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# CITY OF MERCER ISLAND

## CITY COUNCIL REGULAR HYBRID MEETING

Tuesday, March 17, 2026 at 5:00 PM

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### MERCER ISLAND CITY COUNCIL:

Mayor David Rosenbaum, Deputy Mayor Daniel Becker,  
Councilmembers: Lisa Anderl, Julie Hsieh,  
Craig Reynolds, Wendy Weiker, and Ted Weinberg

### LOCATION & CONTACT:

MICEC – Slater Room Council Chambers and via Zoom  
8236 SE 24th Street | Mercer Island, WA 98040  
206.275.7793 | [www.mercerisland.gov](http://www.mercerisland.gov)

We strive to create an inclusive and accessible experience. Those requiring accommodation for meetings should notify the City Clerk's Office three days prior to the meeting at 206.275.7793 or by emailing [cityclerk@mercerisland.gov](mailto:cityclerk@mercerisland.gov).

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The hybrid meeting will be live streamed on the City Council's [YouTube Channel](#).

Individuals wishing to speak live during Appearances (public comment period) must register with the City Clerk at 206.275.7793 or [cityclerk@mercerisland.gov](mailto:cityclerk@mercerisland.gov) before 4 PM on the day of the Council meeting. Each speaker will be allowed to speak for three (3) minutes. A timer will be visible to online to speakers, City Council, and meeting participants.

Written comments may be sent to the City Council at [council@mercerisland.gov](mailto:council@mercerisland.gov).

Join the meeting at 5:00 PM (Appearances will start sometime after 5:00 PM) by:

- **Telephone:** Call 253.215.8782 and enter Webinar ID 894 4750 6188 and Password 730224
- **Zoom:** Click this [link](#) (Webinar ID 894 4750 6188; Password 730224)
- **In Person:** Mercer Island Community & Event Center – Slater Room Council Chambers (8236 SE 24th Street, Mercer Island, WA 98040)

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## MEETING AGENDA – AMENDED

### CALL TO ORDER & ROLL CALL, 5:00 PM

### PLEDGE OF ALLEGIANCE

### AGENDA APPROVAL

### CITY MANAGER REPORT

### APPEARANCES

(This is the opportunity for anyone to speak to the City Council on any item, except items before the City Council requiring a public hearing, any quasi-judicial matters, or campaign-related matters)

### CONSENT AGENDA

#### **1. AB 6882: March 10, 2026 Payroll Certification**

**Recommended Action:** Approve the March 10, 2026 Payroll Certification in the amount of \$928,677.45 and authorize the Mayor to sign the certification on behalf of the entire City Council.

#### **2. City Council Regular Hybrid Meeting Minutes of March 3, 2026**

**Recommended Action:** Approve the City Council Regular Hybrid Meeting Minutes of March 3, 2026.

**3. AB 6883: Certification for Claims Paid February 16, 2026 through February 28, 2026**

**Recommended Action:** Approve the February 16, 2026 through February 28, 2026 Accounts Payable Certification of Claims in the amount of \$1,470,777.71 and authorize the Mayor to sign the certification on behalf of the entire City Council.

**4. AB 6884: Vietnam Veteran’s Day, Proclamation No. 378**

**Recommended Action:** Approve Proclamation No. 378 Proclaiming March 29, 2026 as Vietnam Veteran’s Day on Mercer Island.

**5. AB 6895: Mercer Island Preschool Association Circus Day, Proclamation No. 379**

**Recommended Action:** Approve Proclamation No. 379 Proclaiming April 25, 2026 as Mercer Island Preschool Association Circus Day.

**6. AB 6885: 76th Avenue SE Mid-Block Crossing and ADA Improvements Bid Award**

**Recommended Action:** Award the 76th Avenue SE Mid-Block Crossing and ADA Improvements project to Calli Denney Construction LLC, authorize the City Manager to execute a contract with Calli Denney Construction LLC in an amount not to exceed \$469,900, and set the total project budget at \$844,126.

**7. AB 6886: Interim Regulations in MICC 19.16.010 Related to Emergency Shelters and Housing, Transitional Housing, and Permanent Supportive Housing (Ordinance No. 26-02 Second Reading)**

**Recommended Action:** Adopt Ordinance No. 26-02 establishing interim development regulations in MICC 19.16.010 related to Emergency Shelters and Housing, Transitional Housing, and Permanent Supportive Housing, with an effective date of April 2, 2026.

**REGULAR BUSINESS**

**8. AB 6887: Arts Council, Open Space Conservancy Trust, and Utility Board Vacancy Appointments (Resolution Nos. 1690 and 1691) – *Exhibit 4 revised 3/16/2026***

**Recommended Action:**

1. Vote on applicants to fill vacant positions on the Arts Council and Utility Board.
2. Approve Resolution No. 1690, appointing those voted on to fill the vacancies on the Arts Council and Utility Board.
3. Approve Resolution No. 1691, appointing a member to the vacancy on the Open Space Conservancy Trust.

**9. AB 6888: Final Approval of the Modified Station Subarea Boundary – *Exhibit 2 revised 3/16/2026***

**Recommended Action:** Approve the Modified Station Area Boundary as shown in Exhibit 1 for the purposes of GMA compliance.

**10. AB 6894: Update on the Growth Management Hearings Board Order – GMA Compliance Work Plan**

**Recommended Action:** Approve the GMA Compliance Work Plan as presented in Exhibit 1 and direct staff to proceed with the next steps towards attaining GMA compliance.

