



**BUSINESS OF THE CITY COUNCIL  
CITY OF MERCER ISLAND**

**AB 6559  
November 4, 2024  
Regular Business**

**AGENDA BILL INFORMATION**

<b>TITLE:</b>	AB 6559: First reading of Ord. No. 24C-16 to adopt the 2024 Comprehensive Plan	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
<b>RECOMMENDED ACTION:</b>	Complete a first reading of Ordinance No. 24C-16, review proposed changes, and schedule a second reading for November 19, 2024 to adopt the 2024 Comprehensive Plan.	

<b>DEPARTMENT:</b>	Community Planning and Development
<b>STAFF:</b>	Jeff Thomas, CPD Director Adam Zack, Senior Planner
<b>COUNCIL LIAISON:</b>	n/a
<b>EXHIBITS:</b>	1. Ordinance No. 24C-16 Exhibit A – Findings Exhibit B - 2024 Comprehensive Plan, City Council Final Draft (Track Change Version) 2. Legal and City Manager Proposed Amendment Matrix 3. Public Comments Received through October 29 at 9:00 AM, 2024 Comprehensive Plan, City Council Draft
<b>CITY COUNCIL PRIORITY:</b>	n/a

<b>AMOUNT OF EXPENDITURE</b>	\$ n/a
<b>AMOUNT BUDGETED</b>	\$ n/a
<b>APPROPRIATION REQUIRED</b>	\$ n/a

**EXECUTIVE SUMMARY**

The purpose of this agenda bill is to complete the first reading of Ordinance 24C-16 to adopt the 2024 Comprehensive Plan, review proposed changes, and schedule the second reading of Ord. No. 24C-16 for November 19, 2024.

- The City is required to adopt a comprehensive plan under the WA Growth Management Act (GMA).
- Mercer Island adopted a GMA compliant comprehensive plan in 1994 with Ordinance [A-122](#). The Mercer Island Comprehensive Plan has been updated numerous times in the thirty years since.
- No later than December 31, 2024, cities in King County are required to complete a periodic review of their comprehensive plans.
- The City of Mercer Island began the periodic review of its comprehensive plan in March 2022, when the scope of work, public participation plan, and master schedule were approved with [Resolution](#)

[No. 1621](#). In 2023, the approved scope of work was supplemented with additional tasks for the Housing Element to respond to updated statewide requirements ([Res. No. 1645](#)).

- Between March 2022 and June 2024, the Planning Commission (PC) completed its work on the Comprehensive Plan periodic review as directed by the scope of work, public participation plan, and master schedule.
- On May 29, 2024, the PC completed a public hearing and on June 12, 2024, the PC made findings and a recommendation to the City Council ([AB 6510, Exhibit 1](#)).
- The City Council considered the PC recommendation and made further amendments to the draft Comprehensive Plan on July 16 ([AB 6510](#)), September 3 ([AB 6519](#)), and September 17, 2024 ([AB 6541](#)).
- Ordinance 24C-16 would adopt the 2024 City Council Draft Comprehensive Plan and complete the required periodic review of the Comprehensive Plan elements (Exhibit 1). A track change copy is included within Exhibit 1.
- Legal review and final City Manager review of the 2024 City Council Draft Comprehensive Plan was conducted in October. These reviews identified a total of 62 recommended amendments for the City Council to consider during the first reading of Ordinance 24C-16 (Exhibit 2).
- The 2024 City Council Draft Comprehensive Plan was made available for public comment on October 1, 2024 for a minimum of 30 days.
- As of October 29, 2024 at 9:00 AM, the City received public comments from 3 individuals on the 2024 City Council Draft Comprehensive Plan (Exhibit 3).
- Staff requests the City Council complete the first reading of Ordinance 24C-16, review the staff and legal proposed changes, and set a second reading of Ordinance 24C-16 for November 19, 2024.

## BACKGROUND

The City began the 2024 periodic review of its Comprehensive Plan in March 2022, when the City Council approved the Scope of Work, Master Schedule, and Public Participation Plan ([Resolution No. 1621](#)). The Mercer Island Planning Commission (PC) prepared initial drafts of the updated Comprehensive Plan elements between June 2022 and April 2024.

On May 29, 2024, the PC held a public hearing on the proposed Comprehensive Plan update. The PC recommended that the City Council adopt the updated Comprehensive Plan on June 12, 2024. The City Council reviewed the PC recommendation and made refining amendments on July 16, September 3, and September 17, 2024. The City Council amendments were incorporated into the 2024 City Council Draft Comprehensive Plan, which was made available for public comment on October 1, 2024.

