadsheet.	
20	34	P14	14: The City shall should -promote the development and preservation of long-term affordable housing options in the downtown mixed-use area through density / height bonuses and other incentives such as multifamily tax bonuses and other incentives such as multifamily tax exemption, fee reductions, permit expediting, and regulatory flexibility to maintain rental or ownership of affordable households with low, very low, extremely low, and moderate-income income levels.	Change "shall" to "Should"	The "shall" is included because one of the major changes from HB 1220. This policy captures the work needed to improve the code to allow for a diversity of housing types and costs.	See RCW 36.70a.070(2)(b)-(h)
21	34	P15	P15: The City should encourage Newcastle's proportionate amount of the countywide need for affordable housing housing affordable to households with low, very low, extremely low incomes, including those with special needs , primarily within the Downtown Mixed Use future land use area.	Unnecessary distinction. Divisive. Edit or delete	See comments in other spreadsheet.	

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1	PAGE	POLICY	TEXT	COMMENTS	STAFF RESPONSE	SEE POLICY OR CODE SECTION....
22	34	P15	P15: The City should encourage Newcastle's proportionate amount of the countywide need for affordable housing housing affordable to households with low, very low, extremely low incomes, including those with special needs , primarily within the Downtown Mixed Use future land use area.	REMOVE OR REWRITE - The City should encourage the allocation of local and regional housing needs and countywide affordable housing targets within the downtown future land use area.	Is the middle column the proposed re-write? I would keep the full language of the policy to show that we are being responsive to RCW 36.70a.070(2)	
23	38	P169	The City should consider implementation of Equitable Development Zones, Barrier Reduction Programs, and Community Investment Funds to expand access to opportunities and remove barriers for economically disconnected communities.	No idea how or what any of this means or how it would work or be funded. I'm economically disconnected from affording a lot of things. Who determines what is equitable? Should item - Delete.	See comments in other spreadsheet.	
24	38	P169	P169: The City should consider implementation of Equitable Development Zones, Barrier Reduction Programs, and Community Investment Funds to expand access to opportunities and remove barriers for economically disconnected communities.	REMOVE. Not required.	The city should consider these as part of its required housing work. Again, King County is looking for us to try to find ways to make housing more affordable, even without additional density, throughout the city. It may be that these programs are not feasible for the city, but they should be considered along with any other incentive/tool for creating more affordable housing.	
25		P171	The City shall coordinate City investment in capital facilities projects with related business, employment, and economic development opportunities. - Not clear. What is the intent here?		Commissioner Kak - Staff added 2/26	

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26	162	P172	The City should promote the installation of telecommunications, internet, and energy technologies such as charging stations throughout the City in order to provide universal access to residents, businesses, and institutions that is secure, equitable, reliable, and affordable.	Equitable...again. Putting it in assumes these things are inherently inequitable. It's thrown in like a spice in a new soup you're trying out. Should item. unnecessary.	This is in response to CPP PF-17: PF-17 Plan for the equitable provision of telecommunication infrastructure and affordable, convenient, and reliable broadband internet access to businesses, and to households of all income levels, with a focus on underserved areas	
27	38	P174	P174: The City should encourage and support businesses to adopt practices that are environmentally and socially responsible.	What practices? Define "socially responsible." Possible over reach. As long as business complies with law, leave them alone. Could lead to favoritism and preferential treatment. Should item, delete	See comments in other spreadsheet.	
28	38	P174	P174: The City should encourage and support businesses to adopt practices that are environmentally and socially responsible.	REMOVE	This speaks to the climate element. Retain. This may only be getting composting programs for the businesses, which currently aren't available. But at least it would be something.	
29	38	P177	P177: The City shall ensure that its infrastructure is developed and maintained equitably. to prevent and undo exclusionary impacts on marginalized communities.	No history of this in Newcastle. Nothing to undo. what marginalized communities in Newcastle? This should be done for everybody. Divisive. Impies guilt by association.	See comments in other spreadsheet.	
30	38	P177	P177: The City shall ensure that its infrastructure is developed and maintained equitably. to prevent and undo exclusionary impacts on marginalized communities.	REMOVE	Is this suggesting only to change the last part (shown stricken)?	

