

# AB6827: Rezone of Two City-Owned Properties (Ordinance No. 25C-29)



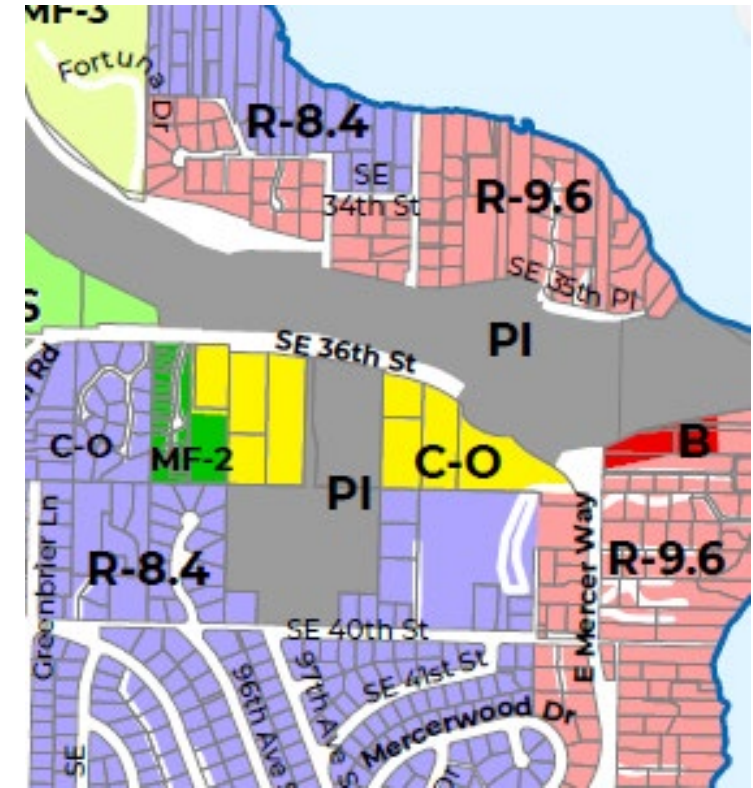
Molly McGuire, Senior Planner  
City Council  
December 2, 2025

# Proposal

- The applicant proposes to amend Appendix D MICC to rezone parcels 2655500075 (City Hall) and 2655500185 (Maintenance Operations) from C-O and R-8.4 to Public Institution (PI)



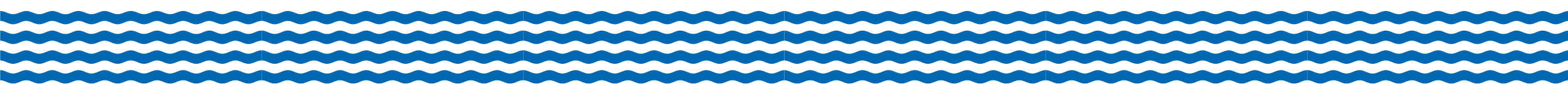
*Current*



*Proposed*



# Background

- **September 17**, 2025: Application received
  - **September 19**, 2025: Application determined to be complete for processing
  - **September 29**, 2025: Public notice (NOA, NOPH, & SEPA DNS Intent) mailed, posted, and published in the Weekly Permit Bulletin
  - **October 1**, 2025: Public notice (NOA, NOPH, & SEPA DNS Intent) published in the Mercer Island Reporter
  - **November 3**, 2025: SEPA DNS issued and no appeals filed
  - **November 19**, 2025: Planning Commission public hearing
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# Process

1. **November 19**, 2025: Planning Commission Public Hearing and Recommendation made based on:
  - Public Comments (4 written and 2 in-person)
  - Applicant Presentation
  - Staff Presentation, Staff Report, and Recommendation
- ▶ 2. **December 2**, 2025: City Council must consider the PC recommendation to approve the reclassification of two City-owned properties to the PI zone



