



# 2025 Annual Docket

## Review Proposed Amendments 1 - 15

AB6577

City Council | December 3, 2024

# 2025 Annual Docket

- The docket is the annual opportunity for the public to propose Comprehensive Plan and development code amendments
- Tonight, the City Council will determine which items are placed on the final docket and added to the CPD work plan for 2025
- Procedure:
  - MICC 19.15.230(D)
    - Public notice provided by September 1
    - Amendment request deadline October 1
    - Planning Commission review and recommendation
    - City Council review – establish final docket by December 31
    - Final docket determines the work plan and resource needs for comprehensive plan and code amendments



# Docketing Criteria

MICC 19.15.230(E)(1)(b) All of the following criteria are met:

- i. The proposed amendment presents a matter appropriately addressed through the comprehensive plan or the code;
- ii. The city can provide the resources, including staff and budget, necessary to review the proposal, or resources can be provided by an applicant for an amendment;
- iii. The proposal does not raise policy or land use issues that are more appropriately addressed by an ongoing work program item approved by the city council;
- iv. The proposal will serve the public interest by implementing specifically identified goals of the comprehensive plan or a new approach supporting the city's vision; and
- v. The essential elements of the proposal and proposed outcome have not been considered by the city council in the last three years. This time limit may be waived by the city council if the proponent establishes that there exists a change in circumstances that justifies the need for the amendment.



# Staff and Commission Capacity

- Existing work plan items for 2025:

- 1. Outstanding 2024 Annual Docket Items**

Several items included in the 2024 Annual Docket have not yet received legislative review. These items will remain in the CPD work plan and work is expected to commence as resources allow. *Due for Completion: 2025 – 2026*

- 23-7: Add Government Services use to the Town Center
- 23-8: Legislative requirements – SB 5290, HB 1293, and SB 5412
- 23-9: Legislative requirements – HB 1110, HB 13337 and HB 1042
- 23-14: Clarify calculation of downhill building façade height
- 23-18: Redesignate SJCC and MICC as Commercial Office, rezone SJCC to C-O



# Staff and Commission Capacity

- Existing work plan items for 2025:

## 2. Interim Regulations

The City has several interim regulations that will expire in 2025, which will need to be renewed or replaced with permanent regulations prior to expiration. *Due for Completion: 2025*

- Permit processing (SB 5290)
- STEP Housing (HB 1220)
- Residential Parking (SB 6015)
- Temporary Uses and Structures
- Town Center Building Height

Note: Items added to the docket will remain on the docket until a decision is made

- If docketed items are not reviewed in the year they are initially docketed, they carry over to future year(s) until review is completed.



# Decision Process

- Consider each proposed amendment one-by-one
  - Discuss whether docketing criteria are met
  - Thumbs up or down on each proposed amendment – thumbs up advances the proposal to the final motion for inclusion in the docket
  - Cumulative motion at the end to approve the resolution (one of the following options):
    - Approve Resolution No. 1664 setting the 2025 Docket with **no proposals** added to the future CPD work program.
    - Approve Resolution No. 1664 setting the 2025 Docket with **the following proposals (insert proposal numbers)** added to the future CPD work program.



Item No.	Proposed By	Summary of Proposal	PC Recommendation
1	Jessica Clawson	This amendment would exclude “exterior alteration” of non-single-family nonconforming structures outside of the Town Center from the determination of nonconforming status during a remodel and add the definition of “enlargement” to the definitions section.	Docket
2	Sarah Fletcher	Comments on the Open Space and Housing elements of the draft 2044 Comprehensive Plan. <i>Note: This proposal pertains to a draft Comprehensive Plan amendment currently under consideration by the Mercer Island City Council.</i>	Do Not Docket
3	Matthew Goldbach	This amendment would prohibit single-family, residentially zoned property from being rezoned to any other zone. <i>Note: This proposal has previously been suggested for the docket. In 2023, the Planning Commission recommended not to docket this proposal, and the City Council elected not to add it to the 2024 Annual Docket.</i>	Do Not Docket
4	Matthew Goldbach	This amendment would prohibit a non-residential structure or use in the single-family residential zones, including a Conditional Use Permit, from requesting or obtaining a rezone or reclassification of any single-family residentially zoned properties. <i>Note: This proposal has previously been suggested for the docket. In 2023, the Planning Commission recommended not to docket this proposal, and the City Council elected not to add it to the 2024 Annual Docket.</i>	Do Not Docket
5	Matthew Goldbach	This amendment would add a section to the Conditional Use Permit criteria for a change after a CUP is granted that states that no CUP on a residential property shall be used for any use or purpose by a separate property zoned TC, CO, B, or PBZ.	Do Not Docket
6	Matthew Goldbach	This amendment would establish criteria to determine whether a proposed reclassification constitutes an illegal, site-specific rezone.	Do Not Docket
7	Daniel Grove	This amendment would define “façade” and amend the maximum downhill façade height to include the ability for a building face to be articulated or divided into multiple facades. <i>Note: Amendments to the maximum downhill façade height were included in the 2024 Annual Docket. These changes remain in the existing CPD work plan and work is expected to commence as resources allow.</i>	Do Not Docket
8	Jeff Haley	This amendment would add a new chapter to Title 19 MICC for a Private Hedge Code. The proposed amendment would provide a voluntary mechanism for the resolution of disputes involving the height of hedges.	Docket
9	Adam Ragheb	This amendment would require that each residential dwelling unit in a residential zone with a GFA of less than 3,000 square feet shall have at least 2 parking spaces. Any residential unit with a GFA of more than 3,000 square feet shall be treated the same as a single-family residence and subject to existing requirements in MICC 19.02.020(G)(2)(a). <i>Note: A similar proposal has previously been suggested for the docket. In 2023, the Planning Commission recommended not to docket this proposal, and the City Council elected not to add it to the 2024 Annual Docket.</i>	Do Not Docket
10	Daniel Thompson	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). <i>Note: This proposal has previously been suggested for the docket four times. In 2023, the Planning Commission recommended not to docket this proposal, and the City Council elected not to add it to the 2024 Annual Docket.</i>	Do Not Docket
11	Daniel Thompson	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. <i>Note: A similar proposal has previously been suggested for the docket. In 2023, the Planning Commission recommended not to docket this proposal, and the City Council elected not to add it to the 2024 Annual Docket.</i>	Do Not Docket
12	Daniel Thompson	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). <i>This proposal has previously been suggested for the docket four times. In 2023, the Planning Commission recommended not to docket this proposal, and the City Council elected not to add it to the 2024 Annual Docket.</i>	Do Not Docket
13	Daniel Thompson	This amendment would limit the GFA incentives for ADUs to lots 8,400 square feet or smaller. <i>This proposal has previously been suggested for the docket four times. In 2023, the Planning Commission recommended not to docket this proposal, and the City Council elected not to add it to the 2024 Annual Docket.</i>	Do Not Docket
14	Daniel Thompson	This amendment would reduce the threshold for requiring only 2 parking spaces from 3,000 square feet to 2,000 square feet. <i>Note: This proposal has previously been suggested for the docket four times. In 2023, the Planning Commission recommended not to docket this proposal, and the City Council elected not to add it to the 2024 Annual Docket.</i>	Do Not Docket
15	Joe White	This amendment would limit the height of hedges to 12 feet within side yard setbacks unless mutually agreed upon by adjoining property owners.	Docket

# Recommended Action

Approve Resolution No. 1664 setting the 2025 Docket with **no proposals** added to the future CPD work program.

OR

Approve Resolution No. 1664 setting the 2025 Docket with **the following proposals (insert proposal numbers)** added to the future CPD work program.

