



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

**AB 5638  
December 10, 2019  
Consent Calendar**

**AGENDA BILL INFORMATION**

<b>TITLE:</b>	AB 5638: 2019 Minor Code Amendments (Ordinance No. 19C-21, 2 <sup>nd</sup> Reading & Adoption)	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed:
<b>RECOMMENDED ACTION:</b>	Adopt Ordinance No. 19C-21 amending Title 19 to clarify development and administrative standards and to create a procedure to docket and consider suggested amendments to development regulations.	<input type="checkbox"/> Motion <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Resolution

<b>DEPARTMENT:</b>	Community Planning and Development
<b>STAFF:</b>	Evan Maxim, Director
<b>COUNCIL LIAISON:</b>	n/a
<b>EXHIBITS:</b>	1. Ordinance No. 19C-21 with Attachment A
<b>CITY COUNCIL PRIORITY:</b>	3. Support the Leadership Team's Work Plan

<b>AMOUNT OF EXPENDITURE</b>	\$ n/a
<b>AMOUNT BUDGETED</b>	\$ n/a
<b>APPROPRIATION REQUIRED</b>	\$ n/a

**SUMMARY**

On December 3, 2019, the City Council reviewed AB 5630 and the attached Ordinance No. 19C-21, which addresses minor code amendments related to the following subjects:

1. Clarification of side yard terminology;
2. Clarification of roof pitch when allowing eaves into non-conforming setbacks;
3. An allowance for a driveway that exceeds 30 inches in height in a yard where necessary to provide vehicle access to the house;
4. Establishing a height limit in the MF-2L zone and a methodology for calculating the height limit in the MF-2, MF-3, PBZ, and CO zones;
5. Correcting a grammatical error that indicated that all development should be avoided;
6. Revising the term used to describe the City's determination of the amount of required parking from "variance" to "modification";
7. Allowing the City to issue a decision on a project or permit review when requests for a correction are repeatedly not addressed;
8. Correcting a cross reference in design review;
9. Creating a definition of irregular lot;
10. Amending the definition of lot coverage to include eaves and roof overhangs; and,

11. Creating a process whereby any person may propose the docketing of a code amendment for review by the City Council.

Following review, the City Council provided additional direction regarding the proposed amendments, which have been incorporated into Attachment A to Exhibit 1.

## **RECOMMENDATION**

Adopt Ordinance No. 19C-21 amending Title 19 of the Mercer Island City Code to clarify development and administrative standards and to create a procedure to docket and consider suggested amendments to development regulations.