# Reclassification of Property (Rezone) Criteria

MICC 19.15.240 contains criteria for a rezone. City Council may approve a rezone only if **all** of the following are met:

1. Consistent with the Comprehensive Plan
2. Consistent with the purpose of the development code
3. An extension of an existing zone or logical transition between zones
4. Not an illegal site-specific rezone
5. Compatible with surrounding zones and land uses
6. Does not adversely affect public health, safety and welfare
7. Comprehensive plan amendment required prior to approval of the rezone (not applicable to this application)

*\*These criteria are summarized. Please see the packet for the actual code language.*



# City Council Review & Decision

- Discussion and deliberation should be limited to whether or not the proposed reclassification of property meets all of the criteria in MICC 19.15.240(C).
- The record was made and concluded by the PC. The Council will conduct a closed record review of the PC Recommendation.
- **The Council must review only the information that was entered into the record:**
  - RZN25-001 application materials
  - The PC November 19, 2025 Agenda Packet
  - The video of the November 19, 2025 PC Special Hybrid Meeting

# Staff Report

- Staff findings on the consistency of the application with the review criteria for rezones
- Staff recommendation based on this review

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## STAFF REPORT AND RECOMMENDATION

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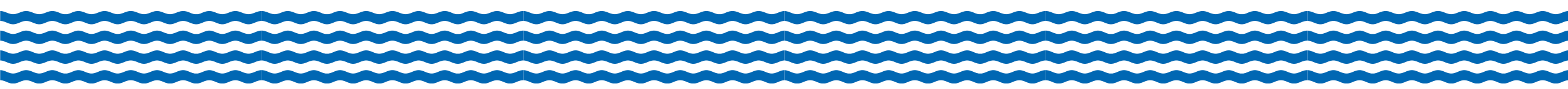
### Reclassification of Property (Rezone) RZN25-001 – Exhibit 1

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<b>Project Number:</b>	RZN25-001	
<b>Project Name:</b>	City of Mercer Island Public Works and City Hall Rezone	
<b>Review Type:</b>	Quasi-judicial	
<b>Description:</b>	A request for a reclassification of property (rezone) of two City-owned properties from Commercial Office (C-O) and Single-Family Residential (R-8.4) to Public Institution (PI). Both sites are designated as Public Facility in the City's Comprehensive Plan.	
<b>Applicant/Owner:</b>	City of Mercer Island / Kellye Hilde, City of Mercer Island Public Works Deputy Director	
<b>Address:</b>	9601 & 9611 SE 36th St, Mercer Island, WA 98040 King County Assessor tax parcel numbers: 965550-0185; 265550-0075	
<b>Zoning Designation:</b>	Commercial Office (C-O); Single-Family Residential (R-8.4)	
<b>Staff Contacts:</b>	Molly McGuire, Senior Planner Jeff Thomas, Director	
<b>Key Project Dates:</b>	Date of Application:	September 17, 2025
	Determined to be Complete:	September 19, 2025
	Notice of Application Bulletin Published:	September 29, 2025
	Notice of Application Mailed:	September 29, 2025
	Notice of Application Posted on Site:	September 29, 2025
	Comment Period Ended:	Close of Public Hearing on November 19, 2025
	Notice of Public Hearing Bulletin Published:	September 29, 2025
	Notice of Public Hearing Mailed:	September 29, 2025
	Notice of Public Hearing Posted on Site:	September 29, 2025
	Notice of Public Hearing Published in Mercer Island Reporter:	October 1, 2025
	Date of Open Record Public Hearing:	November 19, 2025 at approximately 6:00PM

# Planning Commission Findings & Recommendation

- The PC adopted findings that are generally consistent with the Staff Findings presented in the Staff Report.
- The PC made amendments by motion to the staff findings for criteria 2, 3, 5, and 6 to generalize the findings that these criteria have been met.

