



July 9, 2026

Jeff Aken, Senior Planner
Washington State Department of Commerce
1011 Plum Street SE P.O. Box 42525
Olympia, WA 98504-2525

Dear Jeff:

Thank you for completing a thorough review and issuing timely comments on Mercer Island's Comprehensive Plan and Development Code Amendments reviewed under File No. 2026-S-12847 and detailed in the letter dated June 23, 2026 from the Washington State Department of Commerce (Commerce).

After careful review and consideration, the City of Mercer Island (City) will be addressing each of Commerce's comments as follows:

Recommendation #1: Single-Family Land Use Designation

The City concurs with this recommendation. Substantively, the allowed uses in the zone are compliant with GMA and the City will change the name of the land use designation to reflect the allowed uses. However, after much consideration, it was determined that making this change would require an additional Planning Commission public hearing, which would delay adoption of the City's Comprehensive Plan update beyond the July 31, 2026, compliance deadline set by the Washington State Growth Management Hearings Board (GMHB) order. Instead, the City plans to resolve the name of the single-family land use designation sometime in 2027 as part of adopting permanent middle housing and ADU regulations to replace interim Ordinance No. 26-05 responsive to HB 1110 and HB 1337.

Recommendation #2: Transitional and Permanent Supportive Housing (PSH)

The City concurs with this recommendation. Therefore, staff will be recommending to the City Council in July 2026 to make this change to the definitions in the Mercer Island Development Code concurrently with the other implementing development code amendments. This change will be reflected in Ordinance No. 26C-10, for which Commerce should receive a notice of adoption for near the end of July.

Suggestion #1: Adopt Water and Sewer System Plan updates by reference

The City concurs with this suggestion and plans to adopt the updated Water System Plan and Sewer System Plan by reference when those plans are completed in the near future.

The City has greatly appreciated the support Commerce has provided during the past year as we have worked towards achieving compliance with the GMHB order. We look forward to continuing to work with you in the future on the numerous other growth management planning matters facing local jurisdictions.

Best regards,

Jeff Thomas

Director

City of Mercer Island – Community Planning and Development

Jeff.Thomas@mercerisland.gov | www.mercerisland.gov