



Interim Small Cell Ordinance: Extension

City Council

December 3, 2019

Tonight

- Overview
- Permanent solution
- Public Hearing



Overview

- January 15, 2019 – City Council adopted an interim small cell ordinance (Ord. 19C-02)
 - March 5, 2019 – Public Hearing
 - July 15, 2019 – “original” expiration of Ord. 19C-02
- June 18, 2019 – City Council extended the interim small cell ordinance
 - Public Hearing
 - January 14, 2020 – “second” expiration of Ord. 19C-02
- Tonight – City Council “third” extension of interim small cell ordinance



Permanent Solution

- November 20, 2019 – Planning Commission Introduction & Scope of Work discussion
- January / February: confirm Scope of Work with City Council
- February – April: Planning Commission review of draft regulations
- May – July: City Council review and adoption of permanent standards




Public Hearing

Recommended Motion

- Suspend the City Council Rules of Procedure 6.3, requiring a second reading of an ordinance
- Adopt Ordinance No. 19-22, extending the Interim Design and Concealment Standards for Small Cell Facilities deployment established under Ordinance No. 19C-02





2019 Comprehensive Plan Amendments

City Council

December 3, 2019

Tonight

- Overview
- Summary of changes between November 19 and tonight
- Recommended Motion



Proposed Amendments (1 of 3)

- Four amendments docketed in November 2018:
 1. Town Center subarea designations
 2. Climate change
 3. Economic development
 4. Multi-modal transportation



Proposed Amendments (2 of 3)

- Amendment 1: TC subarea regulation designations
 - Regulatory figure in Comprehensive Plan (policy document)
 - Figure retained in Mercer Island City Code

- Amendment 2: Climate Change
 - Updated background text
 - Policy language supporting existing programs and supporting an expansion of existing programs



Proposed Amendments (3 of 3)

- Amendment 3: Economic development
 - Support continued economic development, particularly in Town Center
 - Community-based approach to develop an economic development strategy
- Amendment 4: Multimodal Transportation
 - Policy language supporting existing programs and supporting the development of level of service for pedestrian, bike, and transit modes



Summary of Changes

- Exhibit 3 (page 23-30): comparison table
- Amendment 1 (page 4-6): No change
- Amendment 2 (page 7-12):
 - “Up-Level” goal and policy language (page 7-9)
 - Minor edits to contextual language (page 9-12)
- Amendment 3 (page 13):
 - New policy 14.1, amendments to policies 14.5, 14.8, 14.9
- Amendment 4 (page 14-15):
 - Amendment to policy 12.5



Recommended Motion

- Adopt Ordinance No. 19-17, amending the Mercer Island Comprehensive Plan Land Use, Capital Facilities, and Transportation Elements.
 - Once seconded, consider any further amendments



The background of the slide features a large, light blue watermark of the official seal of the City of Mercer Island, Washington. The seal is circular and contains the text "CITY OF MERCER ISLAND WASHINGTON" around its perimeter. In the center of the seal is a stylized sun with rays, a mountain range, and wavy lines representing water.

Planning Commission Recommendation: 2019 Minor Code Amendments

City Council

December 3, 2019

Tonight

- Overview of Proposed Amendments
 - Background
- Planning Commission Recommendation

