

PCB26-09: Public Hearing and Planning Commission Recommendation for CPA25-002

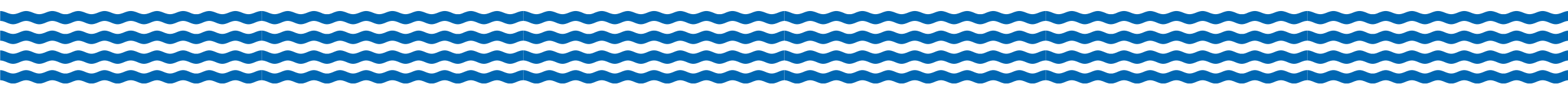


August 5, 2026
Planning Commission Special Meeting
Molly McGuire, Senior Planner



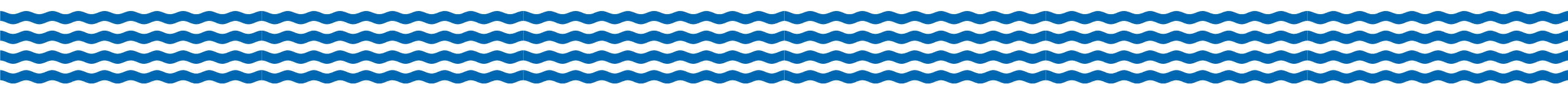
August 5, 2026 Agenda

- ✓ 1. Applicant Presentation
- 2. Staff Presentation**
- 3. Public Hearing
- 4. Deliberations
- 5. Planning Commission Findings and Recommendation



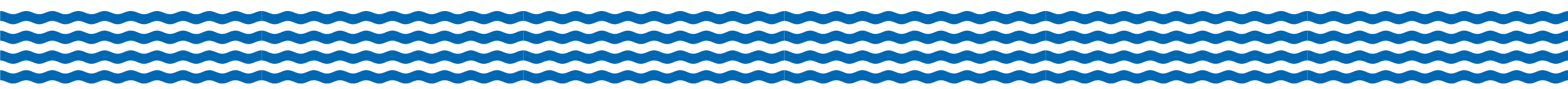
Background

- **December 5, 2023:** City Council adopted Resolution No. 1657 adding the SJCC CPA and Rezone proposals to the 2024 Annual Docket.
- **December 11, 2025:** SJCC submitted applications for a Comprehensive Plan Amendment (CPA25-002), Rezone (RZN25-002) and SEPA Review for a Non-Project Action (SEP25-021).



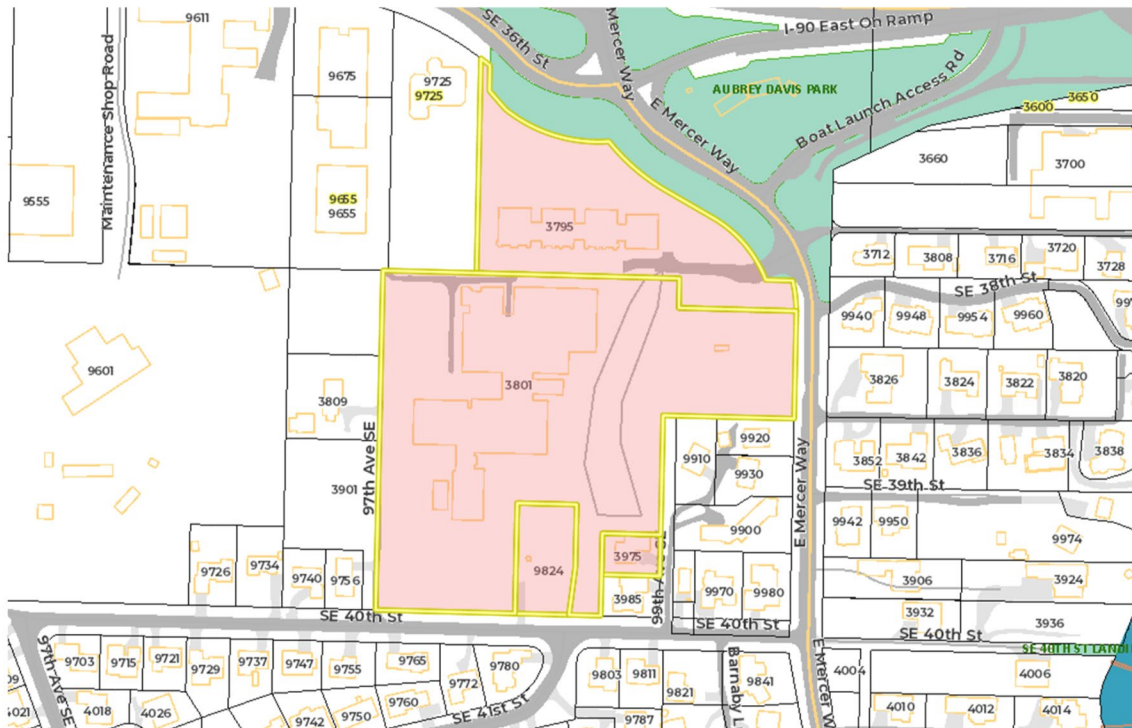
What is a CPA?