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31	39	P184	P184: The City should prioritize the location of community facilities in transit-accessible areas considering the impacts of climate change, economic factors, and social and health outcomes in site selection and design.	Locations are limited so options will likely be take it or leave it. The factors to consider at a given location may be mutually exclusive. Poorly written.Should item. Delete.	See comments in other spreadsheet.	
32	39	P184	P184: The City should prioritize the location of community facilities in transit-accessible areas considering the impacts of climate change, economic factors, and social and health outcomes in site selection and design.	REMOVE. See new "Street Interconnectivity" goal and policies	This has to do with facility planning, not street connectivity. It aims to make sure any facilities can be accessed by all modes of transportation, and won't be located in a precarious location due to potential impacts from environmental factors.	
33	40	P198	The City Shall consider the impacts on and inclusion of the history of Newcastle in development practices requiring mitigation measures when deemed appropriate.	Based on Appendix A and staff findings this is not an issue. "To date Newcastle Staff have been unable to find examples of deeds with racial restrictions or evidence of redlining in Newcastle." Remove.	See comments in other spreadsheet.	
34	40	P198	P198: The City Shall consider the impacts on and inclusion of the history of Newcastle in development practices requiring mitigation measures when deemed appropriate.	Based on Appendix A and staff findings this is not an issue. Remove.		
35		P201	The City shall protect and enhance critical areas and their related habitats for no net loss or positive gain of ecosystem function as aligning with best available science, best management practices, and coordinated regional strategies. (This is vague as is P205 highlighted by Mayor Clark)		Commissioner Kak - Staff added 2/26	

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36	41	P205	The City Shall ensure that development regulations and procedures are based on best available science and best management practices are employed to mitigate environmental impacts.	Best Science? Biology is a science that maintains there are 2 genders, male and female. However, social justice warriors ignore the science they don't like. Who determines the science. Take this out.	See comments in other spreadsheet.	
37	41	P205	P205: The City Shall ensure that development regulations and procedures are based on best available science and best management practices are employed to mitigate environmental impacts.	REMOVE	This is required. Best Available Science has to do with environmental review and the way jurisdictions create critical areas ordinances and perform environmental review. Furthermore, it will be important as the city works toward the 2029 climate element. "Background and purpose. (1) Counties and cities planning under RCW 36.70A.040 are subject to continuing review and evaluation of their comprehensive land use plan and development regulations. Periodically, they must take action to review and revise their plans and regulations, if needed, to ensure they comply with the requirements of RCW 36.70A.130. (2) Counties and cities must include the "best available	Chapter 365-195 WAC , RCW 36.70A.070.(9)(e)(i)

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38	112	P211	P211: The City shall provide development standards and mitigation requirements that are simple, measurable, efficient, direct in its objective and flexible in its approach to provide opportunities for creative solutions in addressing development challenges.	Reminder Should be policy #1. - this is what we are shooting for, simple, measurable, efficient and direct. Eliminate as much ambiguous, unclear, contentious and unnecessary info.	This can be reordered	
39	42	P214	The City should consider protection for renters in residential and commercial spaces to mitigate displacement.	What protections? Be specific or I see this costing taxpayers money.	See comments in other spreadsheet.	
40	42	P214	P214: The City should consider protection for renters in residential and commercial spaces to mitigate displacement.	REMOVE. Not required.	IF the policy is removed, suggest maintaining strategy 63, as noted below.	

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41	44	P228	P228: The City should maintain a current inventory of surplus and underutilized public lands. If such lands are determined to be suitable for housing uses, the City should encourage development of such lands to produce a range of housing types. , including units affordable to moderate, low, very low, and extremely low-income income.	Unnecessary distinction. Divisive. Virtue signaling. Could add in compliance/accordance with applicable state law(s). However, one of the City's primary responsibilities is to the people and responsibly managing their tax dollars. We are talking about public lands. The people should be allowed to vote on any proposed land use. Should item . Not required	See comments in other spreadsheet.	
42	44	P228	P228: The City should maintain a current inventory of surplus and underutilized public lands. If such lands are determined to be suitable for housing uses, the City should encourage development of such lands to produce a range of housing types. , including units affordable to moderate, low, very low, and extremely low-income income.	REMOVE. Not required.	Using resource lands for affordable housing is one way the city could possibly make money by selling the property AND meet its affordable housing targets. It was in the 2035 plan. Note, the city only has one property that might be something that could be sold. The others are all stormwater ponds.	See also CPP H-14: H-14 Prioritize the use of local and regional resources (e.g., funding, surplus property) for income-restricted housing, particularly for extremely low-income households, populations with special needs, and others with disproportionately greater housing needs. Consider projects that promote access to opportunity, anti-displacement, and wealth building for Black, Indigenous, and People of Color communities to support implementation of policy H-9.

