

**CITY OF MERCER ISLAND  
RESOLUTION NO. 1655**

**A RESOLUTION OF THE CITY OF MERCER ISLAND, WASHINGTON, ADDING  
COMPREHENSIVE PLAN AND DEVELOPMENT REGULATION AMENDMENTS TO  
THE CITY'S 2024 DOCKET**

WHEREAS, the City of Mercer Island is required to plan under the Growth Management Act of 1990, as amended, including adopting and regularly updating and amending its Comprehensive Plan and development regulations; and

WHEREAS, the Growth Management Act allows the City to amend the Comprehensive Plan on an annual basis; and

WHEREAS, public notice of the opportunity to propose Comprehensive Plan and development regulation amendments for consideration in 2024 was provided on August 9, 2023 and September 6, 2023; and

WHEREAS, on November 15, 2023, and November 20, 2023, the City of Mercer Island Planning Commission held public meetings and made a recommendation to the Mercer Island City Council on a preliminary docket of Comprehensive Plan and development regulation amendments to be considered in 2024; and

WHEREAS, on December 5, 2023, the Mercer Island City Council held a public meeting to consider the Planning Commission's recommended final docket of amendments to be considered in 2024;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON AS FOLLOWS:

The City Council directs the Planning Commission to analyze, study, and make recommendations to the City Council on the proposed Comprehensive Plan and development regulation amendments listed on the attached docket for 2024 (Exhibit A to this Resolution).

PASSED BY THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON, AT ITS MEETING ON THE 5TH DAY OF DECEMBER 2023.

CITY OF MERCER ISLAND

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Salim Nice, Mayor

ATTEST:

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Andrea Larson, City Clerk

## 2024 Docket

Item No.	Proposed By	Potentially Affected Section, Goal or Policy	Summary of Proposal	Planning Commission Recommendation	City Council Decision
1	City of Mercer Island/ Daniel Thompson	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).	Do Not Docket	
2	City of Mercer Island/ Daniel Thompson	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.	Do Not Docket	
3	City of Mercer Island/ Daniel Thompson	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).	Do Not Docket	
4	City of Mercer Island/ Daniel Thompson	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.	Do Not Docket	
5	City of Mercer Island/ Daniel Thompson	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.	Do Not Docket	
6	City of Mercer Island	MICC 19.02.020(E) Building Height Limit	This item will amend standards related to the calculation of downhill façade height to clarify how the maximum building height is calculated on the downhill side of a sloping lot, regardless of roof style.	Do Not Docket	
7	City of Mercer Island	MICC 19.11.030 Bulk Regulations, possibly other sections of the development code	The Town Center code currently limits commercial/non-residential buildings to 2 stories/27 feet in height. This amendment would add a height standard or allowance for a “government services” use and 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.	Docket	

8	City of Mercer Island	MICC 19.11, 19.12, 19.15, 19.16, 19.21	This item is responsive to the 2023 State legislative session, including SB 5290, HB 1293 and SB5412. This item will amend the administrative code to implement new permit timelines and to correct errors and improve clarity and consistency. Code sections pertaining to design standards and design review will be amended to implement clear and objective review standards. Amendments to SEPA requirements will also be considered.	Docket	
9	City of Mercer Island	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, including HB 1110, HB 1337 and HB 1042. This item will amend code sections related to residential development, including amendments related to middle housing, accessory dwelling units (ADUs), conversion of existing commercial or mixed use spaces to residential use, and other changes resulting from the Residential Development Standards (RDS) analysis.	Docket	
10	City of Mercer Island	MICC 19.02, 19.03, 19.04, 19.05, 19.06, 19.15 and 19.16	This amendment will add a code section regulating temporary uses on private property and in the right of way and amend several code sections to allow temporary uses in zones throughout the city. Existing provisions related to commerce on public property and right of way use would be repealed.	Docket	
11	PROPOSAL WITHDRAWN				
12	Mathew Goldbach	MICC 19.15.240 Reclassification of Property (Rezoning)	This amendment will prohibit rezoning of single-family residential zoned property.	Do Not Docket	
13	Mathew Goldbach	MICC 19.15.240 Reclassification of Property (Rezoning)	This amendment will prohibit a non-residential structure/use from requesting or obtaining a rezoning or reclassification of single-family residential zoned properties.	Do Not Docket	
14	Regan McClellan	MICC 19.02.020(E) Building Height Limit and 19.16.010 Definitions	This amendment will add a provision related to the calculation of downhill building façade height to clarify that a building face can include multiple facades that should each be treated separately in determining maximum building height on the downhill side of a sloping lot.	Docket	

15	Mercer Island Country Club	MICC 19.06 and 19.15.030	This amendment will add a new code section with provisions for temporary use or structure permits and designate these permits as a Type I land use review.	Docket	
16	Michael Murphy	MICC 19.07.180 Watercourses	This amendment will reduce setbacks from piped watercourses and add a limited exception to piped watercourse setbacks for existing homes.	Docket	
17	Adam Ragheb	MICC 19.02.020(G)(2)(c) – Parking Requirements	This amendment will require each residential dwelling unit outside town center with a GFA less than 3000 sq ft to provide 2 parking spaces sufficient in size to park a passenger automobile and charge it.	Do Not Docket	