

**CITY OF MERCER ISLAND
ORDINANCE NO. 26-13**

**AN ORDINANCE OF THE CITY OF MERCER ISLAND, WASHINGTON,
AMENDING THE COMPREHENSIVE PLAN LAND USE ELEMENT TO UPDATE
SECTION VII. FIGURE 1. LAND USE MAP; PROVIDING FOR SEVERABILITY;
AND ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, in compliance with the Washington State Growth Management Act (GMA), Chapter 36.70A RCW, the City of Mercer Island adopted a Comprehensive Plan in 1994 and has amended the plan on several occasions since that time; and

WHEREAS, in accordance with RCW 36.70A.130, an adopted Comprehensive Plan is subject to continuing evaluation and review; and

WHEREAS, the Comprehensive Plan was most recently amended by Ordinance 26-09; and

WHEREAS, through the annual Development Code and Comprehensive Plan docket and the adoption of Resolution No. 1657 in 2023, the City added the task of redesignating the comprehensive plan land use designation and zoning designation for four parcels owned by the Stroum Jewish Community Center (SJCC); and

WHEREAS, the proposed comprehensive plan map amendment is for the redesignation of 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; and

WHEREAS, the proposed comprehensive plan map amendment and rezone follow two separate review processes under Mercer Island City Code, Chapter 19.15; and

WHEREAS, the proposed rezone application will be processed separately with its own public hearing and recommendation to the City Council by the Hearing Examiner at a later date; and

WHEREAS, notice of a Planning Commission public hearing on August 5, 2026, was published in the Weekly Permit Bulletin, mailed to adjacent properties within 300 feet of the subject property, and posted on-site visible from the right-of-way on June 29, 2026 and published in the Mercer Island Reporter, a newspaper of general circulation, on July 1, 2026; and

WHEREAS, on August 5, 2026 the Planning Commission held a duly advertised public hearing and made a recommendation to the City Council for the approval based on adopted findings of the proposed comprehensive plan map amendment to amend Figure 1. Land Use Map; and

WHEREAS, on August 18, 2026, the City notified the Washington State Department of Commerce of the City's intent to amend the Comprehensive Plan and the Development Code; and

WHEREAS, on June 22, 2026, the City issued a State Environmental Policy Act (SEPA) threshold determination of non-significance (DNS) consistent with the procedures established in Chapter 19.21 MICC; and

WHEREAS, the City of Mercer Island has met all applicable public notice requirements for said Comprehensive Plan amendment consistent with chapter 19.15 MICC in effect at the time notice was given; and

WHEREAS, on September 1, 2026, the City Council was briefed on the Planning Commission recommendation on the Comprehensive Plan amendment and had its first reading of this ordinance, and on December 1, 2026, the City Council had its second reading of this ordinance.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Whereas Clauses Adopted. The “Whereas Clauses” set forth in the recital of this ordinance are hereby adopted as the findings and conclusions of the City Council for passing this ordinance.

Section 2. Comprehensive Plan Land Use Element Figure 1, Land Use Map. Effective December 14, 2026, Figure 1 of the Land Use Element of the Comprehensive Plan shall be amended as set forth in Exhibit A to this ordinance.

Section 3. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, or its application held inapplicable to any person, property, or circumstance, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance or its application to any other person, property, or circumstance.

Section 4. Publication and Effective Date. A summary of this ordinance consisting of its title shall be published in the official newspaper of the City. This ordinance shall take effect and be in full force five days after the date of publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON, AT ITS MEETING ON December 1, 2026.

ATTEST:

CITY OF MERCER ISLAND

Andrea Larson, City Clerk

David Rosenbaum, Mayor

APPROVED AS TO FORM

Bio Park, City Attorney

Date of publication: XX

Exhibit A FIGURE 1. LAND USE MAP

