

2022 Preliminary Comprehensive Plan and Code Amendment Docket

Item No.	Proposed By	Potentially Affected Section, Goal or Policy	Summary of Proposal
1	Carolyn Boatsman	Residential Tree Code (MICC 19.10.060(A)(2)(a))	The amendment would increase the tree retention requirement from 30% to 50% of trees with a diameter of 10 inches or greater.
2	Carolyn Boatsman	Comprehensive Plan – Capital Facilities Element	The amendment would add a new policy requiring the adoption of impact fees to help finance implementation of the City’s Pedestrian and Bicycle Facilities Plan.
3	Sarah Fletcher	Comprehensive Plan – Transportation Element	This amendment would recategorize two intersections from “Town Center Intersections” to “Outside of Town Center Intersections”.
4	Herzl Ner-Tamid	Business Zone Regulations (MICC 19.04.050(B))	This amendment would add public and private schools to the list of allowed uses in the Business zone.
5	Ray Liaw	Critical Areas Regulations (MICC 19.07.130(A)(2))	This amendment would allow additions to nonconforming single-family homes located in wetland or watercourse buffers, when there is no net loss to critical area functions and values.
6	Callie Ridolfi	Town Center (MICC 19.11) Multi-Family (MICC 19.03) Commercial (MICC 19.04)	This amendment would require electric sources for space heating in new construction of commercial and multi-family buildings.
7	Daniel Thompson	Residential Development Standards (MICC 19.02.020(D)(2)(a) Gross Floor Area)	This amendment would reduce ceiling height from 12 feet to 10 feet before it is counted as clerestory space at 150% of gross floor area (GFA).
8	Daniel Thompson	Residential Development Standards (MICC 19.02.020(D)(2) and 19.02.020(G)(2))	This amendment would include exterior covered decks in the definition of GFA and include covered porches on the first level in the calculation of GFA.
9	Daniel Thompson	Residential Development Standards (MICC 19.02.040(D)(1) Garages and Carports)	This amendment 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).
10	Daniel Thompson	Residential Development Standards (MICC 19.02.020(D)(3)(b) Gross Floor Area Incentives for ADUs)	This amendment would limit the GFA incentives for ADUs to lots 8,400 square feet or smaller.

Attachment 1

11	Daniel Thompson	Administrative Code (MICC 19.15.030 Land Use Review Type Classification)	This amendment would change the type classifications of several permit actions, with the effect of adding public notification or public notice requirements to these actions.
12	Daniel Thompson	Residential Development Standards (MICC 19.02.020(G)(2)(a) and (b) Parking Requirements)	This amendment 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.
13	Ted Weinberg and Carolyn Boatsman	Comprehensive Plan – Transportation Element	This amendment would add two new policies requiring the Bicycle and Pedestrian Facilities Plan to be updated related to the arrival of light rail service in Mercer Island, and then at least every 8 years.
14	City Staff	MICC 19.16.010 definitions, possibly other sections of the development code.	This amendment will adopt permanent regulations that remove the previous limitation on unrelated persons cohabitating.
15	City Staff	MICC 19.16.010 definitions, possibly other sections of the development code.	This amendment will adopt permanent regulations that allow up to eight people to be served in Adult Family Homes.
16	City Staff	MICC 19.16.010 definitions, possibly other sections of the development code.	This amendment will adopt permanent regulations allowing transitional and permanent supportive housing in zones where residential homes or hotels are allowed.