



## BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

**AB 5742**  
**September 1, 2020**  
**Regular Business**

### AGENDA BILL INFORMATION

<b>TITLE:</b>	AB 5742: Town Center Moratorium Update and Findings of Fact (Ordinance No. 20-18; Second Reading)	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed:
<b>RECOMMENDED ACTION:</b>	Adopt Ordinance No. 20-18 amending the Scope of the Town Center Moratorium and adopting additional Findings of Fact.	<input type="checkbox"/> Motion <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Resolution

<b>DEPARTMENT:</b>	Community Planning and Development
<b>STAFF:</b>	Alison Van Gorp, Community Planning & Development Deputy Director
<b>COUNCIL LIAISON:</b>	n/a
<b>EXHIBITS:</b>	1. Adopted Ordinance No. 20-12 2. Proposed Ordinance No. 20-18
<b>CITY COUNCIL PRIORITY:</b>	n/a

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

### SUMMARY

On August 4, 2020, the City Council held a first reading on Ordinance No. 20-18 and the Findings of Fact (see [AB 5736](#)) and subsequently requested a second reading on September 1, 2020 to allow time for additional public comment and feedback.

#### BACKGROUND

On June 2, 2020, the City Council adopted Ordinance No. 20-12 (see Exhibit 1), establishing a 6-month moratorium on major new construction south of SE 29th Street in the Town Center (TC) zoning designation. On July 21, 2020, the City Council held a public hearing (see [AB 5729](#)) on the Town Center Moratorium and directed staff to prepare an amended ordinance reducing the size of the geographical area subject to the moratorium and including additional findings of fact.

#### NEXT STEPS

##### Development Regulation Amendment: Scope of Work and Funding

The consultant RFP is in development for retail analysis. Staff will prepare a scope of work for the consultant and an appropriation request for City Council review and approval in the fall of 2020. The scope of work will be informed by the discussion of the moratorium scope at the July 21, 2020 Council Meeting and the adoption of the findings of fact for the moratorium on September 1, 2020 (see Exhibit 2).

#### Review Process

Any proposed amendments to the Town Center regulations will require review by the Planning Commission, a public hearing, and final adoption by the City Council. Certain Town Center code amendments may also require an amendment to the Comprehensive Plan.

#### **RECOMMENDATION**

Adopt Ordinance No. 20-18 amending the scope of the Town Center Moratorium and adopting additional findings of fact.