



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

**AB 6729  
July 15, 2025  
Consent Agenda**

**AGENDA BILL INFORMATION**

<b>TITLE:</b>	AB 6729: Parks Zone Comprehensive Plan Amendment (Ordinance No. 25-17 Second Reading)	<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>	Adopt Ordinance No. 25-17 with an effective date of December 31, 2025.	

<b>DEPARTMENT:</b>	City Manager
<b>STAFF:</b>	Jessi Bon, City Manager Carson Hornsby, Management Analyst II Alison Van Gorp, Deputy Director for Community Planning and Development
<b>COUNCIL LIAISON:</b>	n/a
<b>EXHIBITS:</b>	1. Ordinance No. 25-17
<b>CITY COUNCIL PRIORITY:</b>	2. Sustain and enhance our natural environment, especially parks and open spaces, to benefit this generation and others that follow.

<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 item is to conduct the second reading of Ordinance No. 25-17 (Exhibit 1) to amend the Comprehensive Plan Land Use Element for consistency with the Parks Zone code amendment (see AB 6728 also on the July 15 agenda).

- The purpose of the Parks Zone is to establish land use regulations for City-owned and managed park properties to ensure the land is managed appropriately and in alignment with the Parks, Recreation, and Open Space (PROS) Plan, Mercer Island City Code (MICC), park master plans, forest management plans, and similar documents.
- The Parks and Recreation Commission (PRC) presented their Parks Zone recommendations to the City Council on April 15, 2025 ([AB 6660](#)), and the Planning Commission (PC) on April 23, 2025 ([PCB 25-08](#)).
- The PC held a public hearing on the Comprehensive Plan amendment ([PCB 25-10](#)) and finalized their Comprehensive Plan amendment recommendation to the City Council on May 28, 2025.
- The PC’s Comprehensive Plan amendment recommendation was presented to the City Council in [AB 6717](#) and the City Council completed the first reading of Ordinance No. 25-17 on July 1, 2025.
- During the first reading of Ordinance No. 25-17, the City Council provided direction to staff on which PC recommended changes from the PRC recommended version to include for the second ordinance reading on July 15. These changes are discussed in detail in the Issue/Discussion section below.

## BACKGROUND

Development of a new Parks Zone was added to the 2024 Comprehensive Plan Periodic Review scope of work by the City Council in 2022 with [Resolution No. 1621](#). Adoption of the Parks Zone requires amendments to MICC Title 19, the Zoning Map, and the Comprehensive Plan Land Use Map and Land Use Designation Table.

Early in the development process, the Parks Zone was split into two separate zones: one zone for City-owned and managed Open Space Lands and a second zone for City-owned and managed Park properties. The decision to develop two zones was made based on feedback from the community and a recommendation from the PRC. The Open Space Zone was developed by the PRC, Open Space Conservancy Trust (OSCT) Board, and PC, and adopted by the City Council in 2024 with [Ordinance No. 24C-15](#).

After adoption of the Open Space Zone, the PRC shifted focus to development of the Parks Zone. The PRC developed their Parks Zone recommendation from October 2024 to April 2025. The PRC presented their recommendation to the City Council on April 15, 2025 ([AB 6660](#)), and to the PC on April 23, 2025 ([PCB 25-08](#)).

The PC held a public hearing on the Parks Zone Comprehensive Plan amendment ([PCB 25-10](#)) and finalized their Comprehensive Plan amendment recommendation to the City Council at the May 28, 2025 PC meeting. The PC's Comprehensive Plan amendment recommendation was presented to the City Council on July 1, 2025 with [AB 6717](#).

## ISSUE/DISCUSSION

### **Ordinance No. 25-17**

If adopted, Ordinance No. 25-17 (Exhibit 1) will amend the Comprehensive Plan to update the Land Use Designation Table and Land Use Map in the Land Use Element. These changes are necessary to ensure consistency between the Development Code and Comprehensive Plan after adoption of the Parks Zone code amendment currently under consideration by the City Council (see AB 6728 also on the July 15 agenda). The amendments to the code and Comprehensive Plan must be adopted concurrently to ensure the Development Code and Comprehensive Plan remain consistent without any gaps in timing.

### **Updates to Ordinance No. 25-17 After First Reading**

Ordinance No. 25-17 (Exhibit 1) has been updated to reflect the amendments approved by the City Council at the July 1, 2025 meeting:

1. Include the recommendation from the PRC.
2. Incorporate the PC recommended amendment to change the Commercial Office Zone in the ROW on SE 36th St to Single Family Residential on the Land Use Map.
3. Incorporate all of the PC recommended amendments to the Land Use Designation Table.
4. Incorporate the staff recommended amendment in AB 6717 to revise the Open Space land use designation description.

### **Land Use Map**

In addition to the City Council's amendments to Ordinance No. 25-17, park name labels and text boxes and arrows have been removed in the Land Use Map in preparation for final adoption.

## **NEXT STEPS**

If adopted, Ordinance No. 25-17 will amend the Comprehensive Plan Land Use Element on the same effective date as the Parks Zone code amendment (December 31, 2025).

## **RECOMMENDED ACTION**

Adopt Ordinance No. 25-17 to amend the Comprehensive Plan Land Use Element with an effective date of December 31, 2025.