



AB 6551: First Reading of Ordinance No. 24C-15 Open Space Zone Code Amendment

City Council Meeting
October 15, 2024



Background

- The scope of work for the 2024 Comprehensive Plan periodic update, adopted by the City Council in 2022, included creation of a new Parks Zone.
- The Parks and Recreation Commission (PRC) recommended separating the work into two zones: Parks and Open Space.
- The PRC and Open Space Conservancy Trust (OSCT) Board collaborated with staff to develop the draft Open Space Zone and presented a joint recommendation to the Planning Commission (PC) on May 8, 2024.
- The PC completed the legislative review process related to the Comprehensive Plan Periodic Update and provided a recommendation to the City Council on June 12, 2024.
- The PC completed the legislative review process related to the code amendment to establish the Open Space Zone development regulations and Zoning Map and approved a recommendation to the City Council on September 25, 2024.
- If approved, Ordinance No. 24C-15 would adopt the Open Space Zone development regulations and amend the Zoning Map in the MICC on December 31, 2024, the same effective date as the 2024 Comprehensive Plan periodic update.



Open Space Zone



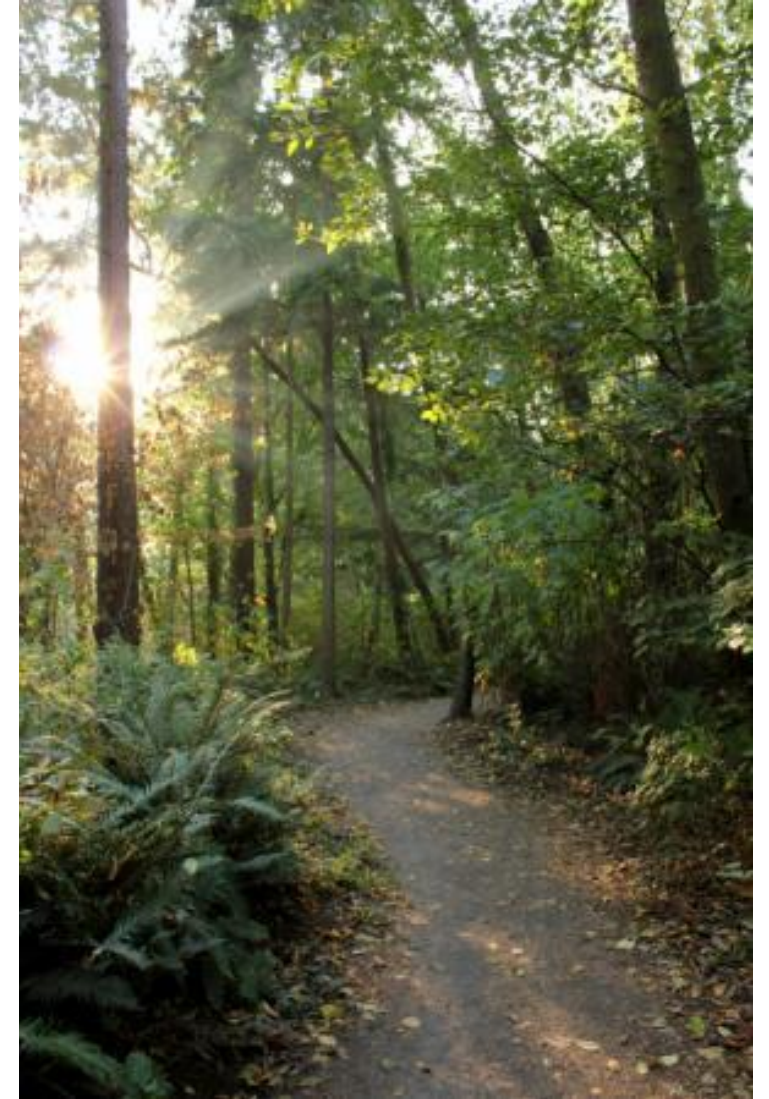
Purpose & Designation Requirements

- **Purpose:** to preserve, protect, restore, and enhance Open Space Lands, which provide habitat for native plants and animals and ecological services including stormwater management and carbon sequestration. Open Space Lands provide access to nature for passive recreation and relaxation and educational and stewardship opportunities.
- **Designation Requirements:** land must be owned, leased, or managed by the City of Mercer Island and fulfill the purpose.



Uses Permitted

- **Trails.**
- **Passive recreational uses.**
- **Passive recreational amenities.**
- **Habitat restoration and enhancement.**
- **Temporary uses** compatible with the purpose of the Open Space Zone, as authorized by the City Manager or designee.
- **Wireless communications facilities.** (Only if otherwise permitted by MICC 19.06.040 – Wireless Communications and/or MICC 19.06.070 – Small wireless facilities deployment and as subject to design and concealment standards as otherwise provided in the MICC).
- **Utilities**, only where necessary for public safety or protection of the natural environment and no reasonable alternative location exists. Utilities should be underground, if feasible.



