



# PLANNING COMMISSION REGULAR VIDEO MEETING AGENDA

Wednesday, October 26, 2022

Zoom Virtual Platform

9611 SE 36th Street | Mercer Island, WA 98040

Phone: 206.275.7706 | [www.mercerisland.gov](http://www.mercerisland.gov)

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## PLANNING COMMISSIONERS:

**Chair:** Daniel Hubbell

**Vice Chair:** Michael Murphy

**Commissioners:** Kate Akyuz, Carolyn Boatsman, Michael Curry, Victor Raisys, and Adam Ragheb

In compliance with the Americans with Disabilities Act, those requiring accommodation for meetings should notify the [Administrative Coordinator](#) at least 24 hours prior to the meeting.

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The Planning Commission meeting will be held virtually using video conferencing technology provided by Zoom, and the public will have the opportunity to provide comment during Appearances by either calling in or logging onto the meeting as a Zoom attendee.

**Registering to Speak:** Individuals wishing to speak during live Appearances, or the Public Hearing must register their request with the Administrative Coordinator by 4pm on the day of the Planning Commission meeting. Register at 206.275.7791 or email [deborah.estrada@mercerisland.gov](mailto:deborah.estrada@mercerisland.gov). Please reference "Appearances" or "Public Hearing". Each speaker will be allowed three (3) minutes to speak.

**Public Comment by Video:** Notify the Sr. Planner in advance that you wish to speak on camera, and staff will be prepared to permit temporary video access when you enter the live Planning Commission meeting. Please remember to activate the video option on your phone or computer, ensure your room is well lit, and kindly ensure that your background is appropriate for all audience ages. Screen sharing will not be permitted, but documents may be emailed to the Planning Commission.

**Join by Telephone at 6:00 pm:** To listen to the hearing via telephone, please call **253.215.8782** and enter **Webinar ID 849 4030 8329**.

**Join by Internet at 6:00 pm:** To watch the meeting over the internet via your computer microphone/ speakers, follow these steps:

- 1) Click this [Link](#)
- 2) If the Zoom app is not installed on your computer, you will be prompted to download it.
- 3) If prompted for Meeting ID, enter **849 4030 8329**.

## CALL TO ORDER & ROLL CALL, 6 PM

### PUBLIC APPEARANCES

This is the time set aside for members of the public to speak to the Commission about issues of concern. If you wish to speak, please consider the following points:

- Speak audibly microphone.
- State your name and city of residence for the record.
- Limit your comments to 3 minutes.

*The Commission may limit the number of speakers and modify the time allotted for public appearances. Total time for appearances: 15 minutes.*

### REGULAR BUSINESS

1. Approve the minutes of the September 28, 2022 Regular Meeting.

2. 2023 Comprehensive Plan and Code Amendment Docket

**Recommended Action**

- 1) Hear from proponents of each proposed amendment (5 minutes per person)
- 2) Review the proposed Comprehensive Plan and development code amendments.
- 3) Make a recommendation on whether each proposed amendment should be added to the final docket and the CPD work plan. The Planning Commission should consider the criteria from MICC 19.15.230 (E) to determine whether to recommend adding a project to the final docket. Please carefully consider the workload for CPD staff and the Planning Commission related to the recommended items, especially in light of existing work plan items already planned for 2023.

**OTHER BUSINESS**

3. Deputy Director's Report
4. Planned Absences for Future Meetings
5. Announcements & Communications
6. Next Scheduled Meeting – November 9, 2022

**ADJOURNMENT**



# CITY OF MERCER ISLAND PLANNING COMMISSION REGULAR VIDEO MEETING MINUTES

Wednesday, September 28, 2022

Item 1.

## CALL TO ORDER

The Planning Commission was called to order by Chair Hubbell at 6:01 pm from a remote location.

## PRESENT

Chair Daniel Hubbell, Vice Chair Michael Murphy, Commissioners Kate Akyuz, Carolyn Boatsman, Victor Raisys, Michael Curry, and Adam Ragheb were present. All Commissioners participated in the meeting remotely using Zoom.

## STAFF PRESENT

Staff participated remotely:

Jeff Thomas, Interim CPD Director  
Alison Van Gorp, Deputy CPD Director

Sarah Bluvas, Economic Development Director  
Deborah Estrada, Admin. Coordinator/Deputy City Clerk

## PUBLIC APPEARANCES

There were no requests to speak.

## PUBLIC HEARING

Chair Hubbell opened the public hearing at 6:07 PM. There being no one on record requesting to speak, the public hearing was closed at 6:08 PM.

## REGULAR BUSINESS

### 1. Approve the July 27, 2022 Meeting Minutes

A motion was made by Boatsman; seconded by Raisys to:  
**Approve the minutes of the July 27, 2022 meeting.**  
Approved 7-0

### 2. CPA22-001 – 2022 Comprehensive Plan Amendment

Interim Director Thomas shared a brief presentation with the Commission and responded to questions.

A motion was made by Boatsman; seconded by Murphy to:  
**Approve the CPA22-001 2022 Comprehensive Plan Amendment as proposed.**  
Approved 7-0

### 3. Comprehensive Plan Update: Transportation Element (Second Draft)

Deputy Director Van Gorp introduced Michael Lapham with KPG. Lapham reviewed proposed tracked changes, which addressed the King County Planning Policies. Commissioners provided feedback and additional amendments for KPG to bring back for additional review.

#### 4. Comprehensive Plan Update: Land Use Element (Second Draft)

Alison Van Gorp reviewed the Commission Members' proposed changes. It was agreed that a third review was necessary.

#### OTHER BUSINESS

##### Deputy Director's Report

Alison Van Gorp, Deputy Director, updated the Commission on the following:

- Hybrid Meetings at City Hall will start in October
- November & December meeting dates fall very close to holidays and staff offered alternatives.
  - November 9, November 30, and December 14 dates
- Docket submissions are due by October 1

##### Planned Absences for Future Meetings

There were no planned absences.

##### Announcements & Communications

There were no announcements or communications.

##### Next Scheduled Meeting

The next scheduled meeting of the Planning Commission is October 26, 2022 at 6:00pm.

#### ADJOURNED

The meeting adjourned at 10:35 pm

# CITY OF MERCER ISLAND

## COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | [www.mercerisland.gov](http://www.mercerisland.gov)



## PLANNING COMMISSION

**To:** Planning Commission  
**From:** Alison Van Gorp, Deputy CPD Director  
**Date:** October 26, 2022 \*\*\*UPDATED\*\*\* ~~October 20, 2022~~  
**RE:** 2023 Comprehensive Plan and Development Code Amendment Docket

\*\*\*The staff memo has been updated to reflect emerging information on the scope of the 2024 Comprehensive Plan periodic update. The staff proposals for the 2023 docket have been withdrawn.\*\*\*

### SUMMARY

The City provides an annual opportunity for the public to propose amendments to the Comprehensive Plan and development regulations. The proposed amendments are compiled, along with the City’s proposed amendments, on a docket. The docket is preliminarily reviewed by the Planning Commission and City Council for a determination on which, if any, proposed amendments will be advanced for full review in the coming year. Amendments selected by the City Council for the “final docket” are then put on the Community Planning and Development (CPD) work program, typically for the next calendar year when time and resources permit.

### DOCKET PROCESS

The Mercer Island City Code (MICC) describes the formal process for soliciting and reviewing docket proposals in section 19.15.230 MICC:

*“D. Docketing of Proposed Amendments. For purpose of this section, docketing refers to compiling and maintaining a list of suggested changes to the comprehensive plan in a manner that will ensure such suggested changes will be considered by the city and will be available for review by the public. The following process will be used to create the docket:*

*1. Preliminary Docket Review. By September 1, the city will issue notice of the annual comprehensive plan amendment cycle for the following calendar year. The amendment request deadline is October 1. Proposed amendment requests received after October 1 will not be considered for the following year’s comprehensive plan amendment process but will be held for the next eligible comprehensive plan amendment process.*

*a. The code official shall compile and maintain for public review a list of suggested amendments and identified deficiencies as received throughout the year.*

*b. The code official shall review all complete and timely filed applications proposing amendments to the comprehensive plan or code and place these applications and suggestions on the preliminary docket along with other city-initiated amendments to the comprehensive plan or code.*

*c. The planning commission shall review the preliminary docket at a public meeting and make a recommendation on the preliminary docket to the city council each year.*

*d. The city council shall review the preliminary docket at a public meeting. By December 31, the city council shall establish the final docket based on the criteria in subsection E of this section. Once approved, the final docket defines the work plan and resource needs for the following year's comprehensive plan and code amendments."*

Public notice of the opportunity to submit docket requests was provided on August 22, 2022 in the permit bulletin and on the City website, as well as on August 24, 2022 in the Mercer Island Reporter. Eight code amendment proposals were received from the public. ~~CPD staff have also identified four code amendments for consideration. All twelve~~ eight proposals are summarized in Attachment 1 and described below; the original submissions are included in Attachment 2.

#### **DOCKETING CRITERIA**

Proposed comprehensive plan and development code amendments should only be recommended for the final docket if the amendment will meet the criteria in MICC 19.15.230(E):

*"E. Docketing Criteria. The following criteria shall be used to determine whether a proposed amendment is added to the final docket in subsection D of this section:*

*1. The request has been filed in a timely manner, and either:*

*a. State law requires, or a decision of a court or administrative agency has directed, such a change; or*

*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.”*

## CPD WORK PLAN

The docketing criteria, shown above, include a requirement that the City “can provide resources, including staff and budget, necessary to review the proposal”. As has been the case in the last several years, City staff capacity for legislative review is limited. In addition, the existing CPD work plan already includes several major work items that will continue in 2023, summarized below. Any work items added to the docket will need to be additive to the items already on the work plan.

1. **Periodic Update of the Comprehensive Plan:** work on the periodic update will continue through 2023, including significant work on the Housing Element as well as the new Economic Development Element (due for completion by December 2024).
  - a. Note: the scope of work for the Housing Element update ~~is likely~~ will need to be significantly expanded in early 2023 based on forthcoming guidance from the Washington State Department of Commerce on new requirements for this element established by the legislature in 2021 (HB 1220).
  - b. Additional information and draft guidance are now becoming available on this subject from the Washington State Department of Commerce and King County Growth Management Planning Council. The new requirements for the Housing Element are more expansive than originally anticipated and additional time will be needed for analysis, public engagement and policy development. It has become clear City Council will need to consider approving amendments to the scope, schedule and public participation plan for the 2024 Comprehensive Plan periodic update directly related to HB 1220 implementation.
2. **Residential Development Standards Analysis:** the City had planned to conduct this work in 2022 and propose any related code amendments for the 2023 docket, however, due to significant staff turnover in the planning team this year, work on this project was delayed and will need to be picked up again in 2023. Any needed code amendments would then be proposed for the 2024 docket.
3. **2022 Docket:** items from this year’s docket that are not yet completed will be carried over for review in 2023
  - a. Permanent regulations related to HB 1220 compliance allowing transitional and permanent supportive housing in zones where residential homes or hotels are allowed (to replace interim legislation adopted by the City Council in September 2022).
  - b. Amending the Business Zone to add public and private schools to the list of allowed uses.

The existing work plan items represent a significant amount of CPD staff time, as well as a significant portion of the available Planning Commission, City Council and community bandwidth. Staff anticipate the periodic update of the Comprehensive Plan will require at least half of the time available at the Planning Commission’s monthly meetings in 2023, as well as several briefings of the City Council. Each of the other proposed code amendments will require at least three touches by the Planning Commission and two by the City Council.

As such, time available for review and consideration of additional docket items will be very limited. Each item added to the final docket typically requires at least three touches by the Planning Commission and two by the City Council, a process that typically takes 6 months or more to complete. In 2022, only four

items were docketed, in addition to two items that were carried over from the 2021 docket. As outlined above, review of two of these six items has not yet commenced.

~~With all this in mind, the staff was very selective with their proposals for the docket this year. While we had a long list of code amendments the staff would have liked to propose, only four were put forward. The items proposed for the 2023 docket by staff are all considered high priority, “need to have” amendments to the city code. Many other less critical, “want to have” amendments were not proposed. Consequently, City staff are not recommending any additional amendments for consideration; the previously proposed items numbered 9 through 12 have been withdrawn from consideration for the 2023 docket. The withdrawal of these items will assist in directing as much staff time and focus as possible to completing the 2024 Comprehensive Plan periodic update. These items may be re-proposed for a docket in the future.~~

Similarly, staff have provided recommendations on each proposal submitted by community members related to the priority of reviewing the proposed amendment in 2023. Staff evaluated the priority of these proposals ~~using the same bar as the staff proposed items~~, with “need to have” items identified as high priority and “want to have” items rated as low priority. These ratings are not intended to reflect on the quality or merits of the proposal. Rather, the ratings are intended to evaluate the importance of reviewing the proposed amendment in the coming year. In determining this prioritization, staff considered whether foregoing the amendment in 2023 would leave the city open to legal or financial risk, lost opportunities or other negative consequences. Staff also considered whether there were any other compelling reasons that an amendment should be considered in the very near term.

## PROPOSED AMENDMENTS

The proposed amendments are summarized in Attachment 1 and are also described below. The full amendment proposals submitted by community members are included in Attachment 2.

### Proposed Amendment 1

**Proposed By:** Mercer Island Beach Club

**Comprehensive Plan or Code Section:** MICC 19.13.040 Table B Shoreland Uses Waterward of the Ordinary High Water Mark

**Proposal Summary:** 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.

**Staff Comments:** The Mercer Island Beach Club (MIBC) has proposed a substantial update and reconfiguration of their moorage and swimming dock facilities. The existing code provisions in MICC 19.13.040 do not include a non-residential/large moorage facility as an allowed use. While state regulations allow unlisted uses to be reviewed via a Shoreline Conditional Use Permit ([WAC 173-27-160](#)), the MICC states that uses not listed in the code are not permitted within shorelands. This leaves the MIBC with no path forward for permitting the proposed project as currently designed. The proposed code amendment would enable the MIBC and similar organizations to apply for a Shoreline Conditional Use Permit for permitting these types of uses.



*Note: this proposal was submitted as an application, along with a \$22,503 fee. If docketed, this fee will help to cover staff costs related to the review of the proposed code amendment.*

**Priority Level:** Medium priority. Staff generally support the concept of the proposed amendment. It could correct an inconsistency between the City code and state regulations that should be addressed. The proposed amendment is located within the City's Shoreline Master Program (SMP). The WA State Shoreline Management Act requires cities to periodically review and update their SMP every eight years. The Mercer Island SMP was last updated in 2019 and it must be reviewed again by June 30, 2027 ([RCW 90.58.080\(4\)\(b\)\(i\)](#)). Thus, work on the SMP update will need to begin shortly after completing the Comprehensive Plan periodic update. If the City is not able to take up this amendment for consideration prior to this time, it could be folded into the regular SMP review process.

### Proposed Amendment 2

**Proposed By:** Daniel Thompson

**Comprehensive Plan or Code Section:** Residential Development Standards (MICC 19.02.020(D)(2)(a) Gross Floor Area)

**Proposal Summary:** 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).

**Staff Comments:** The applicant submitted this proposal during the 2020 and 2021 Annual Docket processes. In both cases, the City Council decided not to docket this project at that time.

**Priority Level:** Low priority. The City Council has already considered the proposed code amendment project in the previous two annual docket cycles and decided not to add it to the CPD work plan. The CPD Work Plan for 2023 already includes an analysis of the Residential Development Standards, and that process will allow members of the public to provide feedback and propose amendments to the city code.

### Proposed Amendment 3

**Proposed By:** Daniel Thompson

**Comprehensive Plan or Code Section:** Residential Development Standards (MICC 19.02.020(D)(2)(a) Gross Floor Area)

**Proposal Summary:** 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.

**Staff Comments:** The applicant submitted this proposal during the 2020 and 2021 Annual Docket processes. In both cases, the City Council decided not to docket this project at that time.

**Priority Level:** Low priority. The City Council has already considered the proposed code amendment project in the previous two annual docket cycles and decided not to add it to the CPD work plan. The CPD Work Plan for 2023 already includes an analysis of the Residential Development Standards, and that process will allow members of the public to provide feedback and propose amendments to the city code.

Proposed Amendment 4

**Proposed By:** Daniel Thompson

**Comprehensive Plan or Code Section:** Residential Development Standards (MICC 19.02.040(D)(1) Garages and Carports)

**Proposal Summary:** 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, would eliminate this option for waterfront lots that have flipped their front and back yards per MICC 19.02.020(c)(2)(a)(iii).

**Staff Comments:** The applicant submitted this proposal during the 2020 and 2021 Annual Docket processes. In both cases, the City Council decided not to docket this project at that time.

**Priority Level:** Low priority. The City Council has already considered the proposed code amendment project in the previous two annual docket cycles and decided not to add it to the CPD work plan. The CPD Work Plan for 2023 already includes an analysis of the Residential Development Standards, and that process will allow members of the public to provide feedback and propose amendments to the city code.

Proposed Amendment 5

**Proposed By:** Daniel Thompson

**Comprehensive Plan or Code Section:** Residential Development Standards (MICC 19.02.020(D)(3)(b) Gross Floor Area Incentives for ADUs)

**Proposal Summary:** This amendment would limit the GFA incentives for ADUs to lots 8,400 square feet or smaller.

**Staff Comments:** The applicant submitted this proposal during the 2020 and 2021 Annual Docket processes. In both cases, the City Council decided not to docket this project at that time.

**Priority Level:** Low priority. The City Council has already considered the proposed code amendment project in the previous two annual docket cycles and decided not to add it to the CPD work plan. The CPD Work Plan for 2023 already includes an analysis of the Residential Development Standards, and that process will allow members of the public to provide feedback and propose amendments to the city code.

Proposed Amendment 6

**Proposed By:** Daniel Thompson

**Comprehensive Plan or Code Section:** Residential Development Standards (MICC 19.02.020(G)(2)(a) and (b) Parking Requirements)

**Proposal Summary:** 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.

**Staff Comments:** The applicant submitted this proposal during the 2020 and 2021 Annual Docket processes. In both cases, the City Council decided not to docket this project at that time.

**Priority Level:** Low priority. The City Council has already considered the proposed code amendment project in the previous two annual docket cycles and decided not to add it to the CPD work plan. The CPD Work Plan for 2023 already includes an analysis of the Residential Development Standards, and that process will allow members of the public to provide feedback and propose amendments to the city code.

Proposed Amendment 7**Proposed By:** Michael Murphy**Comprehensive Plan or Code Section:** MICC 19.07.180 Watercourses and MICC 19.16.010 Definitions**Proposal Summary:** This amendment would repeal regulations related to Piped Watercourses.**Staff Comments:** This proposal indicates that piped watercourses are storm mains. This characterization is incorrect. Storm mains are pipes typically installed in the public right-of-way that carry storm water collected from impervious surfaces such as streets, roofs and driveways. The MICC definition of “piped watercourse” specifically excludes drainage ditches and storm water runoff devices, “unless they are used by fish or to convey waters that were naturally occurring prior to construction.” Further, many examples exist throughout Mercer Island where watercourses move between open stream beds and pipes as they proceed along their course and discharge into Lake Washington. These are naturally occurring watercourses where a portion of the stream’s course has been diverted into a pipe or culvert.

Staff concur with Mr. Murphy’s assessment that the piped watercourse setbacks impact many existing properties and homes in Mercer Island, and that many homeowners are likely unaware of their property’s non-conforming status related to these regulations, and the impact that could have on future improvements.

Staff believe that prior to considering the proposed code amendment, additional analysis is required to better understand the conditions on the ground and to evaluate if code changes are needed to better support protection of the Mercer Island’s watercourses and provide incentives for daylighting streams when appropriate. An analysis of neighboring jurisdictions’ approaches to these matters would also be informative.

All this to say, while fairly simple in its drafting, the proposed code amendment would require substantial time for review. Furthermore, in addition to the processes required for review of all code amendments (SEPA determination, notification to Department of Commerce, public hearing, etc), an update to critical areas regulations and the Shoreline Master Program would also require substantial public engagement as well as consultation and review by the Department of Ecology, which is typically a lengthy process.

**Priority Level:** Low priority. This is a large project and will require considerable time for review. Given the existing commitments of staff time in the CPD work plan, if this proposal is docketed, it may need to be carried over to a future year for review.Proposed Amendment 8**Proposed By:** Carolyn Boatsman**Comprehensive Plan or Code Section:** MICC 19.15.230(E) Docketing Criteria**Proposal Summary:** This amendment would repeal the docketing criterion in MICC 19.15.230(E)(1)(b)(ii), which states, “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.”**Staff Comments:** Council already has the ability to direct staff to fold proposals into ongoing work items.**Priority Level:** Low priority. Given the existing commitments of staff time in the CPD work plan, if this proposal is docketed, it may need to be carried over to a future year for review.

Proposed Amendment 9**Proposed By:** City Staff**Comprehensive Plan or Code Section:** MICC 19.11.030 Bulk Regulations, possibly other sections of the development code**Proposal Summary:** 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.**Staff Comments:** Staff have identified what is believed to be an unintended omission in the drafting of the current Town Center code provisions. While MICC 19.11.030 contains provisions that enable residential and mixed-use buildings to achieve bonus height through the inclusion of 10% of the residential units as income-restricted affordable housing, no such bonus height provisions exist for purely commercial buildings. As such, commercial buildings are currently limited to 2 stories or 27 feet in height. Staff have proposed the addition of an allowance that would enable commercial buildings to achieve the same building heights currently allowed for residential and mixed-use buildings. Consideration of such a code amendment will include an analysis of options including: 1) allowing taller commercial buildings outright or 2) bonus height provisions requiring community benefits be provided in exchange for the additional building height.**Priority Level:** High priority. The City Council has identified implementing an economic development program as a priority, and this code amendment supports that goal and aligns with other economic development activities focused on the Town Center. Waiting to address this issue in the future could result in significant missed opportunities for commercial development in the Town Center.Proposed Amendment 10**Proposed By:** City Staff**Comprehensive Plan or Code Section:** MICC 19.15 Administration**Proposal Summary:** 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.**Staff Comments:** Staff have identified some incorrect and unclear language in the administrative code. MICC 19.15.030 states that shoreline exemptions should be appealed to the shoreline hearings board. This is incorrect, only shoreline substantial development permits are appealed to the shoreline hearings board ([RCW 90.58.180](#)). Shoreline exemption appeals should be heard by the City's Hearing Examiner. In addition, MICC 19.15.030 and 19.15.120 are inconsistent on whether a notice of decision is required for Type II land use approvals. This should be clarified.**Priority Level:** High Priority. These are simple code amendments that are needed to provide clear direction to staff and the public on how to correctly process applications and appeals.Proposed Amendment 11**Proposed By:** City Staff**Comprehensive Plan or Code Section:** MICC 19.01.050 Nonconforming structures, sites, lots and uses; possibly other sections of the development code

**Proposal Summary:** This amendment would expand and clarify the legal lot regulations, including adding provisions for testamentary lot division and innocent purchaser verification.

**Staff Comments:** RCW Ch. 58.17, the subdivision statute, generally regulates subdivision of land. Illegally subdivided land is not generally buildable or otherwise permissible. There are some exceptions to the subdivision process, however, such as division through testamentary provisions or through the laws of descent (e.g. when land is divided and distributed to heirs in a will). Further, RCW 58.17.210 provides that innocent purchasers for value without actual notice of the illegal subdivision are exempt from the general prohibition against issuance of permits for illegally subdivided land. The MICC's current provisions regarding legal lots lack provisions for an innocent purchaser verification process, as well as any recognition of testamentary division per RCW 58.17.040. Staff propose revisions to the MICC to recognize these principles. Review of this proposal will include research of other jurisdictions' code provisions relating to testamentary division and innocent purchaser verification.

**Priority Level:** High Priority. These code amendments are needed to comply with state law and avoid associated legal risk.

### Proposed Amendment 12

**Proposed By:** City Staff

**Comprehensive Plan or Code Section:** 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

**Proposal Summary:** 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.

**Staff Comments:** Temporary uses could include many different types of things from outdoor dining adjacent to restaurants/cafes, to large tents for events like weddings or reunions, the farmer's market, Christmas tree sales, produce stands, food trucks or even garage sales.

In 2020, the City adopted Ordinance 20C-17, which established temporary regulations for commerce on public property to allow for outdoor dining during the COVID-19 pandemic. These temporary regulations will eventually expire. Permanent amendments to regulations for outdoor dining, temporary uses, and commerce on public property are needed for outdoor dining to continue to be an allowed use.

In addition, the MICC currently does not allow any temporary uses outside the Town Center and the provisions for commerce on public property and right-of-way use are also outdated and do not meet the current needs of the City. For example, when the Parks and Recreation team plans events such as the upcoming Pumpkin Walk, the current code provisions do not provide a permitting process for vendor booths or food trucks to be located in the right-of-way.

City staff propose updating and modernizing these provisions to better fit with the types of temporary uses that are currently happening in Mercer Island and those that would be appropriate in the future.

**Priority Level:** High priority. The City Council has identified implementing an economic development program as a priority, and this code amendment supports that goal and aligns with efforts to support local business. Waiting to address this issue in the future could result in missed opportunities and negatively impact local businesses.

**RECOMMENDATION**

The Planning Commission will need to prepare a recommendation to the City Council on a preliminary docket of Comprehensive Plan and development code amendments.

1. Hear from proponents of each proposed amendment (5 minutes per person)
2. Review the proposed Comprehensive Plan and development code amendments.
3. Make a recommendation on whether each proposed amendment should be added to the final docket and the CPD work plan. The Planning Commission should consider the criteria from MICC 19.15.230 (E), provided above, to determine whether to recommend adding a project to the final docket. Please carefully consider the workload for CPD staff and the Planning Commission related to the recommended items, especially in light of existing work plan items already planned for 2023 (discussed above).

Please be prepared to consider and make a recommendation to the City Council on the proposals that should be included in the final docket at the October 26, 2022 meeting.

**ATTACHMENTS**

1. 2023 Docket Proposals
2. Proposed amendments Nos. 1-8, submitted by community members

## 2023 Docket Proposals

Item No.	Proposed By	Potentially Affected Section, Goal or Policy	Summary of Proposal
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.
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).
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.
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).
5	Daniel Thompson	Residential Development Standards (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.
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.
7	Michael Murphy	MICC 19.07.180 Watercourses and MICC 19.16.010 Definitions	This amendment would repeal regulations related to Piped Watercourses.

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”.
9	City Staff	<del>MICC 19.11.030 Bulk Regulations, possibly other sections of the development code</del>	<del>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.</del>
10	City Staff	MICC 19.15 Administration	<del>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.</del>
11	City Staff	<del>MICC 19.01.050 Nonconforming structures, sites, lots and uses; possibly other sections of the development code</del>	<del>This amendment would expand and clarify the legal lot regulations, including adding provisions for testamentary lot division and innocent purchaser verification.</del>
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	<del>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.</del>



# DOCKET REQUEST FORM

The following information is required to be included. Failure to complete this form may result in the application being incomplete. Incomplete applications will not be considered during the annual docket process.

### APPLICANT INFORMATION

Name: Mercer Island Beach Club

Address: 8326 Avalon Drive

Phone: (206) 232-3125

Email: gardner.morelli@gmail.com (using my email for purposes of this application vs. General Mgrs.)

