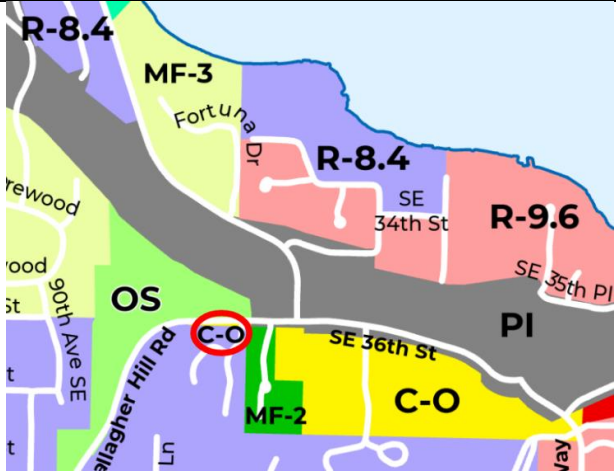


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Minor Amendments – Development Regulations & Zoning Map

Log #	Received From	Amendment	Staff Response
1	Akyuz	MICC 19.05.XXX Parks Zone, Section A, Purpose. amend the purpose statement to add shoreline access, new statement should read ...”which provide green space, shoreline access, and recreational, social, and conservation opportunities.”	Please note: Log 6 incorporates the amendment proposed in Log 1, approving Log 6 will also approve the amendment proposed in Log 1
2	Akyuz	MICC 19.05.XXX Parks Zone, Section C, item 5, amend to read, “Public art and arts amenities.”	Staff alternative* Instead of adding a new undefined term, staff recommend adding the following sentence to the definition for public art in MICC 19.16.010: “Public art can be implemented in standalone art installations or incorporated into other structures.”
3	Nice	MICC 19.05.XXX.C.3 Kiosks are often multisided, suggest amending Kiosk size to state: Kiosks shall not exceed 22 square feet of surface area per side and 10 feet in height. Surface area shall be measured as the portion of the kiosk used/usable for providing information.	The proposed size limits for kiosks are based on the kiosk model at Luther Burbank Park and Pioneer Park (Open Space), which utilize both the front and back of the kiosk to display information. Each side of this kiosk model has 22 square feet of surface area. The size limits in the current draft, which are consistent with the language in the Open Space Zone, were written with the intention to be able to use both sides. However, the kiosk standards in the Open Space Zone development regulations do not specify “per side.” This amendment is also relevant to signs, as the proposed size limits for signs also do not specify “per side”.
4	Nice	 <p>This appears to be an errant C-O unless there’s a small sliver of C-O zoned land here (there is a tiny sliver of yellow too).</p>	This area of C-O zone in the ROW was inadvertently left over after the adoption of the Open Space Zone, which included the rezoning of Gallagher Hill Open Space directly across the street. This error can be corrected in the PC’s Zoning Map recommendation.

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5	Thompson	Amendment to MICC 19.05 – Parks Zone C. 9. Temporary Uses. Add: “Temporary uses shall conform to the regulatory limits of the Parks Zone.”	Staff alternative * Staff recommend the following alternative amendment for clarity: “Temporary uses are subject to the development standards in MICC 19.05.060.” Making this amendment could restrict some temporary uses that could impact construction, emergency response or community events. For example, complying with the proposed regulations for setbacks, lighting and impervious surfaces could potentially place restriction on some potential temporary uses. Staff recommend considering exemptions to some of the development standards for temporary uses including setbacks, lighting, and impervious surface.
6	Perez	MICC 19.05.XXX Parks Zone, Section A, Purpose. Additionally amend the purpose statement to add Gathering Spaces focus, new statement should read ...”which provide green space, shoreline access, conservation opportunities and recreational, social spaces for individuals and gatherings”	See Log 1. The amendment proposed in Log 6 incorporates the amendment proposed in Log 1. Approving Log 6 will also approve Log 1.

* If the minor amendments are approved as a group, the staff alternative version will be approved. If the commission would like to take a different action on these items, they should be reclassified as major amendments and discussed and voted on individually.

