



TO: City Council
FROM: Dan Thompson, Planning Commission Chair
DATE: July 1, 2025
SUBJECT: Planning Commission Recommendation: Parks Zone Code Amendment (ZTR25-003)
ATTACHMENTS: Planning Commission Recommended Parks Zone Code Amendment

On behalf of the Planning Commission (PC), I am pleased to present the PC's recommendation on the code amendment to establish the Parks Zone and the accompanying development regulations. The proposed code amendment is necessary to adopt concurrently with the proposed Comprehensive Plan amendment under consideration by the City Council (AB 6717).

The scope of work for the 2024 Comprehensive Plan periodic review, adopted by the City Council in 2022, included the creation of a new Parks Zone. The Parks and Recreation Commission (PRC) recommended separating the Parks Zone project into two phases: the first phase to develop a new zone for City-owned Open Space Lands, and the second phase to develop a new zone for City-owned park properties. The Open Space Zone was developed by the PRC, Open Space Conservancy Trust (OSCT) Board, and PC, and adopted by the City Council in 2024 with [Ordinance No. 24C-15](#).


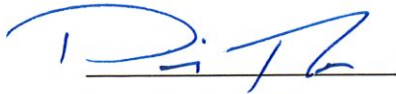
After adoption of the Open Space Zone, the PRC developed a recommendation on the Parks Zone and presented their recommendation to the PC at the April 23, 2025 PC meeting.

The PC held an open record public hearing on the Parks Zone code amendment on May 28, 2025 ([PCB 25-09](#)). There were no public comments made during the public hearing. Two written comments were received in advance of the public hearing.

After deliberation, the PC recommends the City Council consider the attached draft code amendment to establish the Parks Zone by creating new sections of City Code (MICC 19.05.050 Parks – P and MICC 19.05.060 Parks Zone Development Standards), amending MICC 19.16.010 Definitions and MICC 19.01.040 Zone Establishment, and repealing and replacing MICC Title 19 Appendix D – Zoning Map. The draft code amendment aligns with the draft Comprehensive Plan amendment currently under consideration by the City Council (AB 6717).

In addition to the code amendment recommendation, the PC provided two additional recommendations to the City Council:

- The City Council should write to WSDOT and explain the allowed uses and regulatory limits in the Public Institution Zone and the proposed Parks Zone and ask whether WSDOT has any objection to Aubrey Davis Park being placed in the Parks Zone. If WSDOT has no objection, Aubrey Davis Park should be added to the Parks Zone.
- The PC supports the PRC's recommendation to explore opportunities for PRC involvement in the public art recommendation process for art installations in the park system.

Dan Thompson

Planning Commission Chair

City of Mercer Island

June 23 2025

Date