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43	33	P3	P3: The City shall encourage multi-family housing developments and a mix of housing types and densities, including those affordable to low- and moderate-income households , near the Community Business Center, transportation facilities, and public services.	Unnecessary distinction. Divisive. Virtue signaling. Could add in compliance/accordance with applicable state law(s)	Necessary to show compliance with RCW 36.70a.070(2)	
44		P41	P41: The city shall not connect streets if the proposed connection will cut through a dead end street or cul de sac. The city may only connect streets if the proposed connection will not cut through an existing cul de sac or dead end street AND the nearby residents living within two blocks of the connection have confirmed their support for the proposed street connection.	Merge or edit P41 ,P57 and S65 to simplify and convey the intentions P41 and S65 are edited versions of previously deleted policies.		
45		P41	*P41: The city shall not connect streets if the proposed connection will cut through a dead end street or cul de sac. The city may only connect streets if the proposed connection will not cut through an existing cul de sac or dead end street AND the nearby residents living within two blocks of the connection have confirmed their support for the proposed street connection.	REMOVE	ok	
46		P42	The City should encourage existing non-through streets to be linked together to increase emergency response and allow for greater connectivity for neighborhood residents and active transportation.. - Can we remove this policy altogether?		Commissioner Kak - Staff added 2/26	
47		P46	The City should encourage connection from Local Access Streets to at least two locations on higher classified streets to encourage connectivity for faster emergency response times	Does this conflict with the interconnectivity/dead end street, culdesac issues?	Not necessarily. This has to do with making sure people can get out onto roads with higher volumes and/or emergency vehicles can get in.	
48		P46	*P46: The City should encourage connection from Local Access Streets to at least two locations on higher classified streets to encourage connectivity for faster emergency response times	REMOVE. *See separate doc "Draft Language for the issue of "Street Connectivity" which attempts to revise and unify these recommended removals.		

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49	35	P57	<p>P57: To the maximum extent allowed by law, the city should not create through streets between existing recorded subdivisions that could potentially create cut-through traffic unless:</p> <p>a. It is required for emergency service responses, and no other option is available, and</p> <p>b. Community outreach is performed and considered consensus has been reached by the residents living within two blocks of the connection, ahead of approving the first application, and</p> <p>c. Any traffic calming measures are considered with the community's input.</p> <p>OR</p> <p>The through street has been previously recently (within 3 years) determined to exist or be allowed by another action.</p>		<p>Neighborhood consensus would be considered an arbitrary and capricious method of implementing through streets policies. I assume this comment is over-ridden by the separate complete-streets suggestion.</p>	
50	35	P57	<p>*P57: To the maximum extent allowed by law, the city should not create through streets between existing recorded subdivisions that could potentially create cut-through traffic unless:</p> <p>a. It is required for emergency service responses, and no other option is available, and</p> <p>b. Community outreach is performed and considered consensus has been reached by the residents living within two blocks of the connection, ahead of approving the first application, and</p> <p>c. Any traffic calming measures are considered with the community's input.</p> <p>OR</p> <p>The through street has been previously recently (within 3 years) determined to exist or be allowed by another action.</p>	REMOVE	Already removed.	