### AGENT/CONSULTANT/ATTORNEY: (COMPLETE IF PRIMARY CONTACT IS DIFFERENT FROM APPLICANT)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

### REQUEST INFORMATION

*Please complete a separate Docket Request Form for each item you are requesting to be added to the Docket.*

Is this request related to a specific property or zone? Yes  No

If yes, please complete the following information:

Property Owner: Mercer Island Beach Club

Address: 8326 Avalon Drive

County Assessors Parcel No.: 312405-9003

Parcel Size (sq. ft.): 327518

If the application is submitted by an agent/consultant/attorney, please demonstrate that that the application has been submitted with the consent of all owners of the affected property. For example, attach a signed letter providing consent.

Is this request for a Comprehensive Plan amendment or a development code amendment?

Comprehensive Plan amendment  Development code amendment

Would you like to submit a suggestion for a comprehensive plan or development code amendment, or is this an application for a specific amendment (check boxes)? Please note: applications are subject to [applicable permit fees](#).

Suggestion  Application

**DOCKET REQUEST NARRATIVE – REQUIRED FOR ALL APPLICATIONS**

Please attach a narrative responding to the following questions. Attach any additional sheets, supporting maps or graphics. Answer each question separately and reference the question number in your answer. **The application will be considered incomplete without a narrative answering all of the following questions.**

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4. For Comprehensive plan amendments: Is the proposal consistent the Growth Management Act and King County Countywide Planning Policies?
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Signature: Gardner Merelli Date: 9/29/2022

**Narrative – Attached to Mercer Island Beach Club Docket Request  
September 23, 2022**

Listed below in *Italics* are the criteria stated on the City’s Docket Request form, followed by the Mercer Island Beach Club’s response.

*Please attach a narrative responding to the following questions. Attach any additional sheets, supporting maps or graphics. Answer each question separately and reference the question number in your answer.*

*The application will be considered incomplete without a narrative answering all of the following questions.*

1. *Please provide a detailed description of the proposed amendment and a clear statement of what the proposed amendment is intended to accomplish.*
  - a. *Indicate the specific Comprehensive Plan Elements, maps, goals or policies or the specific sections of the development code you propose to amend.*

**RESPONSE:** The Mercer Island Beach Club (MIBC or Club) seeks to update and rebuild its current marina to meet modern, more environmentally friendly standards. While the MIBC could, and still may, file permit applications under current codes, the City Staff has suggested that pursuing a code amendment is also a good option. Therefore, MIBC requests an amendment to a note found at the end of MICC 19.13.040, Table B, Shoreland Uses Waterward of the Ordinary High Water Mark.

- b. *If the proposal would amend existing Comprehensive Plan or development code text, please provide the proposal in underline/strikeout format with text to be added indicated by underlining and text to be deleted indicated with strikeouts.*

**RESPONSE:** The MIBC seeks to amend one footnote found at the end of MICC 19.13.040, Table B, Shoreland Uses Waterward of the Ordinary High Water Mark as follows:

Notes:

A use not listed in this table is not permitted within shorelands, provided, however, that this footnote does not preclude any existing private club or residential community serving more than 10 families from using a Shoreline Conditional Use Permit process for the redevelopment of its moorage facilities, floating platforms, mooring piles, diving boards and diving platforms, associated swim areas and other accessory uses, all where the applicable development standards are to be determined on a case-by-case basis.

A use permitted by this table shall meet all other applicable regulations, including, but not limited to, being an allowed use in the applicable zone.

*c. If a map amendment is proposed, please provide a map that clearly outlines the areas proposed to be changed.*

RESPONSE: The MIBC does not seek a map amendment.

2. *How does the proposal benefit the community or the environment?*

RESPONSE: The MIBC's project proposal as well as this code amendment will benefit both the community and the environment. For example, the marina renovation and reconfiguration will benefit the community, including the significant portion of the Island's families who are MIBC members, by repairing damaged and inaccessible portions of the marina and updating other portions of the marina so as to better protect moored boats, and improve access to the Club's swim area, while at the same time benefitting the Island and surrounding communities by opening and enhancing fish habitat along the shoreline and throughout the marina. However, in direct response to this Docket Request criterion, only the benefits to the community and the environment from the proposed code amendment are described below.

The primary benefit of this code amendment is to clarify the City's Shoreline Master Program (SMP) for all of the community and to ensure that the SMP code provisions are consistent with the City's Comprehensive Plan and State law.

The City of Mercer Island's SMP Comprehensive Plan policies and regulations combine and treat together two similar shoreline uses that are provided for in State law. Under State law, "recreational development" is a type of shoreline use that includes "commercial and public facilities designed and used to provide recreational opportunities to the public." WAC 173-26-241(3)(i). In contrast, "boating facilities" are a separate type of private dock and moorage, albeit specifically excluding docks serving four or fewer single-family residences. WAC 173-26-241(3)(c).

MIBC representatives and City staff have met, separately, with the Washington State Department of Ecology (Ecology). As the Club understands the situation, a use like the MIBC's marina would typically be regulated in a local SMP as a "boating facility," and all development standards would be set on a case-by-case basis. Case-by-case determination of development standards is used because it is difficult to craft regulations to govern the wide variety in marina design resulting from unique shoreline geography, wave action and weather patterns. Since "boating facilities" were not separately described in the SMP regulations, MIBC presumes that its redevelopment was intended to be permitted using the catchall State law allowances for Shoreline Conditional Use Permits.<sup>1</sup> Specifically, WAC 173-26-241(2)(b) calls for conditional use permits to be used to

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<sup>1</sup> The opposite presumption that the use is prohibited is not consistent with State law, because State law, RCW 90.58.020, sets a policy to prefer water-dependent uses, not prohibit them.

permit unanticipated uses that are not otherwise classified in that SMP, and WAC 173-27-160(3) also allows uses not classified in the SMP to be authorized as conditional uses.

However, when the City's current Shoreline Master Program was adopted, MICC 19.13.040, Table B, Shoreland Uses Waterward of the Ordinary High Water Mark, included a footnote stating "a use not listed in this table is not permitted within shorelands." Due to that footnote, City Staff is concerned now about how to process the MIBC's desired redevelopment permits and whether or not a Shoreline Conditional Use Permit can be used, as MIBC contends it must under State law. MIBC anticipates similar concerns may be raised in the event the Mercerwood Shore Club, or Covenant Shores seeks to redevelop their favored, water-dependent uses.

Thus, community benefits of the proposed code amendment include not only assisting the permitting process for the MIBC and the significant number of residents who are its members, but also assuring that other private marinas on the island which serve a significant number of residents, such as the marina at the Mercerwood Shore Club and the marina at Covenant Shores, will now have the same clarified permitting process described in code.

The scope of the amendment includes reference to facilities used by more than 10 families. The reason for the dividing line at more than 10 families, is because the City's current SMP code provisions applicable to uses that are landward of the ordinary high-water mark creates different categories for "semi-private waterfront recreation areas" serving either 10 or fewer families, or more than 10 families. Because 10 families is set as a dividing line for those upland uses, the MIBC's proposed code amendment for shoreland uses also sets the dividing line at more than 10 families.<sup>2</sup> MIBC crafted its code amendment proposal to ensure that the MIBC code amendment provides the community benefit of not altering the existing permitting process and standards for any private moorage facility serving 10 or fewer families.

The environmental benefits of the code amendment are to clarify that redevelopment of the Island's several private marinas is possible, and to expressly state that all development standards (e.g., dock width) for these marinas will be set on a case-by-case basis. This ensures that the facilities can upgrade to today's environmentally friendly designs, rather than be forced to continue to simply repair and replace decades old facilities.

Finally, we again note that all of the component parts of the MIBC's marina are listed as permitted shoreland uses on MICC 19.13.040, Table B, including "moorage facilities," "floating platforms", and "mooring piles, diving boards and diving platforms." Given that reality, the MIBC contends that its planned reconstruction already is permitted under the current code. However, in response to City Staff suggestion, the Club is seeking this code

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<sup>2</sup> This is intentionally different from the State law definition of boating facilities, which sets a dividing line at all docks that serve four or fewer families. Importantly, the State law definition of boating facilities "excludes" docks serving four or fewer families but does not preclude a local City from regulating boating facility docks serving between four and 10 families differently, from boating facilities serving more than 10 families.

amendment so as to emphasize the permissibility of the planned reconstruction and to better clarify the permit process.

3. *Explain how the request relates to the applicable decision criteria (MICC 19.15.250(D) for code amendments, and MICC 19.15.230(F) for Comprehensive Plan amendments, see below).*

RESPONSE: The criteria for a code amendment stated in MICC 19.15.250(D) are:

- D. *Criteria.* The city may approve or approve with modifications a proposal to amend this Code only if:
1. The amendment is consistent with the comprehensive plan; and
  2. The amendment bears a substantial relation to the public health, safety, or welfare; and
  3. The amendment is in the best interest of the community as a whole.

The MIBC code amendment proposal meets these criteria. First, consistency of the proposed code amendment with the Comprehensive Plan is described in item 5, below.

Second, this code amendment bears a substantial relation to the public health, safety, or welfare. As described above under item 2, the City's adopted SMP is unusual and should be implemented in a manner that ensures continued support for water dependent uses. For a City like Mercer Island that includes several private marinas used by many island residents, as well as other potential shoreland uses that include many of the various component parts listed as permitted uses in the shoreland use table, a Shoreline Conditional Use Permit should be an available tool. This code amendment ensures this and retains all of the existing environmental and private property protections of the existing SMP. Finally, this amendment assures that those older marinas can redevelop so as to provide enhancements and improvements to the aquatic environment.

Third, this amendment is in the best interests of the community as a whole, because it (a) retains the prohibition of any unlisted shoreland uses the community originally adopted into the shoreland uses table to assure whatever protection was then desired remains in place, but (b) clarifies that all community club and similar marinas serving 10 or more families may pursue a Shoreline Conditional Use Permit to modify existing facilities to meet the community interests of continued access to marina facilities and protection of the shoreline aquatic environment.

4. *For Comprehensive plan amendments: Is the proposal consistent the Growth Management Act and King County Countywide Planning Policies?*

RESPONSE: This criterion is not applicable, because MIBC does not propose a Comprehensive Plan amendment.

5. *For development code amendments: how does the proposal align with the goals of the City's Comprehensive Plan*

RESPONSE: The MIBC's proposed code amendment aligns with the goals of the City's Comprehensive Plan.

First, the Comprehensive Plan Shoreline Management Program management policies include that within the Urban Residential Shoreline Environment, "non-commercial recreational areas" should be allowed. The MIBC land is within the Urban Residential Shoreline Environment and provides a non-commercial recreational area.

Next, goals and policies for new recreational development and new boating facilities are included in the Comprehensive Plan.<sup>3</sup> Because these policies apply to new development, they are not applicable to the current code amendment affecting redevelopment. Within the discussion of Recreational Development, the Comprehensive Plan explains that "Covenant Shores, a continuing care retirement community, owns approximately 650 feet of shoreline which serves as open space, swimming, picnicking, and moorage for its residential units," and expressly acknowledges the MIBC and the Mercerwood Shore Club stating, that "there are two private waterfront clubs owning a combined 1,194 feet of frontage. They provide swimming, moorage, and boat launching facilities to a significant portion of the Island's families." Redevelopment of these existing uses is addressed in different goals and policies of the Comprehensive Plan.

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<sup>3</sup> The Comprehensive Plan provides one Goal and three Policies regarding new Recreational Development:

GOAL: Water-dependent recreational activities available to the public are to be encouraged and increased on the shoreline of Mercer Island where appropriate and consistent with the public interest.

POLICIES:

- (1) Provide additional public water-oriented recreation opportunities.
- (2) Locate public recreational uses in shoreline areas that can support those uses without risks to human health, safety, and/or security, while minimizing effects on shoreline functions, private property rights, and/or neighboring uses.
- (3) Priority should be given to recreational development for access to and use of the water.

The Comprehensive Plan also includes a single policy, without a goal and with no discussion, regarding new Boating Facilities:

POLICY:

New boating facilities should be designed to meet health, safety, and welfare requirements; mitigate aesthetic impacts; minimize impacts to neighboring uses; provide public access; assure no net loss of ecological functions and prevent other significant adverse impacts; and protect the rights of navigation and access to recreational areas.

The General Goals and Policies of the City's Comprehensive Plan Shoreline section include a goal to "Increase and enhance public access to and along the Mercer Island Shoreline where appropriate and consistent with public interest, provided public safety, private property rights, and unique or fragile areas are not adversely affected." Among the implementing policies for this goal are that "when substantial modifications or additions are proposed to substantial developments, the developer should be encouraged to provide for public access to and along the water's edge if physically feasible provided that no private property be taken involuntarily without due compensation." In addition, the Conservation and Water Quality provisions set a goal that the "resources and amenities of Lake Washington are to be protected and preserved for use and enjoyment by present and future generations," with an implementing policy to conserve existing natural resources, so long as consistent with private property rights, including that "aquatic habitats, particularly spawning grounds, should be protected, improved and, if feasible, increased." These goals and policies are fostered by the proposed code amendment because the code amendment clarifies that the three larger private marinas on the island: the Beach Club, the Shore Club and Covenant Shores, as well as any other private marina serving more than 10 families can redevelop, while respecting private property rights, and while ensuring that when redevelopment occurs, aquatic habitat areas should be improved, when feasible.

The Comprehensive Plan also sets policies for shoreline modifications, that is, the physical work needed to achieve redevelopment. Those policies include that the "repair, renovation, and replacement of existing piers and docks should be allowed." Similarly, the Plan sets a goal for shoreline uses to "ensure that the land use patterns within shoreline areas are compatible with shoreline environment designations and will be sensitive to and not degrade habitat, ecological systems, and other shoreline resources," supported by a policy to ensure that all "development and redevelopment" be designed to ensure no net loss of shoreline ecological functions. The MIBC code amendment aligns with these goals and policies because it clarifies that redevelopment, renovation and replacement of existing piers and docks at larger private marinas is allowed.



## DOCKET REQUEST FORM

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### APPLICANT INFORMATION

Name: Daniel Thompson  
Address: 7265 N. Mercer Way, Mercer Island, WA 98040  
Phone: (206) 622-0670  
Email: danielphompson@hotmail.com

### AGENT/CONSULTANT/ATTORNEY: (COMPLETE IF PRIMARY CONTACT IS DIFFERENT FROM APPLICANT)

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

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Is this request related to a specific property or zone? Yes  No

If yes, please complete the following information:

Property Owner: \_\_\_\_\_  
Address: \_\_\_\_\_  
County Assessors Parcel No.: \_\_\_\_\_  
Parcel Size (sq. ft.): \_\_\_\_\_

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Is this request for a Comprehensive Plan amendment or a development code amendment?

Comprehensive Plan amendment  Development code amendment

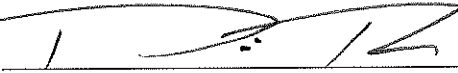
Would you like to submit a suggestion for a comprehensive plan or development code amendment, or is this an application for a specific amendment (check boxes)? Please note: applications are subject to applicable permit fees.

Suggestion  Application

**DOCKET REQUEST NARRATIVE – REQUIRED FOR ALL APPLICATIONS**

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Signature:  Date: 9-30-2022

## I

**SUGGESTION FOR RESIDENTIAL CODE AMENDMENT**

MICC 19.02.020 Residential Development Standards

MICC 19.02.020(D)(2)(a) Gross Floor Area

**Suggested Code Amendment:**

I suggest MICC 19.02.020(D)(2)(a) be amended to reduce ceiling height from 12 feet to 10 feet before it is counted as clerestory space at 150% of GFA.

**Analysis:**

The Citizens and Council spent approximately three years rewriting the Residential Development Code. A primary motivation in the rewrite was to deal with citizen concern over “massing”, or what citizens considered out-of-scale residential development, which the Planning Commission addressed as Gross Floor Area to Lot Area Ratio (GFAR).

One of the factors that increased GFAR and led to the code rewrite was Administrative Interpretation 13-01 that allowed all clerestory space to be counted as 100% GFA.

Massing is a three-dimensional concept based on the exterior volume of the house. Whether interior space is counted as GFA or not, it is a reality in the exterior volume, or massing, of the house. GFA, meanwhile, is a two-dimensional term subject to exemption.

Ten-foot ceiling height is the industry standard for a maximum non-cathedral ceiling. The Planning Commission never recommended a 12-foot ceiling height in its recommendation to the Council, but recommended 10 feet. 12 feet was the sudden recommendation of former council member Dan Grausz at the Council’s final adoption hearing for the new Residential Development Code.

A ceiling height of 12 feet, before counting as clerestory space, allows each floor of a two-story house to increase its interior and exterior volume by 20%, directly contrary to the goals of the RDS. Furthermore, it creates a much greater need for heating and cooling, and is contrary to the purposes of green building standards.

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Phone: (206) 622-0670  
Email: danielphompson@hotmail.com

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Name: \_\_\_\_\_  
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Suggestion  Application



## II

### SUGGESTION FOR RESIDENTIAL CODE AMENDMENT

MICC 19.02.020 Residential Development Standards

MICC 19.02.020(D)(2) Gross Floor Area

MICC 19.16.010(G)(2)(b) Gross Floor Area Exemption for Covered Decks on the First Level

#### Suggested Code Amendment:

I suggest MICC 19.02.020(D)(2) be amended to include exterior covered decks in the definition of Gross Floor Area, which presently only references exterior walls even though covered decks on levels above the first level are counted towards the GFA limit.

I further suggest that MICC 19.02.020(D)(2) and 19.16.010(G)(2)(b) be amended to include covered porches on the first level in the calculation of Gross Floor Area.

#### Analysis:

The Citizens and Council spent approximately three years rewriting the Residential Development Code. A primary motivation in the rewrite was to deal with citizen concern over “massing”, or what citizens considered out of scale residential development, which the Planning Commission addressed as Gross Floor Area to Lot Area Ratio (GFAR).

One of the main actions in the new Residential Development Code was to remove discretion from the City Planning Department (Development Services Group at that time, now Community Planning Department), especially when it came to deviations and variances. Unfortunately, that led the prior director to simply amend the entire code when attempting to address a request from a citizen for relief from the Code.

One of these Amendments was to exempt covered decks on the first level from the GFA limits because the applicant wished to have a covered barbecue area. Instead, the code amendment exempts all covered decks on the first level from the GFA limit.

There is very little difference in massing between a deck with a railing and roof from a room. The only difference is a window. Exempting first level decks from GFA limits greatly expands the massing of the house.

To be fair to Evan Maxim, amending this definition to limit its scope was on his agenda before his departure.

A homeowner already has the benefit of an 18-inch eave that is exempt from the GFA limit. At most, any barbecue area that needed to be sheltered from the elements would be 5'x 5', or 25 square feet. I suggest that covered decks on the first level be counted in their entirety towards the GFA limit, or in the alternative a 25-foot exemption be allowed for a barbecue area.

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Comprehensive Plan amendment  Development code amendment

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Suggestion  Application



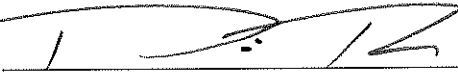
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**DOCKET REQUEST NARRATIVE – REQUIRED FOR ALL APPLICATIONS**

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Signature:  Date: 9-30-2022

### III

## SUGGESTION FOR RESIDENTIAL CODE AMENDMENT

MICC 19.02.020 Residential Development Standards

MICC 19.02.020(c)(2)(a)(iii) Yards for Waterfront Lots

MICC 19.02.040(D)(1) Garages and Carports/Yard Intrusion

#### Suggested Code Amendment:

I suggest MICC 19.02.040(D)(1) be eliminated. In the alternative, I suggest that MICC 19.02.040(D)(1) not be applicable to a waterfront lot if the waterfront lot has switched its front and rear yards subject to MICC 19.02.020(c)(2)(a)(iii).

#### Analysis:

MICC 19.02.020(c)(2)(a)(iii) allows a waterfront lot to switch its front and rear yard because the Department of Ecology requires a 25-foot buffer between the structure and the ordinary high water mark.

However, MICC 19.02.040(D)(1) allows garages and carports to be built within 10 feet of the property line of the *front* yard if there is more than 4 vertical feet difference as measured between the bottom wall of the building and ground elevation of the front yard property line where such property is closest to the building.

Ideally, 19.02.040(D)(1) should be eliminated. It is a building or structure above the ground level that extends into the yard setback. However, in the alternative, 19.02.040(D)(1) should not be available to waterfront lots that have flipped their front and rear yards pursuant to 19.02.020(c)(2)(a)(iii) because essentially it reduces the yard between the upper house to 10 feet. The effect of this provision can easily be seen as one takes a boat around Lake Washington. The waterfront house and the house directly behind look as though they are one contiguous property.

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Name: \_\_\_\_\_  
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Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

### REQUEST INFORMATION

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Address: \_\_\_\_\_  
County Assessors Parcel No.: \_\_\_\_\_  
Parcel Size (sq. ft.): \_\_\_\_\_

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Is this request for a Comprehensive Plan amendment or a development code amendment?

Comprehensive Plan amendment  Development code amendment

Would you like to submit a suggestion for a comprehensive plan or development code amendment, or is this an application for a specific amendment (check boxes)? Please note: applications are subject to applicable permit fees.

Suggestion  Application

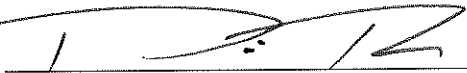
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**DOCKET REQUEST NARRATIVE – REQUIRED FOR ALL APPLICATIONS**

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Please attach a narrative responding to the following questions. Attach any additional sheets, supporting maps or graphics. Answer each question separately and reference the question number in your answer. **The application will be considered incomplete without a narrative answering all of the following questions.**

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4. For Comprehensive plan amendments: Is the proposal consistent the Growth Management Act and King County Countywide Planning Policies?
5. For development code amendments: how does the proposal align with the goals of the City's Comprehensive Plan?

Signature:  Date: 9-30-2022

## IV

### SUGGESTION FOR RESIDENTIAL CODE AMENDMENT

MICC 19.02.020 Residential Development Standards

MICC 19.02.020(D)(3)(b) Gross Floor Area Incentives for ADU's

#### Suggested Code Amendment:

I suggest limiting the Gross Floor Area Incentives for ADU's in MICC 19.02.020(D)(3)(b) to lots 8,400 square feet or smaller.

#### Analysis:

One of the primary purposes of the rewrite of the Residential Development Code was to address the massing and out of scale development in the smaller lot neighborhoods, with lots 8,400 square feet and less. MICC 19.02.020(D)(3)(b) allows a lot 10,000 square feet or less to have up to 5% additional Gross Floor Area for an ADU. (19.02.020(D)(3)(a) already allows a lot 7,500 sf lot or below an additional 5% GFA or 3,000 sf for either an ADU or the main house.)

A 10,000-square foot lot that can have a 4,000-square foot house does not need an additional 5% Gross Floor Area for an ADU. The primary tool used by the Planning Commission to reduce massing and out-of-scale residential development was to reduce GFAR from 45% to 40%, except this provision is directly contrary to that goal.

MICC 19.02.020(D)(3)(b) should be amended to limit the 5% additional GFA to lots 8,400 square feet and less.

## DOCKET REQUEST FORM

The following information is required to be included. Failure to complete this form may result in the application being incomplete. Incomplete applications will not be considered during the annual docket process.

### APPLICANT INFORMATION

Name: Daniel Thompson  
Address: 7265 N. Mercer Way, Mercer Island, WA 98040  
Phone: (206) 622-0670  
Email: danielphompson@hotmail.com

### AGENT/CONSULTANT/ATTORNEY: (COMPLETE IF PRIMARY CONTACT IS DIFFERENT FROM APPLICANT)

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

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Comprehensive Plan amendment  Development code amendment

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Suggestion  Application



## V

**SUGGESTION FOR RESIDENTIAL CODE AMENDMENT**

MICC 19.02.020 Residential Development Standards

MICC 19.02.020(G)(2)(a) and (b) Parking Requirements

**Suggested Code Amendment:**

I suggest that MICC 19.02.020(G)(2)(a) and (b) be amended to reduce house GFA from 3,000 sf to 2,000 sf in order to reduce covered parking spaces to one covered and one uncovered space.

**Analysis:**

During the Residential Development Code rewrite, parking requirements for residential houses were reduced based upon the square footage of the house pursuant to MICC 19.02.020(G)(2)(a) and (b). This was a very contentious amendment. Ironically, many builders are hesitant to not build a 3-car garage on Mercer Island since many of their first-time home buyers come from off-island to the east, where a 3-car garage is common.

A 3,000 sf home is quite large. For example, I have raised two children in a 2,700 sf house with a 3-car garage on Mercer Island. A 3,000 sf house can accommodate a two-covered garage space.

Ancillary issues from reducing parking requirements for houses 3,000 feet and below that were not well-discussed during the Residential Code rewrite include:

1. Mercer Island effectively has no intra-island transit. The 201 that circled the Mercers was eliminated because of low ridership, in part because it is very difficult for citizens to even get up their steep drives to one of the Mercers, and the 201 was very slow.
2. One covered garage space is usually required for the three different bins – garbage, recycle, and yard waste – plus storage of bikes, skis, tools, and other personal equipment. For the first 16 years I lived in a small house on First Hill with a one-car garage, which effectively was a zero-car garage since there was too much stuff in the garage to park a car in it. This effectively moves either cars, or items such as garbage bins, out into the yard and street.



3. Since Mercer Island residential neighborhoods have few sidewalks, cars parked along the street push kids walking to the school bus out into the middle of the road. This is especially problematic when it is dark.
4. Overflow street parking in the residential neighborhoods makes dedicated bike paths almost impossible, including on the Mercers. Not unlike the Town Center that only requires one parking stall per unit, reducing parking requirements simply subsidizes builders by shifting parking from onsite to the street.

The original intent was to ameliorate the reduction in GFAR limits in the new code. A resident would convert one parking space to living area. However, a 3,000 sf house simply does not need this incentive, and the GFA necessary to qualify for reduced parking should be reduced from 3,000 sf to 2,000 sf.

## DOCKET REQUEST FORM

The following information is required to be included. Failure to complete this form may result in the application being incomplete. Incomplete applications will not be considered during the annual docket process.

### APPLICANT INFORMATION

Name: Michael J. Murphy

Address: 2711 64th Ave. SE, Mercer Island, WA 98040

Phone: 206.618.7200

Email: murpm@comcast.net

### AGENT/CONSULTANT/ATTORNEY: (COMPLETE IF PRIMARY CONTACT IS DIFFERENT FROM APPLICANT)

Name: N/A

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

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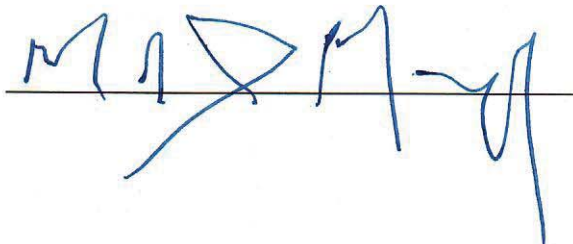
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Suggestion  Application

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Signature:  Date: 9/30/22

## Docket Request Narrative

1. Proposal: Delete the definition of “Piped Watercourses” in MICC 19.16.010 under the definition of “Watercourses,” and delete MICC 19.07.180.C(6) (“Piped Watercourse Setbacks”).

### MICC 19.16.010

#### Definitions

*Watercourses:* A course or route, formed by nature and generally consisting of a channel with a bed, banks, or sides throughout substantially all its length, along which surface waters, with some regularity (annually in the rainy season), naturally and normally flow in draining from higher to lower lands. This definition does not include irrigation and drainage [ditches](#), grass-lined swales, canals, storm water runoff devices, or other courses unless they are used by fish or to convey waters that were naturally occurring prior to construction.