Major Amendments – Development Regulations & Zoning Map

Log #	Received From	Amendment	Staff Response
1	Akyuz	MICC 19.05.XXX Parks Zone, Section C, please amend adding a new item 12, “Multipurpose Facilities.”	A multipurpose facility is a combination of two or more of the other types of facilities in the permitted uses including Recreational Facilities (the definition for Recreational Facilities includes restrooms) and Park Maintenance Facilities. Therefore, all the potential uses served by a multipurpose facility are already included in the uses permitted and this amendment is not necessary.
2	Akyuz	MICC 19.05.XXX Parks Zone Development Standards, Section D Trail Standards. Please amend to add the following additional numbered items under D. “2. The minimal operational width of any shared use trail, excluding shoulders, is 10 feet. 3. Shoulders are required for any shared use path.	A minimum trail width of 10 feet may not be ideal for some trails that are intended to be smaller and/or are less frequently used. Trail width varies significantly throughout the park system and many trails are under 10 feet in width. If a trail with a width under 10 feet adequately serves the intended uses and is not considered an emergency access route, then increasing the trail width to 10 feet would add additional impervious surface to the parks system without additional benefit. This requirement may also lead to difficulties if trails are not exempt from the impervious surface standard (proposed in log 5). See also Log 13, which

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		4. Any obstruction placed in a shared use trail, such as islands or bollards must not reduce the clear width of any portion of the pedestrian path to less than 4 feet.”	seeks to include shoulders in the 12-foot maximum width. Examples of trails in the park system are included in the PRC25-02 presentation .
3	Akyuz	MICC 19.05.XXX Parks Zone Development Standards, Section E Building Size, Item 1. Please amend to add a footnote to the table under item 1 that reads. “For the purposes of this document, the Recycling Center at Mercedale Park is a multi-purpose building.” alternatively for Commission consideration, Same Section, Item 3, add, “e. Recycling Center at Mercedale Park.” [Note to Carson – Building is ~2,000 s.f.]	The proposed definitions for each building type (see MICC 19.16.010) provide the information used to classify buildings in the Parks Zone. It is not necessary to list individual buildings and their classification in this section.
4	Akyuz	MICC 19.05.XXX Parks Zone Development Standards, Section E Building Size, Item 1, please amend the table to add a new building type, “Concession Stand”, GFA Limit “500 square feet”, Height Limit “20 feet”.	Concession stands are included in the definition for Recreational Facilities, which have the same proposed GFA limit of 500 square feet and a height limit of 20 feet. It is not necessary to list concession stand as a separate building type.
5	Akyuz	MICC 19.05.XXX Parks Zone Development Standards, Section G. Please strike, “c. Public trails”, and “e. Synthetic turf athletic fields”	This amendment would most likely require new synthetic turf athletic fields and new trails (depending on the amount of new impervious surface proposed) to be approved through a master planning process or similar planning document with public input and City Council approval. Master planning requires a significant investment of time and resources and could delay currently planned improvements, some of which are not included in a park master plan. See also Logs 17-18 which propose similar amendments.
6	Akyuz	MICC 19.05.XXX Parks Zone Development Standards, please amend to add a new Section with the following items: “J. Shoreline Recreation <ol style="list-style-type: none"> Shoreline Parks include, Luther Burbank Park, Clarke Beach Park, Groveland Park, Slater Park, and Garfield Landing. Planning and design for Shoreline Parks shall include all reasonable ingress and egress improvements and features to improve accessibility. Up to one marina facility and one boathouse each will be allowed among all Shoreline Parks. Lighting at Shoreline Parks will be turned off within one hour of dusk. A maximum of one Concession Stand type building is allowed at each Shoreline Recreation Park.” 	<ol style="list-style-type: none"> The Landing/Street End properties, including Garfield Landing, are ROW areas primarily used for utilities, and are not proposed to be included in the Parks Zone as part of the PRC’s recommendation. Is this unique to shoreline recreation such that it needs to be called out? Additional definition needed on what is “reasonable”. Moorage facilities are discussed in 19.13.050 (F), public access piers, docks and boardwalks are discussed in (H) and marinas are discussed in (L). Is the marina facility referenced here the same as any of these? Lighting regulations should be included in the existing Development Standard H. Lighting and I. Lighting for Outdoor Performance, Sport and Recreations facilities and Play fields for organization and consistency. “Concession” is used in MICC 9.30.090 to be sale of goods, services or merchandise and needing the permission of the director or a concession contract with the city. Does this align with what was intended? See also marinas discussed in 19.13.050(L).

