

## DOCKET REQUEST FORM

The following information is required. 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: Matthew Goldbach

Address: 9980 SE 40th St Mercer Island WA 98040

Phone: 954-806-2489

Email: blkship@yahoo.com

### AGENT/CONSULTANT/ATTORNEY

Complete this section if the primary contact is different from the applicant.

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

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

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

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

### REQUEST INFORMATION

Important: A separate Docket Request Form must be completed for each docket item requested.

Is this request related to a specific property or zone?

Yes

No

If yes, please complete the following information:

Property Owner Name: \_\_\_\_\_

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

County Assessor's Parcel No.: \_\_\_\_\_

Parcel Size (sq. ft.): \_\_\_\_\_

If the application is submitted by an agent/consultant/attorney, please attach a signed letter of consent from all owners of the affected property demonstrating that the application is submitted with consent.

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

Comprehensive Plan Amendment

Development code Amendment

Is this submission a suggestion for a Comprehensive Plan or Development Code amendment, or is this an application for a specific amendment? (Check one box below.)

Note: Applications are subject to applicable permit fees.

Suggestion

Application

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

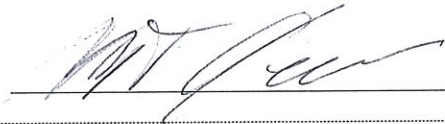
Please attach a separate narrative responding to all five (5) questions outlined below. Attach additional sheets, supporting maps, or graphics as necessary. Answer each question separately and reference the question number in your answer.

The application will be considered incomplete without a narrative answering all five 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.
  - 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~~.
  - c. If a map amendment is proposed, please provide a map that clearly outlines the areas proposed to be changed.
2. How does the proposal benefit 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).
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?

Please sign and date below acknowledging application requirements.

Signature:



Date:

Sept 23 2025

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Please attach a separate narrative responding to the above questions.

# SUGGESTION FOR RESIDENTIAL CODE AMENDMENT

## PROPOSED AMENDMENTS: MICC 19.04.040 PARKING

- 1) Amendment to MICC 19.04.040 A. Applicability.
- 2) Amendment to MICC 19.04.040 B. (9) Parking Variances.
- 3) Amendment to MICC 19.040 E. Cooperative Minimum Parking Reductions. 25% reduction of necessary parking spaces.

## SUGGESTED CODE AMENDMENTS

I suggest MICC 19.04.040 A. be amended to provide – or clarify -- that MICC 19.04.040 does not apply to residentially-zoned properties.

I suggest that MICC 19.040 B. (9) that grants the code official broad discretion to grant variances from any parking minimums be eliminated.

I suggest that MICC 19.04.040 E. that grants the code official discretion to reduce cooperative parking minimums 25% be eliminated.

## ANALYSIS

### 1. MICC 19.04.040 A. states:

*A. The following parking requirements apply to all uses in the C-O and B zones and to all nonresidential uses in the PBZ zone.*

Despite the plain language of this Code Provision, the CPD interprets this Code provision to allow the CPD to reduce the necessary parking spaces on a residential property in the

residential zone, and furthermore, interprets this Code provision to allow a property zoned C-O, B or PBZ zones to shift its required parking to an adjacent residentially-zoned property and then reduce the necessary parking spaces by 25% or entirely.

This Code provision is to clarify for the CPD that the plain language of 19.04.040 A. does not apply to residential properties. To the extent the CPD argues that 19.04.040 A. is ambiguous, this Code provision is to clarify and remove any ambiguity that 19.04.040 A. does not apply to parking on a residential property, whether for use on the residential property or for a use on adjacent property zoned C-O, B, or PBZ.

**2. MICC 19.04.040 B. (9) states:**

*B. 9. Variances. Notwithstanding any of the minimum parking requirements set out in subsection C of this section, the code official may grant variances from the minimum parking requirements with the approval of the city engineer and the design commission for projects reviewable by the design commission.*

**3. MICC 19.040 E. states:**

*E. Cooperative parking. Cooperative parking between two or more adjoining property owners is allowed; provided, the code official, with approval from the design commission and city engineer, may reduce the total required spaces by 25 percent of the total combined required spaces when the applicant has demonstrated that no adverse impact will occur due to the reduced number of stalls.*

**ANALYSIS:**

MICC 19.040 B. (9) and E. violate HB 1220 that requires development codes to have objective criteria. In fact, under MICC 19.04.040 B. (9) the code official can eliminate any parking minimums.

Furthermore, with the sunseting of the Design Commision, there is no citizen review of the code official's broad discretion under MICC 19.04.040. Any review before the Hearing Examiner would be superfluous because of the broad discretion granted to the code official.

Parking minimums need to be parking minimums. The code official's broad discretion to reduce parking minimums 25% or completely is contrary to the intent of the MICC and HB 1220 especially if as the CPD interprets MICC 19.04.040 to apply to residentially-zoned properties.