Watercourses shall be classified according to the following types:

1. Type S, which include all waters, within their bankfull width, as inventoried as “shorelines of the state,” which are regulated by the [city’s Shoreline Master Program](#) pursuant to Chapter [90.58](#) RCW.
2. Type F, which include segments of natural waters other than Type S waters, which are within the bankfull widths of defined channels and periodically inundated areas of their associated [wetlands](#), or within lakes, ponds, or impoundments having a surface area of one-half acre or greater at seasonal low water and which in any case contain [fish habitat](#).
3. Type Np, which include all segments of natural waters within the bankfull width of defined channels that are perennial nonfish habitat streams. Perennial streams are flowing waters that do not go dry any time of a year of normal rainfall and include the intermittent dry portions of the perennial channel below the uppermost point of perennial flow.
4. Type Ns, which include all segments of natural waters within the bankfull width of the defined channels that are not Type S, F, or Np waters. These are seasonal, nonfish habitat streams in which surface flow is not present for at least some portion of a year of normal rainfall and are not located downstream from any stream reach that is a Type Np water. Ns waters must be physically connected by an aboveground channel system to Type S, F, or Np waters.

~~5. Piped watercourses, which are pipes or other conveyances through which surface waters, with some regularity (annually in the rainy season), naturally and normally flow in draining from higher to lower lands. This definition does not include irrigation and drainage [ditches](#), grass-lined swales, canals, storm water runoff devices, or other courses unless they are used by fish or to convey waters that were naturally occurring prior to construction.~~

19.07.180 Watercourses.

....

C. Development Standards – Buffers.

....

~~6. Piped Watercourse Setbacks.~~

~~a. The intent of applying setbacks to piped watercourses is to preserve the opportunity to daylight watercourses that were previously piped, to provide incentives to property owners to daylight and enhance previously piped watercourses, and to allow flexibility for development where daylighting piped watercourses is demonstrated to be infeasible.~~

~~b. Setbacks shall be established 45 feet from the centerline of piped watercourses.~~

~~c. Piped watercourses setback widths shall be reduced to a 15-foot buffer when the portion of the piped watercourse on the applicant’s property is daylighted and where the watercourse has been restored to an open channel, provided a restoration plan demonstrates:~~

~~i. The watercourse channel will be stable and is not expected to cause safety risks or environmental damage; and~~

~~ii. No additional impact nor encumbrance by watercourse buffer or critical area setback is added to properties neighboring the applicant(s) property.~~

~~d. Piped watercourse setback widths shall be reduced to: (i) 10 feet on lots with a lot width of 50 feet or more, and (ii) five feet on lots with a width of less than 50 feet, when daylighting is determined by qualified professional(s) to result in one or more of the following outcomes:~~

~~i. Increased risk of landslide or other potential hazard that cannot be mitigated;~~

~~ii. Increased risk of environmental damage (e.g., erosion, diminished water quality) that cannot be mitigated;~~

~~iii. The inability of a legally established existing lot to meet the vehicular access requirements of this title; or~~

~~iv. The inability of a legally established existing lot to meet the building pad standards in MICC 19.09.090.~~

The proposed amendments are intended to correct MI code and make it consistent with state law and the CAOs of all other jurisdictions in the area. More importantly, it will remove an onerous and probably unintended burden on hundreds of MI homeowners who are unaware of the fact that they are prevented from making even modest improvements or additions to their homes because they are within 45 feet of a storm main.

These provisions were added to our code in 2019 under Ord. 19C-05. They appear to have been driven by the notion that they would create an incentive for homeowners to “daylight” storm mains on their property and create more natural like streams. *See* 19.07.180(6)(a). This was an experiment that was not thought through.

The two provisions create a 45-foot “setback” on both sides of many storm mains as the City staff and consultants have interpreted it. A review of the City’s GIS mapping reveals that many of these 90-foot setbacks cover large swaths of existing lots and even include numerous existing homes. Because it is a “setback,” it prevents the homeowner from doing any improvements within the setback area, thus placing large portions of many Mercer Island lots off limits for improvement. Most people do not even know that they have this burden, until they apply for a permit. Unlike side yard setbacks, which total 15’ from the boundary, these “Piped Watercourse” setbacks, can extend as much as 45 feet into a lot (and more if the storm line is on the property), depending on the storm pipe location, rendering that area unusable by the homeowner for improvement that would otherwise be Code compliant. This amounts to a massive taking of property rights from hundreds of our neighbors.

Further, the way the provisions were drafted, there is almost no actual incentive to “daylight” the storm main. Daylighting the storm main can reduce the setback to 15 feet, but only if the homeowner demonstrates that “[t]he watercourse channel will be stable and is not expected to cause safety risks or environmental damage; *and* . . . No additional impact nor encumbrance by watercourse buffer or critical area setback is added to properties neighboring the applicant(s) property.” But when you “daylight” a storm main, you create a “stream” which has a 60 foot buffer under the Code. Given most lot sizes, that size buffer will most likely encroach on a neighbor’s lot. Thus, the provision is self-defeating. Otherwise, you can only reduce the “setback” if you can prove daylighting the pipe will create landslides, other unmitigable environmental damage, prevent driveway access to a legal lot, or prevent you from having a minimum building pad (for an undeveloped lot).

There are other flaws in these provisions. As discussed above, these provisions use “setbacks” instead of the usual buffers for critical areas. This is not consistent with normal practice. Normally setbacks relate to lot lines, not natural or other features. Here, the code creates setbacks around a feature that extends across property boundaries. This further demonstrates that the Code sections regarding “Piped Watercourses” were a poorly integrated addition to the CAO.

The definitions in 19.16.010 for “Ditches” and “Watercourses” are not consistent. Many mapped/designated “Piped Watercourses” include storm lines and ditches. These are not “formed by nature” and are specifically excluded from the Code definition, but they are subject to the 45-foot buffer according to the City GIS maps.

The subject provisions are not consistent with the Comprehensive Plan. That document says nothing about identifying and restoring pre-existing natural drainage ways as a public benefit. It certainly does not suggest to MI residents that the burden of such a policy will fall on only some of the residents who happen to live on or near a storm main. The City can certainly incentivize daylighting actual natural drainage ways, but one would expect a process and plan to identify candidates for such restoration and some form of public expenditure if this is a public good. It is bad public policy to take large swaths of property from residents to try and manufacture incentives. The Code establishes no plan or even studies to identify possible candidates for “restoration.”

Removing these provisions will not impair the structure, function, or ecological benefits of our existing storm water system. Removing these provisions will not affect the volume of storm run-off or water quality. Nor will it allow anyone to damage existing streams or storm mains, or to do anything that will increase turbidity in run-off. There will be no effect on existing streams or storm mains. The removal of these provisions, however, will allow our neighbors to utilize their property, and to permit normal improvements and additions on their lots that otherwise comply with the Development Code.

Finally, it is important to note that these provisions are not consistent with State stream typing, and I could find no other local jurisdictions that have similar Code language or try to equate storm mains with streams.

2. The public benefit is described above.
3. The foregoing narrative addresses the three decision criteria in MICC 19.15.250(D).
4. Not applicable.
5. The foregoing narrative addresses compliance with the Comprehensive Plan.

## DOCKET REQUEST FORM

The following information is required to be included. Failure to complete this form may result in the application being incomplete. Incomplete applications will not be considered during the annual docket process.

### APPLICANT INFORMATION

Name: Carolyn Boatsman

Address: 3210 74th AVE SE

Phone: 206-595-8579

Email: c.boatsman@comcast.net

### AGENT/CONSULTANT/ATTORNEY: (COMPLETE IF PRIMARY CONTACT IS DIFFERENT FROM APPLICANT)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

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Suggestion

Application



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Signature: Carolyn Boatsman Date: 10/1/2022

DOCKET REQUEST NARRATIVE – REQUIRED FOR ALL APPLICATIONS

Carolyn Boatsman  
October 1, 2022

1. Please provide a detailed description of the proposed amendment and a clear statement of what the proposed amendment is intended to accomplish.

The following amendment is proposed to Mercer Island City Code 19.15.230:

E. *Docketing criteria.* The following criteria shall be used to determine whether a proposed amendment is added to the final docket in subsection D of this section:

1. The request has been filed in a timely manner, and either:
  - a. State law requires, or a decision of a court or administrative agency has directed, such a change; or
  - 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.~~iii. 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.~~iv. 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.

What the proposed amendment would accomplish: The amendment would ensure that a proposal with community and the environmental benefit would receive timely consideration. Proposals that pertain to ongoing work, if approved by the City Council, could be folded into the work item.

a. Indicate the specific Comprehensive Plan Elements, maps, goals or policies or the specific sections of the development code you propose to amend.

See ~~strikeout~~/underline of code text above.

b. If the proposal would amend existing Comprehensive Plan or development code text, please provide the proposal in underline/strikeout format with text to be added indicated by underlining and text to be deleted indicated with strikeouts.

See ~~strikeout~~/underline of code text above.

c. If a map amendment is proposed, please provide a map that clearly outlines the areas proposed to be changed.

Not applicable.

2. How does the proposal benefit the community or the environment?

Timely consideration will be given to docket requests that may provide benefit to the community or the environment.

3. Explain how the request relates to the applicable decision criteria (MICC 19.15.250(D) for code amendments, and MICC 19.15.230(F) for Comprehensive Plan amendments, see below).

1. The amendment is consistent with the comprehensive plan; and

The Comprehensive Plan is silent on whether proposed code amendments should be considered. However MICC 19.15.250.C.2.c. states:

“Suggested code amendments and applications for code amendments shall be docketed pursuant to MICC [19.15.230\(D\)](#) and considered on at least an annual basis.”

2. The amendment bears a substantial relation to the public health, safety, or welfare; and

Timely consideration of proposals that provide community and environmental benefit meets this standard.

3. The amendment is in the best interest of the community as a whole.

Timely consideration of proposals that provide community and environmental benefit meets this standard.

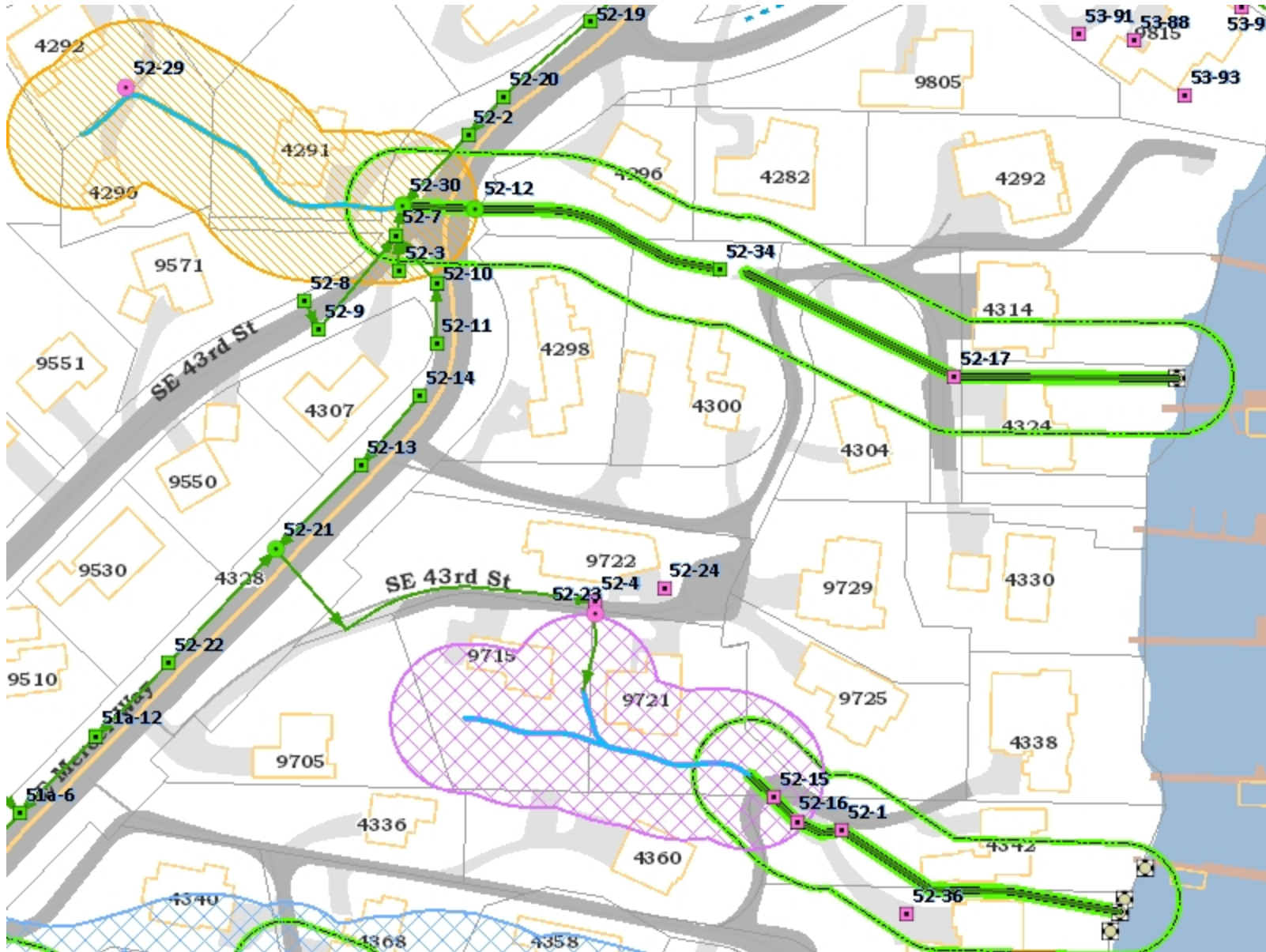
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Not applicable.

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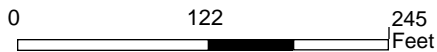
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### Legend

- Storm Catch Basin**
  - CB, City Owned
  - CB, Private
  - CB, Unknown
  - Type 2, City Owned
  - Type 2, Private
  - Type 2, Unknown
- Storm Main**
  - Pipe
  - Open Watercourse
  - Piped Watercourse
  - - - Ditch
  - - - Culvert
  - - - Other
  - Storm Main - Private
- Storm Discharge Point**
  - ⊠
- Unpiped Watercourse**
  - Type "F" = Fish
  - Type "Np" = Non-Fish
  - Type "Ns" = Non-Fish Seasonal
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  -
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  - ▣ Type "F" = 120-Ft Buffer
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  - ▣ Piped Type F/Np/Ns = 45-Ft Setback
- Address**
  - Building
  - Property Line
  - Docks

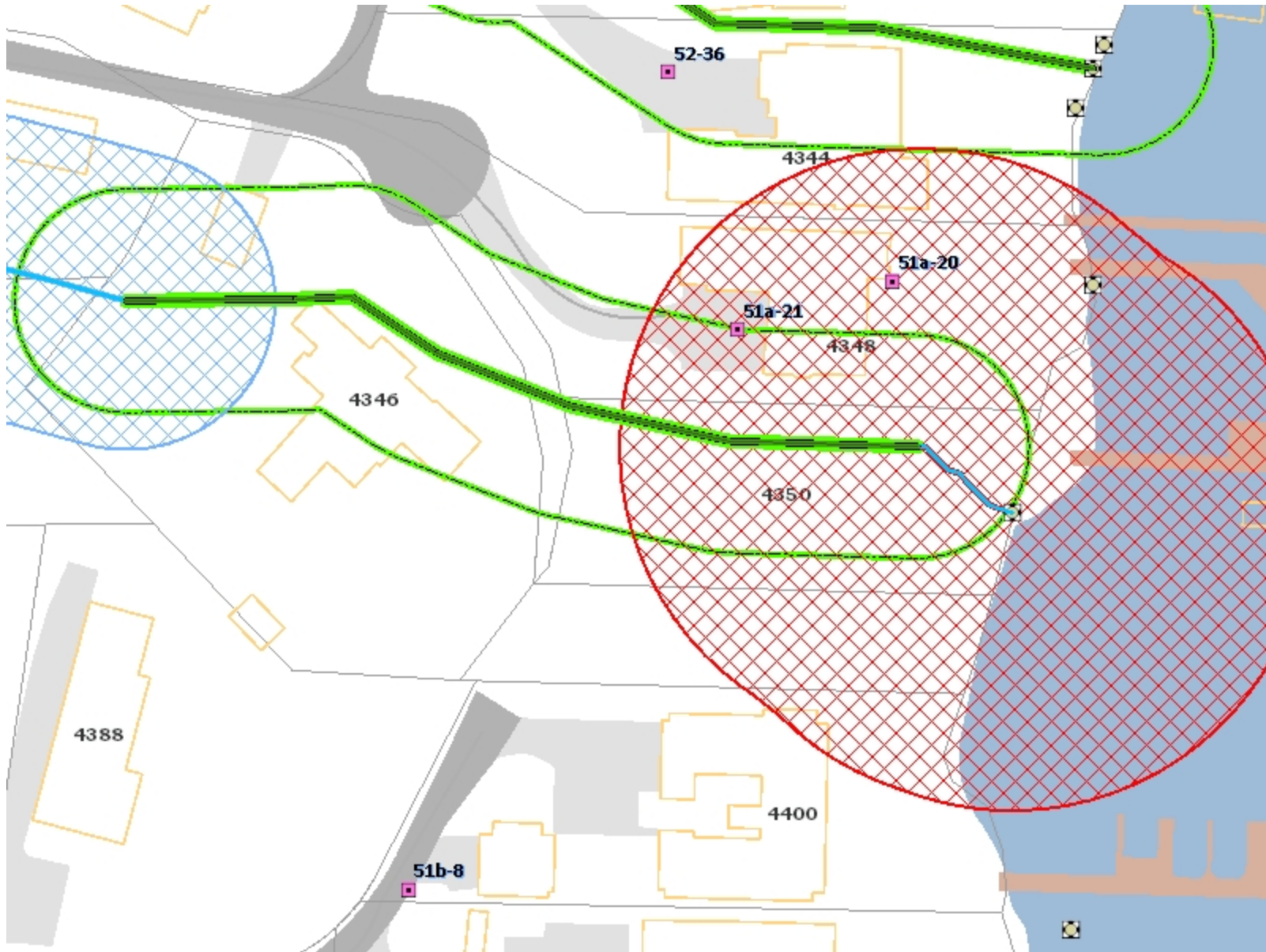


1 inch = 244.556941 feet



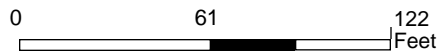
Disclaimer: These maps were developed by the City of Mercer Island and are intended to be a general purpose digital reference tool. These maps are not an accepted legal instrument for describing, establishing, recording or maintaining descriptions for property concerns or boundaries. The City makes no representation or warranty with respect to the accuracy or currency of these data sets, especially in regard to labeling of surveyed dimensions, or agreement with official sources such as records of survey, or mapped locations of features.

### Notes



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1 inch = 122.2784705 feet

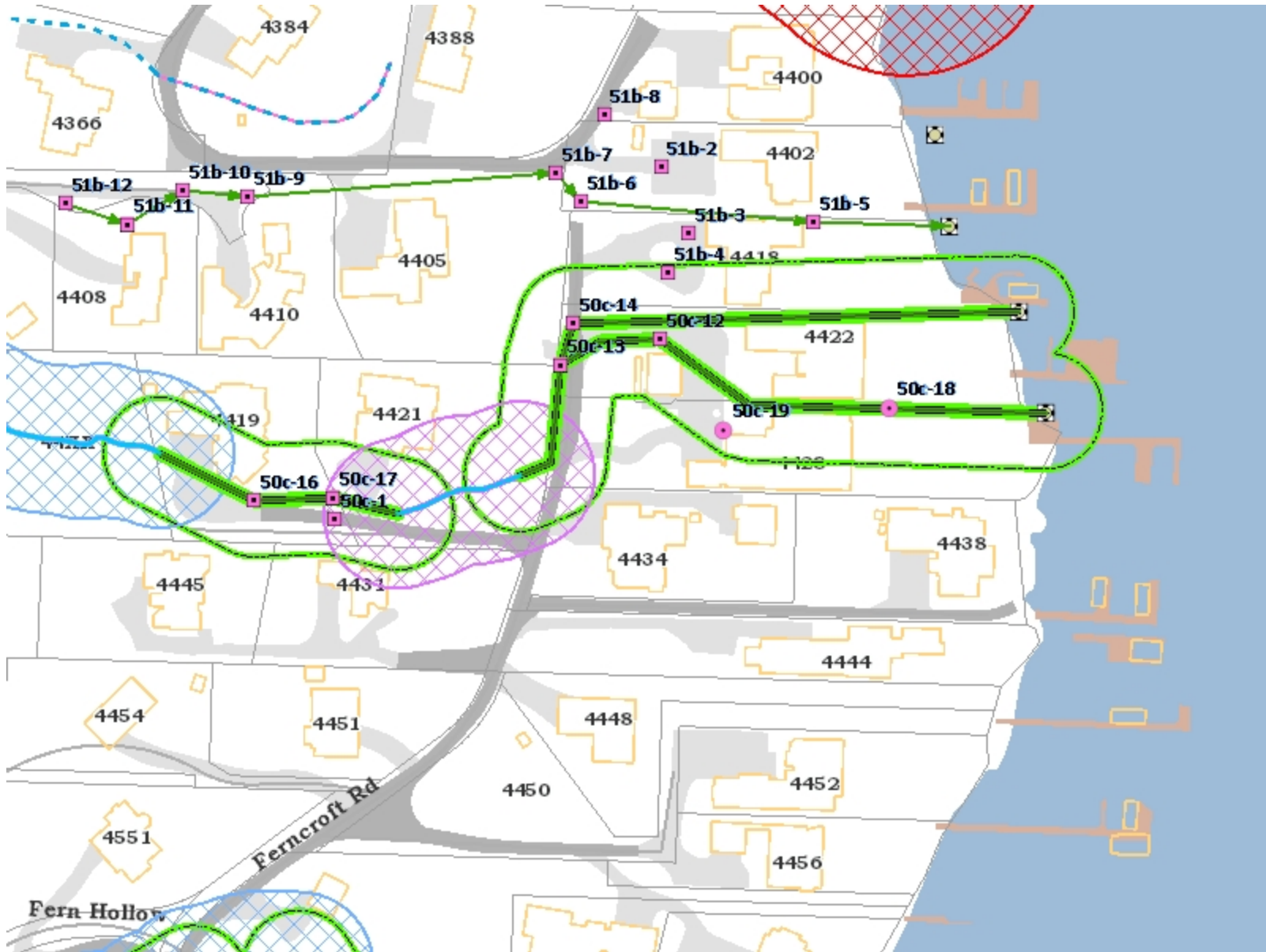


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### Notes

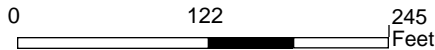


Item 2.



### Legend

- Storm Catch Basin**
  - CB, City Owned
  - CB, Private
  - CB, Unknown
  - Type 2, City Owned
  - Type 2, Private
  - Type 2, Unknown
- Storm Main**
  - Pipe
  - Open Watercourse
  - Piped Watercourse
  - Ditch
  - Culvert
  - Other
- Storm Main - Private
- Storm Discharge Point
- Unpiped Watercourse**
  - Type "F" = Fish
  - Type "Np" = Non-Fish
  - Type "Ns" = Non-Fish Seasonal
  - Type "Np" (Unverified)
  - Type "Ns" (Unverified)
- Piped Watercourse**
- Watercourse Buffer/Setback**
  - Type "F" = 120-Ft Buffer
  - Type "Np" = 60-Ft Buffer
  - Type "Ns" = 60-Ft Buffer
  - Type "Np" Unverified = 60-Ft Buffer
  - Type "Ns" Unverified = 60-Ft Buffer
  - Piped Type F/Np/Ns = 45-Ft Setback
- Address**
  - Building
  - Property Line
  - Docks

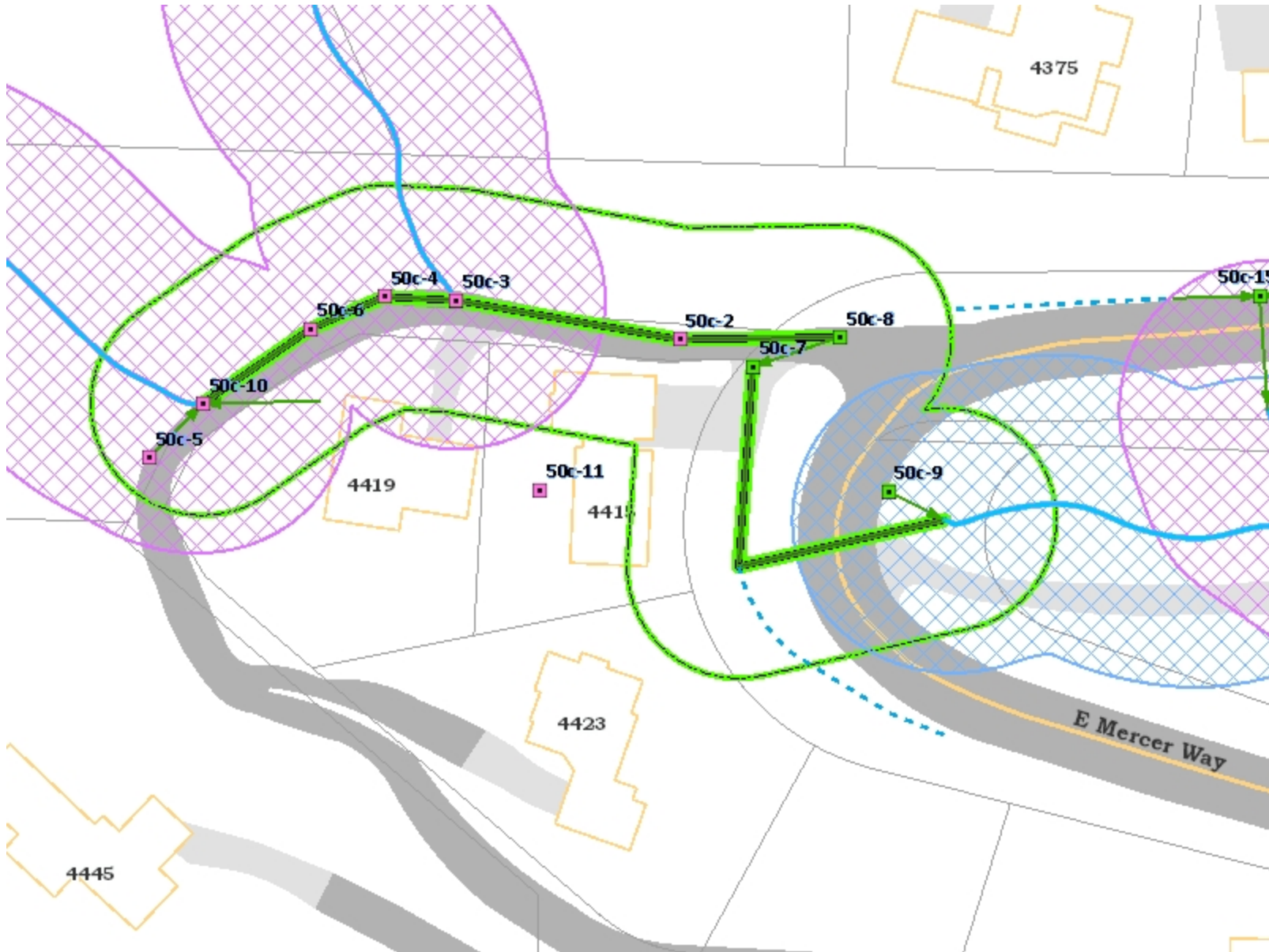


1 inch = 244.556941 feet



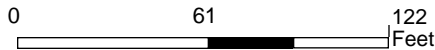
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### Notes