**OTHER BUSINESS**

**11. Planning Schedule**

**12. Councilmember Absences & Reports**

**ADJOURNMENT**



# BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

**AB 6882**  
**March 17, 2026**  
**Consent Agenda**

## AGENDA BILL INFORMATION

<b>TITLE:</b>	AB 6882: March 10, 2026 Payroll Certification	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
<b>RECOMMENDED ACTION:</b>	Approve the March 10, 2026 Payroll Certification in the amount of \$928,677.45.	

<b>DEPARTMENT:</b>	Administrative Services
<b>STAFF:</b>	Ali Spietz, Chief of Administration Nicole Vannatter, Human Resources Manager
<b>COUNCIL LIAISON:</b>	n/a
<b>EXHIBITS:</b>	1. March 10, 2026 Payroll Certification 2. FTE/LTE Counts
<b>CITY COUNCIL PRIORITY:</b>	n/a

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

## EXECUTIVE SUMMARY

This agenda bill is to approve the City of Mercer Island payroll certification for the period from February 16, 2026 through February 28, 2026 in the amount of \$928,677.45 (see Exhibit 1).

## BACKGROUND

[RCW 42.24.080](#) requires that all claims presented against the City by performing labor must be certified by the appropriate official to ensure that the labor was performed as described, and that the claims are just, due, and unpaid obligations against the City, before payment can be made. [RCW 42.24.180](#) allows the payment of claims to occur prior to City Council approval to expedite processing of the payment of claims, provided, however, that review and approval of the claims' documentation occur at the next regularly scheduled public meeting. The Payroll Certification details the total payment to employees for labor performed and benefits payments made for each payroll. The City is on a semi-monthly payroll schedule with payments on the 10th and 25th of each month.

**ISSUE/DISCUSSION**

Each payroll varies depending on several factors (i.e., number of employees, pay changes, leave cash outs, overtime, etc.). In addition to regular pay for employees, this payroll has variations that are outlined below.

**Additional payments:**

Description	Amount
Leave cash outs for current employees	\$1,121.90
Leave cash outs for terminated employees	\$3,656.31
Service and recognition awards	\$850.00
Overtime earnings (see chart for overtime hours by department).	\$7,333.32
<b>Total</b>	<b>\$12,961.53</b>

**Overtime hours by department:**

Department	Hours
Administrative Services	
City Attorney’s Office	
City Manager’s Office	
Community Planning & Development	
Finance	0.75
Municipal Court	
Police	51.00
Public Works	26.00
Thrift Shop	
Youth & Family Services	
<b>Total Overtime Hours</b>	<b>77.75</b>

**NEXT STEPS**

**FTE/LTE COUNTS**

The table in Exhibit 2 shows the budgeted versus actual counts for Full Time Equivalents (FTEs) and Limited Term Equivalents (LTEs) for the current payroll. Casual labor employees (temporary and seasonal) are not included in the counts.

Casual Labor

In addition to FTE and LTE employees, the City utilizes casual labor to address workload needs that exceed the capacity or expertise of the City’s regular staff and that are time limited or seasonal. Casual labor is used primarily to address seasonal workload needs and short-term workload issues created by special projects or position vacancies. Compared to an LTE position, a casual labor position has limited benefits and is filled for a shorter period (1-3 months, 6 months, or 9 months). The departments/divisions that utilize casual labor the most are Parks Maintenance, Recreation, Public Works, and the Thrift Shop.

**RECOMMENDED ACTION**

Approve the March 10, 2026 Payroll Certification in the amount of \$928,677.45 and authorize the Mayor to sign the certification on behalf of the entire City Council.

**CITY OF MERCER ISLAND PAYROLL CERTIFICATION**

Item 1.

**PAYROLL PERIOD ENDING** **02.28.2026**  
**PAYROLL DATED** **3.10.2026**

Net Cash	\$	623,877.70
Net Voids/Manuals		
<b>Net Total</b>	<b>\$</b>	<b>623,877.70</b>
Federal Tax Deposit	\$	101,114.82
Social Security and Medicare Taxes	\$	69,643.05
State Tax (California & Oregon)	\$	696.18
State Tax (California)	\$	9.44
Family/Medical Leave Tax (California & Oregon)	\$	59.83
Public Employees' Retirement System (PERS Plan 2)	\$	30,206.51
Public Employees' Retirement System (PERS Plan 3)	\$	9,519.33
Public Employees' Retirement System (PERSJM)	\$	760.25
Law Enforcement Officers' & Fire Fighters' Retirement System (LEOFF Plan2)	\$	18,050.48
Regence, Kaiser & LEOFF Trust Medical & Dental Insurance Deductions	\$	15,540.85
Domestic Partner Medical Insurance Deductions	\$	3,975.17
Health Care - Flexible Spending Account Contributions	\$	3,646.52
Dependent Care - Flexible Spending Account Contributions	\$	1,500.83
MS Roth IRA Contributions	\$	1,340.55
MS 457 Deferred Compensation Contributions	\$	43,057.87
Garnishments (Chapter 13)	\$	1,072.03
Child Support Wage Garnishment	\$	867.50
Mercer Island Employee Association Dues	\$	265.00
AFSCME Union Dues	\$	-
Police Union Dues	\$	-
Standard - Supplemental Life Insurance	\$	-
Unum - Long Term Care Insurance	\$	176.90
AFLAC - Supplemental Insurance Plans	\$	193.37
Transportation - Flexible Spending Account Contributions	\$	106.50
Miscellaneous	\$	107.51
Oregon Transit Tax and Oregon Benefit Tax	\$	8.64
Washington Long Term Care	\$	2,880.62
<b>Tax &amp; Benefit Obligations Total</b>	<b>\$</b>	<b>304,799.75</b>
<b>TOTAL GROSS PAYROLL</b>		<b>\$ 928,677.45</b>

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Mercer Island, and that I am authorized to authenticate and certify to said claim.