### Public Comments

On October 1, 2024, the City posted the 2024 City Council Draft Comprehensive Plan for public comment on the Comprehensive Plan Let's Talk page. Public comments received as of October 29, 2024 at 9:00 AM, are provided in Exhibit 3. Public comments received prior to October 31, 2024, will be provided to the City Council in advance of the November 4, 2024 City Council meeting.

## ISSUE/DISCUSSION

### Ordinance 24C-16 (Exhibit 1)

#### Section 1 – Findings

The first section of Ordinance 24C-16 would establish the “whereas clauses” as findings and conclusions for this Ordinance. This section would also establish Exhibit A as additional findings. The findings in Exhibit A are divided into five sections:

- I. Procedural requirements – This section was prepared by staff to describe how the City has satisfied the requirements for amending the Comprehensive Plan established in the Mercer Island City Code (MICC).
- II. GMA Statewide Planning Goals – This section was prepared by staff. It lists the 15 statewide planning goals and summarizes how the proposed Comprehensive Plan broadly addresses each.
- III. Comprehensive Plan Elements – This section was prepared by staff to provide a summary of how the proposed Comprehensive Plan satisfies the requirements for each element of the Comprehensive Plan.
- IV. Planning Commission Findings – This section includes the Planning Commission findings that were included with its recommendation dated June 12, 2024.
- V. City Council Findings – This section provides the findings the City Council made on September 3, 2024, primarily to address the agency comments received (see [AB 6519](#)).

#### Section 2 – Comprehensive Plan Repeal and Replacement

Section 2 of Ordinance 24C-16 would repeal the existing Comprehensive Plan and replace it with the proposed draft. The Comprehensive Plan shown in Ordinance 24C-16 Exhibit B is currently a track change copy to reflect the amendments being recommended by legal and the City Manager in Exhibit 2. However, for second reading and adoption on November 19, 2024, a clean copy will be substituted reflecting any amendments approved by the City Council at the November 4, 2024 City Council meeting. Once adopted, the entire Comprehensive Plan will be repealed and replaced.

#### Section 3 – Comprehensive Plan Appendices Adopted

This section of Ordinance 24C-16 would adopt four new appendices to the Comprehensive Plan. These appendices are the technical reports used throughout the periodic review as the basis for amendments made. The Comprehensive Plan appendices do not establish goals or policies.

The City Council received these technical reports and provided comments that were incorporated into the final drafts. The Housing Needs Assessment and Economic Analysis reports (Appendices E and F, respectively) were provided to the City Council with AB 6107. The Land Capacity Analysis Supplement and Racially Disparate Impacts Evaluation (Appendices G and H, respectively) were provided to the City Council with [AB 6385](#).

#### Section 4 – Severability

This is a standard section included in most ordinances establishing that a finding of one section, sentence, clause or phrase of the Ordinance to be invalid would not render the entire Ordinance invalid.

## **Section 5 – Effective Date**

This section would make the entire Ordinance 24C-16 effective on December 31, 2024. The Comprehensive Plan periodic review is due for all cities in King County on December 31, 2024. Postdating the update Comprehensive Plan elements will allow the City to complete the other necessary concurrent updates of development code and have the entire Comprehensive Plan Periodic Review complete at a single point in time.

## **Legal and City Manager Proposed Amendments (Exhibit 2)**

Ordinance 24C-16, including the proposed Comprehensive Plan Elements, was reviewed by the City’s legal counsel and City Manager in advance of the first reading. These reviews identified a total of 62 recommended amendments that are summarized in Exhibit 2.

City Council review of the proposed amendments is requested and if supported, the changes should be accepted by motion.

## **NEXT STEPS**

If directed by City Council, staff will incorporate a final round of amendments into the Comprehensive Plan, prepare a clean copy, and schedule a second reading for Ordinance 24C-16 on November 19, 2024.

## **RECOMMENDED ACTION**

Staff recommends three motions:

1. Move to approve the proposed amendments in Exhibit 2 and direct staff to include these changes in the 2024 Comprehensive Plan.

Alternative Motion: Move to approve proposed amendment [Insert number(s)] and direct staff to incorporate in the 2024 Comprehensive Plan.

2. Move to complete the first reading of Ordinance 24C-16 and schedule a second reading on November 19, 2024.
3. Move to direct the City Manager to make any final non-substantive amendments as necessary to the 2024 Comprehensive Plan in preparation for second reading and adoption on November 19, 2024.