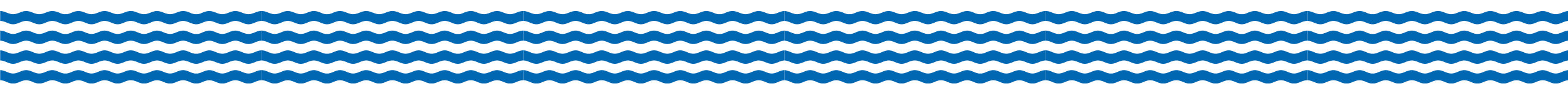




# City Council Findings

The City Council must review the Planning Commission findings related to the criteria for rezones in MICC 19.15.240. The City Council may:

1. Adopt the Planning Commission's recommendation, including the adopted findings, as their own findings;
2. Adopt the Planning Commission's recommendation with amended findings; or
3. Reject the Planning Commission's findings and adopt their own findings.



# Recommended Action

1. Adopt the Planning Commission's recommendation and adopt findings for the criteria for a reclassification of property consistent with the Planning Commission's findings, [as shown/as amended] in Exhibit A to Ordinance No. 25C-29.
2. Suspend City Council Rules of Procedure 6.3 requiring a second reading of Ordinance No. 25C-29. (Requires 2/3 majority of the City Council.)
3. Adopt Ordinance No. 25C-29 to reclassify parcel numbers 2655500075 and 2655500185 from Commercial Office (C-O) and Single-Family Residential (R-8.4) to Public Institution (PI).



# Next Steps

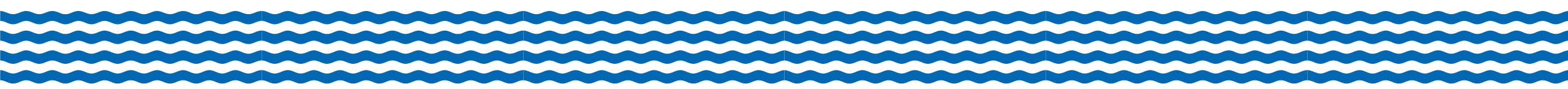
Should the City Council vote to adopt the Planning Commission's recommendation and adopt Ordinance No. 25C-29, the City shall amend the zoning map to reflect the change in zoning designation. The City shall also indicate on the zoning map the number of the ordinance adopting the rezone. These changes will take effect 5 days after the publication of the ordinance.



# Criterion 1

**The proposed reclassification is consistent with the policies and provisions of the Mercer Island comprehensive plan;**

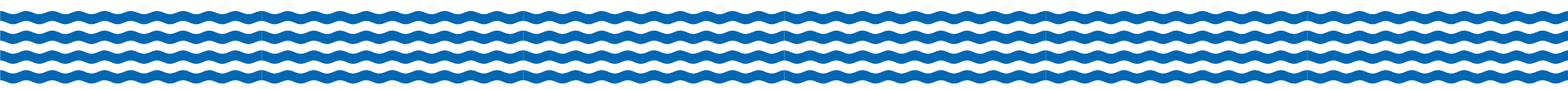
PC Finding Summary: Both parcels are designated as Public Facility in the Comprehensive Plan and the proposal aligns with the description, goals and policies of this designation. The PI designation would reflect both the current and planned public use of the properties. PC find this criterion is met.



# Criterion 2

**The proposed reclassification is consistent with the purpose of the Mercer Island development code as set forth in MICC 19.01.010;**

PC Finding Summary: The proposal achieves the purposes in the development code by promoting health, safety, and welfare by enabling the construction of public facilities. The proposal would provide coordinated development by establishing a single zone for the City-owned properties. PC find this criterion is met.

