



AB 6259 2024 Docket Preview

Mercer Island City Council | May 23, 2023



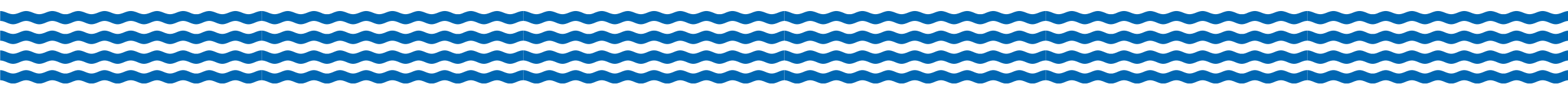


Agenda

- Docket Process Refresher
- Tracking Docket Progress
- Preview 2024 Docket – Possible City Initiated Items
- Feedback / Discussion

Docket Process Refresher

- The docket is the City's annual process for soliciting and compiling proposals for Comprehensive Plan and development code amendments each year.
- October 1, 2023 is the deadline for submitting requests for 2024 docket consideration.
- In late October, the Planning Commission will review and make docket recommendations to the City Council.
- The City Council will then consider the recommendations of the Planning Commission and make final docket decisions in early December.
- Items placed on the final docket in December by City Council are added to the Community Planning and Development (CPD) work program for legislative review and consideration – typically completed the following year.
- The City has no obligation to legislatively adopt any item which is added to the final docket.



Tracking Docket Progress

- Since 2020, the City has tracked the outcome of every docket request submitted whether a request was placed on a final docket or not - Exhibit 2.

			PC	CC			
			Recommendation	Decision	AB	Ord No.	Notes
2020 PROPOSALS (2021 Docket) - Adopted 12/01/2020							
20-1	CPA21-001	Correct Comp Plan Land Use Map	Y	Y	5971	21-26	Complete, review of 20-1 and 20-8 was consolidated under CPA21-001
20-2	ZTR21-004	Town Center Commercial	Y	Y	6102	22C-09	Complete
	CPA22-001					22C-17	Complete
20-3	ZTR21-007	Transportation Impact Fee Rate Update	Y	Y	6092	22C-06	Complete
	ZTR21-008	Park Impact Fee Rate Update				22C-07	Complete
20-4	ZTR19-003	Sign Regulations	Y	Y	5952	21C-21	Complete
20-5	ZTR19-004	Wireless/Small Cell Regulations	Y	Y	5929	21C-17	Complete

- During this time, a total of 15 requests have made a final docket, of which 3 remain incomplete:
 - Amend Business (B) zone to allow school uses (ZTR 22-001) – currently with City Council
 - Transitional and permanent supportive housing (ZTR 22-003) – renew interim regs September 2023
 - Allow SCUPs for marina and swim facilities (ZTR 23-001) – currently with Planning Commission

Possible City Initiated Items #'s 1 - 5

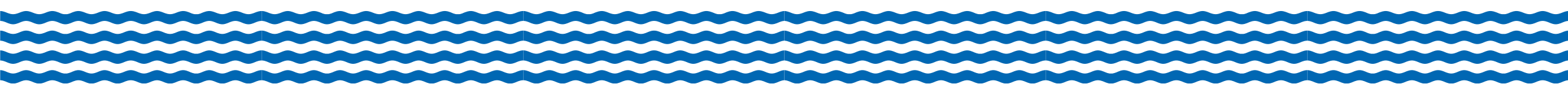


- **Residential development standards proposed for docketing 3 previous times:**
- After setting the final docket for 2023, City Council directed staff to include these items with the broader RDS analysis.
- However, due to impacts of the 2023 State legislative session on residential development standards in Title 19, staff are proposing to docket these five items separately to expedite legislative review rather than wait until late 2024 / early 2025 for item #9.