### Legend

- Storm Catch Basin**
  - CB, City Owned
  - CB, Private
  - CB, Unknown
  - Type 2, City Owned
  - Type 2, Private
  - Type 2, Unknown
- Storm Main**
  - Pipe
  - Open Watercourse
  - Piped Watercourse
  - - - Ditch
  - - - Culvert
  - - - Other
  - Storm Main - Private
- ⊠ Storm Discharge Point
- Unpiped Watercourse**
  - Type "F" = Fish
  - Type "Np" = Non-Fish
  - Type "Ns" = Non-Fish Seasonal
  - Type "Np" (Unverified)
  - Type "Ns" (Unverified)
- Piped Watercourse**
- Watercourse Buffer/Setback**
  - ⊠ Type "F" = 120-Ft Buffer
  - ⊠ Type "Np" = 60-Ft Buffer
  - ⊠ Type "Ns" = 60-Ft Buffer
  - ⊠ Type "Np" Unverified = 60-Ft Buffer
  - ⊠ Type "Ns" Unverified = 60-Ft Buffer
  - ⊠ Piped Type F/Np/Ns = 45-Ft Setback
- Building
- Property Line
- Docks

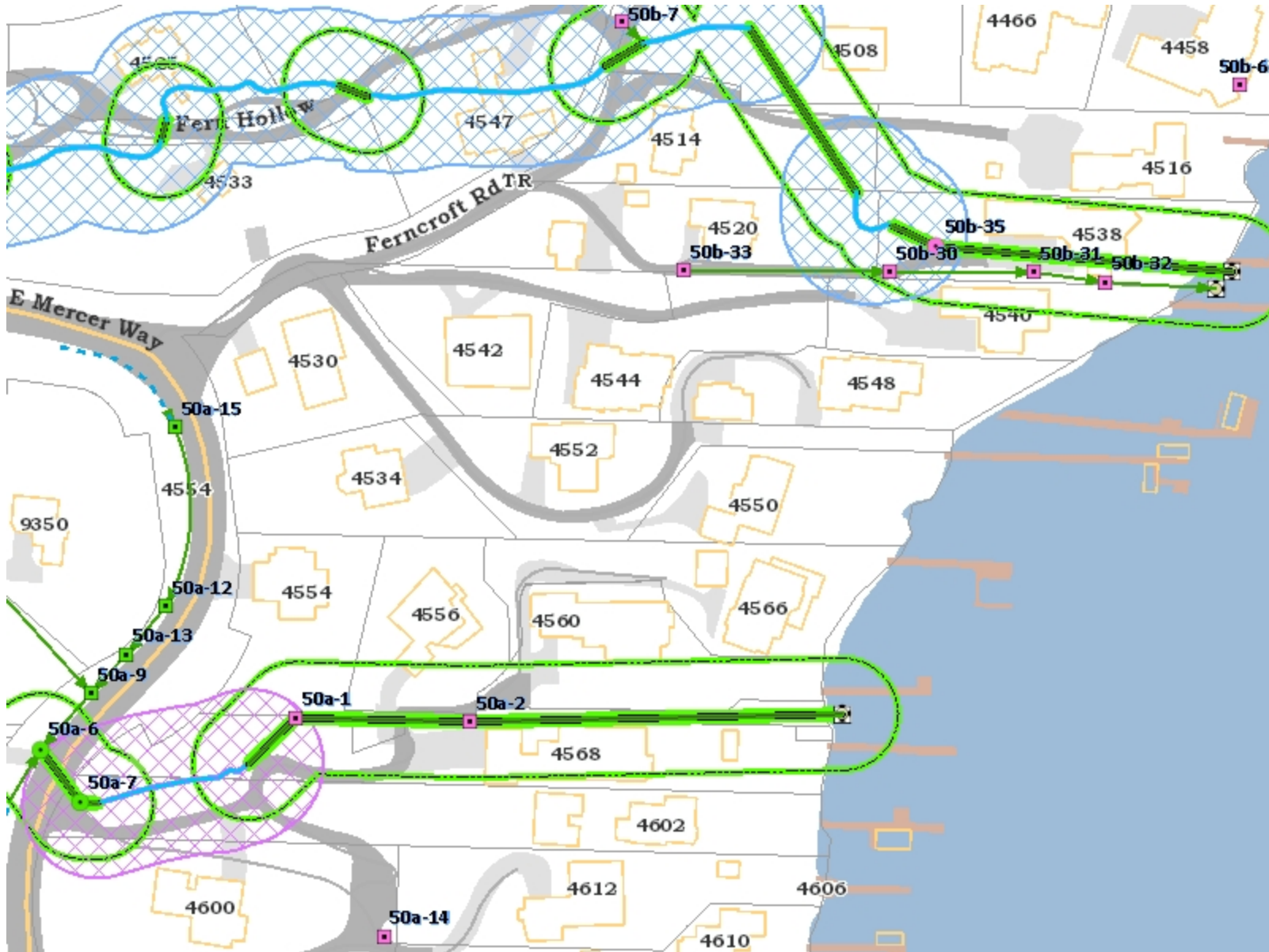


1 inch = 122.2784705 feet



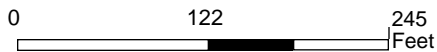
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### Notes



### Legend

- Storm Catch Basin**
  - CB, City Owned
  - CB, Private
  - CB, Unknown
  - Type 2, City Owned
  - Type 2, Private
  - Type 2, Unknown
- Storm Main**
  - Pipe
  - Open Watercourse
  - Piped Watercourse
  - - Ditch
  - - Culvert
  - - Other
- Storm Main - Private
- ⊠ Storm Discharge Point
- Unpiped Watercourse**
  - Type "F" = Fish
  - Type "Np" = Non-Fish
  - Type "Ns" = Non-Fish Seasonal
  - Type "Np" (Unverified)
  - Type "Ns" (Unverified)
- Piped Watercourse
- Watercourse Buffer/Setback**
  - ⊠ Type "F" = 120-Ft Buffer
  - ⊠ Type "Np" = 60-Ft Buffer
  - ⊠ Type "Ns" = 60-Ft Buffer
  - ⊠ Type "Np" Unverified = 60-Ft Buffer
  - ⊠ Type "Ns" Unverified = 60-Ft Buffer
  - ⊠ Piped Type F/Np/Ns = 45-Ft Setback
- Address**
  - Building
  - Property Line
  - Docks



1 inch = 244.556941 feet



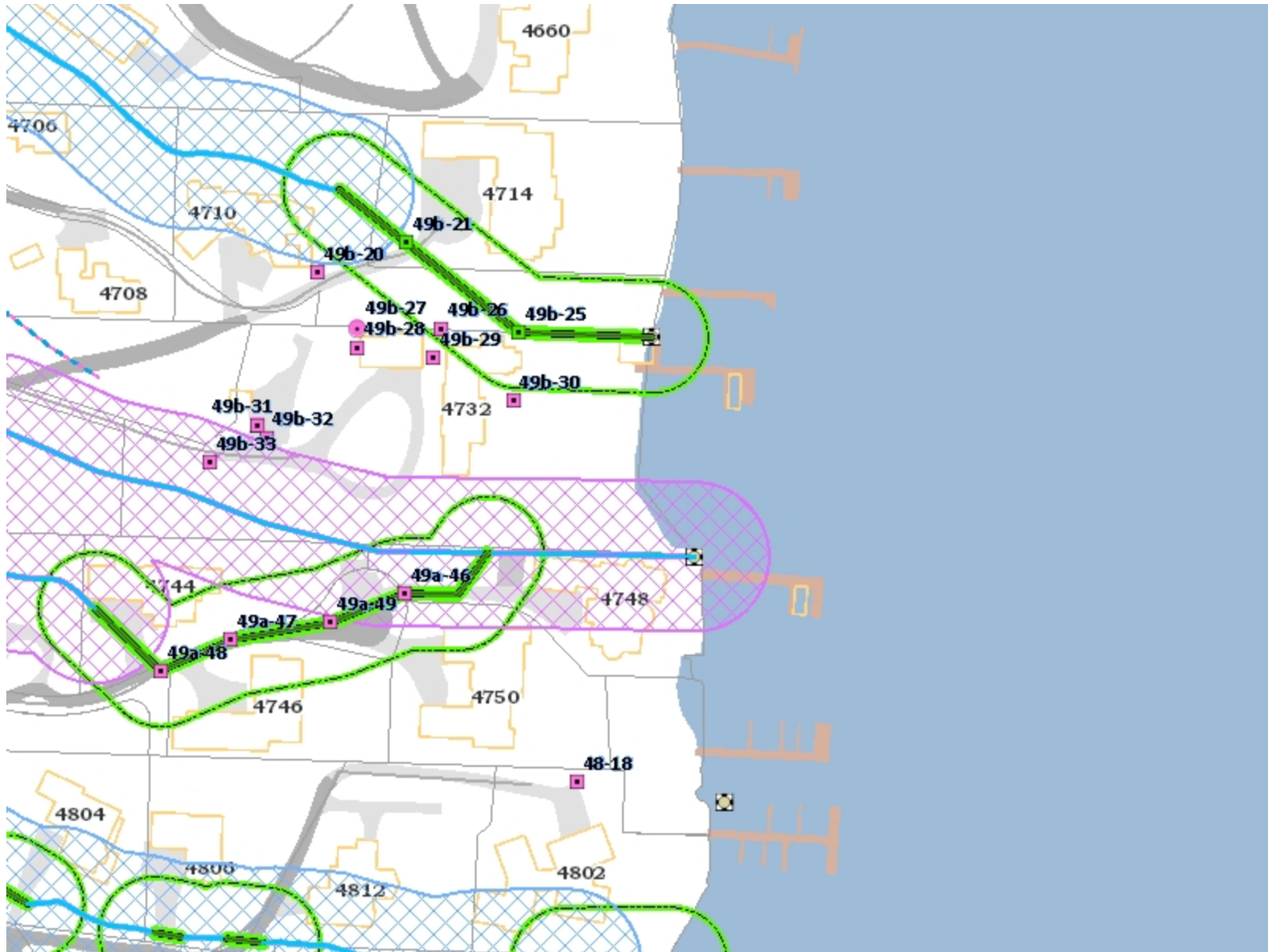
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### Notes



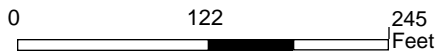


Item 2.



### Legend

- Storm Catch Basin**
  - CB, City Owned
  - CB, Private
  - CB, Unknown
  - Type 2, City Owned
  - Type 2, Private
  - Type 2, Unknown
- Storm Main**
  - Pipe
  - Open Watercourse
  - Piped Watercourse
  - - Ditch
  - - Culvert
  - - Other
- Storm Main - Private
- ⊠ Storm Discharge Point
- Unpiped Watercourse**
  - Type "F" = Fish
  - Type "Np" = Non-Fish
  - Type "Ns" = Non-Fish Seasonal
  - Type "Np" (Unverified)
  - Type "Ns" (Unverified)
- Piped Watercourse
- Watercourse Buffer/Setback**
  - ⊠ Type "F" = 120-Ft Buffer
  - ⊠ Type "Np" = 60-Ft Buffer
  - ⊠ Type "Ns" = 60-Ft Buffer
  - ⊠ Type "Np" Unverified = 60-Ft Buffer
  - ⊠ Type "Ns" Unverified = 60-Ft Buffer
  - ⊠ Piped Type F/Np/Ns = 45-Ft Setback
- Address**
  - Building
  - Property Line
  - Docks

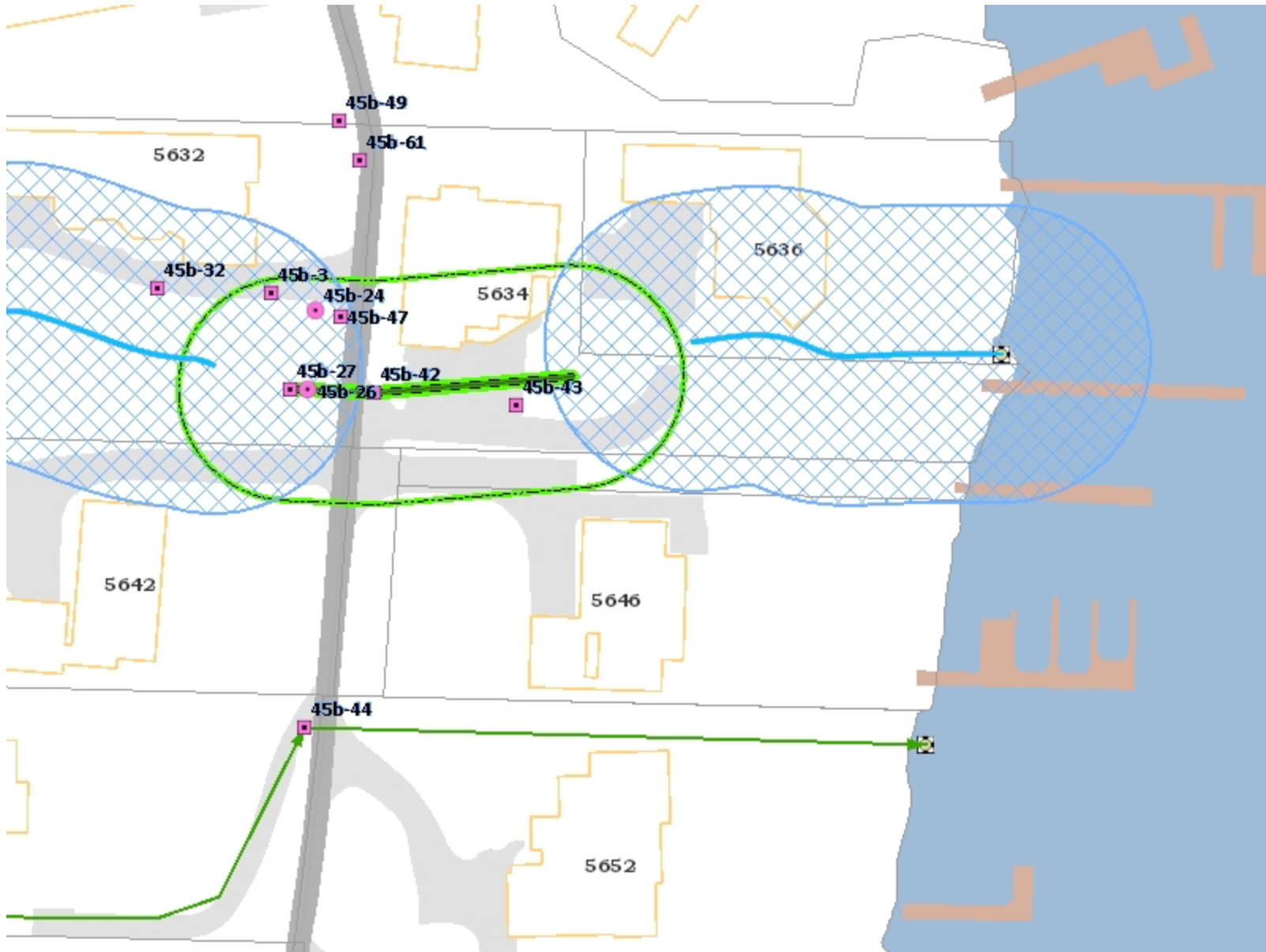


1 inch = 244.556941 feet



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### Notes



### Legend

**Storm Catch Basin**

- CB, City Owned
- CB, Private
- CB, Unknown
- Type 2, City Owned
- Type 2, Private
- Type 2, Unknown

**Storm Main**

- Pipe
- Open Watercourse
- Piped Watercourse
- - Ditch
- - Culvert
- - Other

— Storm Main - Private

⊠ Storm Discharge Point

**Unpiped Watercourse**

- Type "F" = Fish
- Type "Np" = Non-Fish
- Type "Ns" = Non-Fish Seasonal
- Type "Np" (Unverified)
- Type "Ns" (Unverified)

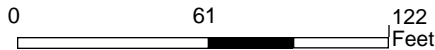
**Piped Watercourse**

**Watercourse Buffer/Setback**

- ⊠ Type "F" = 120-Ft Buffer
- ⊠ Type "Np" = 60-Ft Buffer
- ⊠ Type "Ns" = 60-Ft Buffer
- ⊠ Type "Np" Unverified = 60-Ft Buffer
- ⊠ Type "Ns" Unverified = 60-Ft Buffer
- ⊠ Piped Type F/Np/Ns = 45-Ft Setback

**Address**

- Building
- Property Line
- Docks



1 inch = 122.2784705 feet

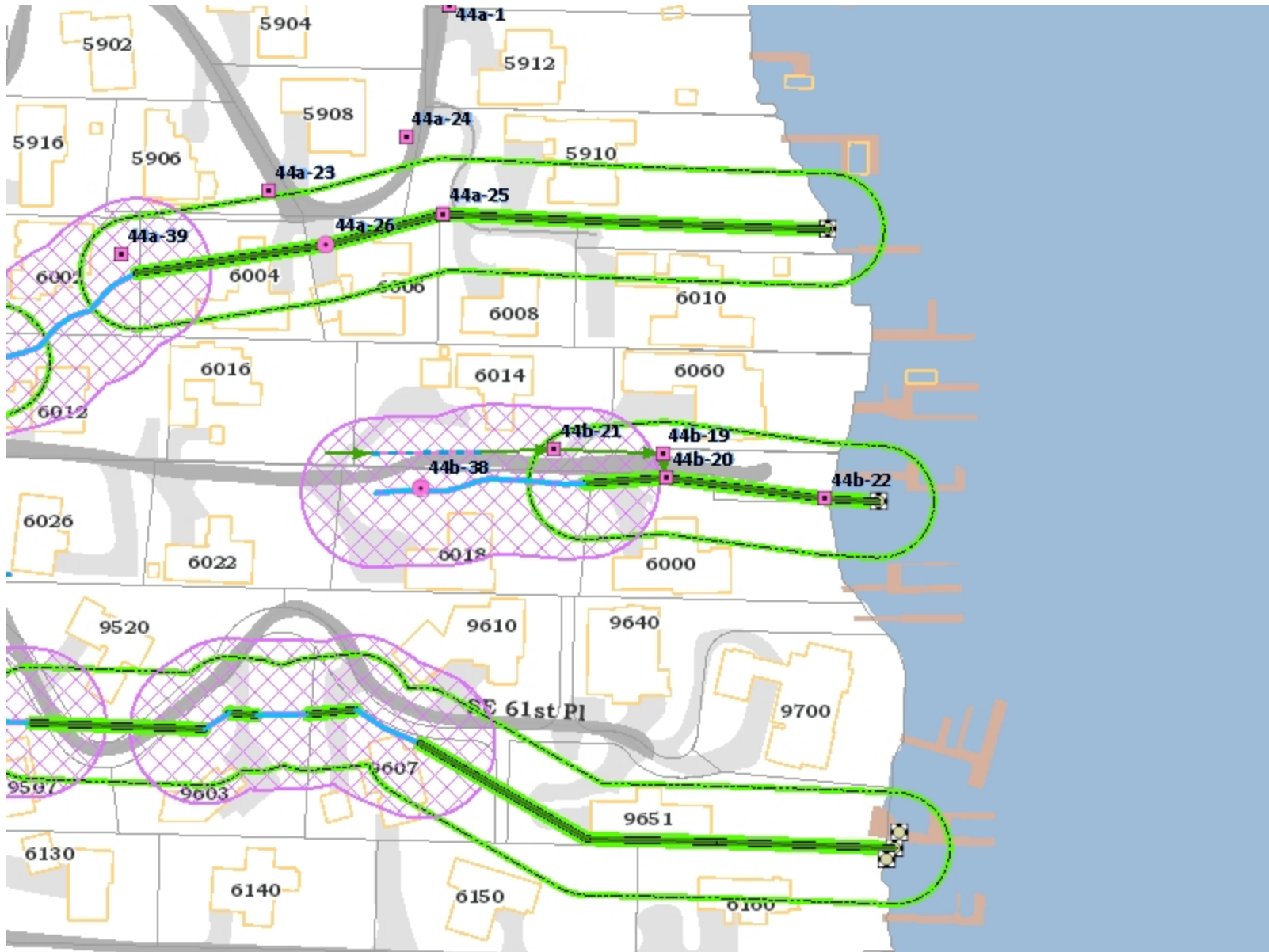


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**Notes**

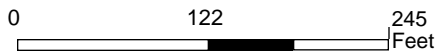


Item 2.



### Legend

- Storm Catch Basin**
  - CB, City Owned
  - CB, Private
  - CB, Unknown
  - Type 2, City Owned
  - Type 2, Private
  - Type 2, Unknown
- Storm Main**
  - Pipe
  - Open Watercourse
  - Piped Watercourse
  - - - Ditch
  - - - Culvert
  - - - Other
- Storm Main - Private
- ⊠ Storm Discharge Point
- Unpiped Watercourse**
  - Type "F" = Fish
  - Type "Np" = Non-Fish
  - Type "Ns" = Non-Fish Seasonal
  - Type "Np" (Unverified)
  - Type "Ns" (Unverified)
- Piped Watercourse
- Watercourse Buffer/Setback**
  - ⊠ Type "F" = 120-Ft Buffer
  - ⊠ Type "Np" = 60-Ft Buffer
  - ⊠ Type "Ns" = 60-Ft Buffer
  - ⊠ Type "Np" Unverified = 60-Ft Buffer
  - ⊠ Type "Ns" Unverified = 60-Ft Buffer
  - ⊠ Piped Type F/Np/Ns = 45-Ft Setback
- Address**
  - Building
  - Property Line
  - Docks



1 inch = 244.556941 feet

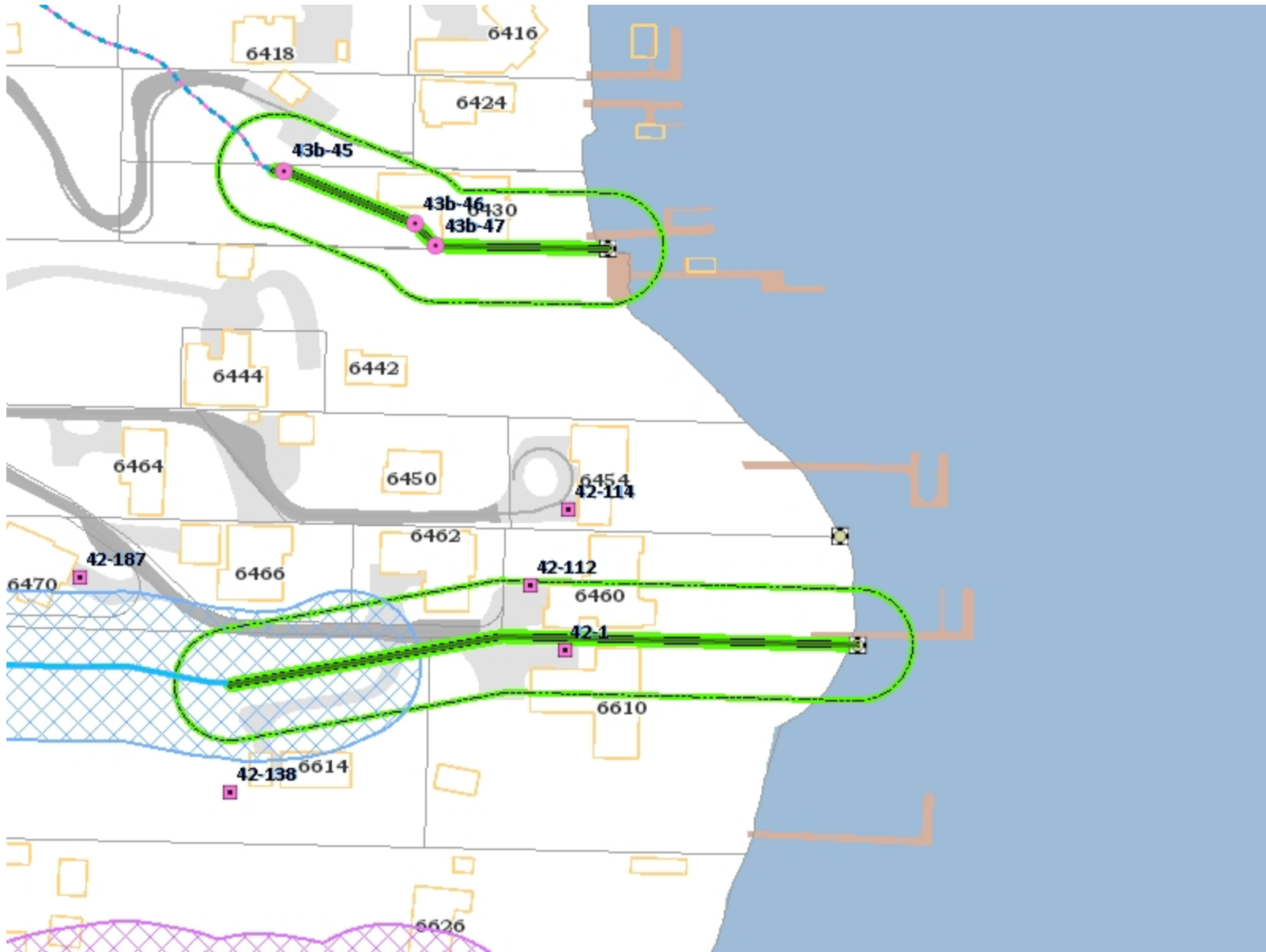


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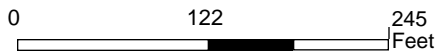


Item 2.