- An amendment to the Comprehensive Plan, a long-range planning document establishing goals and policies over twenty years.
- Updates, amendments, and/or revisions can be considered by the City Council no more frequently than once every calendar year.
- Amendments must meet specific criteria to be adopted.



CPA25-002

Amends Parcel Nos.
2655500137,
2655500136,
2655500132, and a
portion of 2655500115

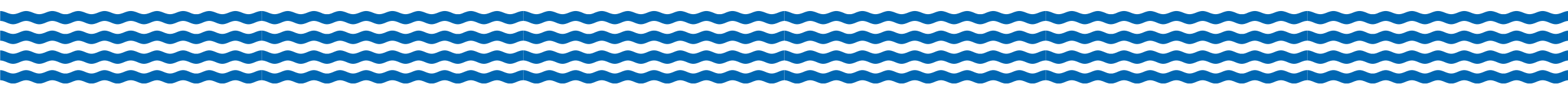


CITY OF MERCER ISLAND LAND USE

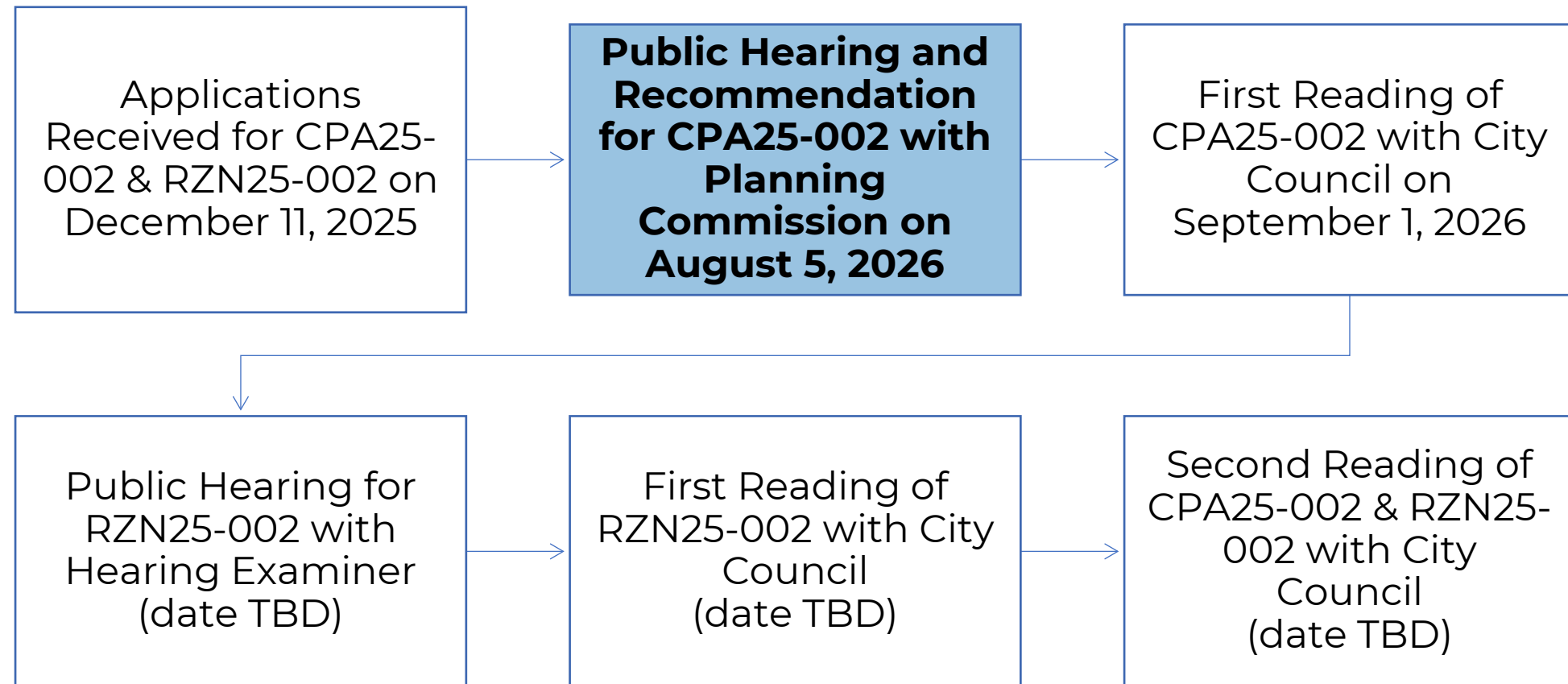


Background

- **January 6, 2026:** Application deemed complete for processing.
- **June 3 & 8, 2026:** NOPH issued for July 8 Public Hearing.