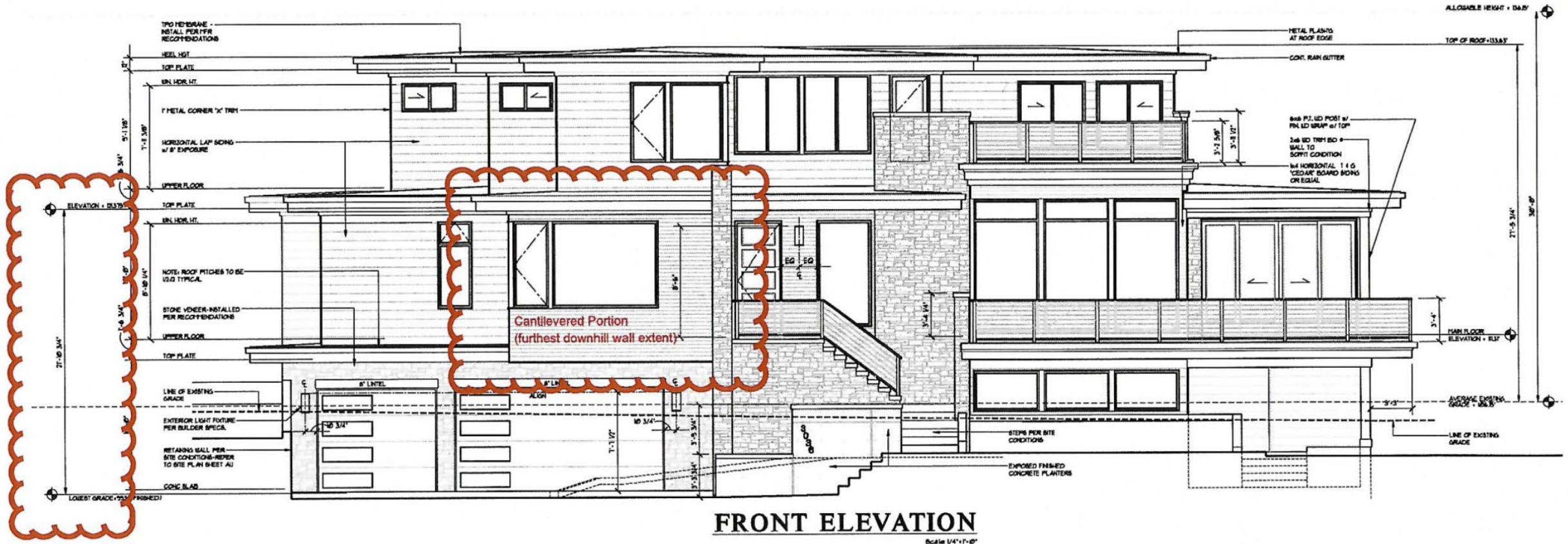
Possible City Initiated Items #'s 1 - 5

1	Residential Development Standards – MICC 19.02.020(D)(2)(a)	This item would reduce ceiling height from 12 feet to 10 feet before it is counted as clerestory space at 150% of gross floor area (GFA).	This item has been proposed to the City three previous times (2020, 2021 and 2022) for docketing. After the City Council finalized the 2023 annual docket, staff were directed to include this item as part of the recommendations for the Residential Development Standards (RDS) analysis in 2023. Given the current recommendation to defer the RDS until necessary code amendments resulting from the 2023 State legislative session are scoped, it is recommended this item moves forward for 2024 annual docket consideration.
2	Residential Development Standards – MICC 19.02.020(D)(2) and 19.16.010(G)(2)(b)	This item would include exterior covered decks in the definition of GFA and include covered porches on the first level in the calculation of GFA.	Please see Item No. 1 notes.
3	Residential Development Standards – MICC 19.02.040(D)(1)	This item would either eliminate the ability to build garages and carports within 10 feet of the property line of the front yard, or, alternatively, eliminate this option for waterfront lots that have flipped their front and back yards per MICC 19.02.020(c)(2)(a)(iii).	Please see Item No. 1 notes.
4	Residential Development Standards – MICC 19.02.020(D)(3)(b)	This item would limit the GFA incentives for ADUs to lots 8,400 square feet or smaller.	Please see Item No. 1 notes.
5	Residential Development Standards – MICC 19.02.020(G)(2)(a) and (b)	This item would reduce the threshold for requiring only 2 parking spaces (1 covered and 1 uncovered) from 3,000 square feet to 2,000 square feet.	Please see Item No. 1 notes.