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7	Akyuz	MICC 19.16.010 Definitions, item Recreational Facilities. Please amend this item to include in the list, “boathouses”.	This amendment is only necessary if the amendment in Log 6 is approved.
8	Akyuz	MICC 19.16.010 Definitions, New item. Please amend the definitions to include two new definitions as follows: Shoreline Park – A park on the shoreline of Lake Washington that has public access for water-dependent recreation.	This amendment is only necessary if the amendment in Log 6 is approved.
9	Nice	MICC 19.05.XXX.H.2: Incorporate language for salmon friendly lighting. Move section 2 (exempt lighting) to new section 3 verbatim. Add new section 2 as follows: 2. Where applicable at or near the shoreline, new lighting shall adhere to salmon-friendly principles to minimize ecological disruption. a. Remove nonessential lighting to reduce ambient light pollution. b. Ensure fixtures are shielded and positioned to prevent direct illumination of water surfaces. c. Incorporate timers and motion sensors to activate lighting only when necessary. d. Adjust light intensity to the lowest functional level necessary. e. Use fixtures with warm color temperatures (3000K or less) to minimize the detrimental blue light that penetrates deeper into lake waters.	Staff recommend clarifying that this amendment pertains to the shorelands within the Park Zone (shorelands are upland areas within 200 feet of the ordinary high-water mark (OHWM) of a shoreline). Note that shorelands throughout the city are regulated by MICC 19.13 Shoreline Master Program. However, MICC 19.13 does not currently include any lighting standards for shorelands. Staff also recommend omitting proposed section 2(b) as it is duplicative with section 1 and is unnecessary. Also see Log 23, which builds on this proposal.
10	Thompson	Amendment to MICC 19.05 – Parks Zone C. 5. <i>Public Art</i> . Add: “All public art in the Parks Zone shall be approved by the Parks and Recreation Commission as to size.”	The authority to approve public art installations lies with the City Council. The Arts Council provides recommendations to the City Council regarding public art, and the City Council has the authority to approve or reject the Arts Council’s recommendations. The recommendation process for public art is a policy/procedure included in the Arts Council Bylaws . If the PC is interested in recommending changes to the process, staff recommend making a separate recommendation to revise the process outlined in the Arts Council Bylaws. Note: the PRC and Arts Council both reviewed this topic and did not recommend any changes to the public art recommendation process as it relates to the Parks Zone. Also see Log 22, which includes a similar proposal.
11	Thompson	Amendment to MICC 19.05 – Parks Zone C. 8. <i>Parking</i> . Add “for park-related uses” after “Parking.”	This amendment would make existing parking for non-park uses non-conforming (for example parking at Luther Burbank Park utilized by Youth and Family Services clients). With the addition of appropriate signage, parking can be restricted to park-related uses, however, in practice this would likely be difficult to enforce.

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12	Thompson	Amendment to MICC 19.05 – Parks Zone Development Standards section. <i>Setbacks</i> . Add Section 4.: “Parking adjacent to property that is zoned R-8.4; R-9.6; R-8.12; and R.15 shall have a 20ft setback.”	If the PC would like to include this amendment, staff would recommend instead amending section 3 as follows: “3. The following developments are exempt from setback requirements: fences, gates, culverts, trails, landscaping, furnishings, bollards, signs, kiosks, parking areas, and utilities, except as follows: a. Parking areas located adjacent to property that is zoned R-8.4; R-9.6; R-8.12; or R.15 require a 20-foot setback.”
13	Thompson	Amendment to MICC 19.05 – Parks Zone Development Standards Section D. 1. – <i>Trail Standards</i> . Add at the end of the section: “including shoulders.”	Staff do not recommend making this amendment. Trails throughout the park system are designed to allow access for emergency response vehicles. Minimum clearance for emergency response vehicles is 20 feet. Additional room for shoulders on top of the proposed 12-foot trail width limit is necessary to accommodate emergency fire and medical response in parks. Examples of trails in the park system are included in the PRC25-02 presentation .
14	Thompson	Amendment to MICC 19.05 – Parks Zone Development Standards Section E. 1. <i>Building Size</i> . In the table for “Multipurpose Facilities” delete 3500 Sq ft gross area floor limit for multi-purpose facilities and add language: “Gross floor area limit for multi-purpose facilities shall be the combined gross floor area limit for each building type in the building”.	This amendment would make the multipurpose facility at Island Crest Park, the multipurpose facility at Mercedale Park (recycling center/restroom), and all batting cages nonconforming.
15	Thompson	Amendment to MICC 19.05 – Parks Zone Development Standards Section E. 3. Add Section e: “Multi-purpose facility in Island Park.”	This amendment should only be approved if Log 14 is also approved. This amendment will exempt the multipurpose facility at Island Crest Park from the building size standards.
16	Thompson	Amendment to MICC 19.05 – Parks Zone Development Standards Section F. <i>Parking</i> Add Section 4: “Parking in the Parks Zone shall be limited to park-related uses.”	See Log 11. This amendment would make existing parking for non-park uses (for example at Luther Burbank Park) non-conforming.
17	Thompson	Amendment to MICC 19.05 – Parks Zone Development Standards Section G. <i>Impervious Surface</i> . c. Public Trails. Amend to read: “Existing public trails.”	See Log 5. If the intent of this amendment is to remove new trails from the impervious surface exemptions, staff recommend instead removing “public trails” from the exemptions.
18	Thompson	Amendment to MICC 19.05 – Parks Zone Development Standards Section G. <i>Impervious Surface</i> . Delete e. “synthetic turf athletic fields.”	See Log 5.