  
 \_\_\_\_\_  
 Finance Director

I, the undersigned, do hereby certify that the City Council has reviewed the documentation supporting claims paid and approved all checks or warrants issued in payment of claims.

\_\_\_\_\_  
 Mayor Date

## FTE AND LTE COUNTS AS OF 2/28/2026

Full Time Equivalent (FTEs)	2025 Budgeted	2025 Actual
Administrative Services	14.50	14.50
City Attorney's Office	2.00	2.00
City Manager's Office	3.00	3.00
Community Planning & Development	17.00	16.00
Finance	9.00	9.00
Municipal Court	3.10	3.10
Police	37.50	36.50
Public Works	64.00	63.00
Recreation	10.25	9.25
Youth & Family Services	11.93	11.93
Thrift Shop	3.00	3.00
<b>Total FTEs</b>	<b>175.28</b>	<b>171.28</b>
Limited Term Equivalent (LTEs)	2025 Budgeted	2025 Actual
Administrative Services	1.00	1.00
City Manager's Office	1.00	1.00
Community Planning & Development	2.00	2.00
Public Works	4.75	2.75
Youth & Family Services	2.83	1.83
Thrift Shop	6.50	6.20
<b>Total LTEs</b>	<b>18.08</b>	<b>14.78</b>
<b>Total FTEs &amp; LTEs</b>	<b>193.36</b>	<b>186.07</b>

**FTE Vacancies:**  
 1.0 Deputy Public Works Director  
 1.0 Planner  
 1.0 Police Officer  
 1.0 Recreation Facility Supervisor



# CITY COUNCIL MINUTES REGULAR HYBRID MEETING MARCH 3, 2026

## CALL TO ORDER & ROLL CALL

Mayor Dave Rosenbaum called the Regular Hybrid Meeting to order at 5:00 pm in the Slater Room Council Chambers at the Mercer Island Community & Event Center, 8236 SE 24th Street, Mercer Island, Washington.

Mayor Dave Rosenbaum, Deputy Mayor Daniel Becker, and Councilmembers Lisa Anderl, Julie Hsieh, Craig Reynolds, Wendy Weiker, and Ted Weinberg attended in person.

## PLEDGE OF ALLEGIANCE

The City Council delivered the Pledge of Allegiance.

## AGENDA APPROVAL

It was moved by Weinberg; seconded by Reynolds to:

**Approve the agenda as presented.**

PASSED: 7-0

FOR: 7 (Anderl, Becker, Hsieh, Reynolds, Rosenbaum, Weiker and Weinberg)

## STUDY SESSION

### **AB 6893: Compliance with Growth Management Hearings Board Order – Follow-Up Discussion on Financing Affordable Housing**

Community Planning and Development (CPD) Director Jeff Thomas and Community Attributes Senior Economist Elliott Weiss reviewed the two phases of the compliance strategy for complying with the ruling by the Growth Management Hearings Board that the City must make changes to its Comprehensive Plan to comply with the Washington State Growth Management Act (GMA) by addressing the following four issues: land capacity, adequate provisions, transit station subarea plan, and anti-displacement policies.

They presented strategies for financing affordable housing including dedicating surplus property, enacting a local sales and use tax of up to 0.1 percent, dedicating general fund resources or using local resources to access additional funds to support a project, often through grants or loans. They also reviewed inclusionary Zoning which requires a percentage of units in a development project to meet an affordability requirement and fee in lieu which allows all or a portion of inclusionary zoning requirement to be met through paying a fee rather than including the affordable units in the development project.

Immediate next steps include a Community Information Session scheduled for March 10 and a Public Feedback Period that will occur through March 13. The City Council will continue reviewing public input and policy direction through spring and summer 2026 to meet the GMHB compliance deadline.

## CITY MANAGER REPORT

City Manager Jessi Bon reported on the following items:

- **Council, Boards & Commission Meetings:**
  - City Council Meeting – Tuesday, March 17 at 5:00 p.m.
  - Parks & Rec Commission – Thursday, March 5 at 5:00 p.m.
  - Utility Board – Tuesday, March 10 at 5:00 p.m.
  - GMHB Information Session – Tuesday, March 10 at 6:00 p.m.

- **City Updates:**
  - Boards & Commissions Recruitment
  - Transportation Feedback Needed for Six-Year Transportation Improvement Plan
  - Sewer Lakeline Blockage Recap
- **Upcoming Events:**
  - Senior Resource Fair on Saturday, March 7, 10:00 a.m.-12:00 p.m.
  - Coffee with a Cop on Saturday, March 7, 1:00 p.m.-3:00 p.m.
  - Family Movie Night on Friday, March 13 at 5:30 p.m.
  - Light Rail Opening Community Celebration on Saturday, March 28, 10:00 a.m.-2:00 p.m.
- **News:**
  - MIYFS Foundation's Giving From the Heart fundraising breakfast

## APPEARANCES

Chuck Speece, AFSCME Council 2 Staff Representative, summarized the contract negotiations to date, its impact, and a desire to develop a contract that retains existing employees and recruits the best candidates.

