



PLANNING COMMISSION CITY OF MERCER ISLAND

PCB 26-05
May 13, 2026
Special Business

AGENDA BILL INFORMATION

TITLE:	PCB 26-05: Briefing on Development Code Amendments: land capacity: zoning map, Town Center boundary and subareas, height increases, permitted uses, design standards, consistency	<input checked="" type="checkbox"/> Discussion Only <input type="checkbox"/> Action Needed: <input type="checkbox"/> Motion <input checked="" type="checkbox"/> Recommendation
RECOMMENDED ACTION:	Receive Report – No Action Necessary	

STAFF:	Alison Van Gorp, CPD Deputy Director Adam Zack, Principal Planner
EXHIBITS:	1. Initial Draft Development Code Amendments

EXECUTIVE SUMMARY

The purpose of this agenda item is to brief the Planning Commission on the Station Subarea Plan Goals and Policies. Planning Commission comments on the draft goals and policies are due on May 11.

- The City completed a periodic review and update of the Mercer Island Comprehensive Plan, which was adopted by the City Council on November 19, 2024 ([AB 6573](#)).
- The 2024 Comprehensive Plan was appealed to the GMHB on the grounds that the Comprehensive Plan did not adequately plan for and accommodate future affordable housing needs (GMHB case number 25-3-0003). On August 1, 2025, the GMHB issued a final decision and order (GMHB Order).
- The GMHB Order found that the City must make changes to its Comprehensive Plan to comply with the Washington State Growth Management Act (GMA).
- The City Council has provided directions for addressing compliance with the four issues in the GMHB Order at the following meetings:
 - [January 16, 2026 – AB 6838](#)
 - [February 17, 2026 – AB 6865, AB 6866, and AB 6871](#)
 - [March 17, 2026 – AB 6888 and AB 6894](#)
 - [April 21, 2026 – AB 6909 and AB 6911](#)
- The City is required to update its Comprehensive Plan and adopt a Station Subarea Plan in order to comply with the GMHB Order.
- Development regulation amendments to implement the Comprehensive Plan and Station Subarea Plan need to be made concurrently with the Comprehensive Plan update.
- The draft development code amendments are provided in Exhibit 1.
- Planning Commission comments on the drafts of the Station Subarea Plan, Land Use Element, Housing Element, and Economic Development Element are due by 4:00 PM on May 18.

BACKGROUND

Background materials are provided on the [City's Let's Talk page](#). A summary of previous agenda materials is outlined below:

January 16, 2026

- [AB 6838](#): Compliance with [Growth Management Hearings Board Final Decision and Order](#) related to the City of Mercer Island Periodic Update to the Comprehensive Plan Overview of City Council Planning Session.

February 17, 2026

- [AB 6865](#): Compliance with Growth Management Hearings Board Final Decision and Order Related to the City of Mercer Island Periodic Update to the Comprehensive Plan
- [AB 6866](#): GMA Compliance Public Engagement Plan
- [AB 6871](#): Legislative Review Alternatives to Help City Meet GMHB Order Compliance Deadline (Ordinance No. 26C-03 First Reading)

March 3, 2026

- [AB 6893](#): Compliance with Growth Management Hearings Board Order – Follow-Up Discussion on Financing Affordable Housing
- [AB 6890](#): Legislative Review Alternatives to Help City Meet GMHB Order Compliance Deadline (Ordinance No. 26C-03 Second Reading)

March 17, 2026

- [AB 6888](#): Final Approval of the Modified Station Subarea Boundary
- [AB 6894](#): Update on the Growth Management Hearings Board Order – GMA Compliance Work Plan

March 25, 2026

- [PCB26-01](#): Briefing on the Growth Management Hearings Board Order and steps to achieve Growth Management Act compliance

April 21, 2026

- [AB 6909](#): GMA Compliance – Policy Direction on Development Code Amendments
- [AB 6911](#): GMA Compliance – Legislative Review Process

April 28, 2026

- [PCB26-02](#): Planning Commission Legislative Review Process
- [PCB26-03](#): Briefing on Station Subarea Plan Goals and Policies

May 6, 2026

- [PCB 26-04](#): Briefing on Comprehensive Plan Elements and Station Subarea Plan

ISSUE/DISCUSSION

City staff will brief the Planning Commission on the draft development code amendments. Specifically, the briefing will focus on the development code amendments related to the zoning changes in Town Center, including zoning map, Town Center boundary and subareas, height increases, permitted uses, design standards, and internal consistency. The Planning Commission will have the opportunity to ask questions about the drafts. The purpose of the briefing is to prepare the commissioners to provide comments on the drafts. The next briefing on May 20 will focus on the remainder of code amendments, including those for

inclusionary zoning, fee-in-lieu of affordable housing, and siting group housing (i.e., permanent supportive and emergency housing).

The Planning Commission comments on the draft development code amendments are due May 25. Please send your comments to Adam Zack, Principal Planner by 4:00 PM on Monday, May 25 (Adam.Zack@MercerIsland.gov). Comments received by the deadline will be entered into a comment matrix and provided to the Planning Commission by in the next Planning Commission packet. Staff responses to the comments will be provided in advance of the public hearing and the Planning Commission will review the comment matrix and decide which amendments to recommend, if any, during their public hearing on June 3, 2026.

NEXT STEPS

Comments on the draft development code amendments are due the end of the day on May 25, 2026.

May 13 – Planning Commission briefing on development code amendments: land capacity zoning changes.

May 20 – Planning Commission briefing on development code amendments: inclusionary zoning, fee in lieu of affordable housing and STEP housing

May 26 – Planning Commission comments on draft development code amendments are due.

May 27 – Planning Commission briefing on Comprehensive Plan Elements: Transportation, Capital Facilities, and Utilities.

June 1 – Planning Commission comments on the Transportation, Capital Facilities, and Utilities elements are due.

June 3 – Planning Commission public hearing – to be continued to June 10

June 10 – Planning Commission public hearing and recommendation

June 16 – Planning Commission recommendation is delivered to the City Council.

RECOMMENDED ACTION

Receive Report. No action necessary.