
CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercergov.org



PLANNING COMMISSION

To: City Council
From: Daniel Hubbell, Planning Commission Chair
Date: October 10, 2022
RE: CPA22-001 Comprehensive Plan Amendment (Remove Figure TC-1 from Land Use Element)

On behalf of the Planning Commission, I am pleased to present our recommendation on CPA22-001, an amendment to the Land Use Element of the Comprehensive Plan.

On June 21, 2022, the City Council adopted Ordinance No. 22C-09 and amended MICC 19.11.020(B). The amendment included updates to *Figure 2. Retail Use Adjacent to Street Frontages* (aka the “pink lines” map). During the Planning Commission’s deliberation on the amendment to MICC 19.11.020(B), Planning Commissioners received public comment that updating *Figure 2.* would make the municipal code inconsistent with the comprehensive plan, as an identical figure exists in Land Use Element, Section V, Land Use Issues, Town Center, Goal 4 as *Figure TC-1. Retail Use Adjacent to Street Frontages*. Staff noted this inconsistency at the time of the City Council’s adoption of that development code amendment and received direction to prepare a comprehensive plan amendment before Ordinance No. 22C-09 takes effect on December 1.

The Planning Commission held a public hearing on comprehensive plan amendment CPA22-001 on September 28, 2022. CPA22-001 includes the following proposed amendments to the Land Use Element, Section V, Land Use Policies, Town Center, Goal 4:

- Remove *Figure TC-1. Retail Use Adjacent to Street Frontages*
- Strike the reference to *Figure TC-1.* from Goal 4.2

Following the public hearing, the Commission considered the staff report dated September 28 as well as the decision criteria for comprehensive plan amendments identified in MICC 19.15.230(F) in its deliberation. The Commission voted 7-0 to recommend that the City Council approve CPA22-001.

 10/10/2022
Daniel Hubbell Date
Planning Commission Chair, City of Mercer Island