Scott Heath, City of Mercer Island Support Services Foreman and AFSCME Union President, read an email into the record and expressed concern on behalf of the AFSCME Union members regarding its impact on their contract negotiations.

## CONSENT AGENDA

### City Council Regular Hybrid Meeting Minutes of February 17, 2026

**Recommended Action:** Approve the City Council Regular Hybrid Meeting Minutes of February 17, 2026.

### AB 6873: February 25, 2026 Payroll Certification

**Recommended Action:** Approve the January 23, 2026 Payroll Certification in the amount of \$1,050,943.25 and authorize the Mayor to sign the certification on behalf of the entire City Council.

### AB 6873: February 25, 2026 Payroll Certification

**Recommended Action:** Approve the February 25, 2026 Payroll Certification in the amount of \$968,132.02 and authorize the Mayor to sign the certification on behalf of the entire City Council.

### AB 6874: Certification for Claims Paid February 1, 2026 through February 15, 2026

**Recommended Action:** Approve the February 1, 2026 through February 15, 2026 Accounts Payable Certification of Claims in the amount of \$3,314,418.50 and authorize the Mayor to sign the certification on behalf of the entire City Council.

### AB 6858: Second Modification to the Interlocal Agreement for the Independent Force Investigation Team of King County (IFIT-KC).

**Recommended Action:** Authorize the City Manager to sign the Second Modification to the interlocal agreement between regional law enforcement agencies for the Independent Force Investigation Team of King County.

### AB 6875: Forged Fiber 37, LLC Telecommunications Franchise Agreement (Ord. No. 26-01; Second Reading and Adoption)

**Recommended Action:** Adopt Ordinance No. 26-01, approving a telecommunications franchise agreement with Forged Fiber 37, LLC.

### AB 6876: Island Crest Way Corridor Improvements Trail Easement

**Recommended Action:** Authorize the City Manager to relinquish a portion of the pathway easement (recording number 7812260677) in exchange for a new wider trail easement, both to be approved by the City Attorney substantially in the form of Exhibits 2 and 3.

### AB 6877: Safe Streets and Roads for All Program Grant Agreement

**Recommended Action:** Authorize the City Manager to accept the Fiscal Year 2024 Safe Street and Roads for All Grant Program award in Exhibit 1 and execute all agreements and amendments related to the grant program.

**AB 6878: Reservoir Standby Generator Replacement Project Closeout**

**Recommended Action:** Accept the completed Reservoir Standby Generator Replacement Project (WU0119/90.40.0038) and authorize staff to close out the project.

**AB 6879: Open Space Conservancy Trust 2025 Annual Report and 2026 Work Plan**

**Recommendation:** Accept the 2025 Open Space Conservancy Trust Annual Report and 2026 Work Plan.

**AB 6889: Virtual Coordination Center Interlocal Agreement with WSDOT**

**Recommended Action:** Authorize the City Manager to execute the interlocal agreement with the Washington State Department of Transportation for participation in the Virtual Coordination Center (VCC) as attached as Exhibit 1.

**AB 6890: Legislative Review Alternatives to Help City Meet GMHB Order Compliance Deadline (Ordinance No. 26C-03 Second Reading)**

**Recommended Action:** Adopt Ordinance No. 26C-03 delegating to the Hearing Examiner the authority to hold quasi-judicial open record public hearings, and to review and make recommendations on site-specific rezones to the City Council.

**AB 6892: Facilities Planning Appropriation Request**

**Recommended Action:** Appropriate \$253,000 from the Capital Improvement Fund to the City Facilities Planning Project to support ongoing facility planning efforts, including revisiting renovation cost estimates for the City Hall and Public Works buildings; completing the PSM Facility project review; advancing additional space planning for the 9655 Building; and supporting associated environmental, geotechnical, and project management services.

It was moved by Anderl; seconded by Reynolds to:

**Approve the Consent Agenda as presented, and the recommendations contained therein.**

PASSED: 7-0

FOR: 7 (Anderl, Becker, Hsieh, Reynolds, Rosenbaum, Weiker and Weinberg)

**REGULAR BUSINESS**

**AB 6880: Public Hearing on Interim Regulations in MICC 19.16.010 Related to Emergency Shelters and Housing, Transitional Housing, and Permanent Supportive Housing (Ordinance No. 26-02, First Reading)**

Mayor Rosenbaum opened the public hearing at 6:02 pm.

There being no public comment, Mayor Rosenbaum closed the public hearing at 6:02 pm.

CPD Director Jeff Thomas and Senior Planner Molly McGuire presented Ordinance No. 26-02 to extend the current interim regulations that amend provisions of the Mercer Island City Code related to emergency shelters, transitional housing, and permanent supportive housing to remain compliant with Washington House Bill 1220 for an additional six months.

They explained that the City Council originally adopted interim regulations in September 2021 to meet state requirements that prohibit cities from restricting these types of housing in certain residential or hotel-permitted zones and require reasonable siting regulations that do not limit the ability to meet projected housing needs. These interim rules, which govern definitions and siting of social service transitional housing and special needs group housing, have been renewed multiple times and are set to expire on April 2, 2026.

