

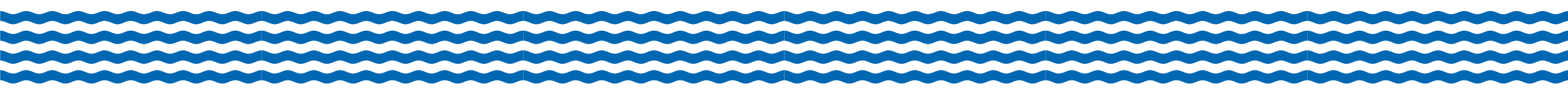
AB6988: Comprehensive Plan Amendment for Four SJCC Properties (First Reading of Ordinance No. 26-13)

September 1, 2026
City Council Regular Meeting
Molly McGuire, Senior Planner



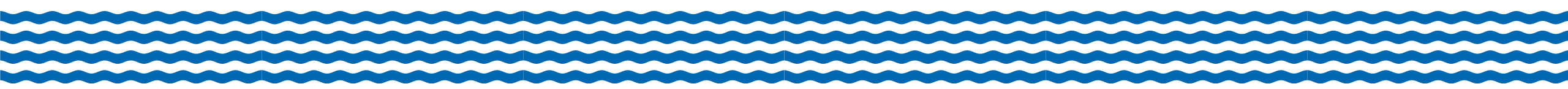
Purpose

- Consider the Planning Commission's recommendation to approve 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 based on their adopted findings.



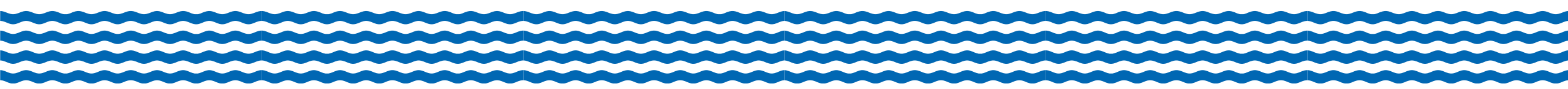
Background

- **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).
- **August 5, 2026:** Planning Commission Public Hearing and Recommendation to the City Council (Exhibit 2).



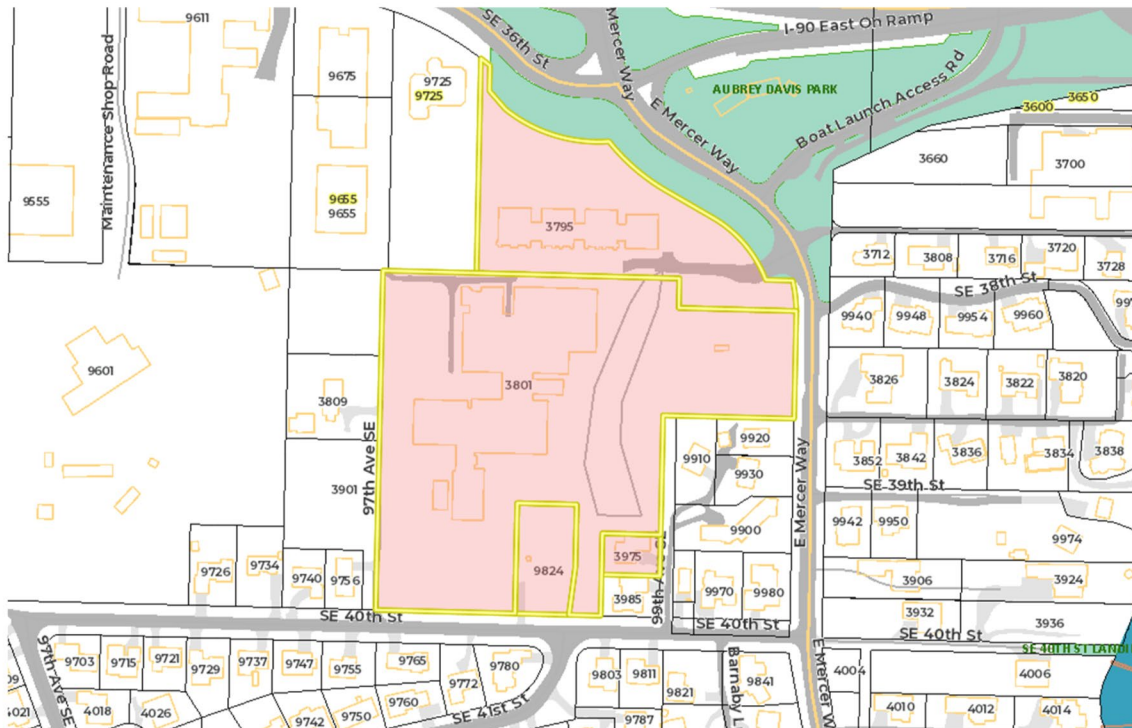
What is a CPA?