- **June 24, 2026:** July 8 Public Hearing cancelled and rescheduled due to Planning Commission lacking quorum.
- **June 29 & July 1, 2026:** Rescheduled NOPH issued for August 5 Public Hearing.



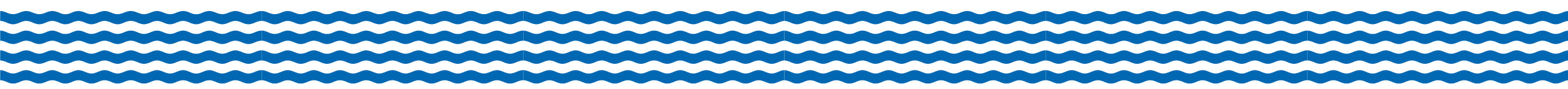
Project Timeline



Comprehensive Plan Amendments

The Planning Commission must hold a public hearing and make a recommendation on CPA25-002 to the City Council based on the criteria for Comprehensive Plan Amendments in MICC 19.15.230(F).

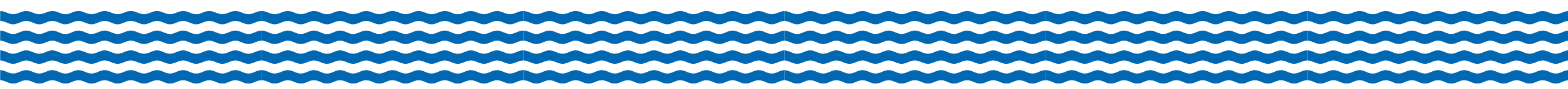
The recommendation shall be based on whether the proposal meets the decision criteria.



