

# PCB25-20: Rezone of Two City-Owned Properties



Molly McGuire, Senior Planner  
Planning Commission  
November 19, 2025

# Process

1. Planning Commission Chair explains process
2. Swearing in of witnesses
3. Appearance of fairness questions
4. Public comment
5. Presentation from applicant
- ▶ 6. Presentation from City
7. Planning Commission deliberations
8. Adoption of findings on reclassification criteria
9. Recommendation

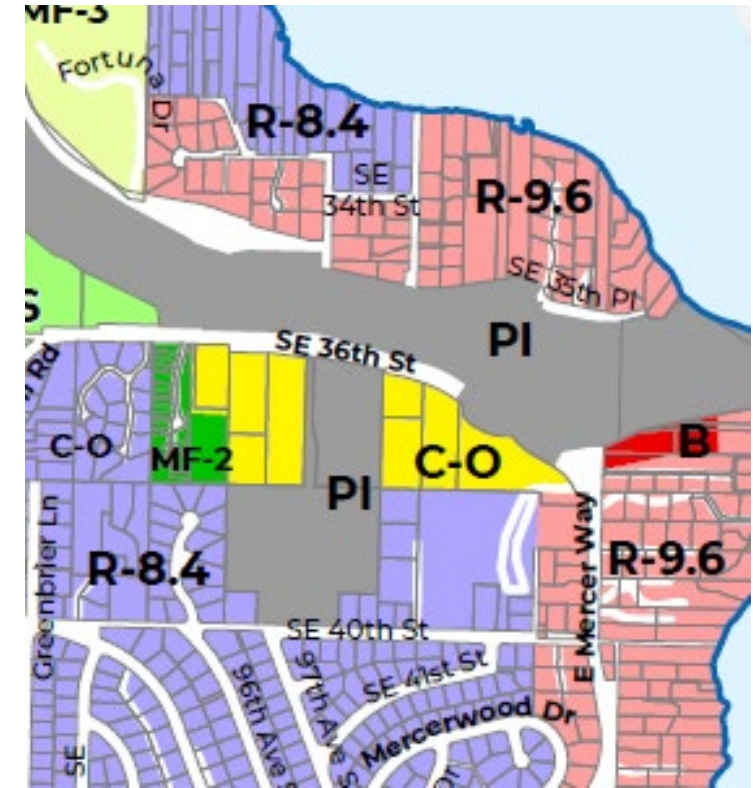


# Proposal

- The applicant proposes to amend Appendix D MICC to rezone parcels 2655500075 (City Hall) and 2655500185 (Maintenance Operations) from C-O and R-8.4 to Public Institution (PI)



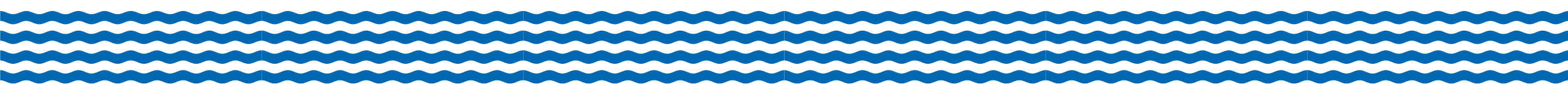
*Current*



*Proposed*



# Background

- **September 17**, 2025: Application received
  - **September 19**, 2025: Application determined to be complete for processing
  - **September 29**, 2025: Public notice (NOA & NOPH) mailed, posted, and published in the Weekly Permit Bulletin
  - **October 1**, 2025: Public notice (NOA & NOPH) published in the Mercer Island Reporter
  - **November 3**, 2025: SEPA DNS issued and no appeals filed
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# Reclassification of Property (Rezone) Criteria

MICC 19.15.240 contains criteria for a rezone. City Council may approve a rezone only if **all** of the following are met:

1. Consistent with the Comprehensive Plan
2. Consistent with the purpose of the development code
3. An extension of an existing zone or logical transition between zones
4. Not an illegal site-specific rezone
5. Compatible with surrounding zones and land uses
6. Does not adversely affect public health, safety and welfare
7. Comprehensive plan required prior to approval of the rezone (not applicable to this application)



# Staff Report

- Staff findings on the consistency of the application with the review criteria for rezones
- Staff recommendation based on this review

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## STAFF REPORT AND RECOMMENDATION

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### Reclassification of Property (Rezone) RZN25-001 – Exhibit 1