### Legend

- Storm Catch Basin**
  - CB, City Owned
  - CB, Private
  - CB, Unknown
  - Type 2, City Owned
  - Type 2, Private
  - Type 2, Unknown
- Storm Main**
  - Pipe
  - Open Watercourse
  - Piped Watercourse
  - - Ditch
  - - Culvert
  - - Other
- Storm Main - Private
- ⊠ Storm Discharge Point
- Unpiped Watercourse**
  - Type "F" = Fish
  - Type "Np" = Non-Fish
  - Type "Ns" = Non-Fish Seasonal
  - Type "Np" (Unverified)
  - Type "Ns" (Unverified)
- Piped Watercourse
- Watercourse Buffer/Setback**
  - ⊠ Type "F" = 120-Ft Buffer
  - ⊠ Type "Np" = 60-Ft Buffer
  - ⊠ Type "Ns" = 60-Ft Buffer
  - ⊠ Type "Np" Unverified = 60-Ft Buffer
  - ⊠ Type "Ns" Unverified = 60-Ft Buffer
  - ⊠ Piped Type F/Np/Ns = 45-Ft Setback
- Address**
  - Building
  - Property Line
  - Docks



1 inch = 244.556941 feet

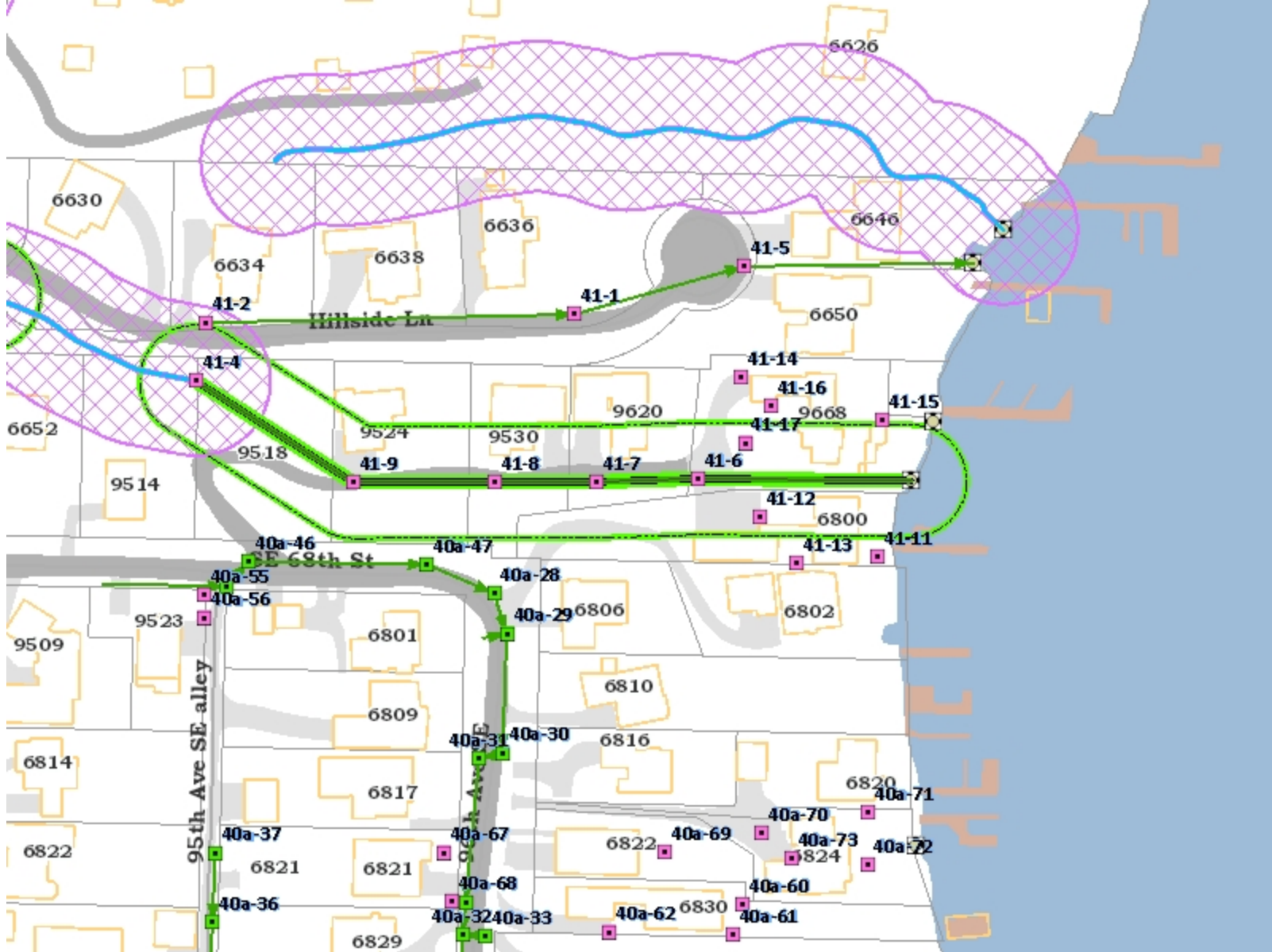


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### Notes

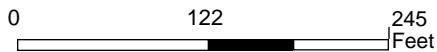


Item 2.



## Legend

- Storm Catch Basin**
  - CB, City Owned
  - CB, Private
  - CB, Unknown
  - Type 2, City Owned
  - Type 2, Private
  - Type 2, Unknown
- Storm Main**
  - Pipe
  - Open Watercourse
  - Piped Watercourse
  - - - Ditch
  - - - Culvert
  - - - Other
- Storm Main - Private
- ⊠ Storm Discharge Point
- Unpiped Watercourse**
  - Type "F" = Fish
  - Type "Np" = Non-Fish
  - Type "Ns" = Non-Fish Seasonal
  - Type "Np" (Unverified)
  - Type "Ns" (Unverified)
- Piped Watercourse**
- Watercourse Buffer/Setback**
  - ⊠ Type "F" = 120-Ft Buffer
  - ⊠ Type "Np" = 60-Ft Buffer
  - ⊠ Type "Ns" = 60-Ft Buffer
  - ⊠ Type "Np" Unverified = 60-Ft Buffer
  - ⊠ Type "Ns" Unverified = 60-Ft Buffer
  - ⊠ Piped Type F/Np/Ns = 45-Ft Setback
- Address**
  - Building
  - Property Line
  - Docks

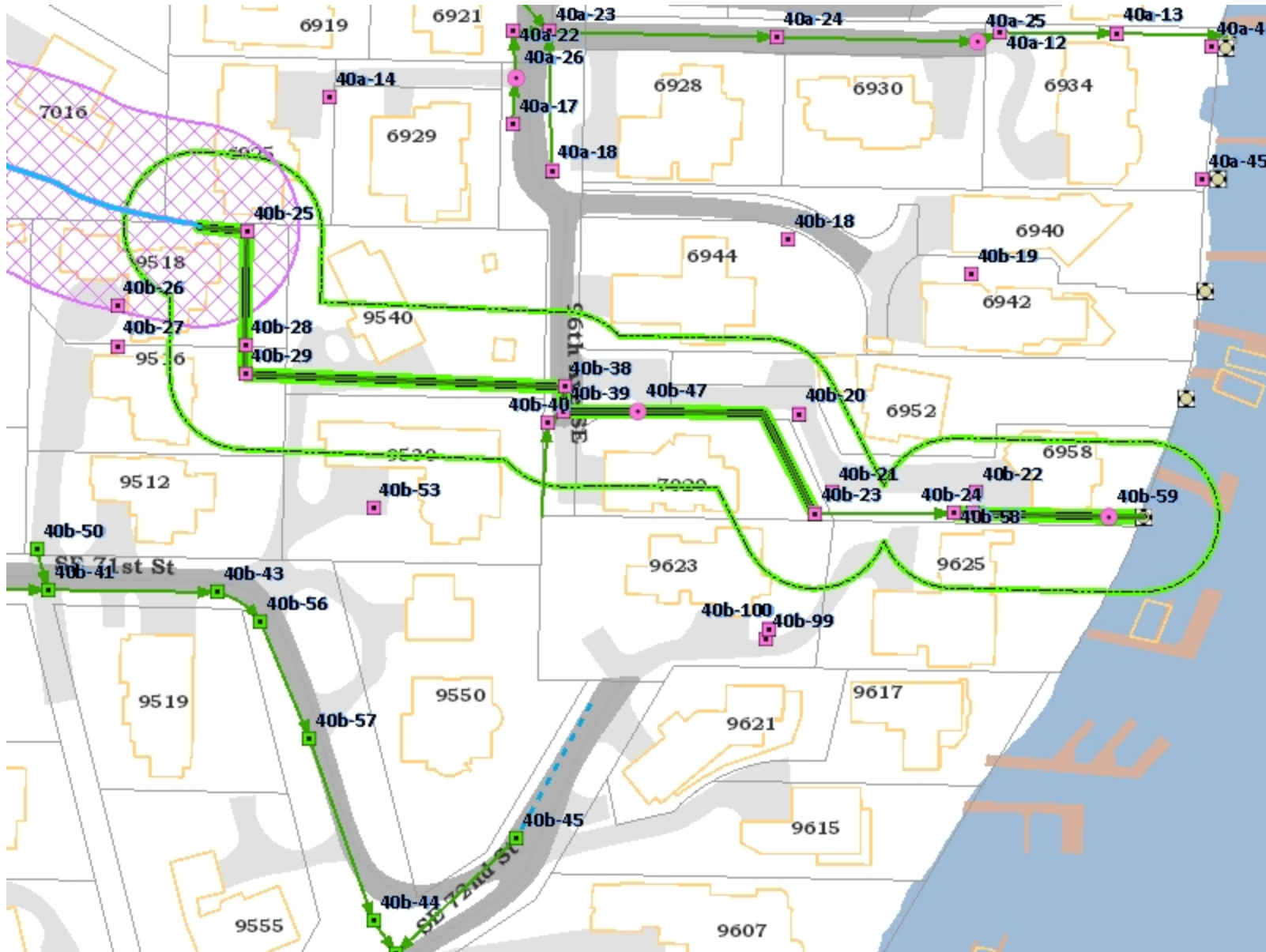


1 inch = 244.556941 feet



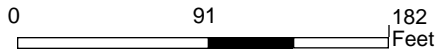
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## Notes



### Legend

- Storm Catch Basin**
  - CB, City Owned
  - CB, Private
  - CB, Unknown
  - Type 2, City Owned
  - Type 2, Private
  - Type 2, Unknown
- Storm Main**
  - Pipe
  - Open Watercourse
  - Piped Watercourse
  - - - Ditch
  - - - Culvert
  - - - Other
- Storm Main - Private
- ⊠ Storm Discharge Point
- Unpiped Watercourse**
  - Type "F" = Fish
  - Type "Np" = Non-Fish
  - Type "Ns" = Non-Fish Seasonal
  - Type "Np" (Unverified)
  - Type "Ns" (Unverified)
- Piped Watercourse
- Watercourse Buffer/Setback**
  - ⊠ Type "F" = 120-Ft Buffer
  - ⊠ Type "Np" = 60-Ft Buffer
  - ⊠ Type "Ns" = 60-Ft Buffer
  - ⊠ Type "Np" Unverified = 60-Ft Buffer
  - ⊠ Type "Ns" Unverified = 60-Ft Buffer
  - ⊠ Piped Type F/Np/Ns = 45-Ft Setback
- Address**
  - Building
  - Property Line
  - Docks

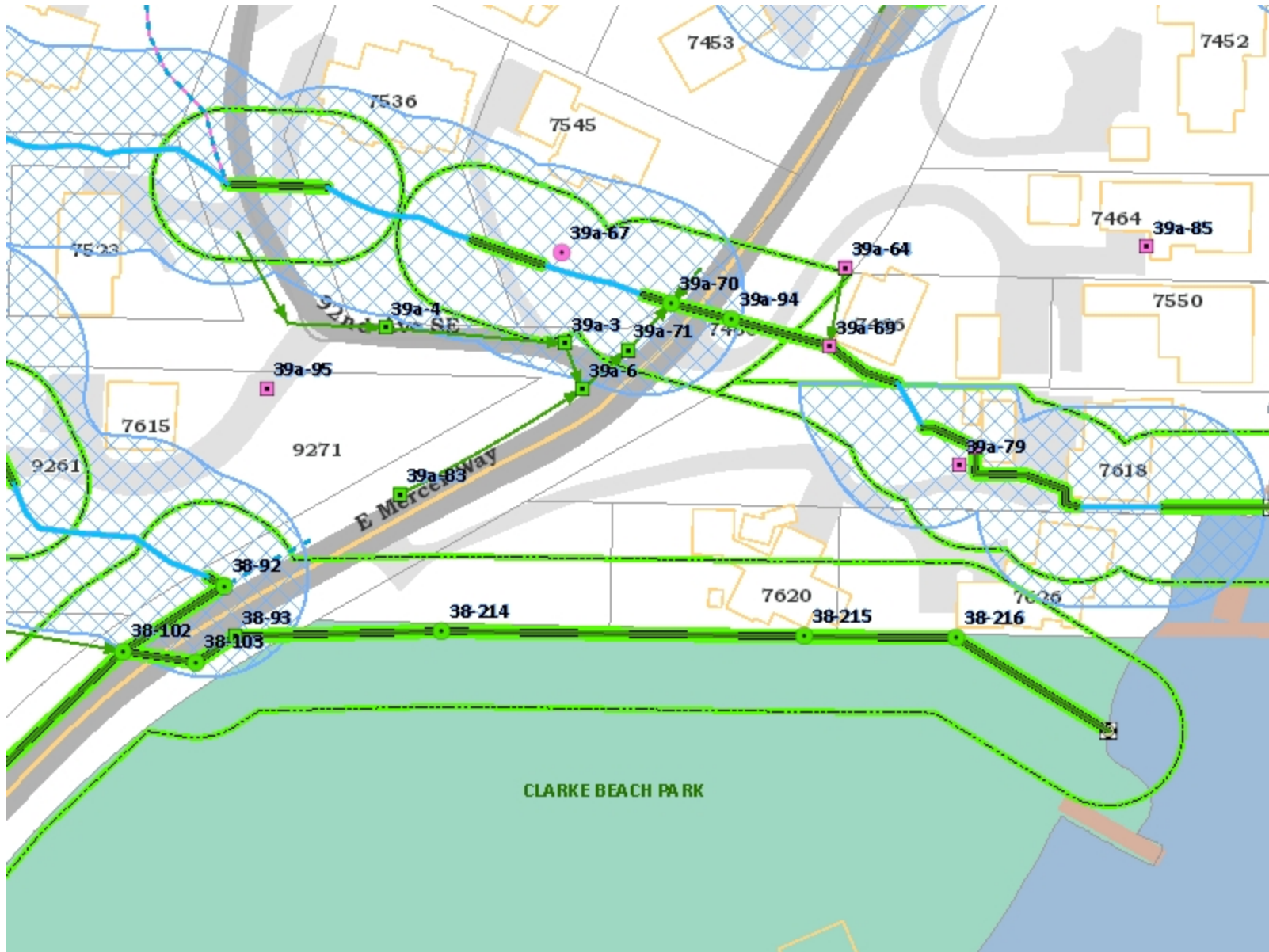


1 inch = 181.914282 feet



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### Notes



### Legend

**Storm Catch Basin**

- CB, City Owned
- CB, Private
- CB, Unknown
- Type 2, City Owned
- Type 2, Private
- Type 2, Unknown

**Storm Main**

- Pipe
- Open Watercourse
- Piped Watercourse
- - - Ditch
- - - Culvert
- - - Other

— Storm Main - Private

■ Storm Discharge Point

**Unpiped Watercourse**

- Type "F" = Fish
- Type "Np" = Non-Fish
- Type "Ns" = Non-Fish Seasonal
- Type "Np" (Unverified)
- Type "Ns" (Unverified)

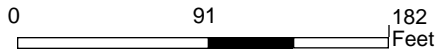
— Piped Watercourse

**Watercourse Buffer/Setback**

- ▣ Type "F" = 120-Ft Buffer
- ▣ Type "Np" = 60-Ft Buffer
- ▣ Type "Ns" = 60-Ft Buffer
- ▣ Type "Np" Unverified = 60-Ft Buffer
- ▣ Type "Ns" Unverified = 60-Ft Buffer
- ▣ Piped Type F/Np/Ns = 45-Ft Setback

**Address**

- Building
- Property Line
- Docks



1 inch = 181.914282 feet

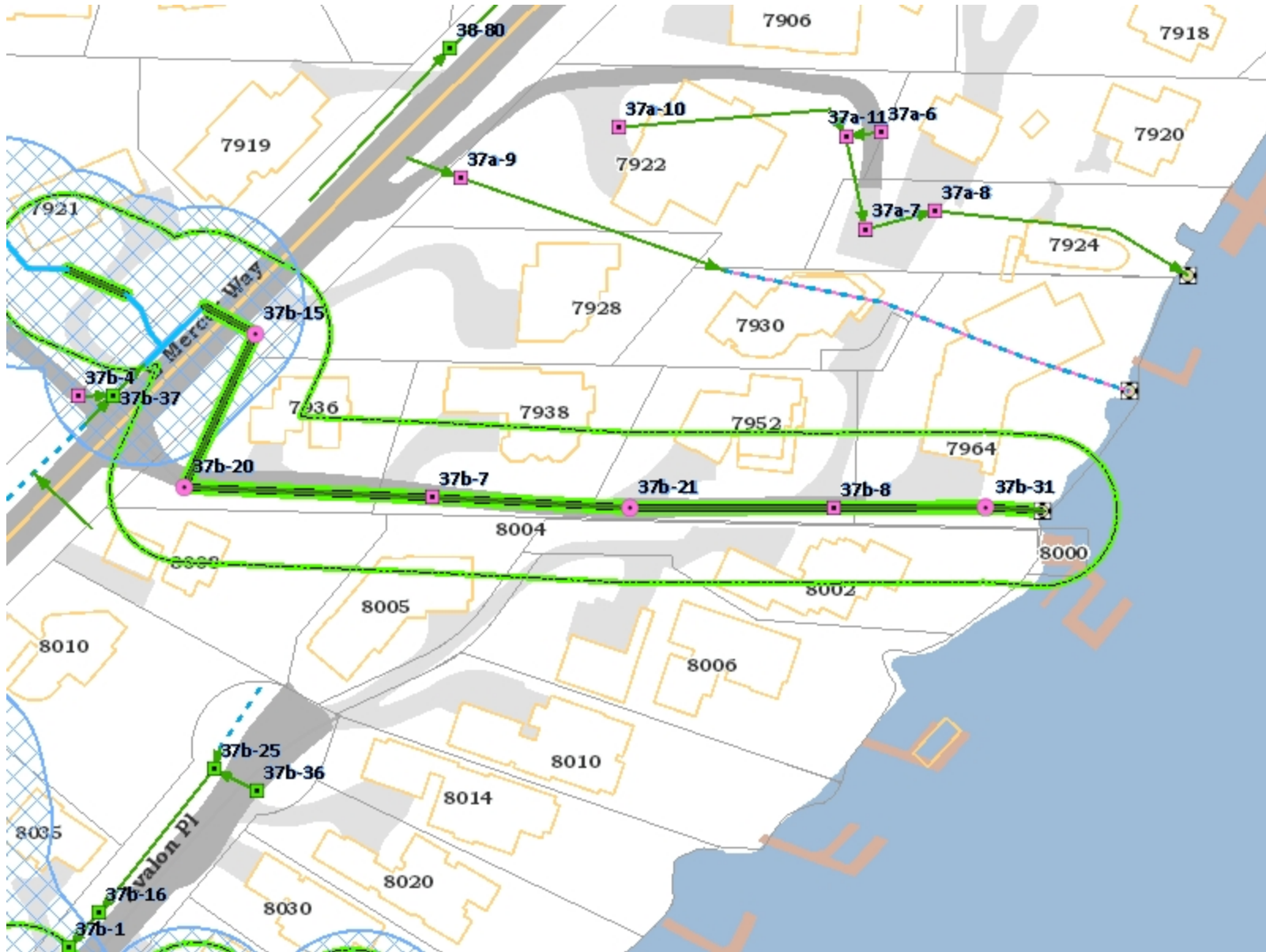


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Notes

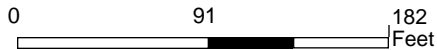






### Legend

- Storm Catch Basin**
  - CB, City Owned (Green square)
  - CB, Private (Pink square)
  - CB, Unknown (Black square)
  - Type 2, City Owned (Green circle)
  - Type 2, Private (Pink circle)
  - Type 2, Unknown (Black circle)
- Storm Main**
  - Pipe (Green line with arrow)
  - Open Watercourse (Blue line)
  - Piped Watercourse (Green line)
  - Ditch (Dashed blue line)
  - Culvert (Dashed black line)
  - Other (Red line)
  - Storm Main - Private (Pink line)
  - Storm Discharge Point (Square with 'S')
- Unpiped Watercourse**
  - Type "F" = Fish (Red line)
  - Type "Np" = Non-Fish (Blue line)
  - Type "Ns" = Non-Fish Seasonal (Purple line)
  - Type "Np" (Unverified) (Yellow line)
  - Type "Ns" (Unverified) (Orange line)
- Piped Watercourse** (Green line)
- Watercourse Buffer/Setback**
  - Type "F" = 120-Ft Buffer (Red hatched box)
  - Type "Np" = 60-Ft Buffer (Blue hatched box)
  - Type "Ns" = 60-Ft Buffer (Purple hatched box)
  - Type "Np" Unverified = 60-Ft Buffer (Yellow hatched box)
  - Type "Ns" Unverified = 60-Ft Buffer (Orange hatched box)
  - Piped Type F/Np/Ns = 45-Ft Setback (Green hatched box)
- Address**
  - Building (Orange outline)
  - Property Line (Grey outline)
  - Docks (Brown outline)

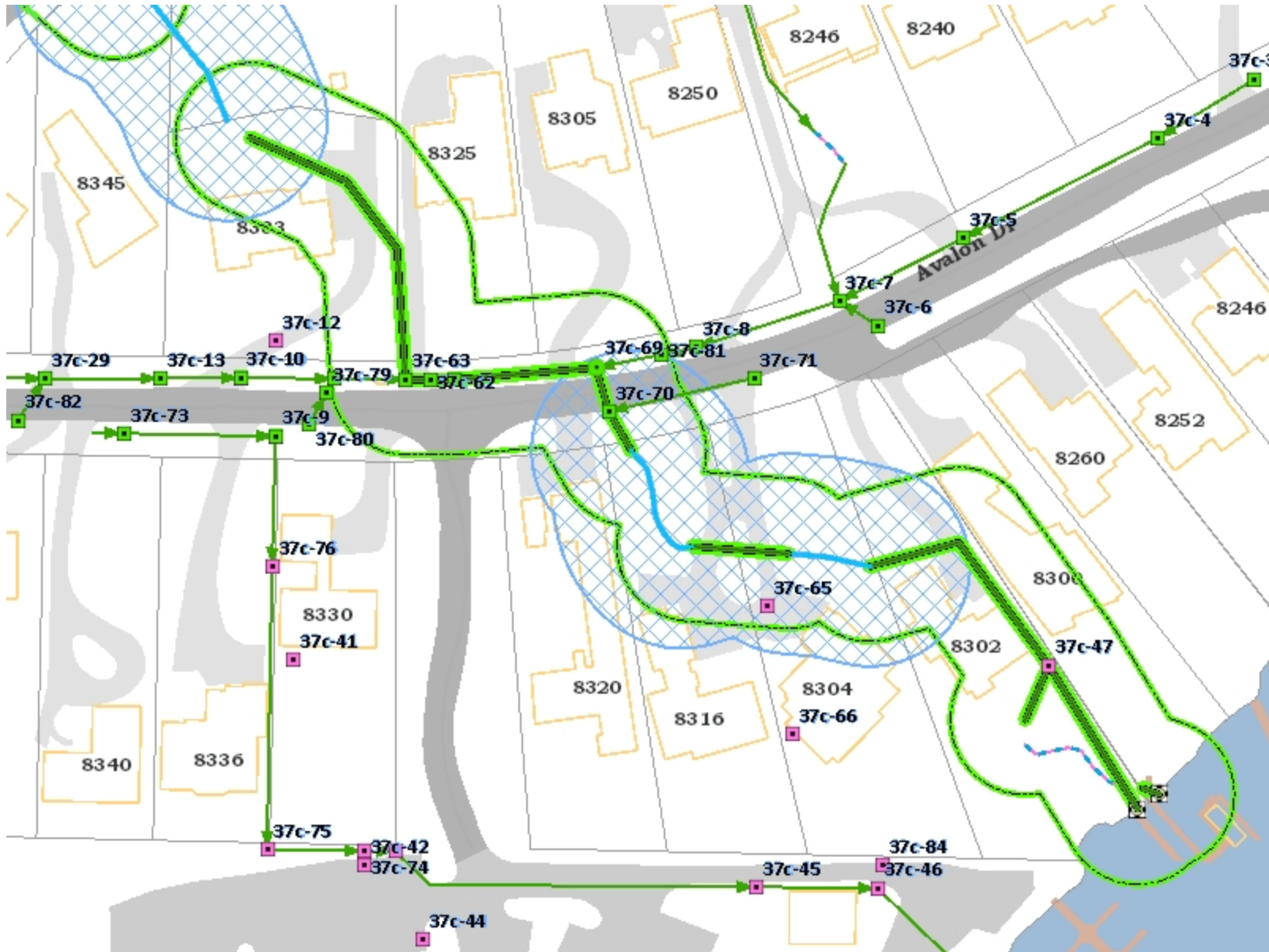


1 inch = 181.914282 feet



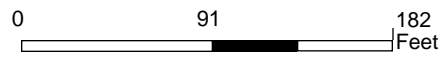
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### Notes



### Legend

- Storm Catch Basin**
  - CB, City Owned (Green square)
  - CB, Private (Pink square)
  - CB, Unknown (Dark green square)
  - Type 2, City Owned (Green circle)
  - Type 2, Private (Pink circle)
  - Type 2, Unknown (Dark green circle)
- Storm Main**
  - Pipe (Green line with arrow)
  - Open Watercourse (Blue line)
  - Piped Watercourse (Green line)
  - Ditch (Dashed blue line)
  - Culvert (Dashed green line)
  - Other (Red line)
  - Storm Main - Private (Pink line)
- Storm Discharge Point** (Square with cross)
- Unpiped Watercourse**
  - Type "F" = Fish (Red line)
  - Type "Np" = Non-Fish (Blue line)
  - Type "Ns" = Non-Fish Seasonal (Purple line)
  - Type "Np" (Unverified) (Yellow line)
  - Type "Ns" (Unverified) (Orange line)
- Piped Watercourse** (Green line)
- Watercourse Buffer/Setback**
  - Type "F" = 120-Ft Buffer (Red cross-hatch)
  - Type "Np" = 60-Ft Buffer (Blue cross-hatch)
  - Type "Ns" = 60-Ft Buffer (Purple cross-hatch)
  - Type "Np" Unverified = 60-Ft Buffer (Yellow cross-hatch)
  - Type "Ns" Unverified = 60-Ft Buffer (Orange cross-hatch)
  - Piped Type F/Np/Ns = 45-Ft Setback (Green cross-hatch)
- Address**
  - Building (Orange outline)
  - Property Line (Grey outline)
  - Docks (Brown outline)

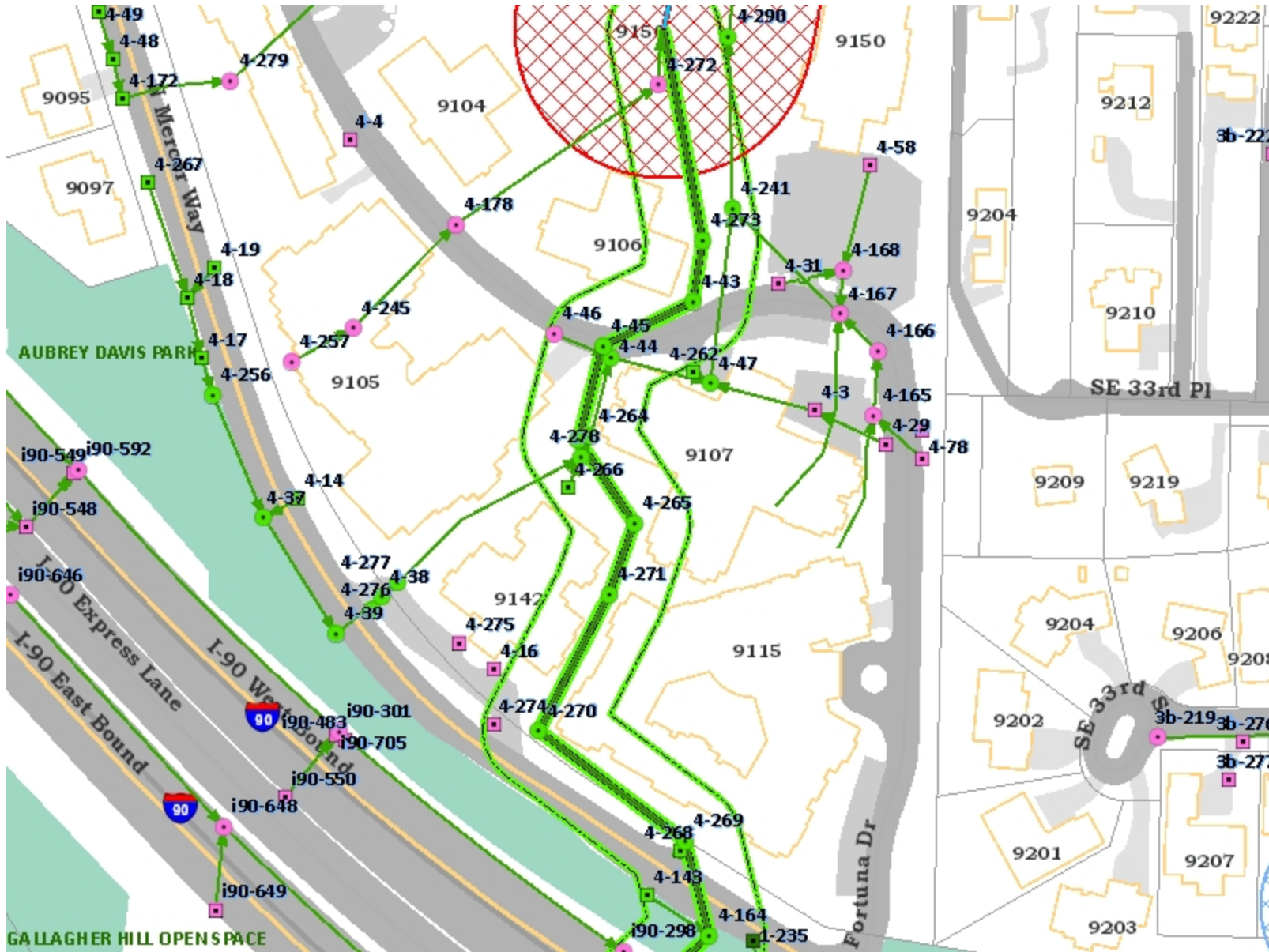


1 inch = 181.914282 feet



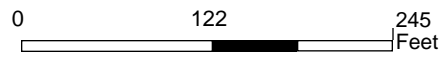
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Notes