It was moved by Weinberg; seconded by Reynolds to:

**Schedule Ordinance No. 26-02 for second reading on March 17, 2026**

PASSED: 7-0

FOR: 7 (Anderl, Becker, Hsieh, Reynolds, Rosenbaum, Weiker, and Weinberg)

### **AB 6881: Review of City Facility Strategy Community Survey Results**

City Manager Jessi Bon, Senior Management Analyst Robbie Cunningham Adams, and Ian Stewart, with Fulcrum Strategy Group, presented the results of a statistically valid resident survey conducted in January 2026 to gather community input following the failure of the November 2025 bond measure to fund a proposed Public Safety and Maintenance Facility, which received 54.61% voter approval but did not meet the 60% threshold required for passage.

The survey, developed with input from a Council Ad-Hoc Committee and conducted between January 28 and February 11, 2026, completed 400 interviews with a representative sample of residents, producing a margin of error of  $\pm 4.9\%$ . Staff further reported that the results, along with responses from an additional open community survey that was available to all residents through March 1, would help inform future policy discussions and facility replacement strategies, including consideration of a potential future bond measure as early as November 2026. It was noted that the survey findings would serve as one component of the City's broader community engagement effort regarding long-term public safety and maintenance facility planning.

### **AB 6872: Sustainability Work Program Annual Update**

Chief of Operations Jason Kintner, Public Works Deputy Director Kelly Hilde, and Sustainability Program Manager Alanna DeRogatis provided an update on progress implementing the Sustainability Program Work Plan for the 2025–2026 biennium, which advances the goals of the City's Mercer Island Climate Action Plan adopted in 2023. Staff explained that the plan outlines 59 actions across six focus areas designed to help the City meet greenhouse gas (GHG) reduction targets of 50% by 2030 and 95% by 2050 compared to 2007 levels. Currently, 76% of CAP actions are underway or ongoing. They noted that the 2024 GHG inventory showed community-wide emissions declined slightly (0.7%) compared to 2023 and are now 8% below the 2007 baseline, while municipal emissions decreased by 14% due largely to operational changes.

Sustainability Program Manager DeRogatis further reported that major initiatives during the biennium included development of an Electric Vehicle Charging Infrastructure Plan funded through a grant from the Washington State Department of Commerce, implementation of a municipal fleet electrification strategy, expansion of the Energy Smart Eastside heat pump incentive program, and a successful community Green Power Challenge in partnership with Puget Sound Energy that exceeded participation goals and secured funding for a community solar project.

Sustainability Program Manager DeRogatis noted that key upcoming efforts include completing the EV Charging Infrastructure Plan, developing an environmentally preferable purchasing policy, advancing energy efficiency upgrades such as a potential electrified HVAC replacement at the Mercer Island Community and Event Center, and supporting compliance with state building performance standards.

### **AB 6836: Electric Vehicle Charging Plan Development Update**

Chief of Operations Jason Kintner, Public Works Deputy Director Kellye Hilde, Sustainability Program Manager Alanna DeRogatis, and Eleanor Garrett, with EXP U.S. Services, explained that the City is developing an Electric Vehicle (EV) Charging Infrastructure Plan to support transportation-related greenhouse gas reductions identified in the Mercer Island Climate Action Plan adopted in 2023. With \$100,000 in funding from a Climate Planning Grant provided by the Washington State Department of Commerce, the City began work on the plan in 2025 with consulting support from EXP U.S. Services, Inc. and ElectroTempo.

The first phase, completed in June 2025, focuses on electrifying the City's municipal fleet and includes a long-term transition strategy evaluating costs, emissions reductions, and infrastructure needs. Analysis indicates that fully electrifying the fleet would require approximately 64 charging ports across the City's municipal facilities and could generate an estimated \$1.2 million in net savings over time due to reduced fuel and maintenance costs, despite higher upfront vehicle and infrastructure investments.

The next phase of the plan, currently underway and expected to be completed in June 2026, will expand the strategy to address community-wide EV charging infrastructure and support broader EV adoption. This work includes forecasting EV adoption rates, identifying priority locations for new public charging stations, evaluating grid capacity in coordination with Puget Sound Energy, and exploring policies to encourage charging installation at commercial and multifamily properties. The plan will also consider innovative strategies such as vehicle-to-building charging, solar integration, and battery storage to improve energy resilience. Once finalized, the EV Charging Infrastructure Plan will guide future investments, partnerships, and policy decisions to expand charging access, support municipal fleet electrification, and advance Mercer Island's long-term climate and emissions reduction goals.

## **OTHER BUSINESS**

### **Councilmember Absences and Reports**

Councilmember Weiker reported that she would participate remotely in the March 17 meeting and may have to leave early.

Councilmember Weinberg noted he has completed 11 of the planned 14 day trips to Olympia this legislative session and that his next monthly open lunch is at Vivian's Bistro on March 15.:

Councilmember Hsieh noted that she and Deputy Mayor Becker attended the Puget Sound Regional Council Conference for Newly Elected Officials. She also noted attendance at the Sound Cities Association networking event and that she spoke at a local retirement community about how to engage with the City. Her next Community Chat is on March 22 at The Rock, and noted there are two upcoming cultural and music events at Mercer Island High School in March.

Mayor Rosenbaum noted that Coffee and Conversations, sponsored by the Mercer Island Chamber of Commerce and Port of Seattle, is on March 4, and that the Eastside Mayors are meeting next week to talk about the Sound Transit Expansion.

City Council was in recess from 8:05 pm – 8:10 pm.