- 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.

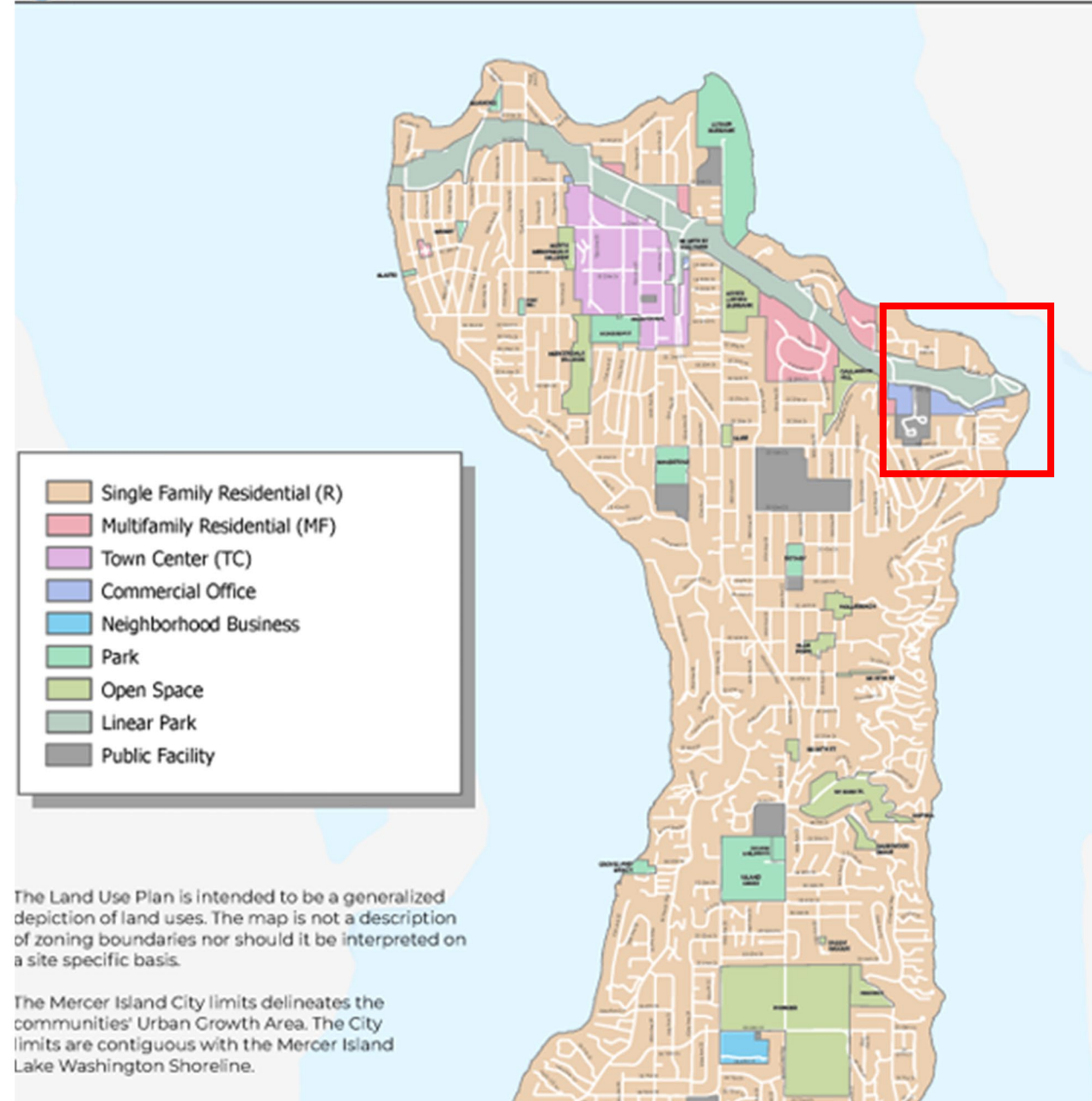


CPA25-002

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

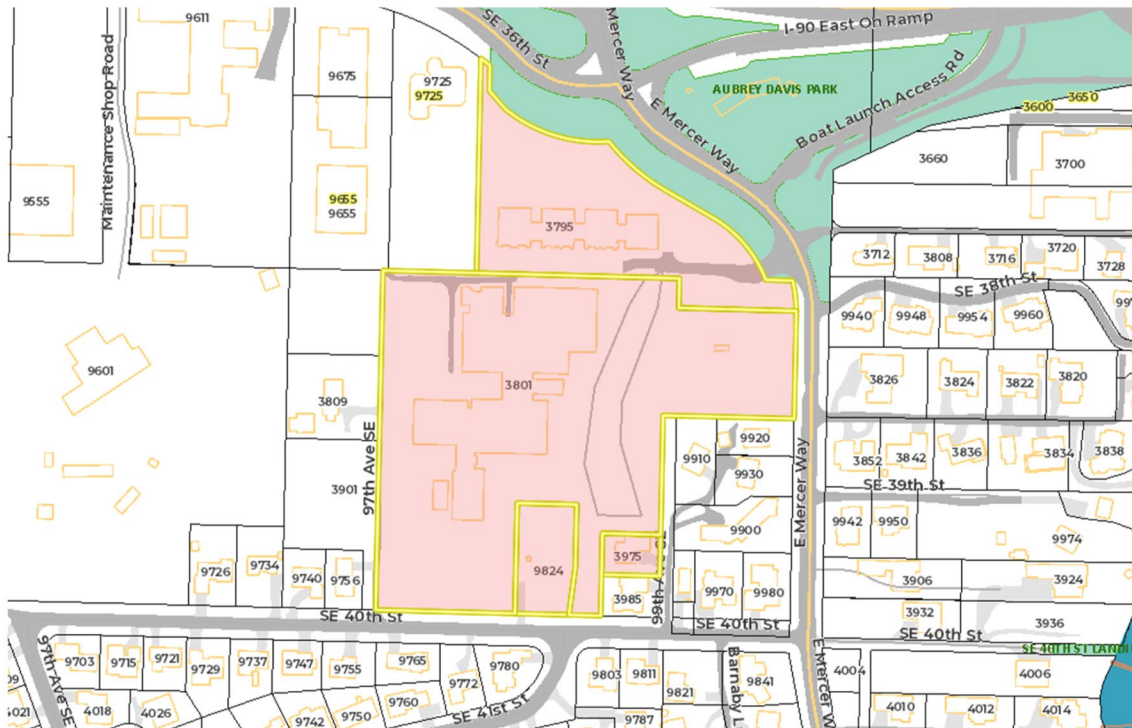


