



BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

AB 6717
July 1, 2025
Regular Business

AGENDA BILL INFORMATION

TITLE:	AB 6717: Parks Zone Comprehensive Plan Amendment (Ordinance No. 25-17 First Reading)	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
RECOMMENDED ACTION:	Schedule Ordinance No. 25-17 for second reading on July 15, 2025.	

DEPARTMENT:	City Manager
STAFF:	Jessi Bon, City Manager Carson Hornsby, Management Analyst II Alison Van Gorp, CPD Deputy Director
COUNCIL LIAISON:	n/a
EXHIBITS:	1. Ordinance No. 25-17 2. Planning Commission Recommendation – Comprehensive Plan Amendment
CITY COUNCIL PRIORITY:	2. Sustain and enhance our natural environment, especially parks and open spaces, to benefit this generation and others that follow.

AMOUNT OF EXPENDITURE	\$ n/a
AMOUNT BUDGETED	\$ n/a
APPROPRIATION REQUIRED	\$ n/a

EXECUTIVE SUMMARY

The purpose of this agenda bill is to conduct the first reading of Ordinance No. 25-17 (Exhibit 1) to amend the Comprehensive Plan to update the Land Use Element for consistency with the Parks Zone code amendment (see AB 6716 also on the July 1 agenda).

- The purpose of the Parks Zone is to establish land use regulations for City-owned and managed park properties to ensure the land is managed appropriately and in alignment with the Parks, Recreation, and Open Space (PROS) Plan, Mercer Island City Code (MICC), park master plans, forest management plans, and similar documents.
- The Parks and Recreation Commission (PRC) developed their Parks Zone recommendations from October 2024 to April 2025. The PRC presented their recommendations to the City Council on April 15, 2025 ([AB 6660](#)), and the Planning Commission (PC) on April 23, 2025 ([PCB 25-08](#)).
- The PC held a public hearing on the Comprehensive Plan amendment ([PCB 25-10](#)) and finalized their Comprehensive Plan amendment recommendation to the City Council at the May 28, 2025 PC meeting.

BACKGROUND

Development of a new Parks Zone was added to the 2024 Comprehensive Plan Periodic Review scope of work by the City Council in 2022 with [Resolution No. 1621](#). Adoption of the Parks Zone requires amendments to MICC Title 19, the Zoning Map, and the Comprehensive Plan Land Use Map and Land Use Designation Table.

Early in the development process, the Parks Zone was split into two separate zones: one zone for City-owned and managed Open Space Lands and a second zone for City-owned and managed Park properties. The decision to develop two zones was made based on feedback from the community and a recommendation from the PRC. 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 shifted focus to development of the Parks Zone. The PRC developed their Parks Zone recommendation from October 2024 to April 2025. The PRC presented their recommendation to the City Council on April 15, 2025 ([AB 6660](#)), and to the PC on April 23, 2025 ([PCB 25-08](#)).

The PC held a public hearing on the Parks Zone Comprehensive Plan amendment ([PCB 25-10](#)) and finalized their Comprehensive Plan amendment recommendation to the City Council at the May 28, 2025 PC meeting.

ISSUE/DISCUSSION

Planning Commission Comprehensive Plan Amendment Recommendation

After receiving the PRC's Parks Zone recommendation ([PCB 25-08](#)), the PC began legislative review of the Parks Zone Comprehensive Plan amendment and approved several revisions to include in the PC recommendation. Ordinance No. 25-17 (Exhibit 1) includes the PC's recommended Land Use Designation Table and Land Use Map.

The PC's revisions to the PRC's recommended Land Use Map are summarized below:

- Land use designation of Aubrey Davis Park changed from Linear Park to Park.
- SE 36th St ROW changed from Commercial Office to Single Family Residential.

The proposed revisions to the Comprehensive Plan Land Use Designation Table were drafted by staff after the PRC approved their Parks Zone recommendation. As a result, the revisions to the land use designations were not addressed in the PRC recommendation. The PC's recommended changes to the land use designations are summarized below:

- Parks Zone added to implementing zoning designations of the Park, Linear Park, Open Space, and Public Facility land use designations.
- Updated description of the Park land use designation.

Ordinance No. 25-17

If adopted by the City Council, Ordinance No. 25-17 (Exhibit 1) will amend the Comprehensive Plan to update the Land Use Designation Table and Land Use Map in the Land Use Element. These changes are necessary to ensure consistency between the Development Code and Comprehensive Plan after adoption of the Parks Zone code amendment currently under consideration by the City Council (see AB 6716 also on the July 1 agenda). The amendments to the code and Comprehensive Plan must be adopted concurrently to ensure the Development Code and Comprehensive Plan remain consistent without any gaps in timing. Additional context

on the PC's Comprehensive Plan amendment recommendation is included in a memo from the PC Chair (Exhibit 2).

Staff Recommendation

The description of the Open Space land use designation in the Comprehensive Plan references older terminology related to the PROS Plan. Staff recommend making the amendment outlined below to update the PROS Plan title and maintain consistency between the Park and Open Space land use designations.

Current Description: "The open space use designation represents land within the City that should remain as predominantly unimproved open space consistent with the adopted Parks and Recreation Plan."

Proposed Description: "The open space land use designation represents public land within the City that should remain as predominantly unimproved open space consistent with the adopted Parks, ~~and~~ Recreation, and Open Space Plan."

NEXT STEPS

Following City Council deliberation on the Parks Zone Comprehensive Plan amendment, Ordinance No. 25-17 will be scheduled for second reading and adoption with the same effective date as the Parks Zone code amendment (December 31, 2025).

RECOMMENDED ACTION

Schedule Ordinance No. 25-17 for second reading on July 15, 2025.