Development Standards

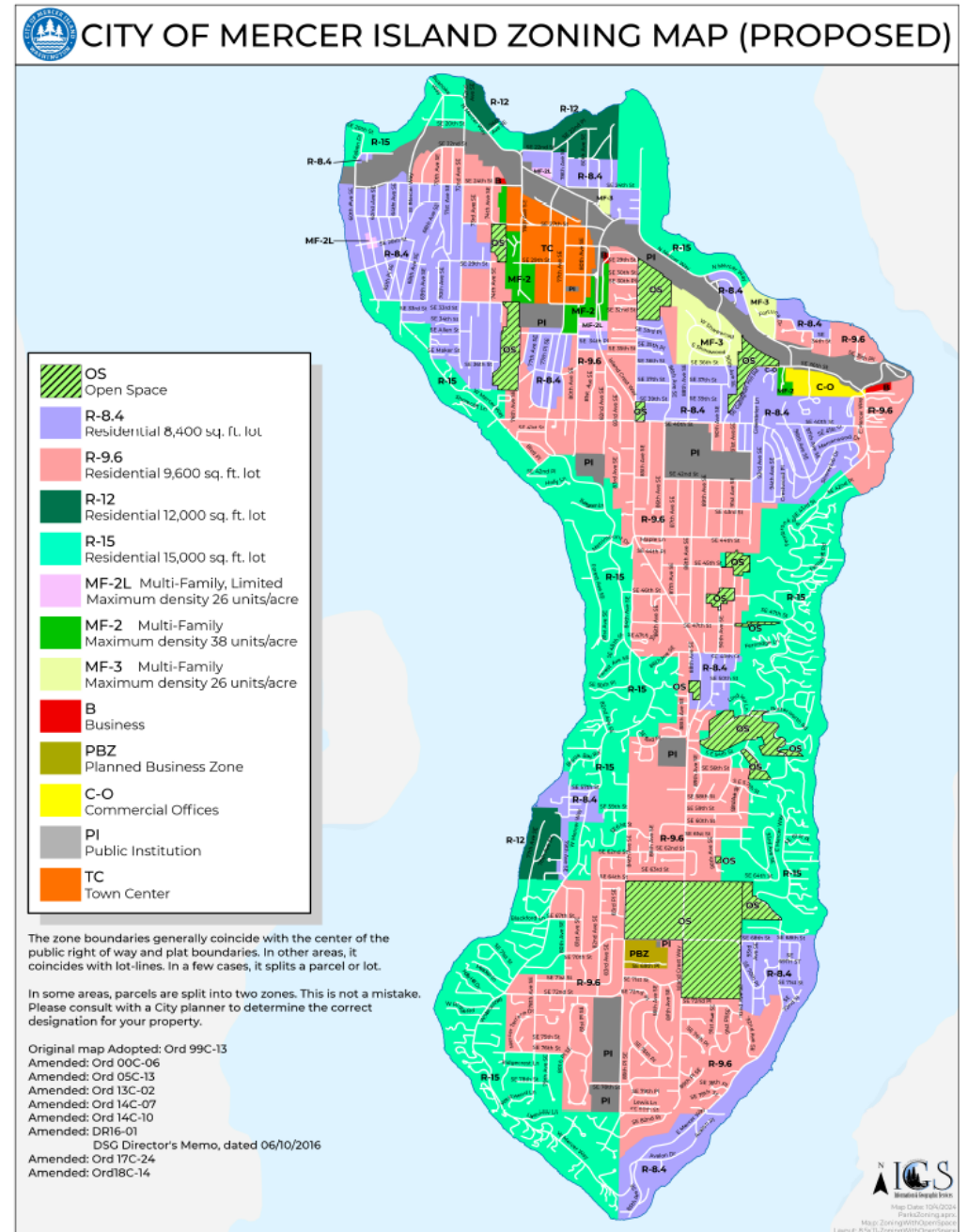
- **Setbacks:** Twenty (20) feet if adjacent property is zoned Residential or Multi-family, Zero (0) feet for all other zones (Exemptions: fences, gates, culverts, trails, landscaping, and furnishings).
- **Restrooms:** only permitted on properties larger than 100 acres and are limited to 300 sq. ft.
- **Signs:** governed by MICC 19.12.080, except as follows:
 - Interior signs: 3 sq. ft. of surface area.
 - Entrance signs: 10 sq. ft. of surface area.
 - Exterior lighted signs are prohibited.
 - Natural colors are required unless necessary for public health, safety, or maintenance.
- **Kiosks:** limited to 15 sq. ft. of surface area and 10 feet in height (22 sq. ft. of surface area and 10 ft. in height for properties >100 acres)
- **Trail Standards:** trails are limited to 8 ft. in width.



Zoning Map

- If approved, the proposed Zoning Map will replace the Zoning Map in the MICC.

Cayhill Open Space	Open Space	1.08
Clise Park	Open Space	1.47
Ellis Pond	Open Space	4.13
Engstrom Open Space	Open Space	8.51
Gallagher Hill	Open Space	11.29
Hollerbach Open Space	Open Space	5.23
Mercerdale Hillside	Open Space	18.14
N Mercerdale Hillside	Open Space	5.11
Parkwood Ridge Open Space	Open Space	3.79
Pioneer Park	Open Space	113.67
Salem Woods	Open Space	0.32
SE 47th Street Open Space	Open Space	1.27
SE 50th Street Open Space	Open Space	1.78
SE 53rd Place Open Space	Open Space	24.01
Upper Luther Burbank Park	Open Space	18.05
Subtotal		217.85





Discussion

