



**BUSINESS OF THE CITY COUNCIL
CITY OF MERCER ISLAND**

**AB 6573
November 19, 2024
Consent Agenda**

AGENDA BILL INFORMATION

TITLE:	AB 6573: Second reading of Ordinance No. 24C-16 related to the 2024 Comprehensive Plan Periodic Update	<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:	Adopt Ordinance No. 24C-16 amending the City's Comprehensive Plan by repeal and replace of the 2015 Mercer Island Comprehensive Plan with the 2024 Mercer Island Comprehensive Plan.	

DEPARTMENT:	Community Planning and Development
STAFF:	Jeff Thomas, Community Planning and Development Director Adam Zack, Senior Planner
COUNCIL LIAISON:	n/a
EXHIBITS:	1. Ordinance No. 24C-16 with Exhibits (Final Clean Copy)
CITY COUNCIL PRIORITY:	n/a

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

EXECUTIVE SUMMARY

The purpose of this agenda bill is to complete the second reading and City Council adoption of Ordinance No. 24C-16. Adoption of this ordinance will repeal and replace the 2015 Mercer Island Comprehensive Plan with the 2024 Mercer Island Comprehensive Plan and thereby complete the Comprehensive Plan periodic review as required by the Washington State Growth Management Act (GMA).

- The City is required to adopt a comprehensive plan under the WA Growth Management Act (GMA).
- Mercer Island adopted a GMA compliant comprehensive plan in 1994 with Ordinance [A-122](#). The Mercer Island Comprehensive Plan has been updated numerous times in the thirty years since.
- No later than December 31, 2024, cities in King County are required to complete a periodic review of their comprehensive plans.
- The City of Mercer Island began the periodic review of its comprehensive plan in March 2022, when the scope of work, public participation plan, and master schedule were approved with [Resolution No. 1621](#). In 2023, the approved scope of work was supplemented with additional tasks for the Housing Element to respond to updated statewide requirements ([Res. No. 1645](#)).
- Between March 2022 and June 2024, the Planning Commission (PC) completed its work on the Comprehensive Plan periodic review as directed by the scope of work, public participation plan, and master schedule.

- On May 29, 2024, the PC completed a public hearing and on June 12, 2024, the PC made findings and a recommendation to the City Council ([AB 6510](#), Exhibit 1).
- The City Council considered the PC recommendation and made further amendments to the draft Comprehensive Plan on July 16 ([AB 6510](#)), September 3 ([AB 6519](#)), and September 17, 2024 ([AB 6541](#)).
- The 2024 City Council Draft Comprehensive Plan, which included all City Council-proposed amendments, was made available for public comment on October 1, 2024.
- Ordinance No. 24C-16 would adopt the 2024 Mercer Island Comprehensive Plan and complete the required periodic review of the Comprehensive Plan elements.
- The 2024 City Council Draft Comprehensive Plan was made available for public comment on October 1, 2024, through October 31, 2024.
- On November 4, 2024, the City Council reviewed the public comments, approved a total of 66 additional amendments, completed a first reading of Ordinance No. 24C-16, and set a second reading of the ordinance for November 19, 2024 ([AB 6559](#)).
- Staff requests the City Council complete the second reading and adopt Ordinance No. 24C-16, which will be effective December 31, 2024.
- Upon adoption of the plan, the staff will begin work with a consultant to complete the final formatting and play layout, consistent with other recently adopted citywide plans.

BACKGROUND

The City began the 2024 periodic review of its Comprehensive Plan in March 2022. The Mercer Island Planning Commission (PC) prepared initial drafts of the updated Comprehensive Plan elements between June 2022 and April 2024.

On May 29, 2024, the PC held a public hearing on the proposed Comprehensive Plan update. The PC recommended that the City Council adopt the updated Comprehensive Plan on June 12, 2024. The City Council reviewed the PC recommendation and made refining amendments on July 16, September 3, and September 17, 2024. The City Council amendments were incorporated into the 2024 City Council Draft Comprehensive Plan, which was made available for public comment on October 1, 2024.

Amendments Following the First Reading

On November 4, 2024, the City Council conducted its first reading of Ordinance No. 24C-16. During the first reading, the City Council made a motion to make the staff recommended amendments as presented in [AB 6559](#). The City Council also made a motion to amend Housing Element Policies 5.2 and 5.3. The City Council amendments made on November 4 are incorporated into the draft that would be adopted by Ordinance No. 24C-16.

ISSUE/DISCUSSION

Ordinance 24C-16 (Exhibit 1)

Section 1 – Findings

The first section of Ordinance No. 24C-16 would establish the “whereas clauses” as findings and conclusions for this ordinance. This section would also establish Exhibit A as additional findings. The findings in Exhibit A are divided into five sections:

- I. Procedural requirements – This section was prepared by staff to describe how the City has satisfied the requirements for amending the Comprehensive Plan established in the Mercer Island City Code (MICC).

- II. GMA Statewide Planning Goals – This section was prepared by staff. It lists the 15 statewide planning goals and summarizes how the proposed Comprehensive Plan broadly addresses each.
- III. Comprehensive Plan Elements – This section was prepared by staff to provide a summary of how the proposed Comprehensive Plan satisfies the requirements for each element of the Comprehensive Plan.
- IV. Planning Commission Findings – This section includes the Planning Commission findings that were included with its recommendation dated June 12, 2024.
- V. City Council Findings – This section provides the findings the City Council made on September 3, 2024 (see [AB 6519](#)).

Section 2 – Comprehensive Plan Repeal and Replacement

Section 2 of Ordinance No. 24C-16 would repeal the existing Comprehensive Plan and replace it with the proposed draft. The Comprehensive Plan shown in Ordinance No. 24C-16 Exhibit B is a clean copy because the entire existing Comprehensive Plan will be struck and replaced. No amendments to the Shoreline Master Program Element (SMP) are proposed. The SMP Element is included in this repeal and replacement only to ensure that the formatting remains consistent for all elements of the Comprehensive Plan. The updated plan adopted by Section 2 would include the substantially rewritten Housing Element and the new Economic Development and Parks and Open Space elements.

Section 3 – Severability

This is a standard section included in most ordinances establishing that a finding of one section, sentence, clause, or phrase of the ordinance to be invalid would not render the entire ordinance invalid.

Section 4 – Effective Date

This section would make the entire Ordinance No. 24C-16 effective on December 31, 2024. The Comprehensive Plan periodic review is due for all cities in King County on December 31, 2024. Postdating the updated Comprehensive Plan elements will allow the City to complete the other necessary concurrent updates of development code and have the entire Comprehensive Plan Periodic Review completed at a single point in time.

NEXT STEPS

If adopted, Ordinance No. 24C-16 would become effective on December 31, 2024. Staff will also commence work with the graphic design consultant on the final formatting and plan layout consistent with other recently adopted citywide plans. The final formatting of the plan is anticipated to be completed and published in Q1 2025.

RECOMMENDED ACTION

1. Move to adopt Ordinance No. 24C-16 amending the City’s Comprehensive Plan by repeal and replace of the 2015 Mercer Island Comprehensive Plan with the 2024 Mercer Island Comprehensive Plan.
2. Move to direct the City Manager to complete the final formatting and plan layout for publication in Q1 2025.