CITY OF MERCER ISLAND LAND USE

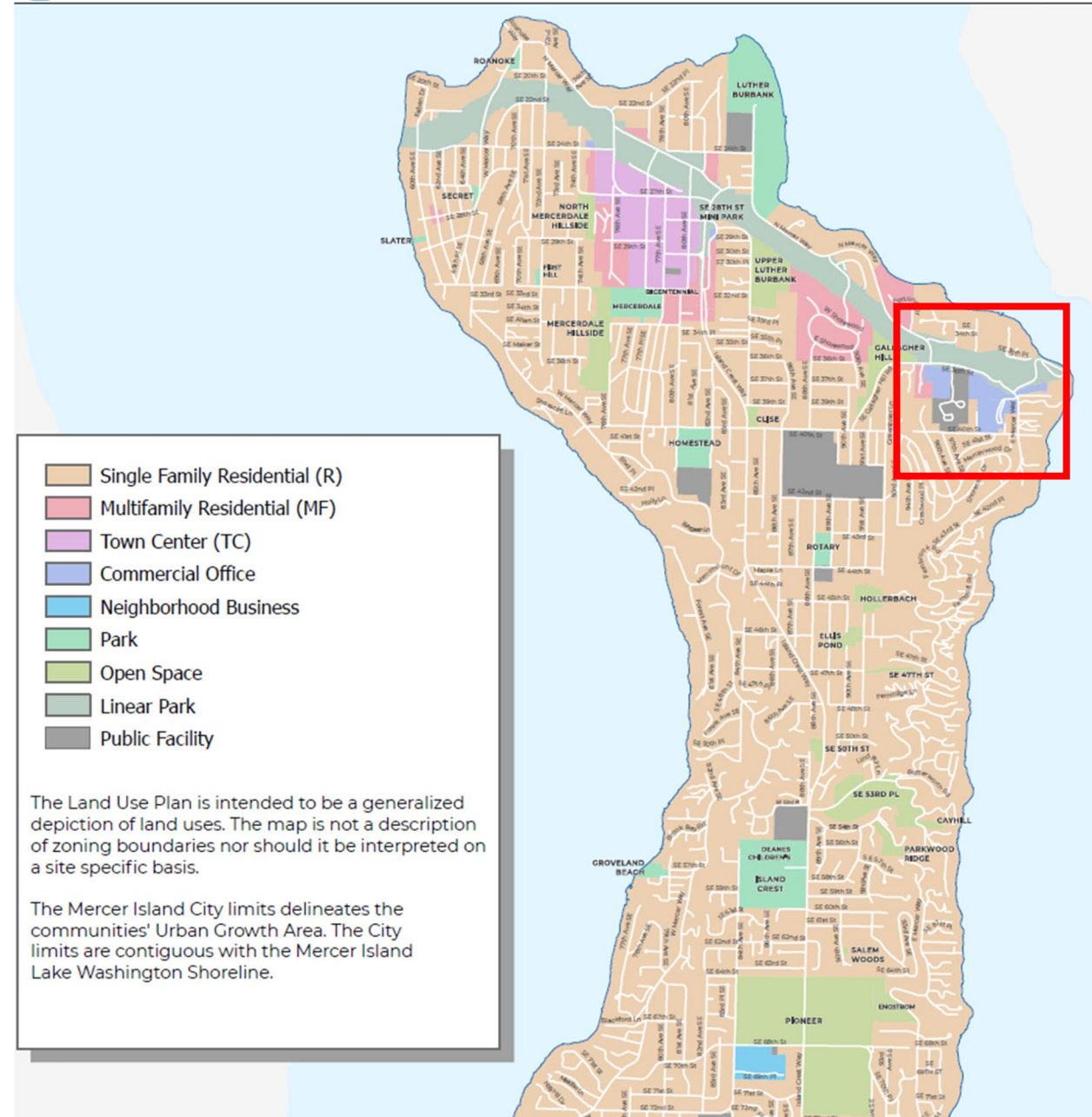


CPA25-002

Amends Parcel Nos.
2655500137,
2655500136,
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CPA25-002 PROPOSED LAND USE