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19	Thompson	Amendment to MICC 19.01.040 A. Zones – Amend proposed City of Mercer Island Zoning Map to change Aubrey Davis Park from “PI Zone” to “Parks Zone.”	<p>Staff recommend reviewing the “Aubrey Davis Park Background Information” exhibit included in PRC25-02.</p> <p>Zoning designation is based on the primary land use, which is highway transportation in the case of WSDOT ROW. The PI Zone is ideal for the I-90 corridor because it does not contain any development regulations specific to WSDOT ROW. Rezoning WSDOT ROW to Parks Zone would not have any effect on how the park is managed or developed based on the current agreements between the City and WSDOT and the Aubrey Davis Park Master Plan. However, due to RCW 47.12.120, which was signed into law during the span of the City’s current agreements with WSDOT, new leases of surplus state land and airspace are subject to the provisions and requirements of zoning ordinances of political subdivisions of government. If WSDOT ROW is rezoned, the requirements of this RCW may affect negotiations to renew the City’s surplus airspace lease to maintain and operate Aubrey Davis Park, which expires in 2034.</p>
20	Thompson	Amendment to MICC 19.01.040 Zone Establishment. F. Add language at the end of the section: “To change the zoning of any park in the Parks Zone shall require five (5) votes of the council.”	Staff do not recommend making this amendment. RCW 35A.13.170 makes RCW 35A.12.120 applicable to Council/Manager forms of government. RCW 35A.12.120 preempts a Council adopted rule: “The passage of any ordinance, grant or revocation of franchise or license, and any resolution for the payment of money shall require the affirmative vote of at least a majority of the whole membership of the council.” This means the City Council does not have the authority to impose a super majority for amending the Parks Zone.
21	Perez	MICC 19.05.XXX Parks Zone, Section C, please amend adding a new items under “Recreational Facilities and Amenities” as follows: ...Examples of recreational facilities include athletic fields, sport courts, playgrounds, various scale performance spaces and covered seating. Examples of recreational amenities include picnic tables, benches, and barbecues. This recommendation is in alignment complementing the Comprehensive Plan Objective: 12 Public Realm: Have inviting, accessible outdoor spaces with seating, greenery, water features, and art that offer settings for outdoor entertainment and special events as well as for quiet contemplation. (“adding...with year-round consideration”).	Staff do not recommend making this amendment. Proposed definitions for the terms “recreational facilities” and “recreational amenities” are included in the definitions section of the draft code amendment (MICC 19.16.010) and include very similar lists of examples.
22	Perez	Amendment to MICC 19.05 – Parks Zone C. 5. <i>Public Art</i> . Add: “All public art in the Parks Zone shall be approved by the Parks and Recreation Commission as to size and material durability.”	See Log 10.
23	Perez	Amendment to MICC 19.05 – Parks Zone Development Standards (Section D) <i>Lighting</i> : Lighting standards are recommended to	See Log 9.

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		<p>minimize glare, sky glow, and light trespass onto neighboring properties, and require shielding of light fixtures with a few exemptions for specific types of lighting. In addition, outdoor recreation and social facilities are proposed to meet the widely US adopted IDS published standards, specific shielding and angling requirements, and require that lights remain off when not in use. (Following Commissioner Nazim Salmon friendly lighting notation)</p> <p>3. Where applicable at or near gathering and covered seating, new lighting shall adhere to Dark Sky Protection principles to minimize ecological disruption.</p> <p>a. Remove nonessential lighting to reduce ambient light pollution.</p> <p>b. Ensure fixtures are shielded and positioned to prevent direct illumination of adjacent surfaces.</p> <p>c. Incorporate timers and motion sensors to activate lighting only when necessary.</p> <p>d. Adjust light intensity to the lowest functional level necessary.</p> <p>e. Use fixtures with warm color temperatures (3000K or less) to minimize the detrimental blue light.</p>	
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