### Legend

- Storm Catch Basin**
  - CB, City Owned (Green square)
  - CB, Private (Pink square)
  - CB, Unknown (Dark Green square)
  - Type 2, City Owned (Green circle)
  - Type 2, Private (Pink circle)
  - Type 2, Unknown (Dark Green circle)
- Storm Main**
  - Pipe (Green line)
  - Open Watercourse (Blue line)
  - Piped Watercourse (Purple line)
  - Ditch (Dashed blue line)
  - Culvert (Dashed red line)
  - Other (Dashed orange line)
- Storm Main - Private** (Pink line)
- Storm Discharge Point** (Red circle with cross-hatch)
- Unlined Watercourse**
  - Type "F" = Fish (Red line)
  - Type "Np" = Non-Fish (Blue line)
  - Type "Ns" = Non-Fish Seasonal (Purple line)
  - Type "Np" (Unverified) (Yellow line)
  - Type "Ns" (Unverified) (Orange line)
- Piped Watercourse** (Green line)
- Watercourse Buffer/Setback**
  - Type "F" = 120-Ft Buffer (Red cross-hatch)
  - Type "Np" = 60-Ft Buffer (Blue cross-hatch)
  - Type "Ns" = 60-Ft Buffer (Purple cross-hatch)
  - Type "Np" Unverified = 60-Ft Buffer (Yellow cross-hatch)
  - Type "Ns" Unverified = 60-Ft Buffer (Orange cross-hatch)
  - Piped Type F/Np/Ns = 45-Ft Setback (Green outline)
- Address**
  - Building (Orange outline)
  - Property Line (Grey outline)
  - Docks (Brown outline)

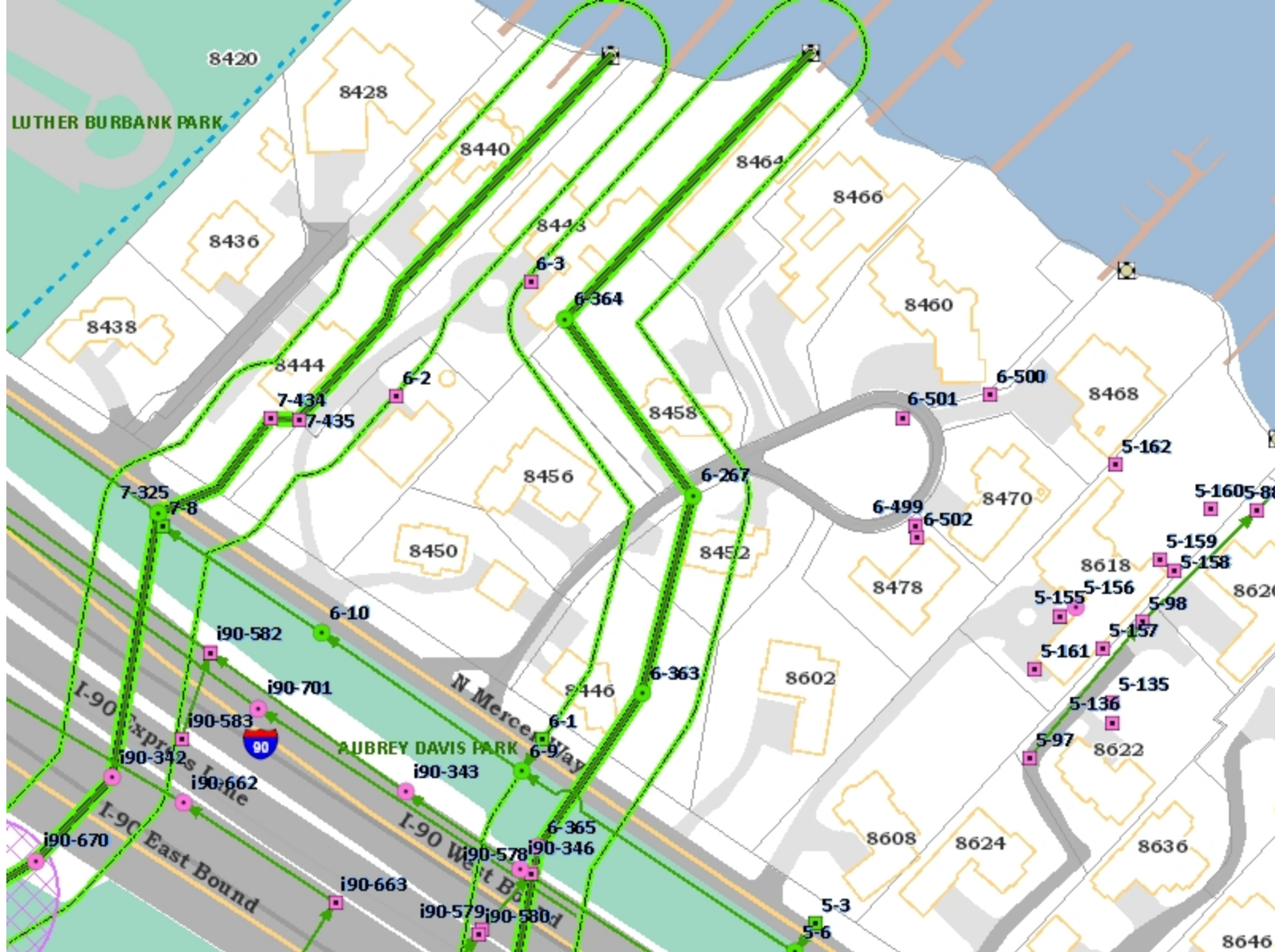


1 inch = 244.556941 feet



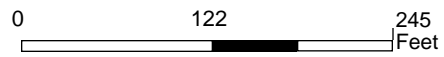
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Notes



### Legend

- Storm Catch Basin**
  - CB, City Owned
  - CB, Private
  - CB, Unknown
  - Type 2, City Owned
  - Type 2, Private
  - Type 2, Unknown
- Storm Main**
  - Pipe
  - Open Watercourse
  - Piped Watercourse
  - Ditch
  - Culvert
  - Other
- Storm Main - Private
- Storm Discharge Point
- Unpiped Watercourse**
  - Type "F" = Fish
  - Type "Np" = Non-Fish
  - Type "Ns" = Non-Fish Seasonal
  - Type "Np" (Unverified)
  - Type "Ns" (Unverified)
- Piped Watercourse**
- Watercourse Buffer/Setback**
  - Type "F" = 120-Ft Buffer
  - Type "Np" = 60-Ft Buffer
  - Type "Ns" = 60-Ft Buffer
  - Type "Np" Unverified = 60-Ft Buffer
  - Type "Ns" Unverified = 60-Ft Buffer
  - Piped Type F/Np/Ns = 45-Ft Setback
- Address**
  - Building
  - Property Line
  - Docks



1 inch = 244.556941 feet

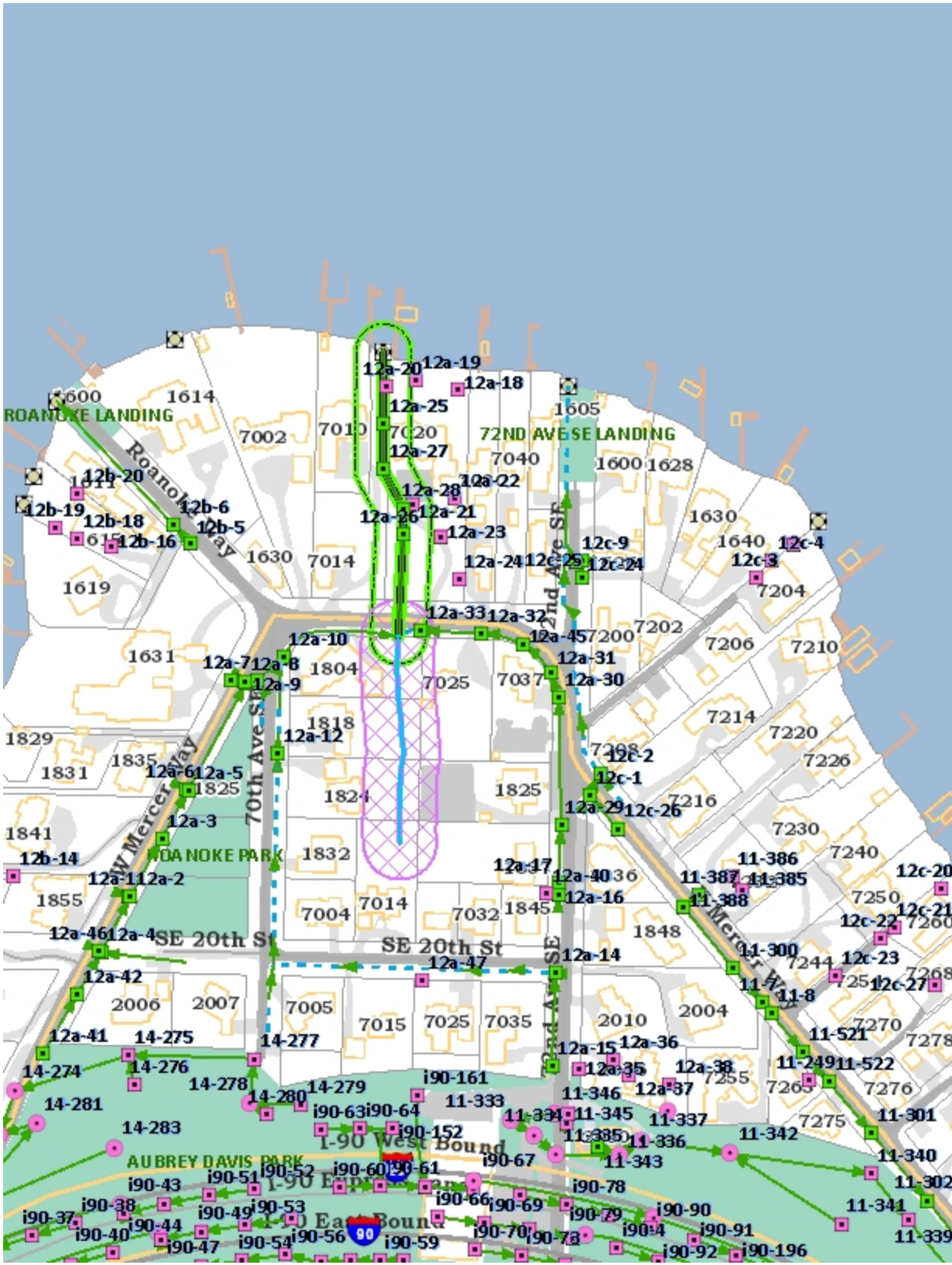


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Notes



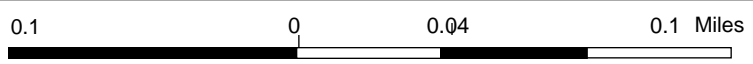
Item 2.



### Legend

- Storm Catch Basin**
  - CB, City Owned (Green square)
  - CB, Private (Pink square)
  - CB, Unknown (Black square)
  - Type 2, City Owned (Green circle)
  - Type 2, Private (Pink circle)
  - Type 2, Unknown (Black circle)
- Storm Main**
  - Pipe (Green line)
  - Open Watercourse (Blue line)
  - Piped Watercourse (Purple line)
  - Ditch (Dashed blue line)
  - Culvert (Dashed red line)
  - Other (Red line)
  - Storm Main - Private (Pink dashed line)
- Storm Discharge Point** (Black square with 'X')
- Unpiped Watercourse**
  - Type "F" = Fish (Red line)
  - Type "Np" = Non-Fish (Blue line)
  - Type "Ns" = Non-Fish (Purple line)
  - Type "Np" (Unverified) (Dashed blue line)
  - Type "Ns" (Unverified) (Dashed purple line)
- Piped Watercourse** (Green line)
- Watercourse Buffer/S**
  - Type "F" = 120-Ft Buff (Red hatched box)
  - Type "Np" = 60-Ft Buff (Blue hatched box)
  - Type "Ns" = 60-Ft Buff (Purple hatched box)
  - Type "Np" Unverified (Dashed blue hatched box)
  - Type "Ns" Unverified (Dashed purple hatched box)
  - Piped Type F/Np/Ns (Green hatched box)
- Address** (Black text)
- Building** (Yellow outline)
- Property Line** (Black outline)
- Docks** (Brown outline)
- Freeway** (Thick grey line)
- Major Street** (Thick grey line)
- Street** (Thin grey line)
- Paved Driveway** (Light grey fill)
- Paved Road** (Medium grey fill)
- Paved Parking Area** (Dark grey fill)
- Parks** (Green fill)

1: 2,935

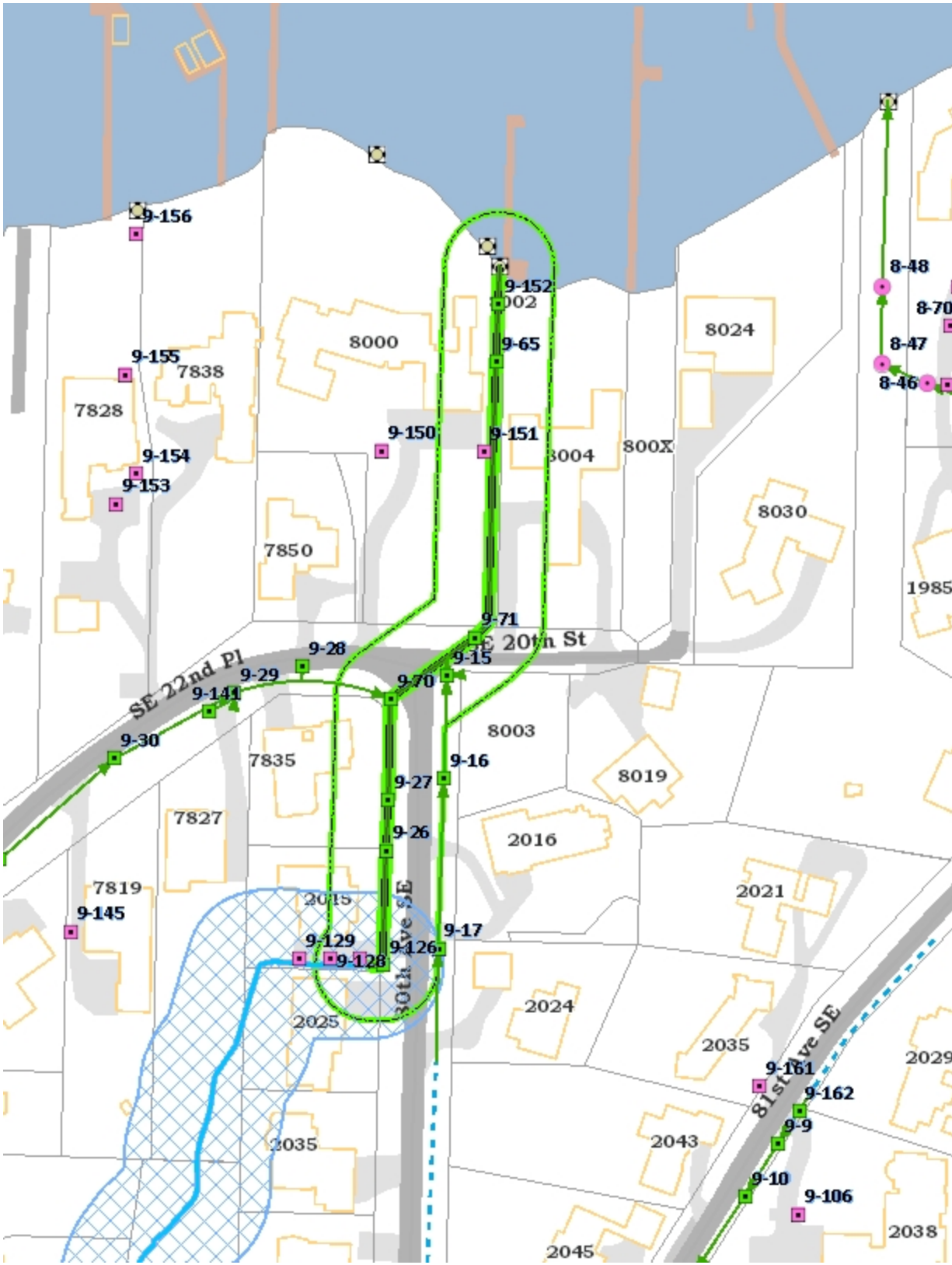


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Notes



Item 2.



### Legend

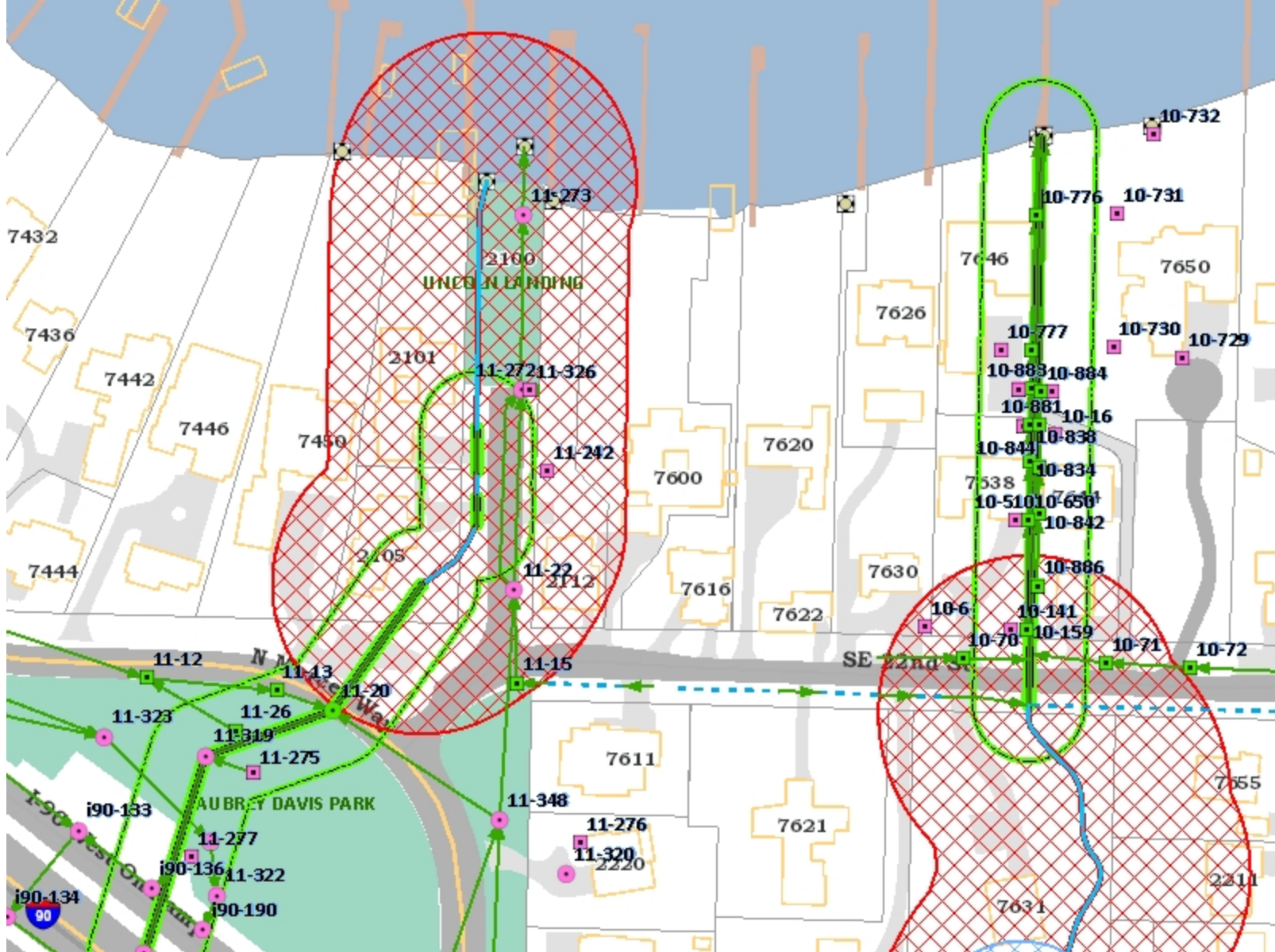
- Storm Catch Basin**
  - CB, City Owned
  - CB, Private
  - CB, Unknown
  - Type 2, City Owned
  - Type 2, Private
  - Type 2, Unknown
- Storm Main**
  - Pipe
  - Open Watercourse
  - Piped Watercourse
  - Ditch
  - Culvert
  - Other
- Storm Main - Private**
- Storm Discharge Point**
- Unpiped Watercourse**
  - Type "F" = Fish
  - Type "Np" = Non-Fish
  - Type "Ns" = Non-Fish
  - Type "Np" (Unverified)
  - Type "Ns" (Unverified)
- Piped Watercourse**
- Watercourse Buffer/S**
  - Type "F" = 120-Ft Buff
  - Type "Np" = 60-Ft Buff
  - Type "Ns" = 60-Ft Buff
  - Type "Np" Unverified =
  - Type "Ns" Unverified =
  - Piped Type F/Np/Ns =
- Address**
  - Building
  - Property Line
  - Docks
  - Freeway
  - Major Street
  - Street
  - Paved Driveway
  - Paved Road
  - Paved Parking Area
  - Parks

1: 1,467



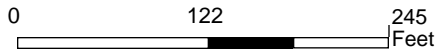
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Notes



### Legend

- Storm Catch Basin**
  - CB, City Owned
  - CB, Private
  - CB, Unknown
  - Type 2, City Owned
  - Type 2, Private
  - Type 2, Unknown
- Storm Main**
  - Pipe
  - Open Watercourse
  - Piped Watercourse
  - Ditch
  - Culvert
  - Other
- Storm Main - Private**
- Storm Discharge Point**
- Unpiped Watercourse**
  - Type "F" = Fish
  - Type "Np" = Non-Fish
  - Type "Ns" = Non-Fish Seasonal
  - Type "Np" (Unverified)
  - Type "Ns" (Unverified)
- Piped Watercourse**
- Watercourse Buffer/Setback**
  - Type "F" = 120-Ft Buffer
  - Type "Np" = 60-Ft Buffer
  - Type "Ns" = 60-Ft Buffer
  - Type "Np" Unverified = 60-Ft Buffer
  - Type "Ns" Unverified = 60-Ft Buffer
  - Piped Type F/Np/Ns = 45-Ft Setback
- Address**
  - Building
  - Property Line
  - Docks

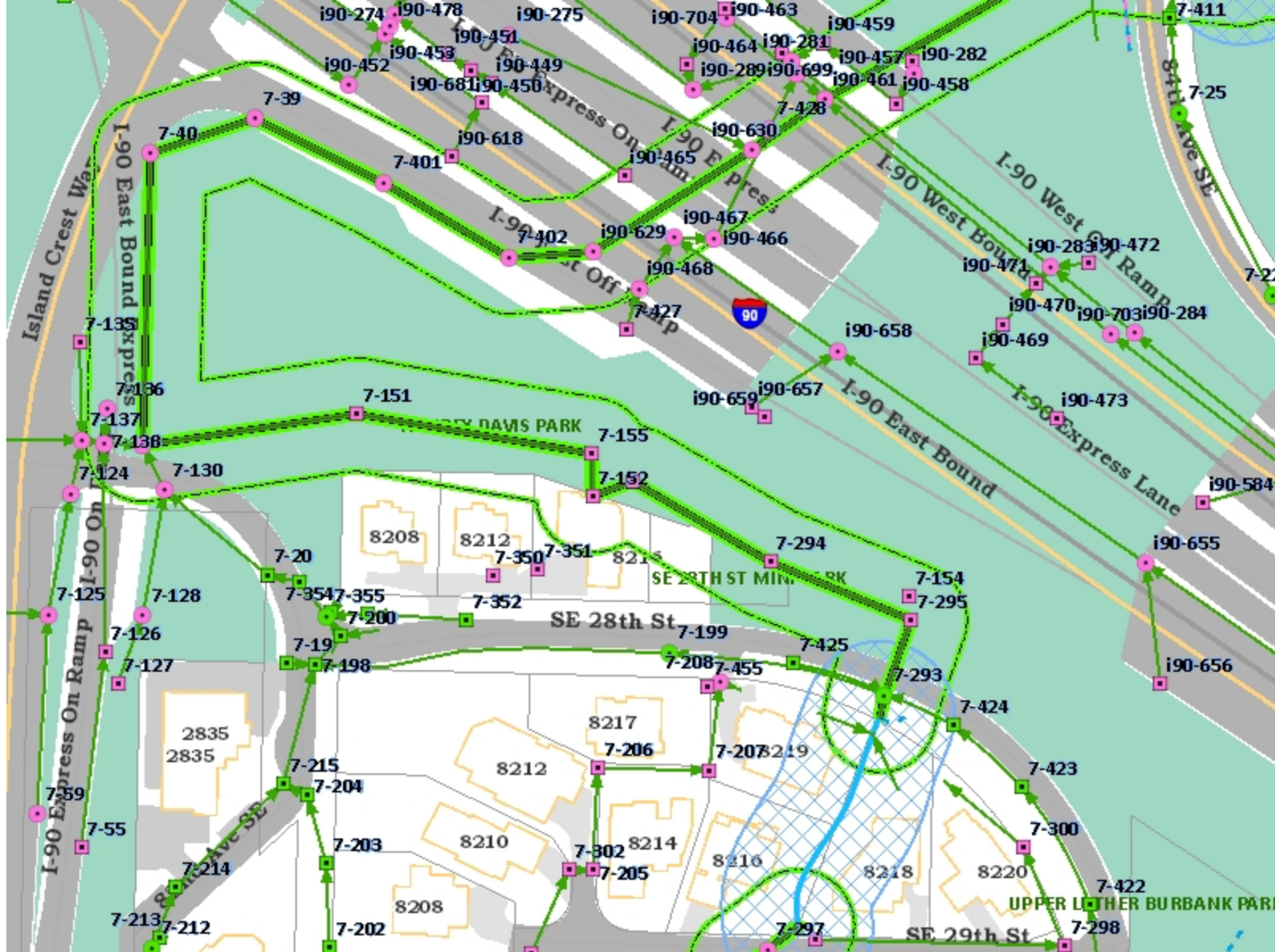


1 inch = 244.556941 feet



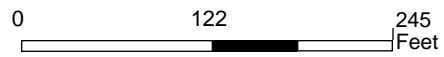
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### Notes



