



PLANNING COMMISSION CITY OF MERCER ISLAND

PCB 25-18
October 8, 2025
Public Hearing

AGENDA BILL INFORMATION

TITLE:	PCB 25-18: Public Hearing Cont. – Omnibus Ordinance Related to Permanent Regulations for Housing Production and Permit Streamlining	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input checked="" type="checkbox"/> Recommendation
RECOMMENDED ACTION:	Continue public hearing and recommend that the City Council adopt the proposed amendments	

STAFF:	Adam Zack, Principal Planner
EXHIBITS:	1. Omnibus Legislation Code Amendment Package – Updated October 1, 2025

EXECUTIVE SUMMARY

The purpose of this agenda bill is to continue and complete the public hearing initiated on September 24 and arrive at the Planning Commission recommendation for omnibus legislation related to permanent regulations for housing production and permit streamlining. Following the public hearing on the October 8, the Planning Commission will complete its recommendation to the City Council. The Council adopted scope of work for this project directs the Planning Commission complete review of the omnibus legislation by the end of October and targets adoption before the end of 2025.

- In the last few years, the WA Legislature has adopted many bills that require amendments to the Mercer Island City Code (MICC).
- Compliance with the updated state laws, combined with the state-required update to the Comprehensive Plan, required code amendments at a rapid pace.
- To keep pace with the changes in the state law, the City has adopted a series of interim ordinances between 2021 and 2025.
- Interim ordinances establish temporary regulations that eventually expire unless they are renewed or replaced by permanent regulations.
- On July 15, 2025, the City Council approved a scope of work for a project to adopt omnibus legislation related to permanent regulations for housing production and permit streamlining.
- The Council-approved scope of work directs the Planning Commission to complete review of this omnibus ordinance by the end of October to allow the Council to adopt the ordinance before the end of the year.
- The Planning Commission was briefed on the approved scope of work on July 23, 2025, and the initial draft of code amendments on September 10, 2025.
- All Planning Commission comments received as of September 21, 2025, were entered into a comment matrix. The comment matrix was sent to the Planning Commission on September 23, 2025.
- After opening the public hearing, the Planning Commission reviewed the comments in the matrix and resolved the following:
 - Comments categorized as non-substantive were incorporated into the draft of code amendments with direction for staff to resolve any overlapping or undrafted amendments;
 - Comments categorized as substantive were placed in the Planning Commission parking lot; and

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- Staff was directed to incorporate Comment Log #s 68, 70, and 71 into the draft with additional clarification that the parking variances, cooperative parking, and parking reductions should not apply to parcels in the R-8.4, R-9.6, R-12, and R-15 zones.
 - The Planning Commission comments and direction were incorporated into the draft of code amendments as shown in Exhibit 1.

BACKGROUND

Beginning in 2021, the WA State Legislature enacted a series of bills that required local jurisdictions to amend their development codes to comply. During this period the City was also required to update its Comprehensive Plan. To comply with new legislation, meet its comprehensive plan update deadline, and maintain consistency with State law, the City enacted a series of interim ordinances that temporarily amended the MICC. The interim ordinances must be either renewed every 6-12 months or replaced by permanent regulations to maintain compliance with State law.

OMNIBUS LEGISLATION

Rather than prepare several code amendments to adopt permanent regulations to replace each interim ordinance individually, the City will adopt one set of omnibus legislation to replace them all at once. Omnibus legislation is the most efficient way to adopt permanent regulations because many of the interim ordinances overlap, with more than one ordinance amending the same development code section.

The omnibus legislation will address seven compliance topics that relate to housing production and streamlining permit review. On July 23, the Planning Commission was briefed on the topics to be addressed with the omnibus legislation. The omnibus legislation draft in Exhibit 1 includes notation following each amended section or subsection to indicate which topic the amendment is proposed to address. The notation is for reference only and will be removed from the text prior to adoption.

COMMENT MATRIX

The Planning Commission (PC) comment period on the draft omnibus legislation began on August 11 and concluded on September 19, 2025. All PC comments were listed in a matrix that was distributed to the PC on September 23, prior to the September 24 public hearing.

The PC comments were captured in a matrix and divided into two categories, non-substantive and substantive, and provided to the Commission on September 23, 2025. The non-substantive and substantive amendments were resolved on September 24, 2025, as follows:

- Comments categorized as non-substantive were incorporated into the draft of code amendments with direction for staff to resolve any overlapping or undrafted amendments;
- Comments categorized as substantive were placed in the Planning Commission parking lot; and
- Staff was directed to incorporate Comment Log numbers 68, 70, and 71 into the draft with additional clarification that the parking variances, cooperative parking, and parking reductions should not apply to parcels in the R-8.4, R-9.6, R-12, and R-15 zones.

The comments were incorporated into the draft development code amendments in Exhibit 1. Notation for each amendment is included in the draft with the corresponding comment matrix log number.

ISSUE/DISCUSSION

The PC held a public hearing and considered proposed amendments listed in that matrix on September 24 and continued that public hearing to October 8, 2025. Continuing the public hearing gives the public the opportunity

to comment on the proposed amendments prior to the PC completing its recommendation. The PC can complete its recommendation to the City Council after concluding the public hearing.

PROPOSED AMENDMENTS

The following amendments were made based on the PC direction after the September 24 public hearing and are shown in Exhibit 1:

- All non-substantive amendments were incorporated into the draft and the PC Comment Log # was noted;
- PC Comment Log #s 68, 70, and 71 were incorporated into the draft with additional clarification that the parking variances, cooperative parking, and parking reductions should not apply to parcels in the R-8.4, R-9.6, R-12, and R-15 zones; and
- Proposed amendments to 19.06.050(E) – Commerce on Public Property were withdrawn to maintain consistency with the recently completed PC recommendation concerning temporary uses and commerce on public property.

NEXT STEPS

The PC recommendation will be provided to the City Council for first reading in November and are expected to be adopted before the end of the year.

RECOMMENDED MOTIONS

Move to recommend that the City Council adopt the proposed amendments to Title 19 of the MICC as provided in Exhibit 1 to PCB25-18.