
CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

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PLANNING COMMISSION

To: Planning Commission

From: Jeff Thomas, Interim CPD Director

Date: September 28, 2022

RE: CPA22-001 Land Use Element Comprehensive Plan Amendment

SUMMARY

The Planning Commission will hold a public hearing on and deliberate proposed Comprehensive Plan amendments to remove *Figure TC-1. Retail Use Adjacent to Street Frontages* from the Land Use Element as well as remove the reference to this figure in Goal 4.2. The proposed amendments will create consistency between the Comprehensive Plan and Mercer Island City Code (MICC) 19.11.020(B), which was amended by [Ordinance No. 22C-09](#), adopted on June 21, 2022. Ordinance No. 22C-09 will become effective on December 1, 2022, at which time the City Code will be updated.

BACKGROUND

Figure TC-1. Retail Use Adjacent to Street Frontages was inserted into the Land Use Element of the Comprehensive Plan in 2016 as part of the periodic update. The map identifies street frontages in the Town Center zone requiring certain commercial uses and resulted from the 2014-2016 update to the Town Center vision and development standards. An identical map was also included in MICC 19.11.020(B) as *Figure 2. Retail Use Adjacent to Street Frontages*.

At Wednesday's Planning Commission meeting, the Commission will hold a public hearing to receive public comment on a proposed amendment to Section V. Land Use Policies, Town Center, of the Land Use Element of the Comprehensive Plan (Attachment 1). MICC 19.11.020(B) was amended by Ordinance No. 22C-09, which was adopted on June 21, 2022 and will take effect and update the City Code on December 1, 2022. This amendment included changes to Figure 2., the map that was previously identical to Figure TC-1. in the Comprehensive Plan. To create consistency between the Comprehensive Plan and MICC 19.11.020(B), Figure TC-1 needs to be removed and Goal 4.2 needs to be amended.

The Planning Commission should use the following decision criteria for evaluating the proposed Comprehensive Plan amendment.

MICC 19.15.230 Comprehensive plan amendments and docketing procedures.

F. *Decision Criteria.* Decisions to amend the comprehensive plan shall be based on the criteria specified 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.

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
 - 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.

Based on criterion F (1)(b), staff recommend adopting the proposed amendments to remove Figure TC-1. from Land Use Element Section V., Land Use Policies, Town Center as well amending Goal 4.2, as described above.

NEXT STEPS

The Planning Commission will conduct a public hearing to receive public comment and then deliberate the proposed amendments. After deliberating, it is requested the Commission make a recommendation to the City Council whether to adopt the amendments as presented or not. The City Council is scheduled to conduct the first reading of the proposed amendments on October 18, 2022.

ATTACHMENTS

1. Proposed Comprehensive Plan amendments.