### Legend

- Storm Catch Basin**
  - CB, City Owned (Green square)
  - CB, Private (Pink square)
  - CB, Unknown (Dark green square)
  - Type 2, City Owned (Green circle)
  - Type 2, Private (Pink circle)
  - Type 2, Unknown (Dark green circle)
- Storm Main**
  - Pipe (Green line with arrow)
  - Open Watercourse (Blue line)
  - Piped Watercourse (Green line)
  - Ditch (Dashed green line)
  - Culvert (Dashed black line)
  - Other (Red line)
  - Storm Main - Private (Pink line)
- Storm Discharge Point**
  - (Square with X)
- Unpiped Watercourse**
  - Type "F" = Fish (Red line)
  - Type "Np" = Non-Fish (Blue line)
  - Type "Ns" = Non-Fish Seasonal (Purple line)
  - Type "Np" (Unverified) (Yellow line)
  - Type "Ns" (Unverified) (Orange line)
- Piped Watercourse**
  - (Green line)
- Watercourse Buffer/Setback**
  - Type "F" = 120-Ft Buffer (Red square with X)
  - Type "Np" = 60-Ft Buffer (Blue square with X)
  - Type "Ns" = 60-Ft Buffer (Purple square with X)
  - Type "Np" Unverified = 60-Ft Buffer (Yellow square with X)
  - Type "Ns" Unverified = 60-Ft Buffer (Orange square with X)
  - Piped Type F/Np/Ns = 45-Ft Setback (Green square with X)
- Address**
  - Building (Yellow outline)
  - Property Line (Grey outline)
  - Docks (Brown outline)



1 inch = 244.556941 feet



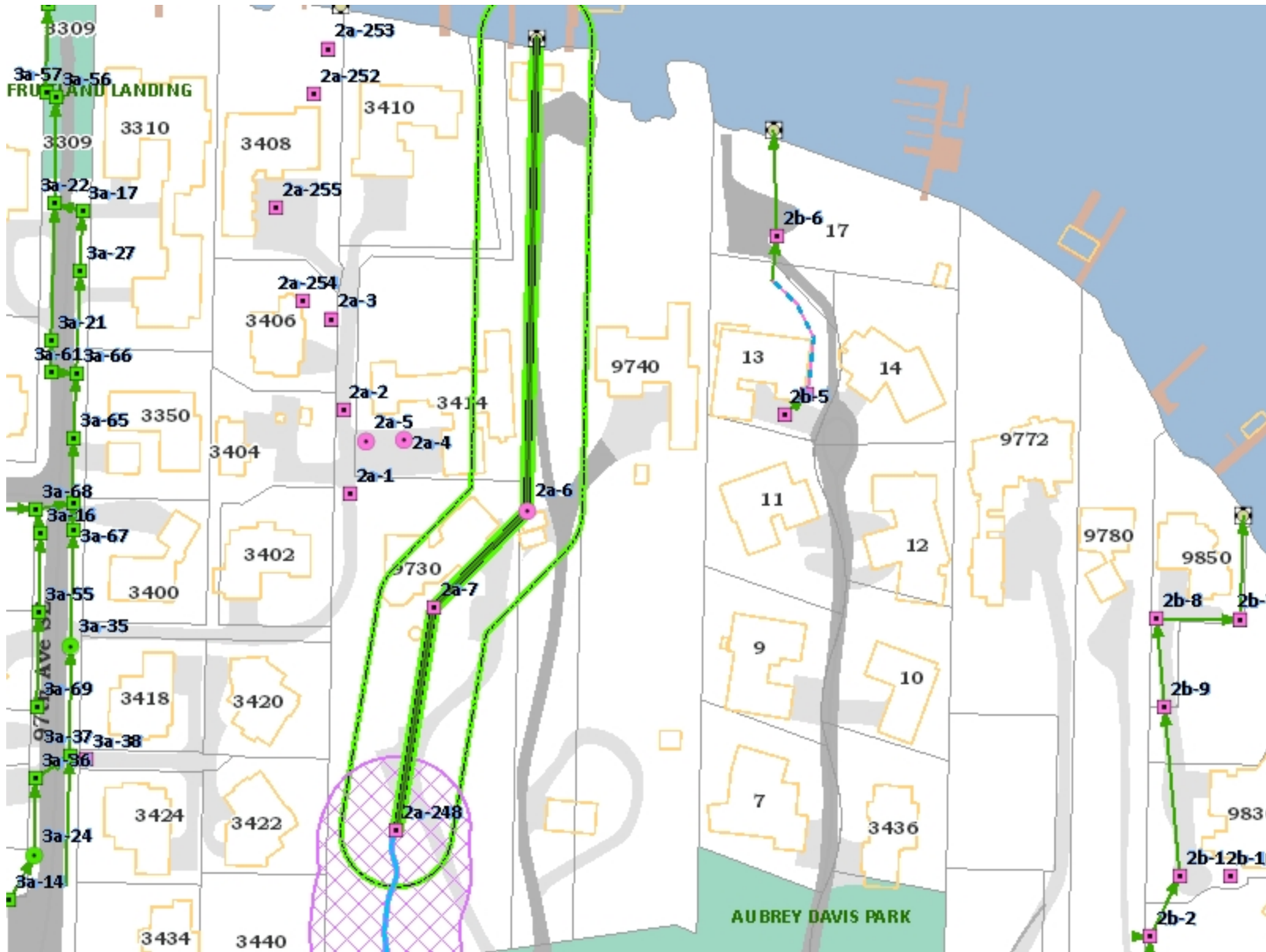
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Notes



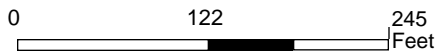


Item 2.



### Legend

- Storm Catch Basin**
  - CB, City Owned (Green square)
  - CB, Private (Pink square)
  - CB, Unknown (Dark green square)
  - Type 2, City Owned (Light green circle)
  - Type 2, Private (Pink circle)
  - Type 2, Unknown (Dark green circle)
- Storm Main**
  - Pipe (Green line with arrow)
  - Open Watercourse (Blue line)
  - Piped Watercourse (Green line)
  - Ditch (Dashed blue line)
  - Culvert (Dashed black line)
  - Other (Red line)
  - Storm Main - Private (Pink line)
- Storm Discharge Point** (Square with 'X')
- Unpiped Watercourse**
  - Type "F" = Fish (Red line)
  - Type "Np" = Non-Fish (Blue line)
  - Type "Ns" = Non-Fish Seasonal (Purple line)
  - Type "Np" (Unverified) (Yellow line)
  - Type "Ns" (Unverified) (Orange line)
- Piped Watercourse** (Green line)
- Watercourse Buffer/Setback**
  - Type "F" = 120-Ft Buffer (Red hatched)
  - Type "Np" = 60-Ft Buffer (Blue hatched)
  - Type "Ns" = 60-Ft Buffer (Purple hatched)
  - Type "Np" Unverified = 60-Ft Buffer (Yellow hatched)
  - Type "Ns" Unverified = 60-Ft Buffer (Orange hatched)
  - Piped Type F/Np/Ns = 45-Ft Setback (Green hatched)
- Address**
  - Building (Orange outline)
  - Property Line (Grey outline)
  - Docks (Brown outline)



1 inch = 244.556941 feet

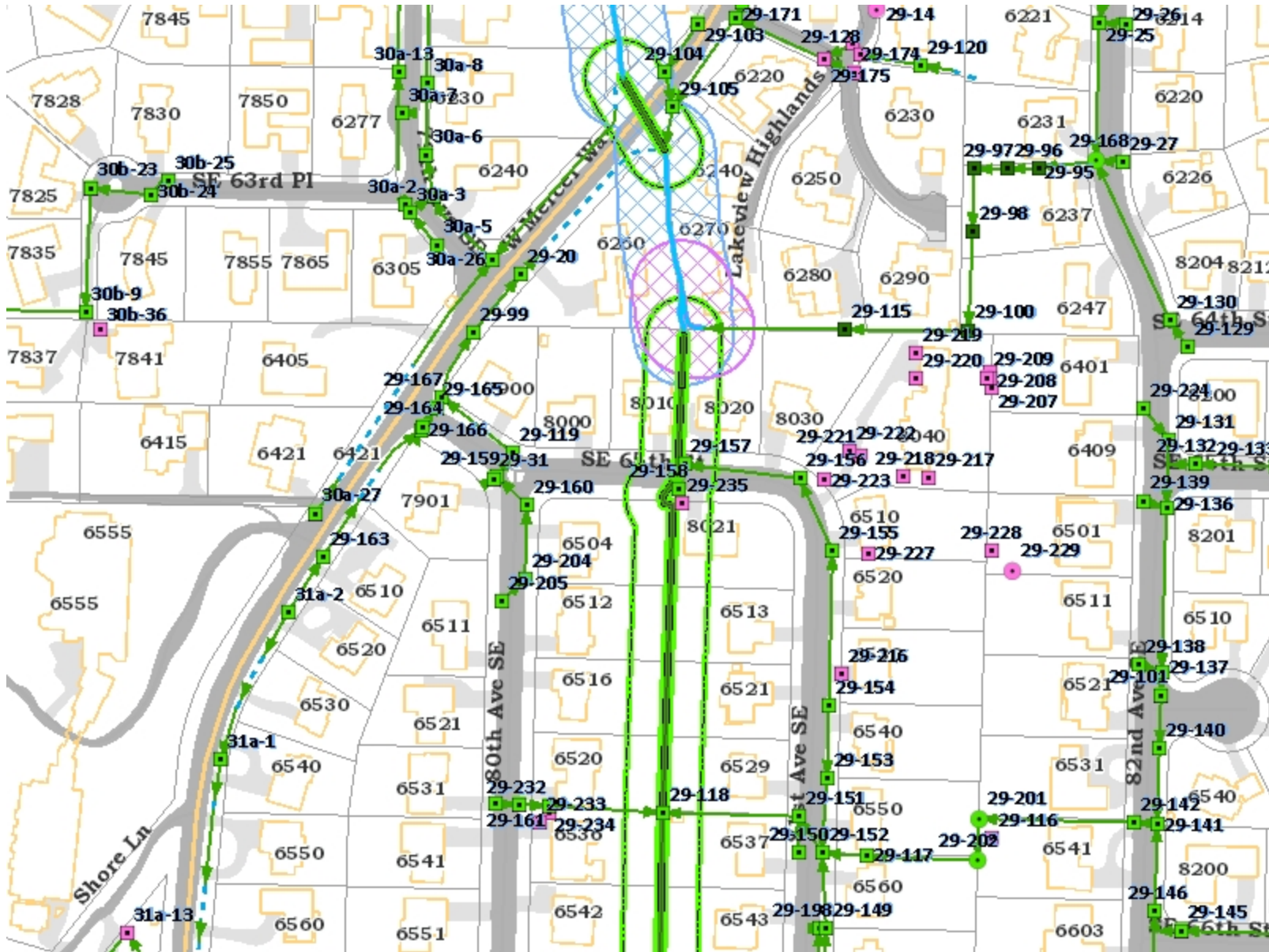


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Notes

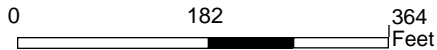


Item 2.



### Legend

- Storm Catch Basin**
  - CB, City Owned (Green square)
  - CB, Private (Pink square)
  - CB, Unknown (Dark green square)
  - Type 2, City Owned (Green circle)
  - Type 2, Private (Pink circle)
  - Type 2, Unknown (Dark green circle)
- Storm Main**
  - Pipe (Green line with arrow)
  - Open Watercourse (Blue line)
  - Piped Watercourse (Green line)
  - Ditch (Dashed blue line)
  - Culvert (Dashed green line)
  - Other (Red line)
  - Storm Main - Private (Pink line)
- Storm Discharge Point**
  - Storm Discharge Point (Green square with 'S')
- Unpiped Watercourse**
  - Type "F" = Fish (Red line)
  - Type "Np" = Non-Fish (Blue line)
  - Type "Ns" = Non-Fish Seasonal (Purple line)
  - Type "Np" (Unverified) (Yellow line)
  - Type "Ns" (Unverified) (Orange line)
- Piped Watercourse**
  - Piped Watercourse (Green line)
- Watercourse Buffer/Setback**
  - Type "F" = 120-Ft Buffer (Red hatched box)
  - Type "Np" = 60-Ft Buffer (Blue hatched box)
  - Type "Ns" = 60-Ft Buffer (Purple hatched box)
  - Type "Np" Unverified = 60-Ft Buffer (Yellow hatched box)
  - Type "Ns" Unverified = 60-Ft Buffer (Orange hatched box)
  - Piped Type F/Np/Ns = 45-Ft Setback (Green hatched box)
- Address**
  - Building (Orange outline)
  - Property Line (Grey outline)
  - Docks (Brown outline)

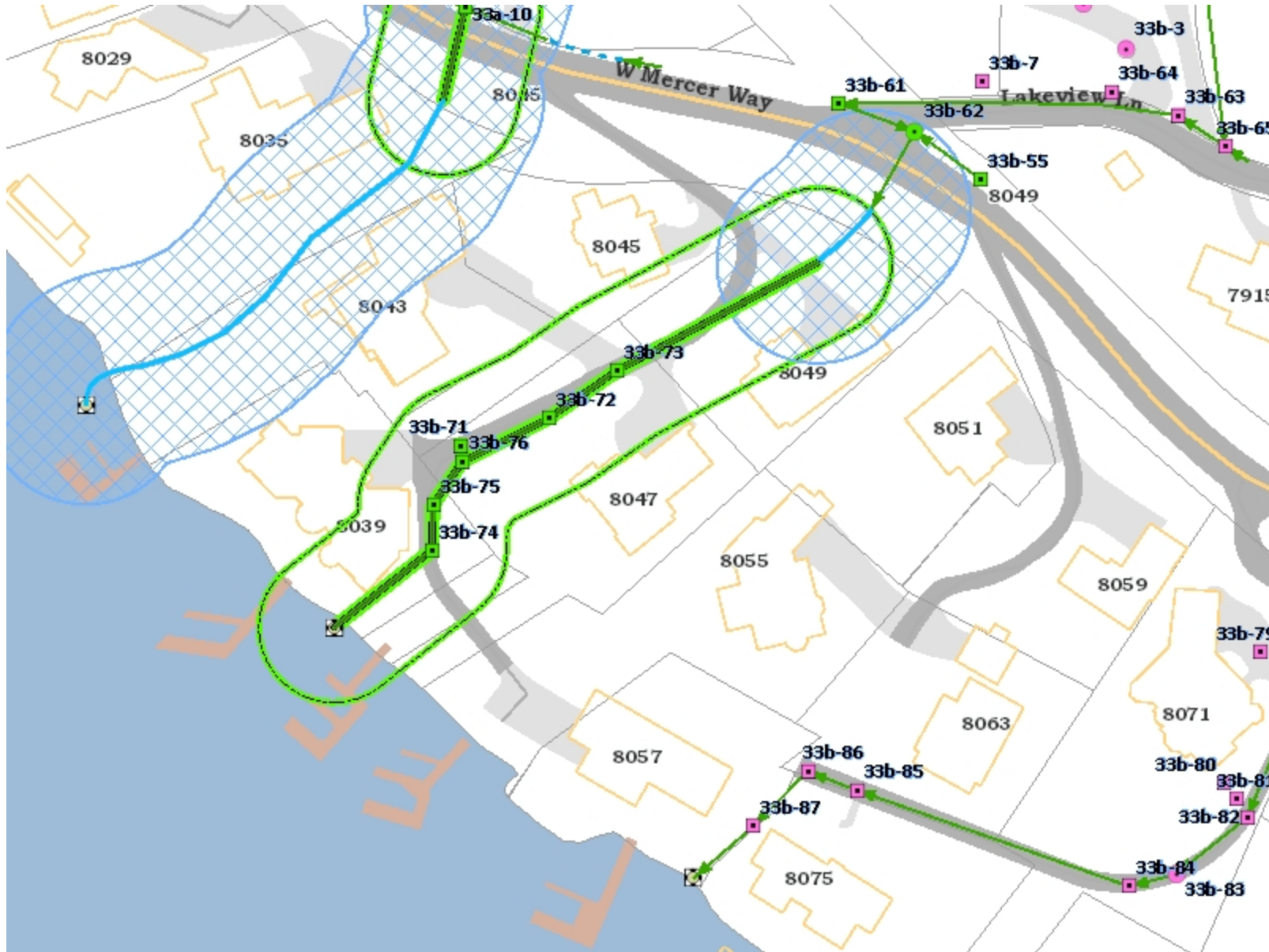


1 inch = 363.82856383333 feet



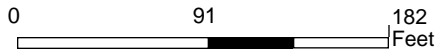
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Notes



### Legend

- Storm Catch Basin**
  - CB, City Owned
  - CB, Private
  - CB, Unknown
  - Type 2, City Owned
  - Type 2, Private
  - Type 2, Unknown
- Storm Main**
  - Pipe
  - Open Watercourse
  - Piped Watercourse
  - - - Ditch
  - - - Culvert
  - - - Other
  - Storm Main - Private
- Storm Discharge Point**
  - ⊠
- Unpiped Watercourse**
  - Type "F" = Fish
  - Type "Np" = Non-Fish
  - Type "Ns" = Non-Fish Seasonal
  - Type "Np" (Unverified)
  - Type "Ns" (Unverified)
- Piped Watercourse**
  -
- Watercourse Buffer/Setback**
  - ⊠ Type "F" = 120-Ft Buffer
  - ⊠ Type "Np" = 60-Ft Buffer
  - ⊠ Type "Ns" = 60-Ft Buffer
  - ⊠ Type "Np" Unverified = 60-Ft Buffer
  - ⊠ Type "Ns" Unverified = 60-Ft Buffer
  - ⊠ Piped Type F/Np/Ns = 45-Ft Setback
- Address**
  - Building
  - Property Line
  - Docks



1 inch = 181.914282 feet

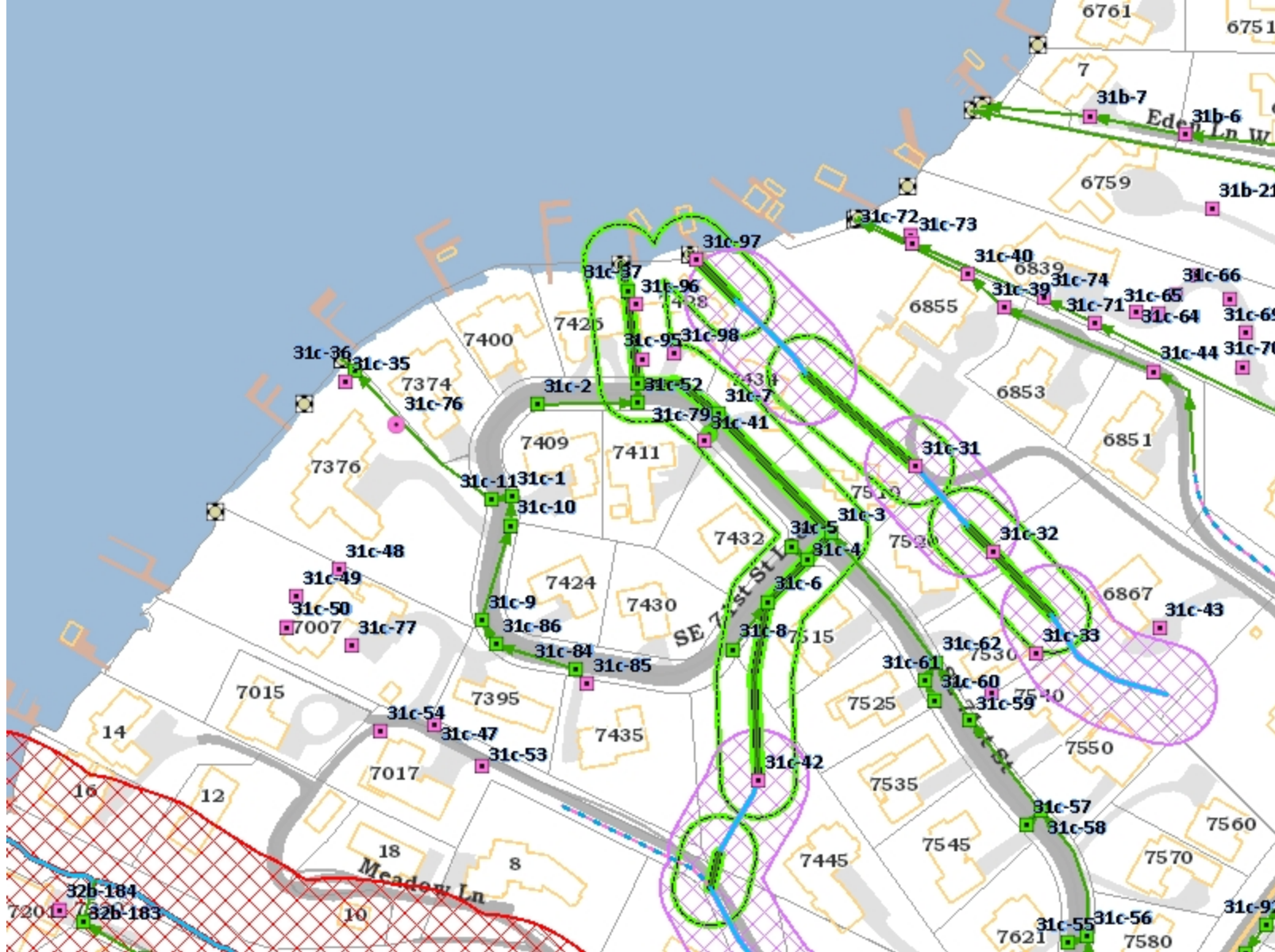


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Notes



Item 2.



### Legend

**Storm Catch Basin**

- CB, City Owned
- CB, Private
- CB, Unknown
- Type 2, City Owned
- Type 2, Private
- Type 2, Unknown

**Storm Main**

- Pipe
- Open Watercourse
- Piped Watercourse
- Ditch
- Culvert
- Other
- Storm Main - Private

**Storm Discharge Point**

- Storm Discharge Point

**Unpiped Watercourse**

- Type "F" = Fish
- Type "Np" = Non-Fish
- Type "Ns" = Non-Fish Seasonal
- Type "Np" (Unverified)
- Type "Ns" (Unverified)

**Piped Watercourse**

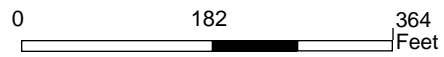
- Piped Watercourse

**Watercourse Buffer/Setback**

- Type "F" = 120-Ft Buffer
- Type "Np" = 60-Ft Buffer
- Type "Ns" = 60-Ft Buffer
- Type "Np" Unverified = 60-Ft Buffer
- Type "Ns" Unverified = 60-Ft Buffer
- Piped Type F/Np/Ns = 45-Ft Setback

**Address**

- Building
- Property Line
- Docks

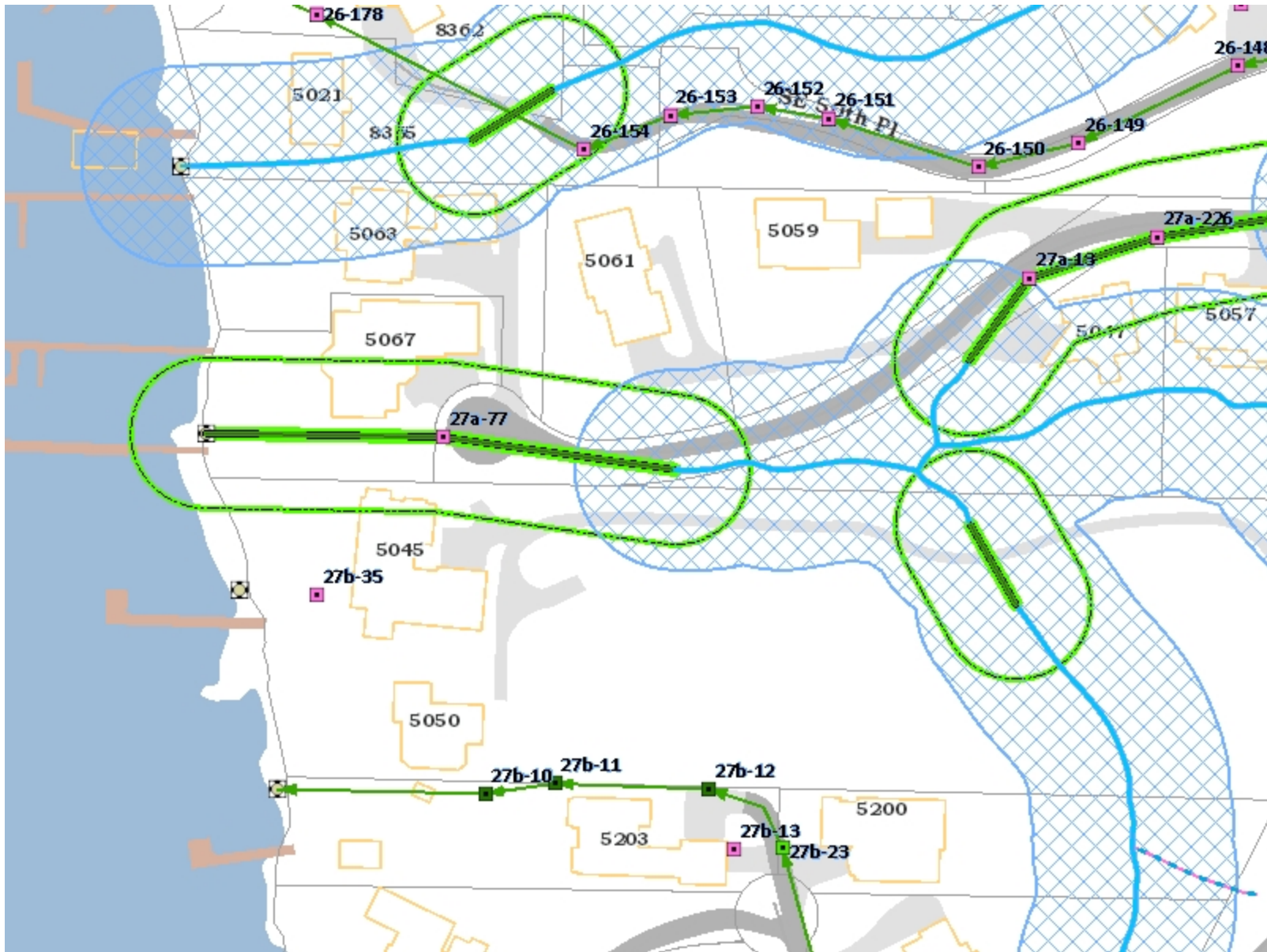


1 inch = 363.828563833333 feet



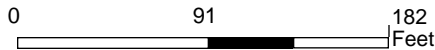
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Notes



