



PLANNING COMMISSION CITY OF MERCER ISLAND

PCB 26-09
August 5, 2026
Public Hearing

AGENDA BILL INFORMATION

TITLE:	PCB 26-09: Public Hearing to Amend the Comprehensive Plan Land Use Map Designation from Single-Family to Commercial Office for Parcels 2655500137, 2655500136, 2655500132, and a portion of 2655500115 (CPA25-002).	☐ Discussion Only ☒ Action Needed: ☒ Motion ☒ Recommendation
RECOMMENDED ACTION:	Hold the public hearing for CPA25-002 and make a recommendation to the City Council.	

STAFF:	Jeff Thomas, Community Planning and Development Director Alison Van Gorp, Community Planning and Development Deputy Director Molly McGuire, Senior Planner
EXHIBITS:	CPA25-002 Staff Report

EXECUTIVE SUMMARY

The purpose of this agenda bill is to hold the public hearing and arrive at a Planning Commission recommendation for the proposed Comprehensive Plan Map Amendment to redesignate parcels 2655500137, 2655500136, 2655500132, and a portion of 2655500115 from Single-Family Residential to Commercial Office within the Land Use Map of the Comprehensive Plan. As discussed further below, this agenda item does **not** address the request for rezoning of the same parcels within the City's zoning map.

- On December 5, 2023, the City Council adopted [Resolution No. 1657](#) which added the Stroum Jewish Community Center's (SJCC) proposal for a Comprehensive Plan Land Use Map Amendment and Rezone to the 2024 Annual Docket.
- Applications for the proposed Comprehensive Plan Amendment (CPA25-002) and Rezone (RZN25-002) were received by the Community Planning and Development (CPD) Department on December 11, 2025 and deemed complete for the purpose of review on January 6, 2026. The application for the Rezone has been put on hold until the City Council completes a first reading of CPA25-002.
- A combined Notice of Application and Notice of Public Hearing for CPA25-002 was published in the Mercer Island Reporter on June 3, 2026 and in the City's Weekly Permit Bulletin on June 8, 2026 for a July 8, 2026 Public Hearing. However, as the Planning Commission lacked a quorum for its July 8, 2026 meeting, the public hearing was rescheduled to August 5, 2026. A combined Notice of Application and Notice of Public Hearing was published in the Mercer Island Reporter on July 1, 2026 and in the City's Weekly Permit Bulletin on June 29, 2026 for the rescheduled public hearing. The Notices were also mailed to adjacent properties within 300 feet from the subject properties on June 8 and June 29, 2026.
- 225 public comments were received between June 3, 2026 and the time the Planning Commission packet was published on July 30, 2026. These public comments have been included in the staff report for CPA25-002. The public comment period is open through the close of the public hearing on August 5, 2026. Any written comments received between July 30 and August 4, 2026 will be included in an amendment to the Planning Commission packet on August 4, 2026.

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- A SEPA Determination of Non-Significance was issued on June 22, 2026. The comment period ended on June 6, 2026 and no comments were submitted regarding the City's determination. There were no timely appeals of the SEPA threshold determination.
 - At its August 5, 2026 meeting, the Planning Commission will hold a public hearing and consider public comments as well as the staff report and criteria in the Mercer Island City Code (MICC) Chapter 19.15. The Commission is expected to make a recommendation to the City Council for consideration at its September 1, 2026 regular meeting for first reading.

BACKGROUND

On December 5, 2023, the City Council adopted [Resolution No. 1657](#) which added the SJCC's proposal for a Comprehensive Plan Land Use Map Amendment and Rezone to the 2024 Annual Docket. On December 11, 2025, the SJCC submitted applications for a Comprehensive Plan Amendment (CPA25-002) to redesignate parcels 2655500137, 2655500136, 2655500132, and a portion of 2655500115 from Single-Family Residential to Commercial Office and a Rezone to reclassify (RZN25-002) parcels 2655500137, 2655500136, 2655500132, and a portion of 2655500115 from Single-Family Residential (R-9.6) to Commercial Office (C-O). The applications were deemed complete for processing on January 6, 2026. The application for the Rezone (RZN25-002) was put on hold until the City Council completes a first reading of CPA25-002.

Pursuant to MICC 19.15.230(G), in cases where both a comprehensive plan amendment and an area-wide rezone are required, both shall be considered together. Since applications for comprehensive plan amendments and rezones follow two different review processes, to accomplish consideration together, first, CPA25-002 will undergo review by the Planning Commission. Once the Planning Commission makes a recommendation to the City Council, the City Council will complete a first reading of CPA25-002, currently anticipated for September 1, 2026. After the first reading of CPA25-002, the required public hearing for RZN25-002 is anticipated to be scheduled before the Hearing Examiner followed by first reading with the City Council. Should both applications proceed, a second reading and potential adoption of both CPA25-002 and RZN25-002 would likely occur in December of 2026.

Legislative Review

Comprehensive Plan Map Amendments must be reviewed and decided according to the procedures in MICC 19.15.230 and .260. Pursuant to MICC 19.15.260(B), the Planning Commission shall consider the proposed amendment for conformance with the criteria listed in MICC 19.15.230(F) (the applicable section) and make a written recommendation to the City Council.

MICC 19.15.230(F) – Decision criteria

Decisions to amend the comprehensive plan shall be based on the criteria below. An applicant for a comprehensive plan amendment proposal shall have the burden of demonstrating that the proposed amendment complies with the applicable regulations and decision criteria. The applicant's demonstration is contained in the staff report for CPA25-002.

1. The amendment is consistent with the Growth Management Act, the countywide planning policies, and the other provisions of the comprehensive plan and city policies; and
 - a. There exists obvious technical error in the information contained in the comprehensive plan; or
 - b. The amendment addresses changing circumstances of the city as a whole.
2. If the amendment is directed at a specific property, the following additional findings shall be determined:
 - a. The amendment is compatible with the adjacent land use and development pattern;
 - b. The property is suitable for development in conformance with the standards under the potential zoning; and

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- c. The amendment will benefit the community as a whole and will not adversely affect community facilities or the public health, safety, and general welfare.

ISSUE/DISCUSSION

Consistent with CPD practices, staff prepared a Staff Report containing staff findings on the consistency of the comprehensive plan amendment application with the criteria in MICC 19.15.230(F). In addition to the staff report, the Planning Commission should consider public comments submitted to the City, as well as comments provided during the public hearing on August 5, 2026. The Planning Commission shall consider the proposed comprehensive plan amendment for conformance with the criteria in MICC 19.15.230(F).

During the meeting, the following steps will be taken to complete the legislative review of the comprehensive plan amendment application:

1. Planning Commission Chair explains process
2. Presentation from Applicant
3. Presentation from City
4. Public hearing
5. Planning Commission deliberations
6. Adoption of findings on comprehensive plan amendment criteria
7. Recommendation

Based on the Planning Commission's direction at the meeting, staff will prepare a draft of the written recommendation, which will be reviewed and signed by the Chair.

NEXT STEPS

The City Council will consider the Planning Commission recommendation at its September 1, 2026 regular meeting where it will hold a first reading.

RECOMMENDED ACTION

Hold the public hearing for the proposed Comprehensive Plan amendment and make a recommendation to the City Council.