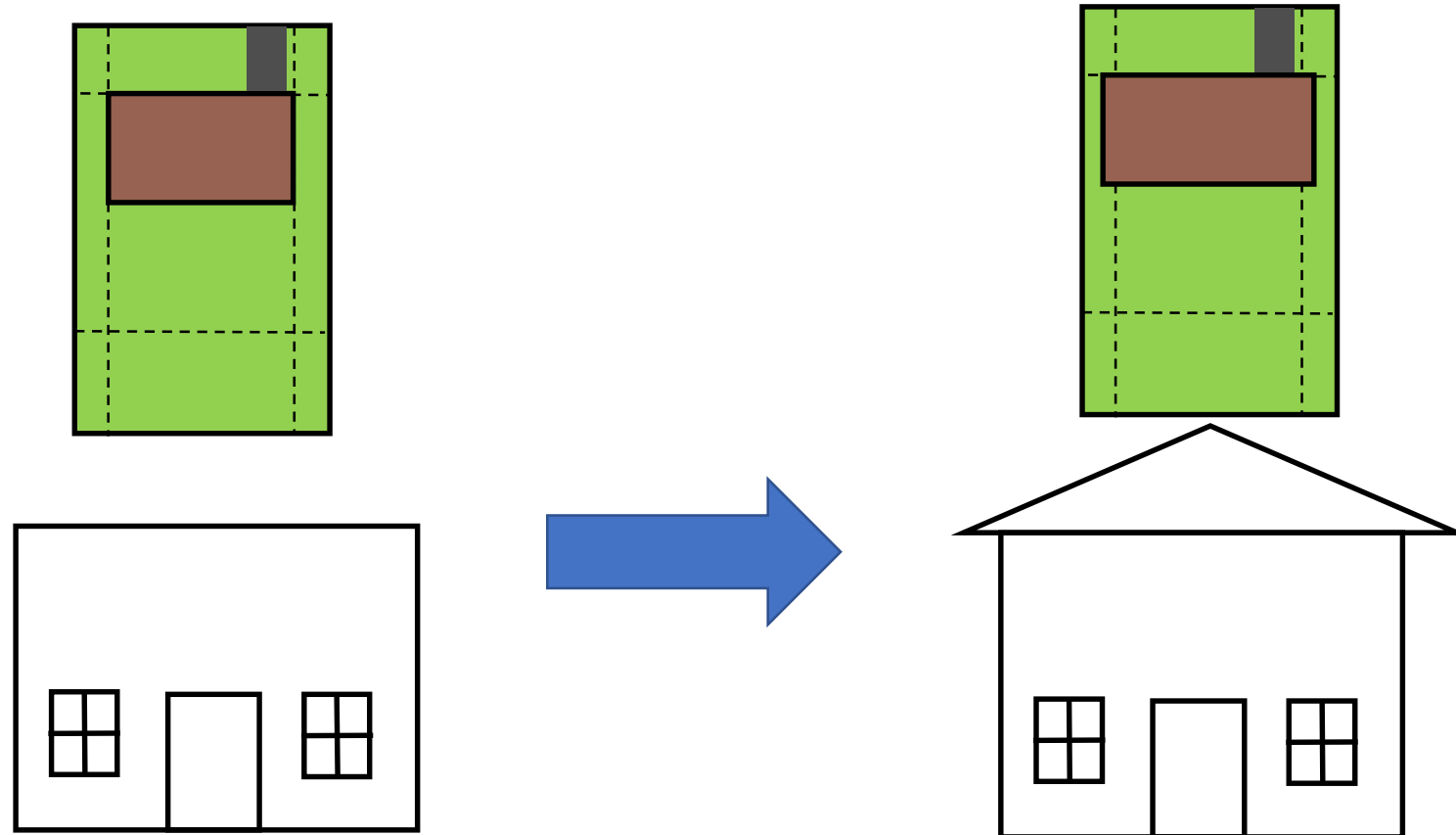


Overview (1 of 4)

