

**CITY OF MERCER ISLAND  
RESOLUTION NO. 1641**

**A RESOLUTION OF THE CITY OF MERCER ISLAND, WASHINGTON,  
ESTABLISHING THE CITY'S 2023 COMPREHENSIVE PLAN AND  
DEVELOPMENT REGULATION AMENDMENT 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 2023 was provided on August 22, 2022; and

WHEREAS, on October 26, 2022, the City of Mercer Island Planning Commission held a public meeting 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 2023; and

WHEREAS, on December 6, 2022, the Mercer Island City Council held a public meeting to consider the Planning Commission's recommended final docket of amendments to be considered in 2023;

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 final docket for 2023 attached hereto as Exhibit A.

PASSED BY THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON, AT ITS MEETING ON THE 6TH DAY OF DECEMBER 2022.

CITY OF MERCER ISLAND

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Salim Nice, Mayor

ATTEST:

\_\_\_\_\_  
Andrea Larson, City Clerk

**\*\*\*DRAFT\*\*\* 2023 Final Docket**

Item No.	Proposed By	Potentially Affected Section, Goal or Policy	Summary of Proposal	Planning Commission Recommendation	City Council Decision
1	Mercer Island Beach Club	MICC 19.13.040 Table B Shoreland Uses Waterward of the Ordinary High Water Mark	This amendment would allow private clubs or residential communities serving more than 10 families to use the Shoreline Conditional Use Permit process for the redevelopment of moorage facilities, floating platforms, mooring piles, diving boards, diving platforms, swim areas and other accessory uses.	Add to final docket	
2	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).	Add to final docket	
3	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.	Add to final docket	
4	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).	Do not add to final docket	
5	Daniel Thompson	Residential Development Standards (MICC 19.02.020(D)(3)(b) Gross Floor Area Incentives for	This amendment would limit the GFA incentives for ADUs to lots 8,400 square feet or smaller.	Add to final docket	
6	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.	Add to final docket	
7	Michael Murphy	MICC 19.07.180 Watercourses and MICC 19.16.010 Definitions	This amendment would repeal regulations related to Piped Watercourses.	Add to final docket	

8	Carolyn Boatsman	MICC 19.15.230 (E) Docketing Criteria	This amendment would repeal the docketing criterion stating, “the proposal does not raise policy or land use issues that are more appropriately addresses by an ongoing work program item approved by the city council”.	Add to final docket	
9	City Staff	MICC 19.11.030 Bulk Regulations, possibly other sections of the development code	The Town Center code currently limits commercial buildings to 2 stories/27 feet in height. This amendment would provide an allowance for commercial buildings to exceed two stories in the Town Center.	N/A (proposal withdrawn)	
10	City Staff	MICC 19.15 Administration	Surgical amendments to the administrative code to correct errors and improve clarity and consistency, including correcting the appeal process for shoreline exemptions and clarifying the notice of decision requirements for Type II land use approvals.	N/A (proposal withdrawn)	
11	City Staff	MICC 19.01.050 Nonconforming structures, sites, lots and uses; possibly other sections of the development code	This amendment would expand and clarify the legal lot regulations, including adding provisions for testamentary lot division and innocent purchaser verification.	N/A (proposal withdrawn)	
12	City Staff	Add a new section to MICC 19.06 to regulate temporary uses, amend MICC 19.09.060 Right of way use and repeal MICC 10.060.050 Commerce on Public Property	This amendment will update the code provisions regulating temporary uses on private property and in the right of way. Provisions regarding the sale of goods and services on public property will be incorporated into the temporary uses and right of way use sections, as appropriate.	N/A (proposal withdrawn)	