## **EXECUTIVE SESSION**

At 8:10 pm, Mayor Rosenbaum convened an Executive Session in Room 104 at the Mercer Island Community & Event Center, 8236 SE 24th Street, Mercer Island, WA and via Microsoft Teams for approximately 15 minutes until 8:25 pm.

Executive Session to discuss with legal counsel pending or potential litigation pursuant to RCW 42.30.110(1)(i).

Mayor David Rosenbaum, Deputy Mayor Daniel Becker, and Councilmembers Lisa Anderl, Julie Hsieh, Craig Reynolds, Wendy Weiker, and Ted Weinberg participated via Microsoft Teams.

At 8:25 pm, Mayor Rosenbaum extended the Executive Session for an additional five minutes to 8:30 pm.

At 8:30 pm, Mayor Rosenbaum extended the Executive Session for an additional five minutes to 8:35 pm.

Mayor Rosenbaum adjourned the Executive Session at 8:35 pm.

## **ADJOURNMENT**

The Regular Hybrid Council Meeting adjourned at 8:35 pm.

Attest:

\_\_\_\_\_  
Dave Rosenbaum, Mayor

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Deborah Estrada, Deputy City Clerk



# BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

**AB 6883**  
**March 17, 2026**  
**Consent Agenda**

## AGENDA BILL INFORMATION

<b>TITLE:</b>	AB 6883: Certification for Claims Paid February 16, 2026 through February 28, 2026	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
<b>RECOMMENDED ACTION:</b>	Approve the Accounts Payable Certification for Claims paid February 16, 2026 through February 28, 2026 in the amount of \$1,470,777.71.	

<b>DEPARTMENT:</b>	Finance
<b>STAFF:</b>	Matt Mornick, Finance Director LaJuan Tuttle, Deputy Finance Director
<b>COUNCIL LIAISON:</b>	n/a
<b>EXHIBITS:</b>	1. Certification for Claims Paid February 16 - 28, 2026
<b>CITY COUNCIL PRIORITY:</b>	n/a

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

## EXECUTIVE SUMMARY

The purpose of this agenda item is to approve the February 16, 2026 through February 28, 2026 Accounts Payable Certification of Claims in the amount of \$1,470,777.71 (see Exhibit 1).

## BACKGROUND

*Claims* refer to all external payments that are made to satisfy the obligations of the City, regardless of how payments are processed (e.g., through warrants, checks, electronic funds transfers, etc.). [RCW 42.24.080](#) requires that all claims presented against the City must be certified by the appropriate official to ensure that the claims are just, true, and unpaid obligations against the City, before payment can be made.

[RCW 42.24.180](#) allows the payment of claims to occur prior to City Council approval to expedite processing of the payment of claims, provided, however, that review and approval of the claims' documentation occurs at the next regularly scheduled public meeting.

## ISSUE/DISCUSSION

The Accounts Payable Certification of Claims (see Exhibit 1) includes a table that summarizes the claims paid February 16, 2026 through February 28, 2026:

The table combines printed checks and electronic payments. The disbursement method is identified by the Method code in the first column of the table:

- **Check Register** includes printed accounts payable checks.
- **Direct Disbursement** includes wire transfers. Note that “check” numbers are two digits to easily identify them as distinct from printed checks.
- **Electronic Funds Transfer** includes EFT/ACH payments. “Check” numbers started at 5000 for this payment type.

## RECOMMENDED ACTION

Approve the February 16, 2026 through February 28, 2026 Accounts Payable Certification of Claims in the amount of \$1,470,777.71 and authorize the Mayor to sign the certification on behalf of the entire City Council.



# City of Mercer Island Certification of Claims

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered, or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Mercer Island, and that I am authorized to authenticate and certify to said claim.

Finance Director

I, the undersigned, do hereby certify that the City Council has reviewed the documentation supporting claims paid and approved all checks or warrants issued in payment of claims.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

Date	Method	Checks	Warrant	Total Amount
02/19/26	Check Register	226373-226440	02192026	\$1,006,356.06
02/19/26	Electronic Funds Transfer	5126 – 5130	EFT 0219	\$14,902.44
02/26/26	Check Register	226441 - 226493	022626	\$395,026.04
02/26/26	Electronic Funds Transfer	5131 – 5138	EFT 0226	\$53,918.69
02/26/26	Check Register	226494	022626b	\$574.48
<b>GRAND TOTAL:</b>				<b>\$1,470,777.71</b>



# BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

**AB 6884**  
**March 17, 2026**  
**Consent Agenda**

## AGENDA BILL INFORMATION

<b>TITLE:</b>	AB 6884: Vietnam Veteran’s Day, Proclamation No. 378	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
<b>RECOMMENDED ACTION:</b>	Approve Proclamation No. 378 Proclaiming March 29, 2026 as Vietnam Veteran’s Day on Mercer Island.	

<b>DEPARTMENT:</b>	City Council
<b>STAFF:</b>	Mayor Dave Rosenbaum Andrea Larson, City Clerk
<b>COUNCIL LIAISON:</b>	n/a
<b>EXHIBITS:</b>	1. Proclamation No. 378
<b>CITY COUNCIL PRIORITY:</b>	n/a

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

## EXECUTIVE SUMMARY

The purpose of this agenda bill is to proclaim March 29, 2026 as Vietnam Veterans Day on Mercer Island with Proclamation No. 378 (Exhibit 1).