Staff Report

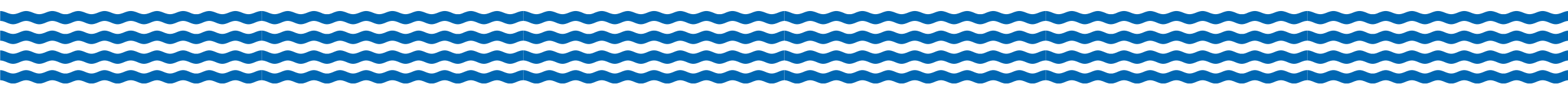
The Staff Report in Exhibit 1 of the PCB contains:

- Exhibits including application materials, studies, and public comments.
- Documentation of consistency with procedural requirements.
- Demonstration of consistency with CPA criteria:
 - Applicant's demonstration of compliance
 - Staff's findings and recommendation to the Planning Commission



Decision Criteria

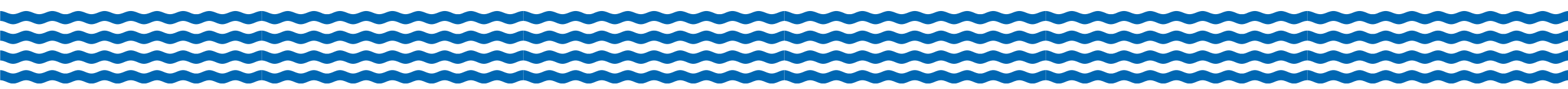
The Planning Commission shall make their recommendation based on whether the proposal meets the following decision criteria for comprehensive plan amendments.



(F)(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:

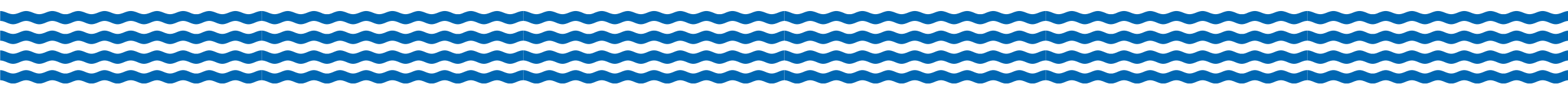
- a) There exists obvious technical error in the information contained in the comprehensive plan; OR
- b) The amendment addresses changing circumstances of the city as a whole.



(F)(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
- 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.

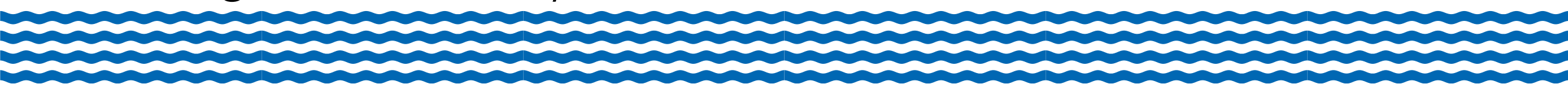


Adoption of Findings

The Planning Commission can make motions to:

- **Primary Motion 1:** 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.
- **Primary Motion 2:** Recommend to the City Council [approval/denial] of the proposed Comprehensive Plan based on the adopted findings.

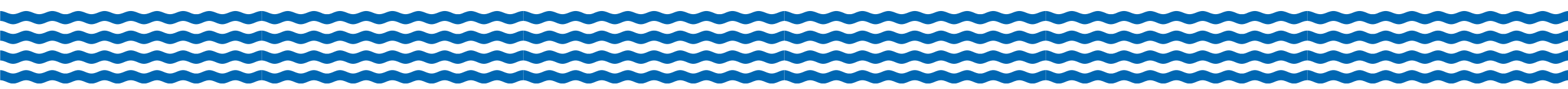
Findings must be adopted for all criteria.



Planning Commission Recommendation

The Planning Commission must make a recommendation to the City Council on whether to approve or deny the requested comprehensive plan amendment.

Recommended motion: Recommend that the City Council approve the comprehensive plan map amendment to redesignate parcels 2655500137, 2655500136, 2655500132, and a portion of 2655500115 from Single-Family Residential to Commercial Office.





Questions?



DELIBERATIONS

Next Steps

- City Council will consider the Planning Commission's recommendation during a first reading for CPA25-002 at its September 1, 2026 public meeting.

