



PCB 25-03

2025 Planning Commission Work Plan

Mercer Island Planning Commission
February 26, 2025
Adam Zack, Principal Planner
Community Planning and Development



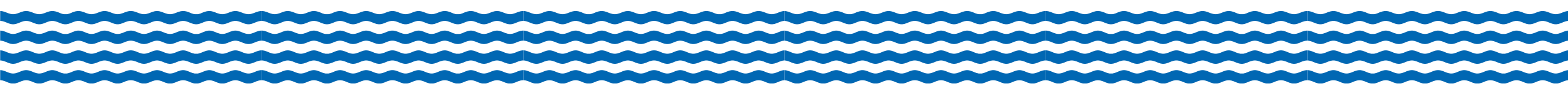
Purpose



1. Provide an overview of the process by which the Planning Commission is assigned work, and
2. Go over upcoming projects.

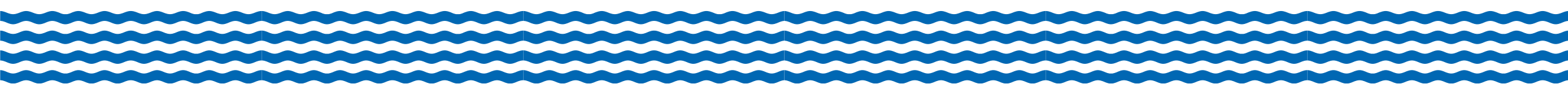
BACKGROUND: PC Duties and Responsibilities

- The Planning Commission (PC) reviews and makes recommendations to the City Council regarding:
 - Amendments to the Comprehensive Plan, and
 - Amendments to the development regulations (Title 19 Mercer Island City Code (MICC)).
- The PC Work Plan is determined by the City Council



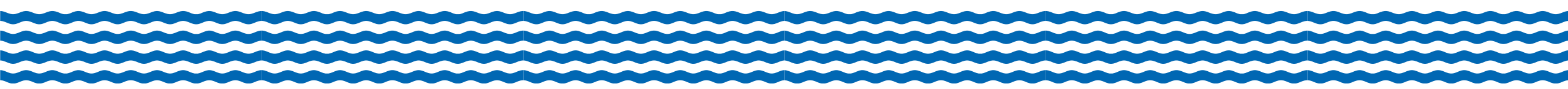
BACKGROUND: Comprehensive Plan

- A comprehensive plan is a city's coordinated policy statement;
- Requirements for comprehensive plans are set at the state level by the WA Growth Management Act (GMA); and
- Under the GMA, the City can only amend the Comprehensive Plan once a year.



BACKGROUND: Development Regulations

- The development regulations implement the Comprehensive Plan;
- They are established in Title 19 Mercer Island City Code (MICC); and
- The City can amend the development regulations by ordinance at any time.



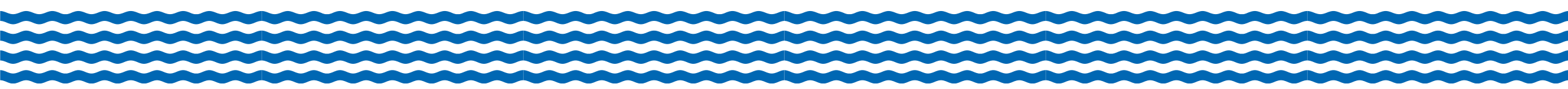
Adding Projects to the PC Work Plan

Annual Docket (Once a Year)

