
COMMUNITY PLANNING & DEVELOPMENT

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PLANNING COMMISSION

To: City Council

From: Dan Thompson, Planning Commission Chair

Date: October 22, 2025

Subject: 2026 Annual Docket Recommendation – Proposed Amendments 1-9

Attachments: A. PCB25-19 dated October 22, 2025
B. Planning Commission Recommendations for the 2026 Annual Docket

Planning Commission 2026 Annual Docket Recommendation

On behalf of the Planning Commission, I present this recommendation for the 2026 Annual Docket.

The City opened the annual docket submittal process during the month of September, 2025 and received nine submissions from the public. These proposals are included in Attachment A and summarized in Attachment B. The Planning Commission reviewed each docket request at the regular meeting held on October 22, 2025.

At the October 22 meeting, the proponents of several docket proposals spoke briefly about the merits of placing their proposals on the 2026 Annual Docket. City staff provided a brief presentation covering each of the proposals and discussed whether they appeared to meet the docketing criteria outlined in MICC 19.15.230(E).

Recommendation

In addition to the public comments and presentations, the Planning Commission considered the materials submitted by the applicants and the staff memo, PCB25-19, dated October 22, 2025 (Attachment A). In making its recommendation, the Planning Commission considered the docketing criteria contained in MICC 19.15.230(E). After considerable discussion and deliberation, the Planning Commission approved the following recommendations for the 2026 Annual Docket.

- Proposed Amendment 25-1: **DO NOT ADD** to the Docket
 - Motion to dismiss passed 5-0
- Proposed Amendment 25-2: **DO NOT ADD** to the Docket

- o Motion to dismiss passed 4-1
- Proposed Amendment 25-3: **DO NOT ADD** to the Docket
 - o Motion to dismiss passed 5-0
- Proposed Amendment 25-4: **DO NOT ADD** to the Docket
 - o Motion to dismiss passed 4-1
- Proposed Amendment 25-5: **DO NOT ADD** to the Docket
 - o Motion to approve failed 4-1
- Proposed Amendment 25-6: **DO NOT ADD** to the Docket
 - o Motion to dismiss passed 4-1
- Proposed Amendment 25-7: **DO NOT ADD** to the Docket
 - o Motion to dismiss passed 4-1
- Proposed Amendment 25-8: **DO NOT ADD** to the Docket
 - o Motion to approve failed 3-2
- Proposed Amendment 25-9: **DO NOT ADD** to the Docket
 - o Motion to dismiss passed 4-1



Dan Thompson
Planning Commission Chair

October 22 2025
Date

2026 Annual Docket Proposal Summary

ITEM NO.	PROPOSED BY	POTENTIALLY AFFECTED SECTION, GOAL OR POLICY	SUMMARY OF PROPOSAL	PC RECOMMENDATION
25-1	Sarah Fletcher	MICC 19.11.015 & Appendix D (zoning map)	This amendment would rezone parcel 5315101235, the former “Tully’s Property” from Town Center (subarea TC-7) to Park or Public Institution (PI). <i>Note: This property is owned by the City.</i>	DO NOT DOCKET
25-2	Matthew Goldbach	MICC 19.06.110(A)(5) Change after conditional use permit granted	This amendment would add a section to the Conditional Use Permit criteria for a change after a CUP is granted that states that no CUP on a residential property shall be used for any use or purpose by a separate property zoned TC, CO, B, or PBZ. <i>Note: This proposal has previously been suggested for the docket. In 2024, the Planning Commission recommended not to docket this proposal, and the City Council elected not to add it to the 2025 Annual Docket.</i>	DO NOT DOCKET
25-3	Matthew Goldbach	MICC 19.15.240(C) Criteria for reclassification of properties (rezones)	This amendment would prohibit a non-residential structure or use in the single-family residential zones, including a Conditional Use Permit, from requesting or obtaining a rezone or reclassification of any single-family residentially zoned properties. <i>Note: This proposal has previously been suggested for the docket. In 2023 and 2024, the Planning Commission recommended not to docket this proposal, and the City Council elected not to add it to the 2024 and 2025 Annual Docket.</i>	DO NOT DOCKET
25-4	Matthew Goldbach	MICC 19.04.040(A), (B)(9) & (E)	This amendment would clarify that the parking standards for C-O, B, and non-residential uses in the PBZ zone do not apply to residentially zoned properties, eliminates the option for the code official to grant variances from the minimum parking requirements, and eliminates the option for the code official to authorize a 25 percent reduction in the minimum required parking if cooperative parking is used.	DO NOT DOCKET

25-5	Daniel Thompson	MICC 19.02.020(D)(2)(a) Gross floor area	This amendment would reduce ceiling height from 12 feet to 10 feet before it is counted as clerestory space at 150% of gross floor area (GFA). <i>Note: This proposal has previously been suggested for the docket five times. Most recently in 2024, the Planning Commission recommended not to docket this proposal, and the City Council elected not to add it to the 2025 Annual Docket.</i>	DO NOT DOCKET
25-6	Daniel Thompson	MICC 19.02.020(D)(2) Gross floor area calculation & MICC 19.16.010 Definition of Gross floor area	This amendment would include exterior covered decks in the definition of GFA and include covered porches on the first level in the calculation of GFA. <i>Note: This proposal has previously been suggested for the docket five times. Most recently in 2024, the Planning Commission recommended not to docket this proposal, and the City Council elected not to add it to the 2025 Annual Docket.</i>	DO NOT DOCKET
25-7	Daniel Thompson	MICC 19.02.040(D)(1) Garages and carports	This amendment would either eliminate the ability to build garages and carports within 10 feet of the property line of the front yard, or, alternatively, eliminate this option for waterfront lots that have flipped their front and back yards per MICC 19.02.020(c)(2)(a)(iii). <i>Note: This proposal has previously been suggested for the docket five times. Most recently in 2024, the Planning Commission recommended not to docket this proposal, and the City Council elected not to add it to the 2025 Annual Docket.</i>	DO NOT DOCKET
25-8	Daniel Thompson	MICC 19.02.020(D)(3)(b) Gross floor area incentives for ADUs	This amendment would limit the GFA incentives for ADUs to lots 8,400 square feet or smaller. <i>Note: This proposal has previously been suggested for the docket five times. Most recently in 2024, the Planning Commission recommended not to docket this proposal, and the City Council elected not to add it to the 2025 Annual Docket.</i>	DO NOT DOCKET
25-9	Daniel Thompson	MICC 19.02.020(G)(2)(a) and (b) Parking Requirements	This amendment would reduce the threshold for requiring only 2 parking spaces from 3,000 square feet to 2,000 square feet. <i>Note: This proposal has previously been suggested for the docket five times. Most recently in 2024, the Planning Commission recommended not to</i>	DO NOT DOCKET

docket this proposal, and the City Council elected not to add it to the 2025 Annual Docket.