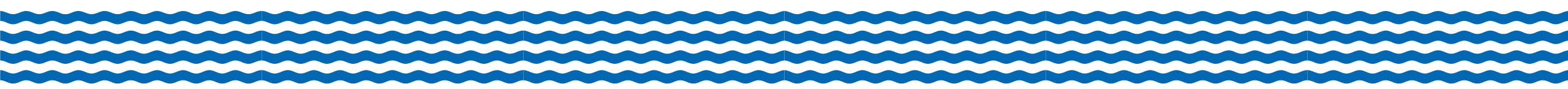
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<b>Project Number:</b>	RZN25-001	
<b>Project Name:</b>	City of Mercer Island Public Works and City Hall Rezone	
<b>Review Type:</b>	Quasi-judicial	
<b>Description:</b>	A request for a reclassification of property (rezone) of two City-owned properties from Commercial Office (C-O) and Single-Family Residential (R-8.4) to Public Institution (PI). Both sites are designated as Public Facility in the City's Comprehensive Plan.	
<b>Applicant/Owner:</b>	City of Mercer Island / Kellye Hilde, City of Mercer Island Public Works Deputy Director	
<b>Address:</b>	9601 & 9611 SE 36th St, Mercer Island, WA 98040 King County Assessor tax parcel numbers: 965550-0185; 265550-0075	
<b>Zoning Designation:</b>	Commercial Office (C-O); Single-Family Residential (R-8.4)	
<b>Staff Contacts:</b>	Molly McGuire, Senior Planner Jeff Thomas, Director	
<b>Key Project Dates:</b>	Date of Application:	September 17, 2025
	Determined to be Complete:	September 19, 2025
	Notice of Application Bulletin Published:	September 29, 2025
	Notice of Application Mailed:	September 29, 2025
	Notice of Application Posted on Site:	September 29, 2025
	Comment Period Ended:	Close of Public Hearing on November 19, 2025
	Notice of Public Hearing Bulletin Published:	September 29, 2025
	Notice of Public Hearing Mailed:	September 29, 2025
	Notice of Public Hearing Posted on Site:	September 29, 2025
	Notice of Public Hearing Published in Mercer Island Reporter:	October 1, 2025
	Date of Open Record Public Hearing:	November 19, 2025 at approximately 6:00PM

# Criterion 1

**The proposed reclassification is consistent with the policies and provisions of the Mercer Island comprehensive plan;**

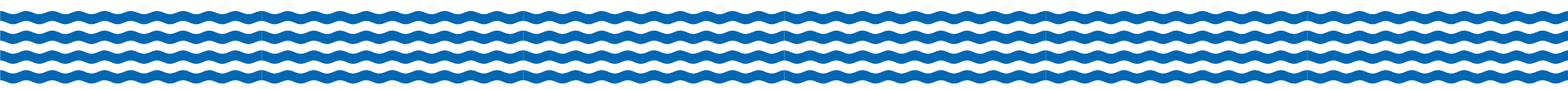
Staff Finding Summary: Both parcels are designated as Public Facility in the Comprehensive Plan and the proposal aligns with the description, goals and policies of this designation. The PI designation would reflect both the current and planned public use of the properties. Staff find this criterion is met.



# Criterion 2

**The proposed reclassification is consistent with the purpose of the Mercer Island development code as set forth in MICC 19.01.010;**

Staff Finding Summary: The proposal achieves the purposes in the development code by promoting health, safety, and welfare by enabling the construction of the Public Safety and Maintenance (PSM) facility. The proposal would provide coordinated development by establishing a single zone for the City-owned properties. Staff find this criterion is met.

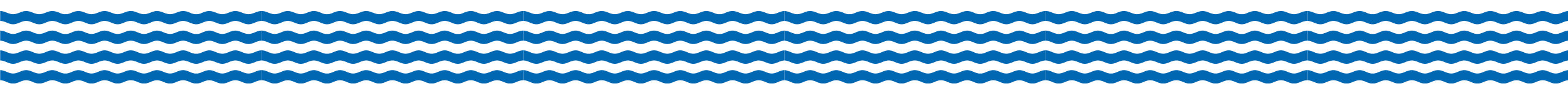




# Criterion 3

**The proposed reclassification is an extension of an existing zone, or a logical transition between zones;**

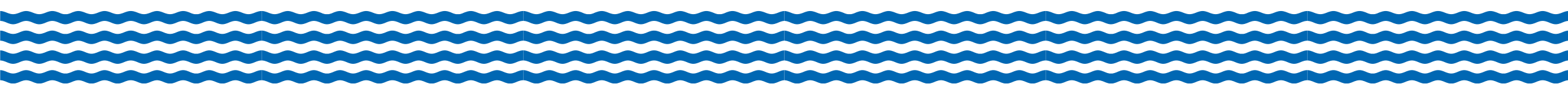
Staff Finding Summary: The proposal would be an extension of the existing PI zone, which is adjacent to the north property lines. Staff find this criterion is met.