### Legend

- Storm Catch Basin**
  - CB, City Owned
  - CB, Private
  - CB, Unknown
  - Type 2, City Owned
  - Type 2, Private
  - Type 2, Unknown
- Storm Main**
  - Pipe
  - Open Watercourse
  - Piped Watercourse
  - - - Ditch
  - - - Culvert
  - - - Other
- Storm Main - Private** (dashed line)
- Storm Discharge Point** (square with cross)
- Unpiped Watercourse**
  - Type "F" = Fish
  - Type "Np" = Non-Fish
  - Type "Ns" = Non-Fish Seasonal
  - Type "Np" (Unverified)
  - Type "Ns" (Unverified)
- Piped Watercourse** (green line)
- Watercourse Buffer/Setback**
  - ⊠ Type "F" = 120-Ft Buffer
  - ⊠ Type "Np" = 60-Ft Buffer
  - ⊠ Type "Ns" = 60-Ft Buffer
  - ⊠ Type "Np" Unverified = 60-Ft Buffer
  - ⊠ Type "Ns" Unverified = 60-Ft Buffer
  - ⊠ Piped Type F/Np/Ns = 45-Ft Setback
- Address**
  - Building
  - Property Line
  - Docks

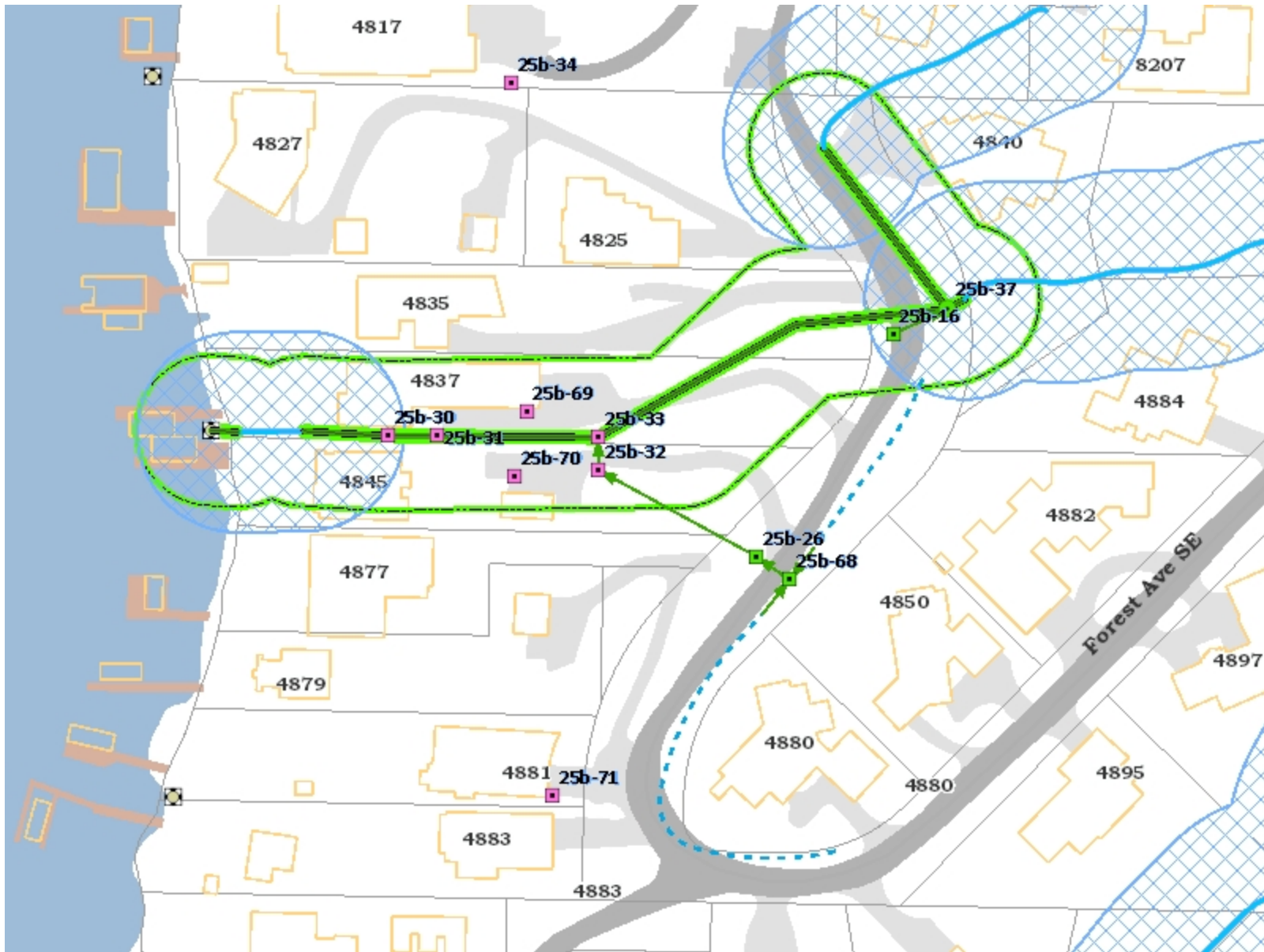


1 inch = 181.914282 feet



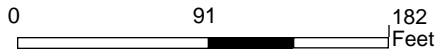
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### Notes



### Legend

- Storm Catch Basin**
  - CB, City Owned
  - CB, Private
  - CB, Unknown
  - Type 2, City Owned
  - Type 2, Private
  - Type 2, Unknown
- Storm Main**
  - Pipe
  - Open Watercourse
  - Piped Watercourse
  - - - Ditch
  - - - Culvert
  - - - Other
  - Storm Main - Private
- ⊠ Storm Discharge Point
- Unpiped Watercourse**
  - Type "F" = Fish
  - Type "Np" = Non-Fish
  - Type "Ns" = Non-Fish Seasonal
  - Type "Np" (Unverified)
  - Type "Ns" (Unverified)
- Piped Watercourse**
  - Piped Watercourse
- Watercourse Buffer/Setback**
  - ⊠ Type "F" = 120-Ft Buffer
  - ⊠ Type "Np" = 60-Ft Buffer
  - ⊠ Type "Ns" = 60-Ft Buffer
  - ⊠ Type "Np" Unverified = 60-Ft Buffer
  - ⊠ Type "Ns" Unverified = 60-Ft Buffer
  - ⊠ Piped Type F/Np/Ns = 45-Ft Setback
- Address**
  - Building
  - Property Line
  - Docks

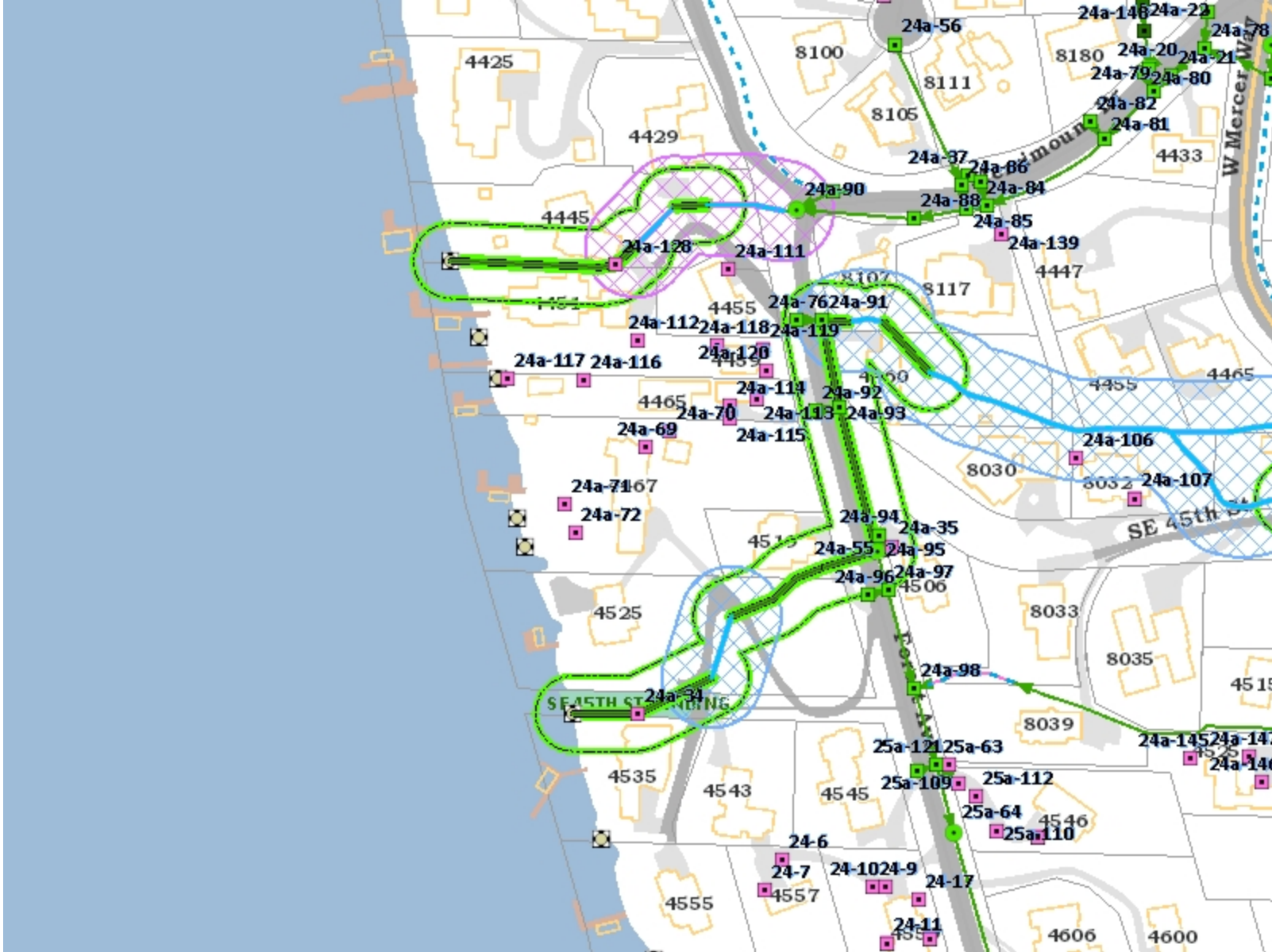


1 inch = 181.914282 feet



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Notes



### Legend

**Storm Catch Basin**

- CB, City Owned
- CB, Private
- CB, Unknown
- Type 2, City Owned
- Type 2, Private
- Type 2, Unknown

**Storm Main**

- Pipe
- Open Watercourse
- Piped Watercourse
- - - Ditch
- - - Culvert
- - - Other

— Storm Main - Private

⊠ Storm Discharge Point

**Unpiped Watercourse**

- Type "F" = Fish
- Type "Np" = Non-Fish
- Type "Ns" = Non-Fish Seasonal
- Type "Np" (Unverified)
- Type "Ns" (Unverified)

**Piped Watercourse**

**Watercourse Buffer/Setback**

- ⊠ Type "F" = 120-Ft Buffer
- ⊠ Type "Np" = 60-Ft Buffer
- ⊠ Type "Ns" = 60-Ft Buffer
- ⊠ Type "Np" Unverified = 60-Ft Buffer
- ⊠ Type "Ns" Unverified = 60-Ft Buffer
- ⊠ Piped Type F/Np/Ns = 45-Ft Setback

**Address**

- Building
- Property Line
- Docks

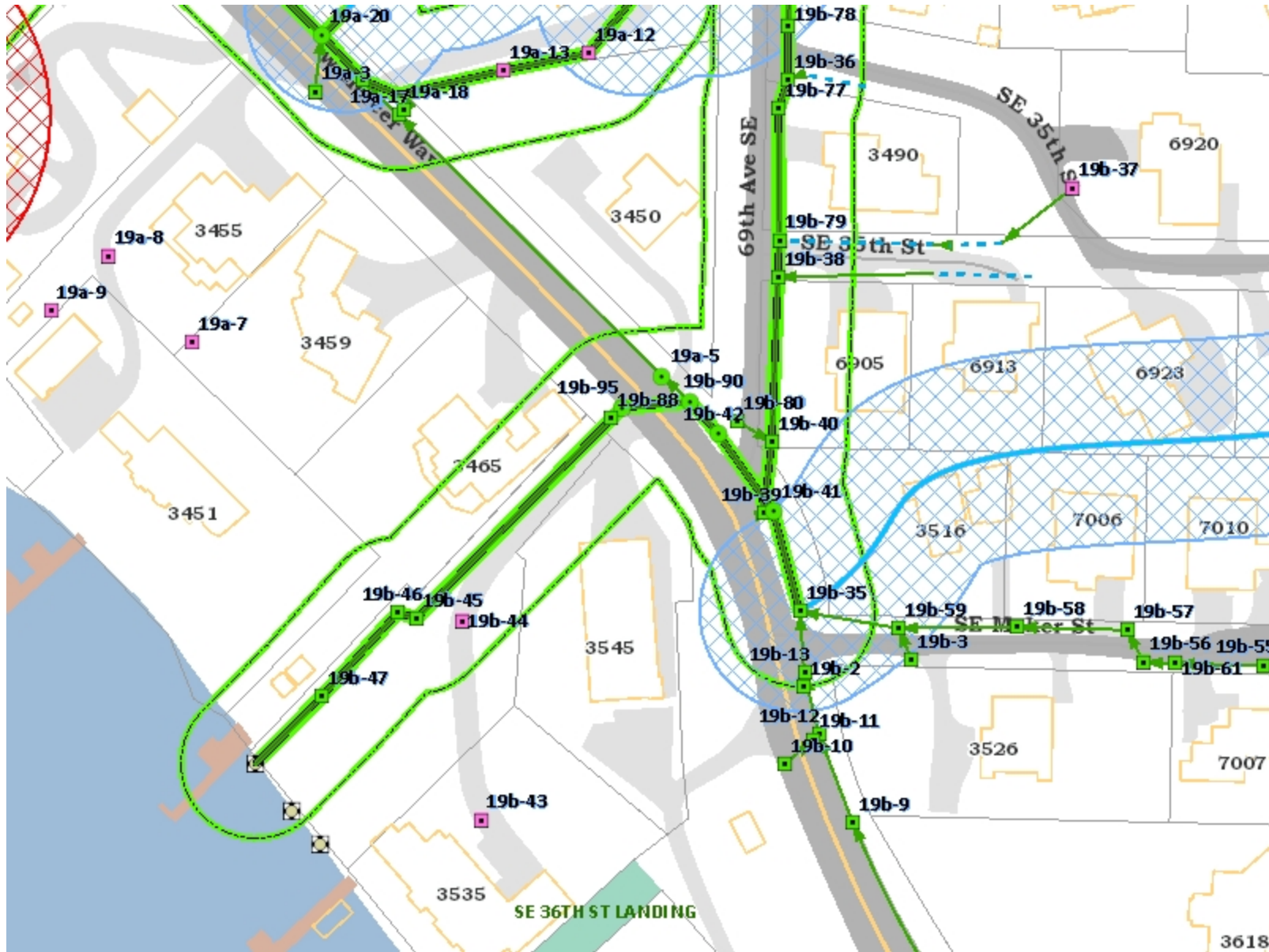


1 inch =  
363.828563833333  
feet



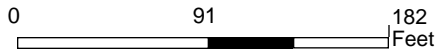
Disclaimer: These maps were developed by the City of Mercer Island and are intended to be a general purpose digital reference tool. These maps are not an accepted legal instrument for describing, establishing, recording or maintaining descriptions for property concerns or boundaries. The City makes no representation or warranty with respect to the accuracy or currency of these data sets, especially in regard to labeling of surveyed dimensions, or agreement with official sources such as records of survey, or mapped locations of features.

### Notes



### Legend

- Storm Catch Basin**
  - CB, City Owned (Green square)
  - CB, Private (Pink square)
  - CB, Unknown (Black square)
  - Type 2, City Owned (Green circle)
  - Type 2, Private (Pink circle)
  - Type 2, Unknown (Black circle)
- Storm Main**
  - Pipe (Green line)
  - Open Watercourse (Blue line)
  - Piped Watercourse (Green line)
  - Ditch (Dashed blue line)
  - Culvert (Dashed black line)
  - Other (Red line)
  - Storm Main - Private (Pink line)
- Storm Discharge Point**
  - (Black square)
- Unpiped Watercourse**
  - Type "F" = Fish (Red line)
  - Type "Np" = Non-Fish (Blue line)
  - Type "Ns" = Non-Fish Seasonal (Purple line)
  - Type "Np" (Unverified) (Yellow line)
  - Type "Ns" (Unverified) (Orange line)
  - Piped Watercourse (Green line)
- Watercourse Buffer/Setback**
  - Type "F" = 120-Ft Buffer (Red hatched)
  - Type "Np" = 60-Ft Buffer (Blue hatched)
  - Type "Ns" = 60-Ft Buffer (Purple hatched)
  - Type "Np" Unverified = 60-Ft Buffer (Yellow hatched)
  - Type "Ns" Unverified = 60-Ft Buffer (Orange hatched)
  - Piped Type F/Np/Ns = 45-Ft Setback (Green hatched)
- Address**
  - Building (Orange outline)
  - Property Line (Grey outline)
  - Docks (Brown outline)



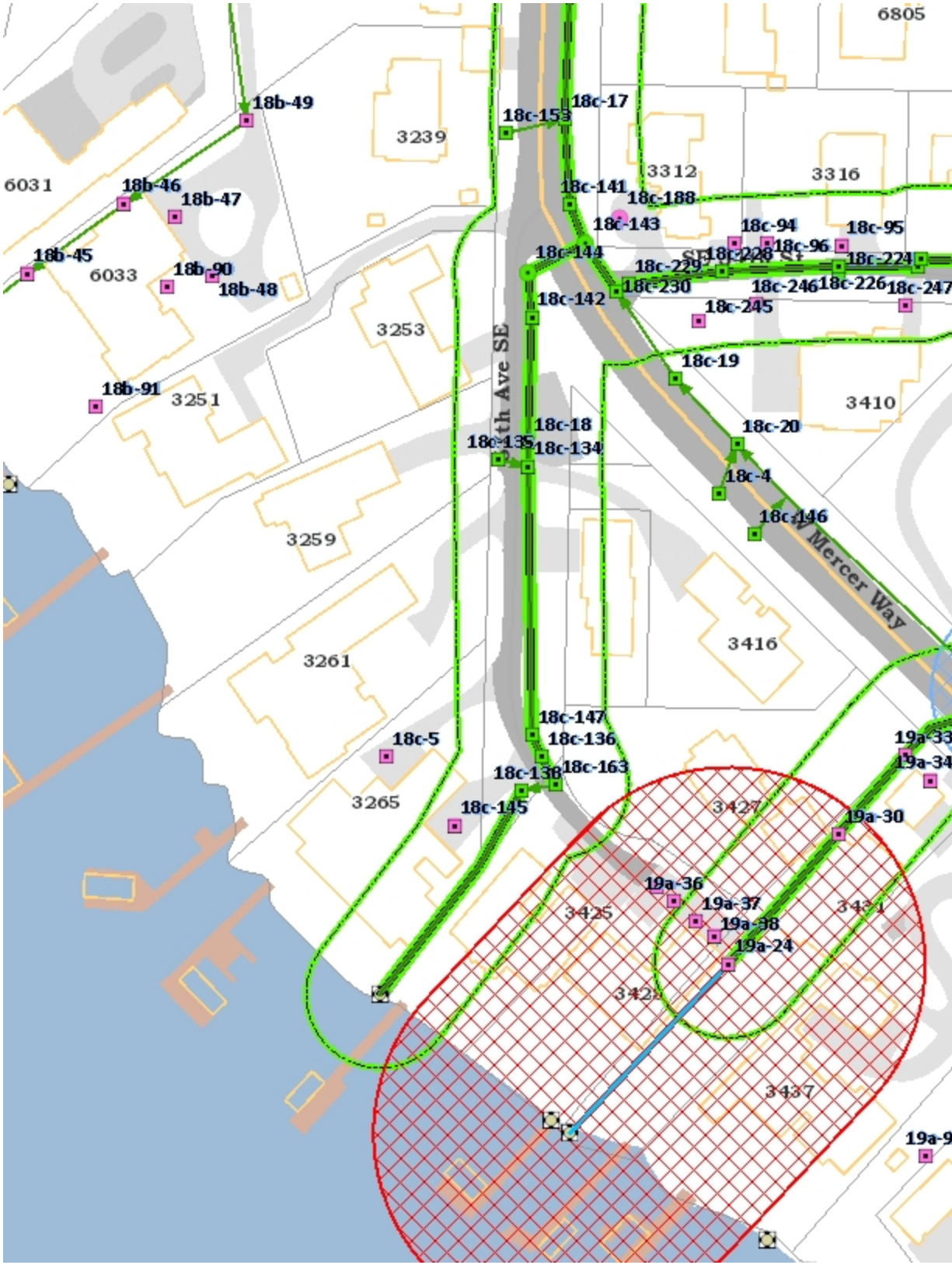
1 inch = 181.914282 feet



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Notes

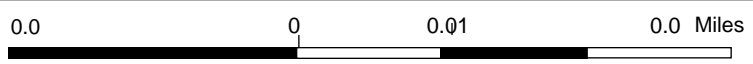




### Legend

- Storm Catch Basin**
  - CB, City Owned (Green square)
  - CB, Private (Pink square)
  - CB, Unknown (Black square)
  - Type 2, City Owned (Green circle)
  - Type 2, Private (Pink circle)
  - Type 2, Unknown (Black circle)
- Storm Main**
  - Pipe (Green line)
  - Open Watercourse (Blue line)
  - Piped Watercourse (Light blue line)
  - Ditch (Dashed blue line)
  - Culvert (Dashed black line)
  - Other (Red line)
- Storm Main - Private** (Pink dashed line)
- Storm Discharge Point** (Black square with 'X')
- Unpiped Watercourse**
  - Type "F" = Fish (Red line)
  - Type "Np" = Non-Fish (Blue line)
  - Type "Ns" = Non-Fish (Purple line)
  - Type "Np" (Unverified) (Yellow line)
  - Type "Ns" (Unverified) (Orange line)
- Piped Watercourse** (Green line)
- Watercourse Buffer/S**
  - Type "F" = 120-Ft Buff (Red hatched)
  - Type "Np" = 60-Ft Buff (Blue hatched)
  - Type "Ns" = 60-Ft Buff (Purple hatched)
  - Type "Np" Unverified = (Yellow hatched)
  - Type "Ns" Unverified = (Orange hatched)
  - Piped Type F/Np/Ns = (Green hatched)
- Address**
  - Building (Yellow outline)
  - Property Line (Black outline)
  - Docks (Brown outline)
  - Freeway (Grey outline)
  - Major Street (Orange outline)
  - Street (Grey outline)
  - Paved Driveway (Light grey fill)
  - Paved Road (Dark grey fill)
  - Paved Parking Area (Medium grey fill)
  - Parks (Green fill)

1: 1,091

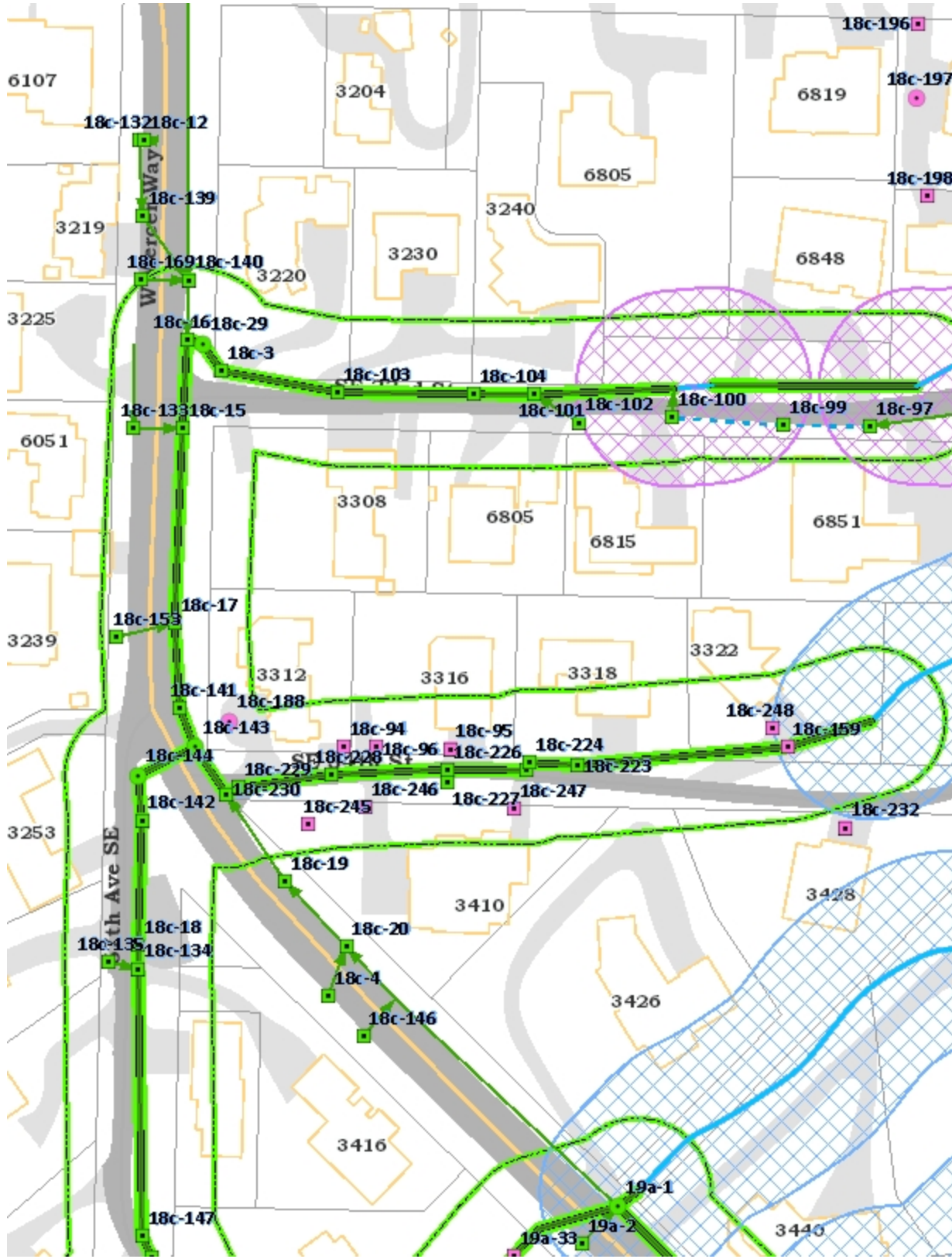


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**Notes**



Item 2.



### Legend

- Storm Catch Basin**
  - CB, City Owned
  - CB, Private
  - CB, Unknown
  - Type 2, City Owned
  - Type 2, Private
  - Type 2, Unknown
- Storm Main**
  - Pipe
  - Open Watercourse
  - Piped Watercourse
  - Ditch
  - Culvert
  - Other
- Storm Main - Private**
- Storm Discharge Point**
- Unpiped Watercourse**
  - Type "F" = Fish
  - Type "Np" = Non-Fish
  - Type "Ns" = Non-Fish
  - Type "Np" (Unverified)
  - Type "Ns" (Unverified)
- Piped Watercourse**
- Watercourse Buffer/S**
  - Type "F" = 120-Ft Buff
  - Type "Np" = 60-Ft Buff
  - Type "Ns" = 60-Ft Buff
  - Type "Np" Unverified =
  - Type "Ns" Unverified =
  - Piped Type F/Np/Ns =
- Address**
  - Building
  - Property Line
  - Docks
  - Freeway
  - Major Street
  - Street
  - Paved Driveway
  - Paved Road
  - Paved Parking Area
  - Parks

1: 1,091



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Notes