## BACKGROUND

Vietnam Veterans Day commemorates the sacrifices of Vietnam veterans and their families and is part of a national effort to recognize the men and women who were denied a proper welcome upon returning home more than 50 years ago. The [Vietnam War Veterans Recognition Act](#), signed into law in 2017, designates March 29 of each year as National Vietnam War Veterans Day. On that day in 1973, the last combat troops were withdrawn from Vietnam and the last prisoners of war held in North Vietnam arrived on American soil.

Over 2.6 million American men and women served in the Vietnam War; 58,318 were killed in action (KIA); 153,372 were wounded in action (WIA); 778 were prisoners of war (POW); and 1,584 are still missing in action (MIA). Eleven of those killed in action were from Mercer Island and gave everything to protect freedom and liberty.

## RECOMMENDED ACTION

Approve Proclamation No. 378 Proclaiming March 29, 2026 as Vietnam Veteran’s Day on Mercer Island.



# City of Mercer Island, Washington *Proclamation*

**WHEREAS,** President Obama in 2012 proclaimed March 29 Vietnam Veterans Day as it marked the 50th anniversary of the departure of the last American troops from Vietnam and in 2017 President Trump signed it into law; and

Over 2.6 million American men and women served in the Vietnam War – 58,318 were killed in action (KIA); 153,372 were wounded in action (WIA); 778 were prisoners of war (POW); and 1,584 are still missing in action (MIA); and

Eleven of those killed in action were from Mercer Island and gave everything to protect our freedom and liberty;

2LT JOHN FRANCIS BERGERSON  
SP4 RANSOM CRAIG CYR  
PFC MICHAEL DENNIS FROST  
SP5 BRADFORD MARK GRAHAM  
WO JAMES ARTHUR JOHANSEN  
CPL RICHARD OTIS KROGH

SP4 LARRY ARNOLD SIMONSON  
LCPL LEONARD PETER SPARKMAN  
WO JAMES RICHARD WALDOWSKI  
CPL DAVID HOWARD WARNER  
CPL DARRYL WHITNEY WRIGHT

We owe a debt of gratitude to the men and women who served in Vietnam, and we recognize the tremendous sacrifices they and their families made on behalf of our country.

**NOW, THEREFORE, I,** Dave Rosenbaum, Mayor of the City of Mercer Island, do hereby proclaim March 29, 2026 as

## **VIETNAM VETERANS DAY**

and urge all residents to join the City Council in recognizing and honoring the contributions and sacrifices of our Vietnam veterans and their families. Let us express our deep gratitude and appreciation for their service and sacrifice and never forget their dedication and the bravery they displayed in defending our freedoms and values.

**APPROVED,** this 17th day of March 2026.

\_\_\_\_\_  
Mayor Dave Rosenbaum

Proclamation No. 378



**BUSINESS OF THE CITY COUNCIL  
CITY OF MERCER ISLAND**

**AB 6895  
March 17, 2026  
Consent Agenda**

**AGENDA BILL INFORMATION**

<b>TITLE:</b>	AB 6895: Mercer Island Preschool Association Circus Day, Proclamation No. 379	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
<b>RECOMMENDED ACTION:</b>	Approve Proclamation No. 379 Proclaiming April 25, 2026 as Mercer Island Preschool Association Circus Day.	

<b>DEPARTMENT:</b>	City Council
<b>STAFF:</b>	Mayor Dave Rosenbaum Andrea Larson, City Clerk
<b>COUNCIL LIAISON:</b>	n/a
<b>EXHIBITS:</b>	1. Proclamation No. 379
<b>CITY COUNCIL PRIORITY:</b>	n/a

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

**EXECUTIVE SUMMARY**

The purpose of this agenda bill is to proclaim April 25, 2026 as Mercer Island Preschool Association (MIPA) Circus Day in honor of the 60th anniversary of the MIPA Circus.

**BACKGROUND**

The MIPA Circus is an Island tradition that brings the community together. It began in 1966 as a Dr. Seuss–inspired carnival called Circus McGurkus and has grown over the past six decades into a festival that attracts families from across the region. This year, the MIPA Circus celebrates its remarkable 60-year milestone, an enduring event that continues to unite the community.

**RECOMMENDED ACTION**

Approve Proclamation No. 379 Proclaiming April 25, 2026 as Mercer Island Preschool Association Circus Day.



# City of Mercer Island, Washington

## *Proclamation*

**WHEREAS,** Mercer Island Preschool Association will hold its 60th annual Circus on April 25, 2026.

MIPA Circus is a treasured Island tradition that brings the community together, having begun in 1966 as a Dr. Seuss-inspired carnival called Circus McGurkus for the children of Mercer Island, and having grown over six decades into a beloved festival that attracts hundreds of families from across the region.

MIPA Circus is not merely a spectator event, but a hands-on experience where kids can move, play, and make lasting memories.

MIPA Circus engages the entire Mercer Island community, from high school volunteers to local clubs and businesses that host booths and games, embodying the spirit of neighborly connection and civic pride.

**NOW, THEREFORE, I,** Dave Rosenbaum, Mayor of Mercer Island, do hereby proclaim April 25, 2026 as

### **MERCER ISLAND PRESCHOOL ASSOCIATION CIRCUS DAY**

All are encouraged to celebrate this remarkable 60-year milestone, attend the festivities, and honor the dedicated volunteers and families of MIPA, whose commitment to joy, community, and childhood wonder has made this tradition a cornerstone of our community.