# Criterion 4

**The proposed reclassification does not constitute an illegal site-specific rezone;**

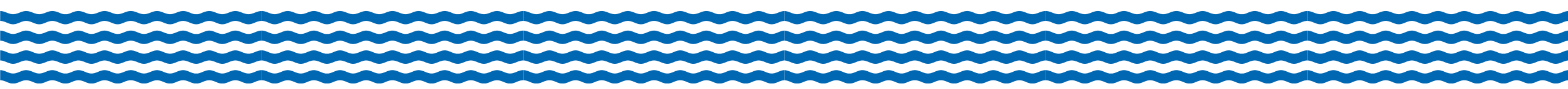
Staff Finding Summary: An illegal spot zone would have some or all of the five characteristics outlined in the staff report. The proposal expands an existing zoning designation, allows uses that are consistent with the uses in the surrounding zones, is not merely for the private gain of one or a group of owners, and supports public health, safety, and welfare City wide. Staff find this criterion is met.



# Criterion 5

**The proposed reclassification is compatible with surrounding zones and land uses;**

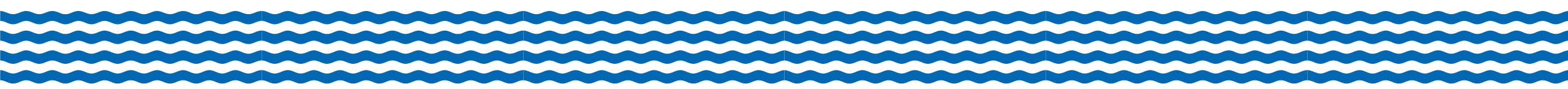
Staff Finding Summary: The existing civic uses have coexisted compatibly with the adjacent residential and commercial areas for decades and the reclassification would formalize this use and align with the Comprehensive Plan's Public Facility designation. Both the PI and C-O zones accommodate larger building forms and service-related uses and the R-8.4 zone allows for government services as a conditional use. Staff find this criterion is met.



# Criterion 6

**The proposed reclassification does not adversely affect public health, safety and welfare;**

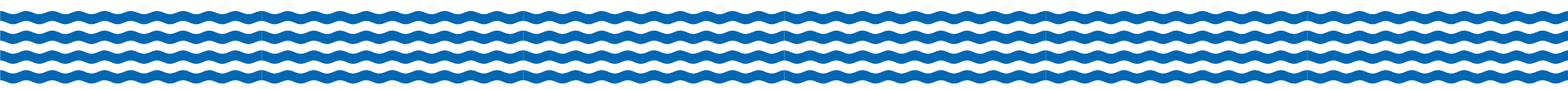
Staff Finding Summary: The proposal would enable the replacement of outdated municipal facilities through the construction of the PSM Facility which is designed to enhance the City's ability to deliver essential services. With the closure of City Hall, these services are currently provided out of temporary facilities and hinder the City's ability to serve residents efficiently. Staff find this criterion is met.



# Criterion 7

**If a comprehensive plan amendment is required in order to satisfy subsection (C)(1) of this section, approval of the comprehensive plan amendment is required prior to or concurrent with the granting of an approval of the rezone.**

Staff Finding Summary: The proposed rezone does not require a Comprehensive Plan amendment. This criterion is not applicable.



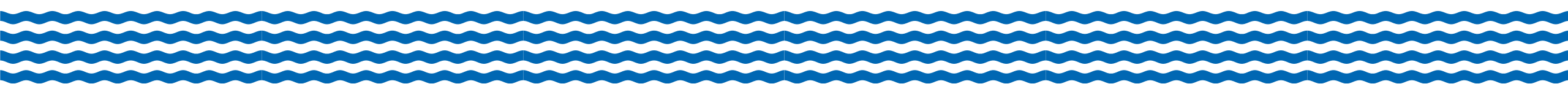


# Adoption of Findings

The Planning Commission can make motions to:

- **Main motion:** Adopt the findings documented in the staff report and uphold the finding that [insert criterion] has been met;
- **Secondary motion** (optional): Amend the main motion to add or revise findings

*Findings must be adopted for all 7 criteria*



# Planning Commission Recommendation

- The Planning Commission must make a recommendation to the City Council on whether to approve or deny the requested reclassification of property.
- **Recommended motion:** Recommend that the City Council approve the reclassification of the two City-owned parcels to the Public Institution (PI) zone based on the adopted findings.





Questions?



# Deliberations and Adoption of Findings

# Next Steps

- City Council will consider the Planning Commission's recommendation at its December 2 public meeting where it may adopt or reject the Planning Commission's recommendation or remand the review back to the Planning Commission.

