

Docket Proposal Summary

| Item No. | Proposed By | Potentially Affected Section, Goal or Policy | Summary of Proposal |
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| 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). |
| 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. |
| 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). |
| 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. |
| 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. |
| 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. |
| 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. |
| 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. |

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| 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. |
| 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. |
| 11 | Charger Real Estate & Development Inc. | MICC 19.15.150(C)(1) | This amendment will align the City code with RCW 58.17.140.3 regarding the timing of final plat approval. It will also provide an extension to the final plat approval timeline for preliminary plats that were impacted by the Pandemic. |
| 12 | Mathew Goldbach | MICC 19.15.240 Reclassification of Property (Rezoning) | This amendment will prohibit rezoning of single-family residential zoned property. |
| 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. |
| 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. |
| 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. |
| 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. |
| 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. |
| 18 | Stroum Jewish Community Center | Comprehensive Plan Land Use Map, Zoning Map | These amendments will redesignate the SJCC's property as Commercial Office on the Comprehensive Plan Land Use Map and the Zoning Map. |