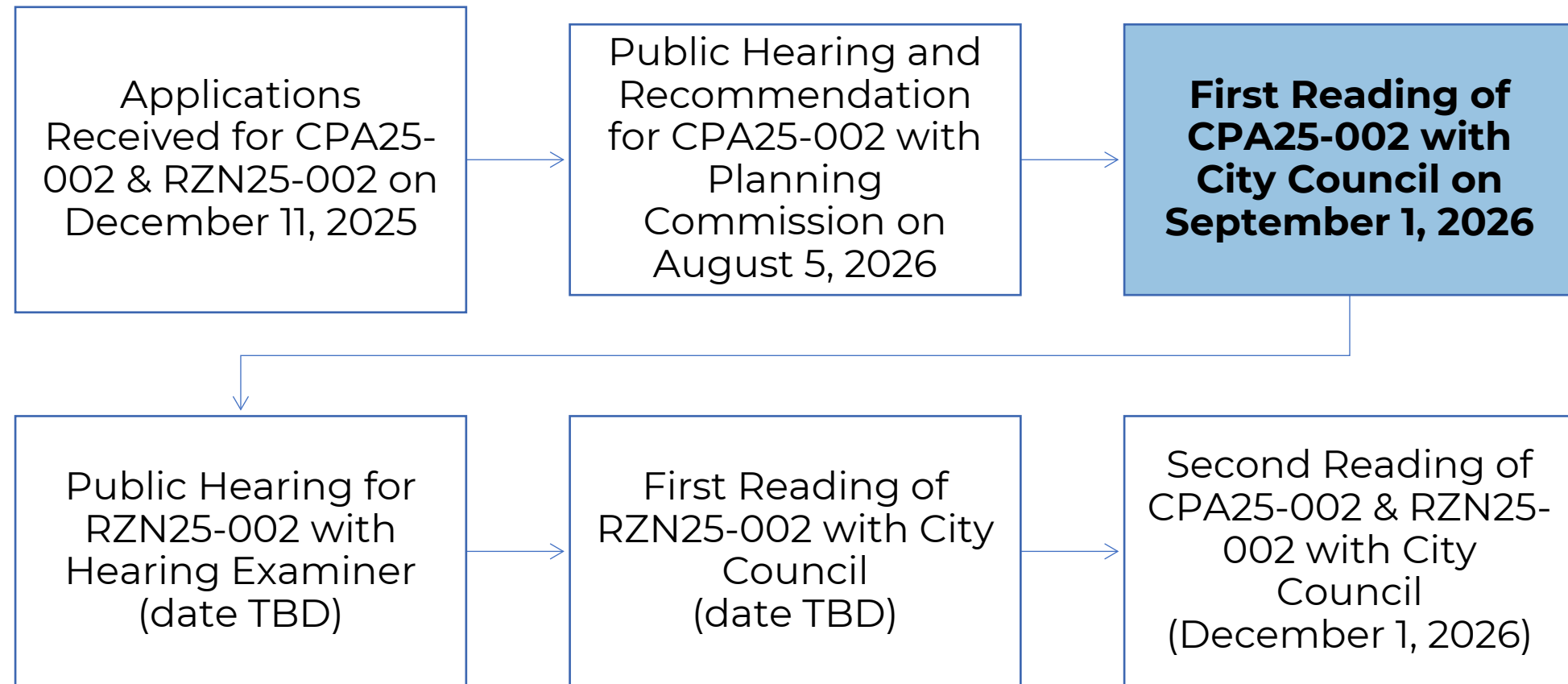


- Single Family Residential (R)
- Multifamily Residential (MF)
- Town Center (TC)
- Commercial Office
- Neighborhood Business
- Park
- Open Space
- Linear Park
- Public Facility

The Land Use Plan is intended to be a generalized depiction of land uses. The map is not a description of zoning boundaries nor should it be interpreted on a site specific basis.

The Mercer Island City limits delineates the communities' Urban Growth Area. The City limits are contiguous with the Mercer Island Lake Washington Shoreline.

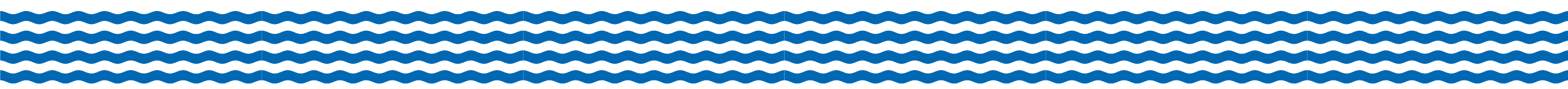
Project Timeline



Comprehensive Plan Amendments

