

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

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CITY USE ONLY

PROJECT NO.	RECEIPT NO.	FEE
Date Received:		
Received By:		

COMPREHENSIVE PLAN AMENDMENT

A Comprehensive Plan amendment is a legislative action, which involves the creation, amendment or implementation of policy or law by ordinance. In contrast to a land use approval or permit, legislative actions apply to large geographic areas and are of interest to many property owners and citizens. Legislative actions are only taken after an open record public hearing and require review by the Planning Commission and the City Council. Refer to Mercer Island City Code (MICC) section [19.15.230](#) and [19.15.260](#) for details about the Comprehensive Plan amendment process.

Decisions to amend the comprehensive plan are based on specific criteria, found in [MICC 19.15.230\(F\)](#). An applicant for a comprehensive plan amendment proposal shall have the burden of demonstrating that the proposed amendment complies with the applicable regulations and decision criteria.

REVIEW PROCESS

Applications for comprehensive plan amendments shall be docketed pursuant to [MICC 19.15.230\(D\)](#).

Comprehensive plan amendments are subject to the review procedures in [MICC 19.15.260](#), which include a notice in the weekly CPD permit bulletin, a notice in a newspaper of general circulation, and, if the proposed amendment will affect a specific property or defined area in the city, mailed to all property owners within 300 feet of the affected property or defined area, and posted on the site in a location that is visible to the public right-of-way.

PRE-APPLICATION MEETING – Recommended, but not required.

A Pre-Application Meeting is used to determine whether a land use project is ready for review, to review the land use application process, and to provide an opportunity for initial feedback on a proposed application. Some land use applications require a pre-application meeting – in particular: short and long subdivisions, lot line revisions, shoreline permits, variances, and critical area determinations. The City strongly recommends that all land use applications use the pre-application process to allow for feedback by City staff.

For more information on the Pre-Application Meeting process, please refer to the [Pre-Application Meeting Request Form](#).

FEES

Fees applicable to this project: \$26,400

Comprehensive Plan Amendment:

To redesignate 2655500137, 2655500136, 2655500132, and a small portion of 2655500115 from Single Family to Commercial Office on the Future Land Use Map.

Refer to the City of Mercer Island [Fee Schedule](#) for current permit fees.

PROPERTY INFORMATION

Property Address:	3801 East Mercer Way
Parcel Number(s):	2655500137, 2655500136, 2655500132, and a small portion of 2655500115
Zone:	currently R-8.4 and R-9.6

Shoreline Environment Designation (if located within 200 feet of Lake Washington):

- Urban Residential
- Urban Park

SUBMITTAL CHECKLIST

In addition to the items listed below, the code official may require the submission of any documentation reasonably necessary for review and approval of the land use application. An applicant for a land use approval and/or development proposal shall demonstrate that the proposed development complies with the applicable regulations and decision criteria.

- 1. **Development Application Form.** Provide a completed and signed [Development Application Form](#).
- 2. **Pre-Application Meeting.** [Pre-Application Meetings](#) are recommended, but not required, for Code Amendment applications.
- 3. **Project Narrative.** The project narrative should describe in detail the proposed amendment in nontechnical terms.
- 4. **Criteria Compliance Narrative.** Detail how the application meets the review criteria for Code Amendments in [MICC 19.15.230](#) and [MICC 19.15.260](#). Refer to the [Code Compliance Matrix Tip Sheet](#) for preparing the narrative.
The Criteria Compliance Narrative should also describe how the proposed amendment implements, and complies with, the Growth Management Act ([RCW 36.70A](#)), the Mercer Island Comprehensive Plan, and city policies.
Decision criteria for comprehensive plan amendments can be found in [MICC 19.15.230\(F\)](#).
- 5. **Title Report.** Less than 30 days old, unless waived by the code official.
- 6. **SEPA Checklist.** A SEPA Checklist and separate SEPA Review Application is required unless exempt pursuant to [WAC 197-11-800](#). City staff will review the checklist and the proposal's likely environmental impacts and issue a threshold determination.
- 7. **Vicinity Map.** A Vicinity Map of the subject property or defined area is required, unless the proposal is for a city-wide amendment.
- 8. **Fees.** Payment of required fees.

I HEREBY CERTIFY THAT I HAVE READ THIS APPLICATION AND SUBMITTAL CHECKLIST AND ALL REQUIRED APPLICATION MATERIALS ARE INCLUDED IN MY APPLICATION SUBMITTAL, UNLESS WAIVED BY THE CODE OFFICIAL. ALL INFORMATION SUBMITTED IS TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE. I ACKNOWLEDGE THAT WILLFUL MISREPRESENTATION OF INFORMATION WILL TERMINATE THIS APPLICATION. I UNDERSTAND THAT MY SUBMITTAL WILL BE REVIEWED FOR COMPLETENESS AND, IF FOUND TO BE COMPLETE, WILL BE PROCESSED PURSUANT TO THE PROVISIONS OF CHAPTER 19.15 MICC.

Signature



Date

12/10/2025