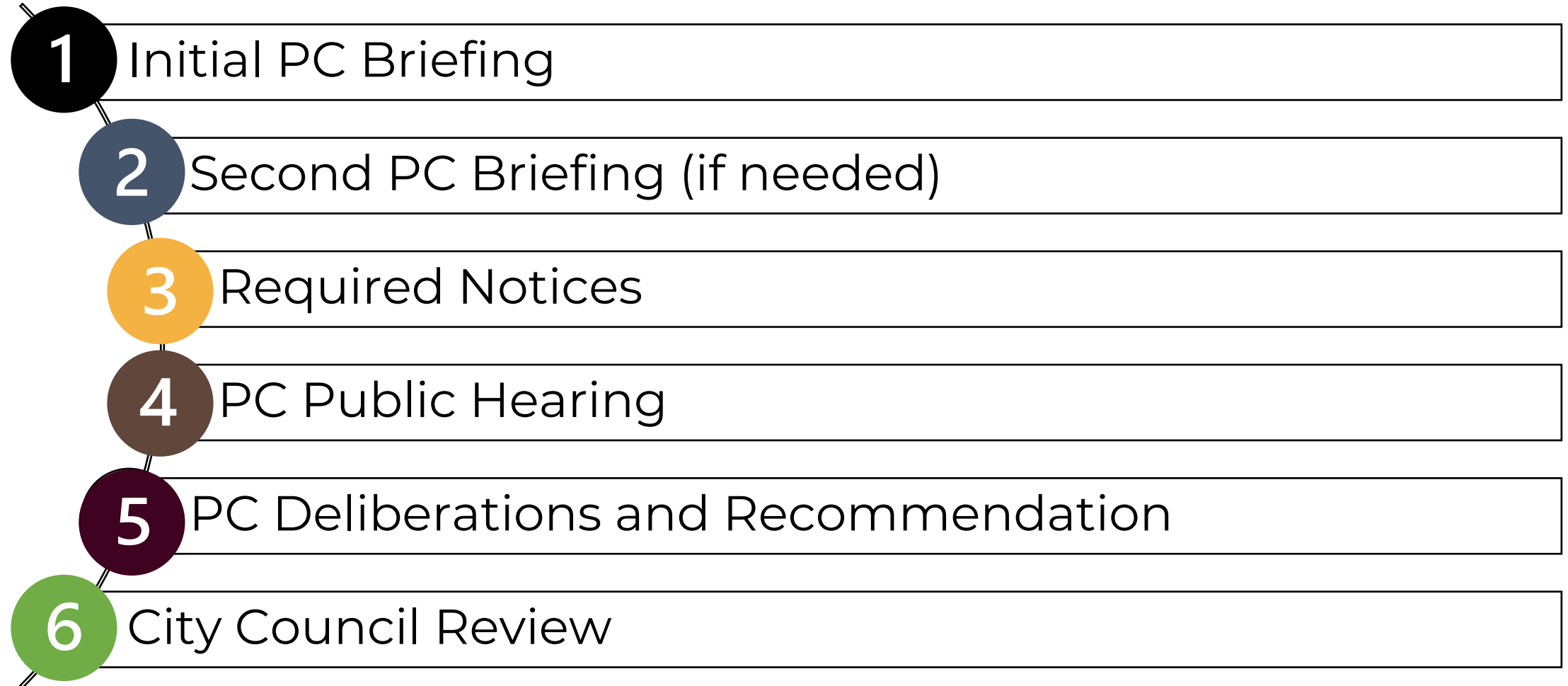
1. The public, PC, staff, and Council can propose amendments to the Comprehensive Plan or development regulations
2. Applications accepted 9/1-10/1 each year

By Council Action (Any Time)

1. The City Council can add projects at any time.
2. The City Council will include the scope schedule, and, if necessary, allocate necessary resources.
3. These projects are often in response to new statewide legislation after the WA Legislature finishes its session every spring

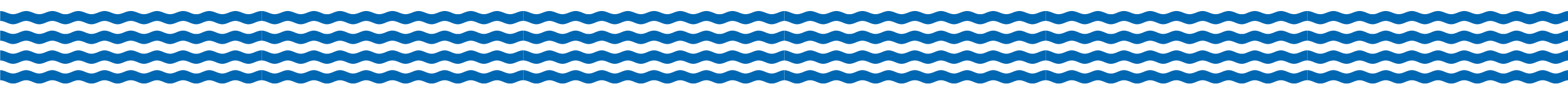


Legislative Review Process



Additional Project Steps

- More complicated projects will involve additional steps.
- Steps are typically added to:
 - Allow for additional public participation, or
 - Give the PC additional rounds of review.
- Additional steps are added during the scoping of the project with the City Council.