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51	106	P60	P60: The City shall encourage the linkage of new developments with existing neighborhoods using new and existing streets.	Delete	From what I've heard, we do want to to create linkages for non-vehicular (pedestrians and bicycles) modes of transportation. What about "The City shall encourage non-motorized linkage of new developments with existing neighborhoods."	
52	106	P60	P60: The City shall encourage the linkage of new developments with existing neighborhoods using new and existing streets.	REMOVE. See new "Street Interconnectivity" goal and policies		

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53	107	P66	P66: Concurrency shall be deemed achieved for a development proposal if transportation improvements, strategies and actions required to meet the City's LOS standards are in place at the time new development occurs. or a financial strategy is in place for completion within six years.	Six years is a long time and a lot can happen. Pay as you go or you might end up holding the bag.	See comments in other spreadsheet.	
54	107	P66	P66: Concurrency shall be deemed achieved for a development proposal if transportation improvements, strategies and actions required to meet the City's LOS standards are in place at the time new development occurs, prior to occupancy. or a financial strategy is in place for completion within six years.	EDIT - Six years is a long time and a lot can happen. Pay as you go or you might end up holding the bag.	This is a concurrency/GMA timeline. It is consistent with the state. "For the purposes of this subsection (6), "concurrent with the development" means that improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six years. If the collection of impact fees is delayed under RCW 82.02.050(3), the six-year period required by this subsection (6)(b) must begin after full payment of all impact fees is due to the county or city. A development proposal may not be denied for causing the level of service on a locally owned or locally or regionally operated transportation facility to decline below the standards	RCW 36.70a.070(6)(C)(vii)(b)

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55	108	P74	P74: The City should coordinate with state and regional partners to explore opportunities for expanding equitable transit services, facilities, and linkages in Newcastle with the regional transit system.	Term is used inconsistently and selectively. Unnecessary to specify. Equitability is subjective.	See comments in other spreadsheet.	
56	108	P74	P74: The City should coordinate with state and regional partners to explore opportunities for expanding equitable transit services, facilities, and linkages in Newcastle with the regional transit system.	Suggested edit.	Retain. Equitable transit services would just be those that serve populations who currently don't have transit service, while keeping those who really NEED it in mind for purposes of planning out phases. See also RCW: (F) Identification of state and local system needs to equitably meet current and future demands. Identified needs on state-owned transportation facilities must be consistent with the statewide multimodal transportation plan required under chapter 47.06 RCW. Local system needs should reflect the regional transportation system and local goals, and strive to equitably implement the multimodal network.	RCW 36.70a.070(6)(F)

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57		P87	P87: The City should plan for, in coordination with regional partners, addressing the impacts of climate change and natural hazards to enhance regional resilience .	Climate Change? Impacts? Regional Resilience -	See comments in other spreadsheet.	
58	36	P87	P87: The City should plan for, in coordination with regional partners, addressing the impacts of climate change and natural hazards to enhance regional resilience.	REMOVE	This policy speaks to the climate bill requirement for 2029. It helps reviewers see that we are considering what will need to be required for our required update in 2029.	
59	77	S100	The City of Newcastle will pass an ordinance allowing transitional housing in 2025.	So? Is it currently prohibited? Difference between Goal and strategy? Why included.	See comments in other spreadsheet.	
60	77	S100	S100: The City of Newcastle will pass an ordinance allowing transitional housing in 2025	So? Is it currently prohibited? Difference between Goal and strategy? Why included.	It is currently prohibited and per state law, it must be allowed. This is included to show that the City is working towards updating their ordinances. The strategy is an action, whereas a goal is an overarching vision statement.	
61		S107	As Part of a housing element update, consider utilizing City-owned land to accommodate affordable housing.		See comments in other spreadsheet.	
62		S107	As Part of a housing element update, consider utilizing City-owned land to accommodate affordable housing.	DISCUSS, REMOVE	I would keep S107 or P228, at least, for reasons outlined in P228 comment area.	

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63	48	S13	S13. Establish a limit for the maximum number of residences served on a dead end and cul-de-sac streets.	Unnecessary .Isn't this established by lot sizes and number of lots on a street or cul-de sac? Self regulating. Delete.	See comments in other spreadsheet.	
64	48	S13	S13. Establish a limit for the maximum number of residences served on a dead end and cul-de-sac streets.	REMOVE	This is for safety. Another way of saying this would be to limit the number of houses on a single point of access, so that you don't have large areas which might get residents trapped in during an emergency (tree falls, snow, fire, etc.)	captured in the public works standards but emphasizes a safety element.
65		S13	S13 - Establish a limit for the maximum number of residences served on a dead end and cul-de-sac streets. (This doesn't make sense. Can we remove this?)		Commissioner Kak - Staff added 2/26	
66	48	S24	S24. Local policies and regulations should be thoroughly reviewed to identify those causing racially disparate impacts, displacement, and exclusion in housing.	Irrelevant. No history of this in Newcastle. No such.regulations have been identified. Guilt and cast dispersion by improper association. Policies reviewed per Appendix A. Should item. Simplify document, delete.	See comments in other spreadsheet.	
67	48	S24	S24. Local policies and regulations should be thoroughly reviewed to identify those causing racially disparate impacts, displacement, and exclusion in housing.	REMOVE	This has been completed already ... it could be removed. It is included in the appendices.	

