

Code Section	What's Wrong	Proposed Code Language	Initials	Next Step
19.02.020(D)(2)	The way clerestory is handled in the code is not sufficient to address bulk.	Proposing reducing clerestory from 12 feet to 10 feet; add small amount of GFA that would be exempt from limit (based on % of lot area).	DT	CC Direction Required
19.02.020(D)(2)(d)	Current code allows developers to create lots under the minimum single-family residential zones using the Optional Standards for Development of 19.08.030(G). These lots can then use part of the tract's area for calculating GFA.	When using optional development standards of 19.08.030(G), don't allow greater than 40% lot coverage, GFA for lots less than 8,400 square feet.	DT	CC Direction Required
19.02.040(D)	Garages that encroach into setbacks are not desirable for neighboring property owners. 19.02.040(D) allows garages to be within 10 feet of the front property line on steeply sloping lots.	Remove allowance for garages to be located within front yard setbacks.	DT	CC Direction Required
19.02.020(F)(3)(d)	The list of weeds includes things that are not found in Mercer Island and does not include weeds that are.	Add nonregulated Class B and Class C and King County Weeds of Concern; propose positive alternative vegetation incentives.	CB	PC Review
19.10.020(B)	Trees are occasionally removed without permits; there is not a strong enforcement mechanism.	Require tree removal companies/arborists to be responsible for obtaining permits or verifying that a permit has been obtained.	DG	Code Compliance Ord.
19.10 and 19.16.010(Q)	There should be a resource for citizens to find arborists that are familiar with the Mercer Island City Code.	Add training for arborists to generate a list of arborists who are familiar with the Mercer Island City Code.	CB	CC Direction Required
19.02.050(E)(1)(a)(i)	A change to the previous code reduced flexibility in locating a fence on top of a retaining wall. This was an unintended change.	Any combination of fill cut retaining walls, fill cut rockeries and fences are allowed to a maximum height of 72 inches within required side or rear yards. Otherwise, fences or gates are allowed to a maximum height of 72 inches within required side or rear yards.	DG	PC Review
19.02.050(D)	Why is there a different height limit on cut and fill retaining walls?	Check height on retaining walls: 72 and 144 inches.	DG	CC Direction Required
19.02.050(E)(1)(a)(i)	For corner lots, the side lot line along the street may have a 72-inch-high fence. This can create a closed-off feel for the neighborhood.	Evaluate limiting fence height to 42 inches within yard setbacks along street frontages.	CB	CC Direction Required
19.10.040(C) and 19.10.100(B)(4)	The code is mute on standards for pruning.	Hold arborists responsible to ANSI A300 standards for pruning.	JS	PC Review
19.02.020(E)(2)	The current code requirements for building height restrict design flexibility for houses on steep slopes.	Revisit height limits for lots with severe topography; how to calculate ABE, building height on lots with very steep slopes.	LP	CC Direction Required
19.02.020(G)(2)	Requiring covered parking is not desired by many residents. Removing/reducing the requirement for covered parking would allow residents to have more GFA for living space.	Revisit parking requirements for single-family: Look at lowering the standard.	DG	CC Direction Required
19.10.160	Trees are occasionally removed without permits; there is not a strong enforcement mechanism.	Revisit code enforcement in terms of the tree code and its effect on residents.	JS	Code Compliance Ord.
19.15.030	Under the current code enforcement procedure, people may feel uneasy reporting violations since their names would be attached to the report of violation.	Allow anonymous reporting for reporting code enforcement issues.	DT	Code Compliance Ord.
19.10.070(B)	More clarity is needed for the location of replacement trees.	Revisit tree replacement criteria for city projects; Specify replanting locations for City and utility projects.	TG/CB	CC Direction Required
19.10.070(B)	The Mercer Island City Code does not currently account for canopy lost when removing trees within the right-of-way.	Evaluate tree canopy lost when removing right-of-way trees; replace right-of-way trees with trees with similar or greater canopy and in the location that the tree was removed.	CB	CC Direction Required
19.09.060 and Appendix C	Maintenance of overhead utility lines requires a large degree of tree pruning and removal.	Require developers to locate utility lines underground.	LP	CC Direction Required

19.10.090(C)	The Mercer Island City Code does not currently account for root volume for tree permits.	Address root volume in the tree code.	LV	CC Direction Required
19.15.020(A)	Some citizens are interested in having additional opportunities to comment on development permits, especially an opportunity to speak directly with the developer.	Create a process for a pre-permit conference between DSG staff, applicants, and interested citizens.	DT	Procedural Code Amendment
19.16.010(D)	Single-family dwelling should not be permitted to have multiple kitchens.	Limit single-family dwellings to one kitchen, with one additional kitchen allowed if the dwelling contains an ADU.	LP	CC Direction Required
Title 19, Appendix C	The code does not address protection for views of Lake Washington.	Add language that protects lake views.	LP	CC Direction Required
19.02.020(C)(1)(c)	The side yard setback language is overwrought and may not accomplish the objective of reduce the sence of scale to neighboring properties.	Revisit the measurement of side yard setbacks.	LP	CC Direction Required
19.02.020(E)(3)	The list of rooftop appertenances should be expanded.	Revise the list of permitted rooftop appurtenances to include railings for roof decks.	LP	PC Review

Initials Key:
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