

**CITY OF MERCER ISLAND  
RESOLUTION NO. 1664**

**A RESOLUTION OF THE CITY OF MERCER ISLAND, WASHINGTON, ADDING  
COMPREHENSIVE PLAN AND DEVELOPMENT REGULATION AMENDMENTS TO  
THE CITY'S 2025 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 2025 was provided on August 5, 2024 and September 2, 2024; and

WHEREAS, on October 23, 2024, the City of Mercer Island Planning Commission held a public meeting and made individual recommendations on each proposal to the Mercer Island City Council on a preliminary docket of Comprehensive Plan and development regulation amendments to be considered in 2025; and

WHEREAS, on November 25, 2024, the City of Mercer Island Planning Commission reconvened to make a motion authorizing staff to prepare a summary recommendation of the Planning Commission's recommendations for consistency with past practices; and

WHEREAS, on December 3, 2024, the Mercer Island City Council held a public meeting to consider the Planning Commission's recommended final docket of amendments to be considered in 2025;

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 attached docket for 2025 (Exhibit A to this Resolution).

PASSED BY THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON, AT ITS MEETING ON THE 3RD DAY OF DECEMBER 2024.

CITY OF MERCER ISLAND

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Salim Nice, Mayor

ATTEST:

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Andrea Larson, City Clerk

## Exhibit A: 2025 Docket

Item No.	Proposed By	Potentially Affected Section, Goal or Policy	Summary of Proposal	PC Recommendation	City Council Decision
1	Jessica Clawson	MICC 19.01.050 Nonconforming structures, sites, lots, and uses and MICC 19.16.010 Definitions	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	Mercer Island 2044 Comprehensive Plan	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	MICC 19.15.240(C) Criteria for reclassification of properties (rezones)	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	MICC 19.15.240(C) Criteria for reclassification of properties (rezones)	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	MICC 19.06.110(A)(5) Change after conditional use permit granted	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	MICC 19.15.240(C) Criteria for reclassification of properties (rezones)	This amendment would establish criteria to determine whether a proposed reclassification constitutes an illegal, site-specific rezone.	Do Not Docket	
7	Daniel Grove	MICC 19.16.010 Definitions and MICC 19.02.020(E) Building height limit	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.	Do Not Docket	

			<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>		
8	Jeff Haley	Title 19 MICC	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	MICC 19.02.020(G)(2) Parking required	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	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). <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	MICC 19.02.020(D)(2) Gross floor area calculation	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	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). <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	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. <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	MICC 19.02.020(G)(2)(a) and (b) Parking Requirements	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	MICC 19.02.020(3) Intrusions into required yards and MICC 19.02.050 Fences, retaining walls, and rockeries	This amendment would limit the height of hedges to 12 feet within side yard setbacks unless mutually agreed upon by adjoining property owners.	Docket	