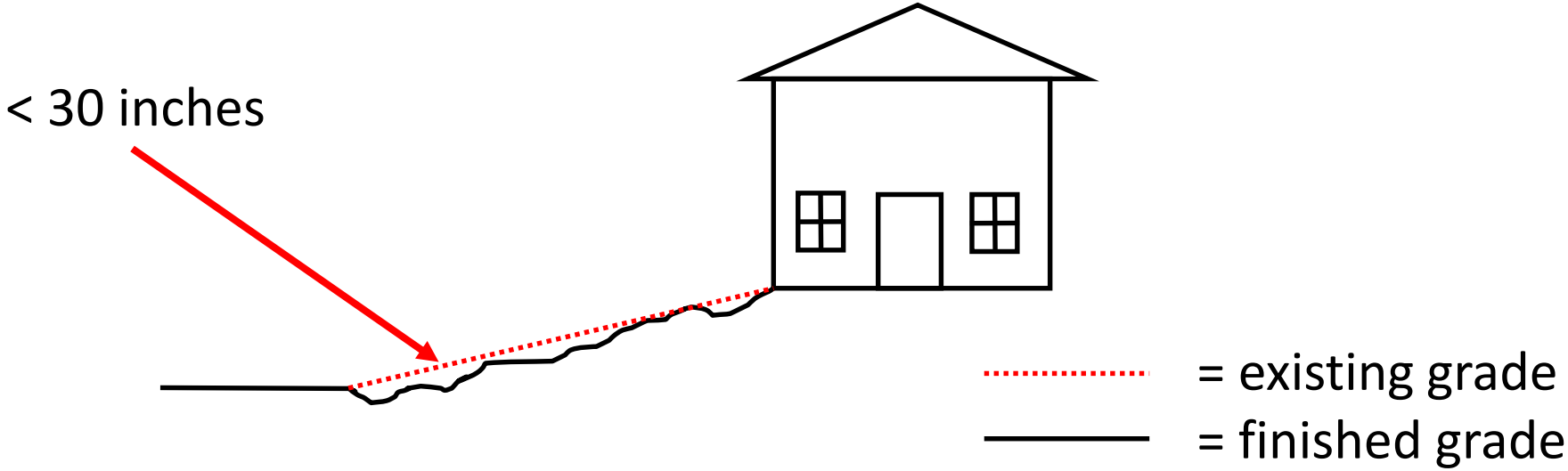
- 19.02.020 (page 5-6, line 33 to 3) – Clarify language around side yard standards
 - Replace “depth” with “width”
 - Eliminate redundant language
- 19.02.020 (page 6, line 7 to 22) – Clarify structures allowed in setbacks
 - Clarify language regarding when eaves may extend into minimum side setbacks
 - Allow grading and retaining walls for driveways providing access to a house



Eaves in Setbacks



Driveway access



Overview (2 of 4)

- 19.03.010, 19.04.010, 19.04.020, 19.04.050 (page 6-7, line 28 to 36) – Building Height in MF zones
 - Establish methodology for calculating height
 - Additional limit on building height for the MF-2L (24 foot façade on downhill)
- 19.09.100 (page 7, line 42) – Clarification that “development” is not avoided
- 19.15.030, Table A (page 8, line 4 to 5) – Revising “Parking Variance” to “Parking Modification”
- 19.15.110 (page 9, line 12 to 20) – Allows city to issue on decision instead of “never-ending” request for correction



Overview (3 of 4)

- 19.15.220 (page 9-10, line 28 to 12) – correcting cross-reference
- 19.15.230, 19.15.250, 19.15.260 (page 10-13, line 19-31) – code amendment docketing procedure
 - Establishes a docketing process whereby any person may initiate a code amendment
 - Retains current “code amendment application”
 - Provides notice in newspaper of general circulation
- **Option:** Eliminate code amendment application process
 - Page 12, delete lines 24-26, revise line 27, delete lines 30-31



Overview (4 of 4)

- 19.16.010 (page 13, line 37 to 43) – definitions
 - Create definition for “Lot, Irregular” – used when identifying rear yard on some irregularly shaped lots
 - Amend definition of lot coverage to include roof eaves and overhangs



Planning Commission Recommendation

- Public Hearing on September 18, 2019
- Planning Commission has recommended that the City Council adopt the minor code amendments
- Recommended motion:
 - Set Ordinance No. 19C-21 for second reading and adoption on the December 10, 2019 Consent Calendar.