The Planning Commission held a public hearing and made a recommendation on CPA25-002 to the City Council based on the criteria for Comprehensive Plan Amendments in MICC 19.15.230(F) on August 5, 2026.

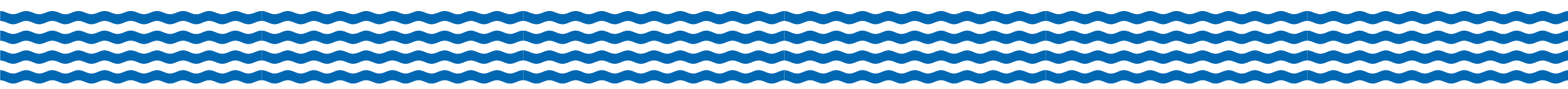
The Planning Commission recommendation includes adopted findings for each of the CPA criteria. These findings were adopted in addition to the staff findings presented in the staff report for CPA25-002.



(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:

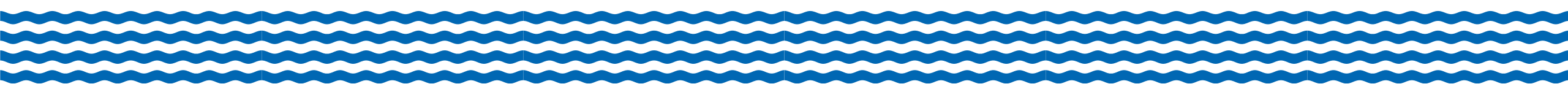
- a) There exists obvious technical error in the information contained in the comprehensive plan; OR
- b) The amendment addresses changing circumstances of the city as a whole.