Possible City Initiated Item #6

- **Residential Development Standards – MICC 19.02.020 (E)(1) and (2)**
 - This item is also a residential development standard like item #'s 1 – 5, but it would be a new docket request.
 - The request would eliminate the current provision for measuring downslope building height in residential zones and clarify how overall building height is measured.
 - The words “downhill” and “façade” have been particularly problematic in administering MICC 19.02.020(E)(2).
 - By eliminating these words and focusing only on building height from both the lowest and average elevations to the highest point on the roof, clarity and certainty will be achieved for both customers and staff alike.
 - Similar to item #'s 1 – 5 above, staff are proposing to docket this item separately from the broader item #9.
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Possible City Initiated Item #6



Cantilevered Portion
(furthest downhill wall extent)

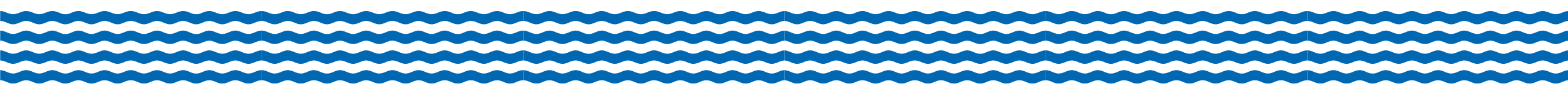
FRONT ELEVATION
Scale 1/4"=1'-0"

Possible City Initiated Item #7

- **Town Center Development Standards – MICC 19.11**

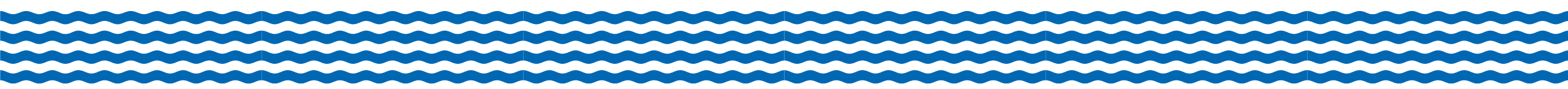
7	Town Center Development Standards – MICC 19.11	This item would add a “government services” use and provide an allowance for structures to be primarily used for such to build to the maximum allowable building height for the TC zone in which it is located, rather than the current 2 stories / 27 feet limit.	This item would be a new request for 2024 annual docket consideration.
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- Government services are already defined in MICC 19.16. Currently, structures without residential components must comply with this limit.
- Depending on the specific TC zone, government services buildings could be up to 39, 51, or 63 feet in height.



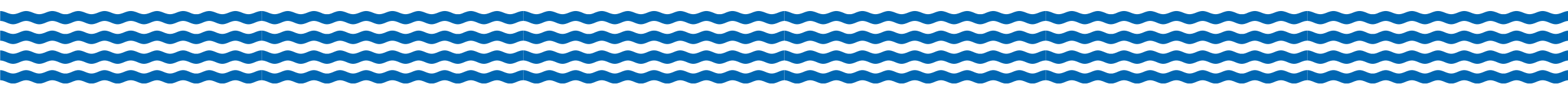
Possible City Initiated Item #8

- **2023 State Legislative Session Responses (~~HB 1293*~~, SB 5290, SB 5412) – MICC ~~19.11, 19.12, 19.15, 19.16, 19.21~~:**
- The item is responsive to enacted bills which have a 90-day implementation deadline.
- Interim regulations will be presented to the City Council in July.
- Options to consider for docketing include:
 - (8) The item as presented in the AB – the necessary work responsive to the enacted bills plus additional work in MICC 19.15, 19.16 and 19.21 to correct errors as well as improve clarity and consistency; OR
 - (8a) Only the necessary work responsive to the enacted bills.



Possible City Initiated Item #9

- **2023 State Legislative Session Responses (HB 1042, HB 1110, HB 1293*, HB 1337) – MICC 19.01, 19.02, 19.03, 19.04, 19.05, 19.08, 19.11, 19.12, 19.15, 19.16, Unified Land Development Appendices):**
- This item is responsive to the 2023 State legislative session, specifically for enacted bills which have an implementation deadline of 6 months after the Comprehensive Plan Periodic Update deadline (June 30, 2025).
- Should this item be docketed for 2024, it is anticipated legislative review will commence in late 2024 / early 2025.
- Options to consider for docketing include:
 - (9) The item as presented in the AB – the necessary work responsive to the enacted bills plus additional work to implement directed changes in MICC 19.02 and 19.16 from the RDS analysis; OR
 - (9a) Only the necessary work responsive to the enacted bills.



Feedback / Discussion