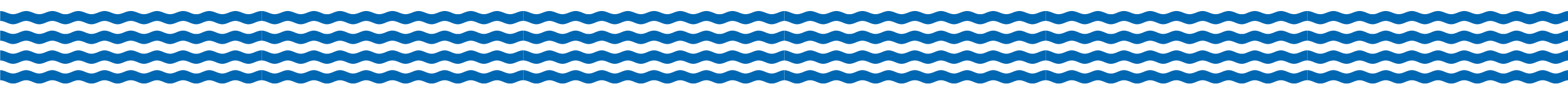


Tentative 2025 PC Work Plan

Month	Project
February	Temporary Structures and Uses Work Session
March	Temporary Structures and Uses Public Hearing New Dwellings in Existing Buildings (HB 1042) Work Session
April	New Dwellings in Existing Buildings (HB 1042) Public Hearing Downhill Façade Height Work Session
May	Downhill Façade Height Public Hearing Co-Living Housing (HB 1998) Work Session
June	Co-Living Housing (HB 1998) Public Hearing
July	<i>Reserved</i>
August	Recess
September	<i>Reserved</i>
October	Annual Docket
November	Annual Docket
December	<i>Reserved</i>

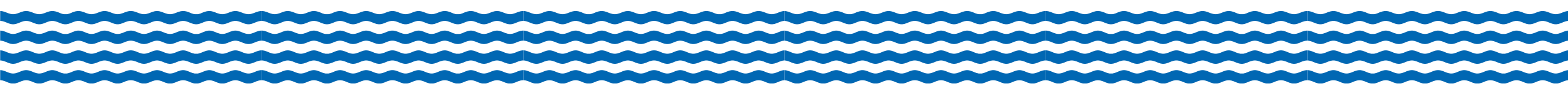
New Dwellings in Existing Buildings

- Development code amendments to comply with 2023 change in state law (RCW 35A.21.440 and House Bill 1042)
- Code Cities are required to allow the development of new dwelling units in existing buildings subject to specific conditions
- This project is expected to result in a new section of Chapter 19.06 MICC and some minor amendments to Chapter 19.04 MICC.
- PC initial briefing: March 26
- PC public hearing, deliberations and recommendation: April 23



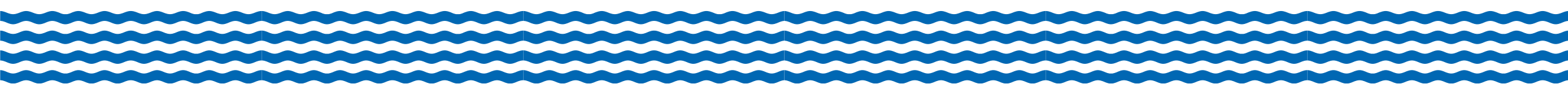
Downhill Façade Height

- Docketed for 2024, to follow the Comprehensive Plan Periodic Review
- Project to clarify how downhill façade height is determined in single-family residential zones.
- This project will focus on MICC 19.02.020(E).
- PC initial briefing: April 23
- PC public hearing, deliberations and recommendation: May 28



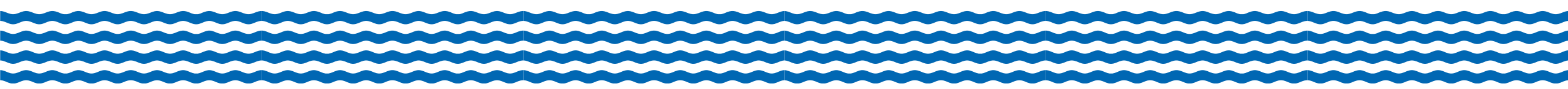
Co-Living Housing

- Development code amendments to comply with 2024 change in state law (RCW 36.70A.535 and House Bill 1998). Cities planning under the GMA must allow, subject to conditions, co-living housing in all zones where multifamily residential uses are allowed.
- Co-Living Housing is “a residential development with sleeping units that are independently rented and lockable and provide living and sleeping space, and residents share kitchen facilities with other sleeping units in the building (RCW 36.70A.535(11)(a)). [...]”
- This project is expected to result in a new section of Chapter 19.06 MICC and a handful of definitions added to Chapter 19.16 MICC.
- PC initial briefing: May 28
- PC public hearing, deliberations and recommendation: June 25



Annual Docket

- The PC makes a recommendation to the City Council regarding projects that should be added to the CPD and PC work plan
- Applications can be submitted by the public, City staff, and City boards and commissions (including the PC).
- PC initial briefing: October 29
- PC public hearing, deliberations and recommendation: November 19



Thank You