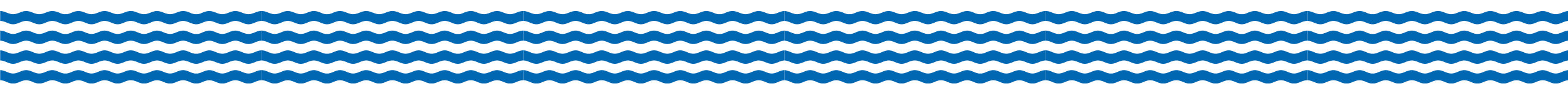




# Criterion 3

**The proposed reclassification is an extension of an existing zone, or a logical transition between zones;**

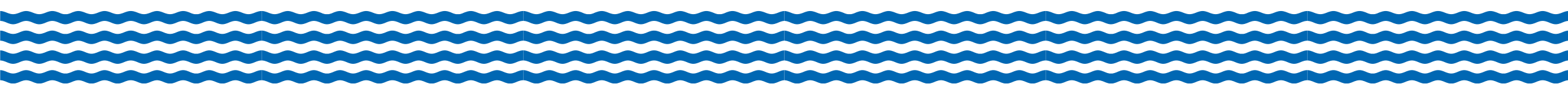
PC Finding Summary: The proposal would be an extension of the existing PI zone, which is adjacent to the north property lines. The existing site conditions create a natural buffer and logical transition between high-intensity municipal uses and the low-density residential neighborhood. PC find this criterion is met.



# Criterion 4

**The proposed reclassification does not constitute an illegal site-specific rezone;**

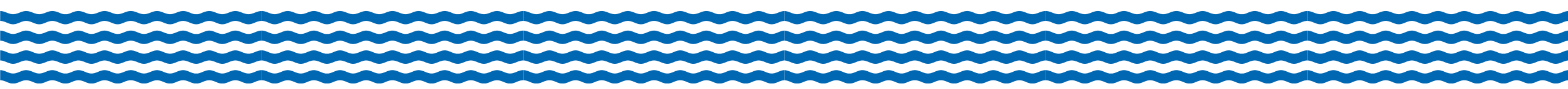
PC Finding Summary: An illegal spot zone would have some or all of the five characteristics outlined in the staff report. The proposal expands an existing zoning designation, allows uses that are consistent with the uses in the surrounding zones, is not merely for the private gain of one or a group of owners, and supports public health, safety, and welfare City wide. PC find this criterion is met.



# Criterion 5

**The proposed reclassification is compatible with surrounding zones and land uses;**

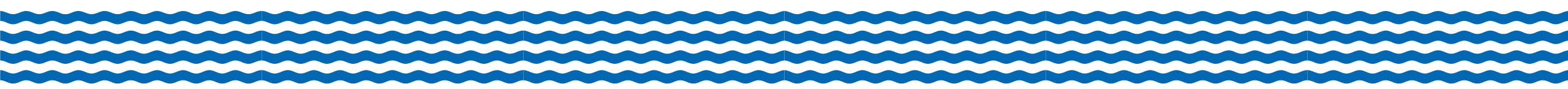
PC Finding Summary: The existing civic uses have coexisted compatibly with the adjacent residential and commercial areas for decades and the reclassification would formalize this use and align with the Comprehensive Plan's Public Facility designation. The PI zone is intended to accommodate government and institutional uses and is applied in multiple locations across Mercer Island where public facilities are located adjacent to residential and commercial areas. PC find this criterion is met.



# Criterion 6

**The proposed reclassification does not adversely affect public health, safety and welfare;**

PC Finding Summary: The proposal would enable the replacement of outdated municipal facilities through the construction of public facilities which would enhance the City's ability to deliver essential services. With the closure of City Hall, these services are currently provided out of temporary facilities and hinder the City's ability to serve residents efficiently. PC find this criterion is met.



# Criterion 7

**If a comprehensive plan amendment is required in order to satisfy subsection (C)(1) of this section, approval of the comprehensive plan amendment is required prior to or concurrent with the granting of an approval of the rezone.**

PC Finding Summary: The proposed rezone does not require a Comprehensive Plan amendment. This criterion is not applicable.

