



**BUSINESS OF THE CITY COUNCIL
CITY OF MERCER ISLAND**

**AB 5750
September 15, 2020
Regular Business**

AGENDA BILL INFORMATION

TITLE:	AB 5750: G. Richard Hill Code Amendment Initial Review and Direction	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
RECOMMENDED ACTION:	Provide direction to staff on the G. Richard Hill Code Amendment Application	

DEPARTMENT:	Community Planning and Development
STAFF:	Bio Park, City Attorney Alison Van Gorp, Deputy CPD Director
COUNCIL LIAISON:	n/a
EXHIBITS:	1. G. Richard Hill Code Amendment Application 2. Email dated September 9, 2020 from G. Richard Hill
CITY COUNCIL PRIORITY:	n/a

AMOUNT OF EXPENDITURE	\$ n/a
AMOUNT BUDGETED	\$ n/a
APPROPRIATION REQUIRED	\$ n/a

SUMMARY

The purpose of the agenda bill is to review the G. Richard Hill Code Amendment Application (“Application”) and provide initial review and direction to staff on the disposition of the Application.

PROPOSED CODE AMENDMENT

On February 11, 2020, G. Richard Hill submitted an Application to amend the development regulations governing “regulated improvements” located on residentially zoned property. The Application does not specifically indicate that it has been submitted on behalf of the French American School and the Stroum Jewish Community Center, but based on previous communications with these organizations, staff understands that this Application was submitted on their behalf.

The proposed code amendment would allow exceptions to lot coverage, height, and gross floor area requirements for “regulated improvements” (including schools, noncommercial recreational areas, and religious buildings). The proposed changes are further described in Exhibit 1 (see page 5 for a summary table).

This Application was previously scheduled for review at a March 2020 City Council meeting which was canceled due to the Pandemic. Review of the Application was further delayed due to Pandemic-related

restrictions on public meetings this spring, limiting the City Council meeting agenda to items that were “necessary and routine” or specifically related to COVID-19.

OPTIONS

The City Council may consider the following options:

- A. Decline further review of the Application. The fee remitted by the applicant (\$23,559.22) will be refunded and the matter will be concluded.
- B. Proceed with review of the Application, by remanding this item to the Planning Commission for review this fall. The Planning Commission will hold a public hearing on the Application and submit a recommendation to the City Council for final review and consideration.
- C. Upon consent of the applicant, postpone initial action on the Application and set a date in 2021 for another review and possible initial action by the City Council.

On September 9, 2020, G. Rich Hill sent an email to City Manager Jessi Bon (see Exhibit 2) supporting postponing review of this Application as described in Option C. The email acknowledges the impact the Pandemic has had on the City, requests the Application be maintained as “active,” and recommends a City Council review date no later than March 15, 2021. City staff support this recommendation and if approved by the City Council will set a review date in 2021 in consultation with the applicant.

RECOMMENDATION

Three alternative motions for consideration:

- A. Decline further review of the G. Rich Hill Code Amendment Application and refund the application fees.
- B. Remand the G. Rich Hill Code Amendment Application to the Planning Commission for review.
- C. Postpone initial action on the G. Rich Hill Code Amendment Application and set a new City Council review date and possible initial action in 2021.