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68	49	S25	S25. Targeted investment programs should be developed to revitalize areas suffering from disinvestment, ensuring equitable distribution of resources.	What areas of divestment? What resources? Who is paying? Who decides what is equitable. Should item. Delete.	See comments in other spreadsheet.	
69	49	S25	S25. Targeted investment programs should be developed to revitalize areas suffering from disinvestment, ensuring equitable distribution of resources.	REMOVE	Responsive to: RCW 36.70a.070(2)(h) - (h) Establishes antidisplacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing.	
70	49	S26	S26. Initiatives should be developed to mitigate climate change impacts. on vulnerable communities and areas.	Discriminatory as written. Treat all communities "equitably" Edit or delete. Should item.	See comments in other spreadsheet.	
71	49	S26	S26. Initiatives should be developed to mitigate climate change impacts. on vulnerable communities and areas.	EDIT OR REMOVE.	"Vulnerable Communities" would be those that could be more easily affected by an emergency, such as fire or mudslide. See RCW 36.70a.070(9)	See also PRSC Vision 2050: MPP En-4, En-8, & Mpp-CC-6
72		S26	S26 - Initiatives should be developed to mitigate climate change impacts on vulnerable communities and areas. (This does not apply to us. Perhaps take it put?)		Commissioner Kak - Staff added 2/26	

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1	PAGE	POLICY	TEXT	COMMENTS	STAFF RESPONSE	SEE POLICY OR CODE SECTION....
73	76	S27	S27. Comprehensive displacement mitigation strategies should be created for residential and commercial areas.	This is what insurance is for. For uncovered disasters State and Federal funding should be leveraged. Should delete.	See comments in other spreadsheet.	
74	76	S27	S27. Comprehensive displacement mitigation strategies should be created for residential and commercial areas.	Clarification. Displacement due to what causes? If natural disaster this is what insurance is for. For uncovered or major, catastrophic disasters State and Federal funding should be leveraged. All areas are potentially at risk of redevelopment displacement.	P11 could actually be a displacement strategy. I think requiring a displacement impact assessment would be good for redevelopment - e.g. if the Safeway or QFC shopping centers were to ever redevelop, the impact on the tenants would be considered as part of the redevelopment.	See also PRSC Vision 2050: H-Action-6 Displacement "High Capacity Transit Communities (includes Newcastle) will develop and implement strategies to address displacement in conjunction with the populations identified of being at risk of displacement including residents and neighborhood-based small business owners."
75	49	S28	S28. Programs should be developed that prioritize services and access to opportunities for people of color, low income individuals, and underserved communities , aiming to improve quality of life and address past inequities .	Prioritize? What happened to equity? This is preferential treatment. Again, what past inequities in Newcastle?	See comments in other spreadsheet.	
76	49	S28	S28. Programs should be developed that prioritize services and access to opportunities for people of color, low income individuals, and underserved communities, aiming to improve quality of life and address past inequities.	REMOVE	This one responds to the housing requirements listed above in the housing element. But it does require programs to be created which might be unfunded. It may be better to partner with other programs than to develop our own.	