(F)(2)

If the amendment is directed at a specific property, the following additional findings shall be determined:

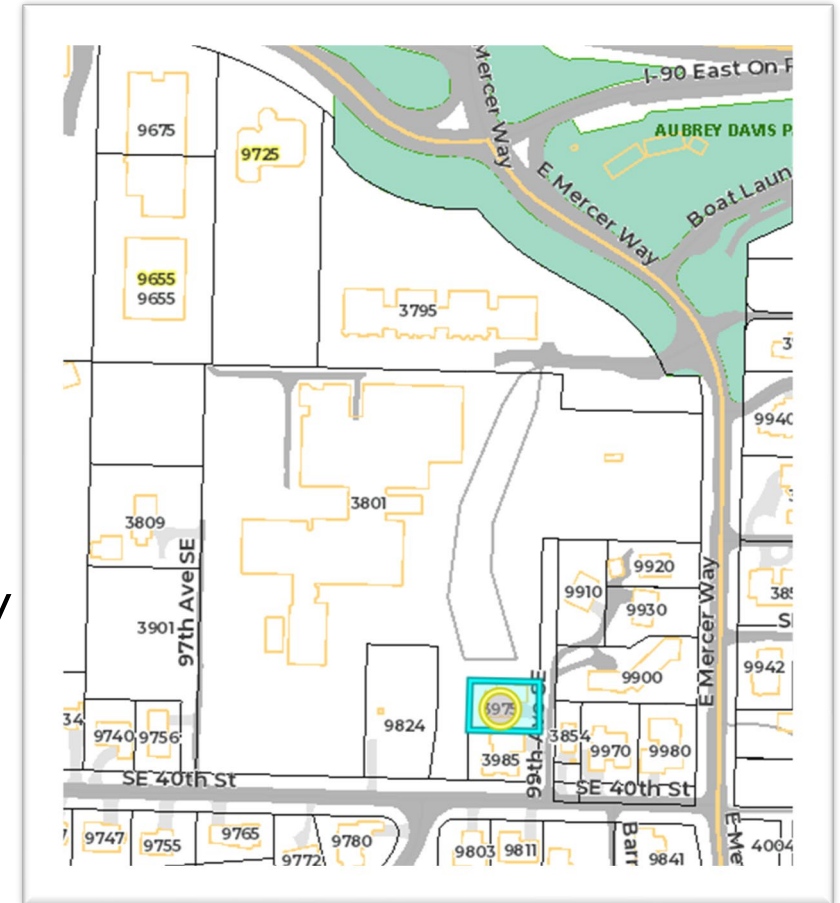
- a) The amendment is compatible with the adjacent land use and development pattern;
- b) The property is suitable for development in conformance with the standards under the potential zoning; and
- c) The amendment will benefit the community as a whole and will not adversely affect community facilities or the public health, safety, and general welfare.



Planning Commission Findings & Recommendation

The Planning Commission adopted two findings to revise the staff findings presented in Exhibit 3:

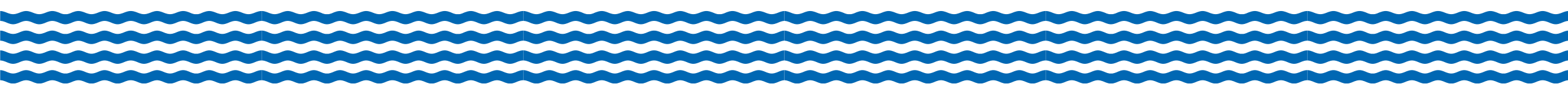
1. Amendment to the finding for criteria (F)(1) results in the requirement for “an instrument to run with the land”.
2. Amendment to the finding for criteria (F)(2) results in a change to the boundary of the amendment proposed by the applicant to contract the boundary and exclude parcel no. 2655500132.



City Council Review & Decision

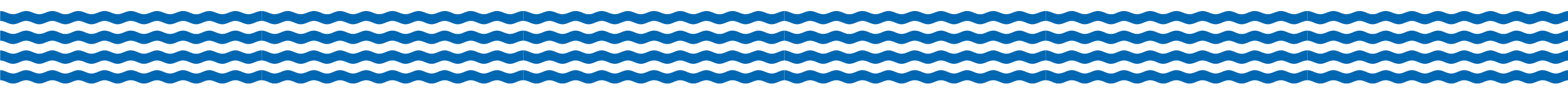
Discussion should be limited to whether or not the proposed CPA meets the criteria in MICC 19.15.230(F). In completing first reading of Ordinance No. 26-13, the City Council may select one of the following options:

1. Accept the PC's recommendation as presented, including amended findings for (F)(1) and (2);
2. Amend the PC's recommendation to reject one or both amended findings for (F)(1) and/or (2); or
3. Reject the PC's recommendation as presented, discuss new findings, and provide direction to staff.



Recommended Action

Move to amend the Planning Commission's recommendation by rejecting both amended findings for MICC 19.15.230(F)(1) and (2) and replace these findings with those originally presented by staff to the Planning Commission as detailed in Exhibit 3 and schedule the second reading of Ordinance No. 26-13 for December 1, 2026.





Questions?