



MEDINA, WASHINGTON

AGENDA BILL

Tuesday, March 29, 2022

Subject: Alternatives to Original Grade

Category: Discussion

Staff Contact(s): Stephanie Keyser, Planning Manager

Summary

In March, Planning Commission directed Staff to come back with more examples and to research what other cities do regarding limiting height on slopes. Mercer Island was the only city that Staff found that specifically limits façade height on a slope to the maximum allowed height as measured from either existing or finished grade, whichever is lower, at the furthest downhill extend of the proposed building, to the top of the roof framing, rafters, trusses, etc. This will essentially force a step-back building profile (See Example 3). The proposed draft has a similar provision.

The attachments include a redlined version (Attachment A) and one with all changes accepted (Attachment B). Just as with the tree code draft, in the redlined version, the sections that are *existing text* but have been moved are in red while the sections with new text are red and underlined.

Attachment(s) A) Average Grade Draft – Redlined
 B) Average Grade Draft – All changes accepted

Recommendation: Discussion

Proposed Commission Motion: N/A

Time Estimate: 30 minutes