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1	PAGE	POLICY	TEXT	COMMENTS	STAFF RESPONSE	SEE POLICY OR CODE SECTION....
77	49	S29	S29. Implement inclusive engagement practices to involve historically marginalized communities in land use decisionmaking	No affected parties or history in Newcastle.	See comments in other spreadsheet. That is a very broad statement that might or might not be true. Staff do not have access to title reports for every lot that was ever developed.	
78	49	S29	S29. Implement inclusive engagement practices to involve historically marginalized communities in land use decisionmaking	REMOVE	How about just "implement inclusive engagement practices to involve all members of the community?"	
79	115	S31	S31. Implement measures to identify and mitigate environmental disparities, ensuring ensure that all residents, particularly those from marginalized communities, have access to a clean and healthy environment.		See comments in other spreadsheet.	
80	115	S31	S31. Implement measures to identify and mitigate environmental disparities, ensuring ensure that all residents, particularly those from marginalized communities, have access to a clean and healthy environment.	REMOVE or EDIT		See also PRSC Vision 2050: MPP En-4, En-8, & Mpp-CC-6
81		S5	Establish processes for measuring the effectiveness of policies and regulations in meeting the housing needs of Newcastle residents.(Vague, not sure if it needs to be included at all)		Commissioner Kak - Staff added 2/26	

	A	B	C	D	E	F
1	PAGE	POLICY	TEXT	COMMENTS	STAFF RESPONSE	SEE POLICY OR CODE SECTION....
82		S63	Create renter protections for residents to mitigate the impact of displacement such as increasing noticing period requirements for ending tenancy and rental increases of more than 3%.	There is State Law for tenant protection and likely more pending in Olympia now.	See comments in other spreadsheet.	
83		S63	Create renter protections for residents to mitigate the impact of displacement such as increasing noticing period requirements for ending tenancy and rental increases of more than 3%.	REMOVE	See CPPs: <i>H-23 Adopt and implement policies that protect housing stability for renter households; expand protections and supports for moderate-, low-, very low-, and extremely low-income renters and renters with disabilities.</i> This should be retained as another way to help create stability for renters and business owners. It is in response to requirements for housing and trying to find ways to support the populations more vulnerable to displacement (i.e. through rent increases and/or unfair practices). I would keep the strategy and maybe remove the policy, above. I've suggested edits in the language to the right.	Consider creating renter protections for residents and business owners to increase stability for all community members.
84	50	S65	S65.New residential streets should be designed to discourage regional cut-through traffic....			
85	50	S65	*S65.New residential streets should be designed to discourage regional cut-through traffic....	REMOVE		

	A	B	C	D	E	F
1	PAGE	POLICY	TEXT	COMMENTS	STAFF RESPONSE	SEE POLICY OR CODE SECTION....
86	56		RCW 36.70A.070(2)	Is the text of this RCW required in the Plan document. Likewise Appendix A. If not required, remove.	It is not required, just helpful to guide people to understand why we're talking about certain topics.	
87	79		"Acknowledgement of existing neighborhood context when planning mobility projects."	Is this another way around the other dreaded C word, Character, which is used in the GMA and RCW's numerous times? How do you acknowledge this context?	Context is an appropriate word when talking about transportation planning. We're thinking what's the right context for a local road, a certain sized sidewalk, a speed limit, etc.	

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1	PAGE	POLICY	TEXT	COMMENTS	STAFF RESPONSE	SEE POLICY OR CODE SECTION....
88	80		climate elements must maximize economic, environmental and social co-benefits and prioritize environmental justice in order to avoid worsening environmental health disparities.		See comments in other spreadsheet.	
89	80(82)		"climate elements must maximize economic, environmental and social co-benefits and prioritize environmental justice in order to avoid worsening environmental health disparities."	REMOVE.	This is included in response to comments from PSRC to acknowledge that the city should address climate resiliency. The quote is directly from Commerce guidance per PSRC's comment. Here is the PSRC comment: "The plan acknowledges the upcoming requirement to adopt a climate change element by 2029. This element must document and plan for the impacts of climate change and natural hazards on the city and its residents, including an analysis of vulnerable areas and populations within the city. Commerce's Climate Element Planning Guidance and PSRC's Climate Change	RCW 36.70a.070(9)

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	PAGE	POLICY	TEXT	COMMENTS	STAFF RESPONSE	SEE POLICY OR CODE SECTION....
1			This study was required by (insert appropriate law or bill number) to examine the history of Newcastle and determine whether or not there is, or has been, racial, ethnic or other discrimination in our city's past. The conclusion of this study is that no such discrimination currently exists or has existed since Newcastle was established in 1994	Can we qualify the below (Appendix A) by adding a Paragraph that states, per Mayor Clark, -	Commissioner Kak - Staff added 2/26	
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