

Molly McGuire

From: Deb Estrada
Sent: Wednesday, July 29, 2026 8:19 AM
To: Molly McGuire
Subject: FW: Public hearing for CPA25-002

@Molly McGuire Please see Ms. Pedee's additional comments below:

Deb

From: Lisa Pedee <lisamp@gmail.com>
Sent: Tuesday, July 28, 2026 11:56 AM
To: City Clerk <cityclerk@mercerisland.gov>
Subject: Re: Public hearing for CPA25-002

Dear City Clerk,

I'm writing to add additional information to my earlier comment objecting to the JCC rezone from Commercial Office designation, to be considered at the August 5th meeting.

Since submitting my initial comment, I've learned of two additional concerns that I believe the council should weigh before moving forward:

- **Compliance:** The JCC already operates under an existing Conditional Use Permit, and there are reported violations of that permit on record. The city should not expand what this property is permitted to do while known compliance issues remain unresolved.
- **Incomplete application:** Part of the rezone application is missing information the applicant was required to provide. The city should not move forward on an incomplete application.

I also want to note that other Conditional Use Permit property owners on Mercer Island operate within their zoning rules, and the JCC should be held to that same standard.

Given these outstanding issues, I renew my request that the council delay this hearing, ideally to no sooner than October, to allow time for these matters to be resolved and for residents to participate fully.

Lisa Pedee
9317 SE 36th Street
206 412 8230

On Tue, Jul 28, 2026 at 11:15 AM Lisa Pedee <lisamp@gmail.com> wrote:

Dear City Clerk,

As a resident of Mercer Island living near 36th street & East Mercer Way, I object to the proposal to rezone the JCC property to Commercial Office, to be considered at the August 5th council meeting.

This rezone sets a troubling precedent and moves Mercer Island away from its stated goal of remaining a premier residential community. Two specific concerns:

- **Spot zoning:** This parcel would become an island of Commercial Office surrounded by residential zoning, a classic spot-zoning problem that invites legal challenge.

- **Precedent for adjacent parcels:** Once this parcel converts, it becomes harder to deny similar requests nearby, and this decision would set a pattern others could point to.

I'm also concerned about the timing of this hearing. The council isn't holding regular meetings in August due to summer recess, yet this item is being allowed to proceed during a period when many residents are on vacation or preparing for back to school, limiting the public's ability to weigh in.

I urge the council to reconsider this rezone, or at minimum delay the hearing to a date that allows for full public participation.

Thank you,
Lisa Pedee
9317 SE 36th Street
206 412 8230