**APPROVED,** this 17th day of March 2025.

---

Mayor Dave Rosenbaum



**BUSINESS OF THE CITY COUNCIL  
CITY OF MERCER ISLAND**

**AB 6885  
March 17, 2026  
Consent Agenda**

**AGENDA BILL INFORMATION**

<b>TITLE:</b>	AB 6885: 76 <sup>th</sup> Avenue SE Mid-Block Crossing and ADA Improvements Bid Award	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
<b>RECOMMENDED ACTION:</b>	Award the 76 <sup>th</sup> Avenue SE Mid-Block Crossing and ADA Improvements Bid Award construction contract to Calli Denney Construction LLC.	

<b>DEPARTMENT:</b>	Public Works
<b>STAFF:</b>	Jason Kintner, Chief of Operations Clint Morris, Capital Division Manager Rebecca Corigliano, Transportation Engineer
<b>COUNCIL LIAISON:</b>	n/a
<b>EXHIBITS:</b>	1. Project Locations Map
<b>CITY COUNCIL PRIORITY:</b>	3. Make once-in-a-generation investments to update and modernize aging infrastructure, capital facilities, and parks.

<b>AMOUNT OF EXPENDITURE</b>	\$ 844,126
<b>AMOUNT BUDGETED</b>	\$ 850,368
<b>APPROPRIATION REQUIRED</b>	\$ 0

**EXECUTIVE SUMMARY**

The purpose of this agenda item is to award a public works construction contract for a new rectangular rapid-flashing beacon (RRFB) crosswalk enhancement and for reconstruction of sidewalk ramps to meet Americans with Disabilities Act (ADA) standards in the Town Center.

- This construction contract combines the 76<sup>th</sup> Avenue SE Mid-Block Crossing Improvements (90.20.0012) and ADA Transition Plan Implementation (90.20.0003) capital projects. See Exhibit 1 for project locations.
- Seven contractor bids were received. The lowest responsive bidder is Calli Denney Construction LLC with a total bid amount of \$469,900.
- Funds for this construction contract are included in the 2025-2026 Biennial Budget and Capital Improvement Program (CIP) through the Street Fund; no additional budget appropriation is needed.
- Construction is scheduled to begin in April and will be completed by end of summer 2026.

## BACKGROUND

The 76<sup>th</sup> Avenue SE Mid-Block Crossing and ADA Improvements project combines two Transportation Improvement Program (TIP) projects into a single public works construction contract scheduled for this spring and summer. The two projects are:

### **76<sup>th</sup> Avenue SE Mid-Block Crossing Improvements (90.20.0012)**

Located in the heart of the Town Center, the mid-block crossing between 7620 SE 27<sup>th</sup> Street and 2690 76<sup>th</sup> Avenue SE serves nearly 300 pedestrians daily. To improve safety for those accessing nearby retail, housing, and transit destinations, the City plans to install a new rectangular rapid-flashing beacon (RRFB) to enhance pedestrian visibility. In 2022, the City successfully installed a similar RRFB crossing between 2448 and 2441 76<sup>th</sup> Avenue SE.

### **ADA Transition Plan Implementation (90.20.0003)**

The City continues to make steady progress implementing the [ADA Transition Plan](#) adopted in 2022. Following completion of the 11 ADA compliant ramps in the Town Center during 2023-2024, the 2025-2026 phase will advance additional accessibility upgrades at various locations throughout the area.

Design of the 76<sup>th</sup> Avenue SE Mid-Block Crossing and ADA Improvements project began in April 2025. Final plans, specifications, and cost estimates were completed in late January 2026, after which the project was advertised for construction bids. Seven contractor bids were received, and a contract is now ready for award.

## ISSUE/DISCUSSION

### **PROJECT DESCRIPTION**

Work to be performed under this contract is shown in Exhibit 1 and includes improvements at five sites across the City as follows:

- Site 1, 76<sup>th</sup> Avenue SE west of SE 27<sup>th</sup> Street: Upgrade existing mid-block crossing including refuge island, curb ramps, illumination, channelization, and RRFB enhancement.
- Site 2, North Mercer Way & SE 22<sup>nd</sup> Street: Upgrade four existing curb ramps to meet ADA standards and install illumination, channelization, and signing.
- Site 3, 77<sup>th</sup> Avenue SE & SE 29<sup>th</sup> Street: Upgrade three existing curb ramps to meet ADA standards and install channelization and signing.
- Site 4, 84<sup>th</sup> Avenue SE & SE 26<sup>th</sup> Street: Upgrade three existing curb ramps to meet ADA standards and install channelization and signing.
- Site 5, 84<sup>th</sup> Avenue SE north of SE 26<sup>th</sup> Street: Construct two new curb ramps and install channelization and signing for mid-block crossing.

At the completion of design, the engineer's estimate for construction was \$512,000.

### **BID RESULTS**

Seven construction bids were received on February 19, 2026. The lowest bid was from Calli Denney Construction LLC for \$469,900. Table 1 shows the bid results.

**Table 1. 76<sup>th</sup> Avenue SE Mid-Block Crossing and ADA Improvements Construction Bid Results**

COMPANY NAME	TOTAL BID AMOUNT
Calli Denney Construction LLC	\$469,900.00
Kamins Construction Inc.	\$499,776.95
OMA Construction Inc.	\$530,756.00
Always Active Services	\$583,089.00
Mid Mountain Contractors Inc.	\$633,939.00
Gary Merlino Construction Co. Inc.	\$661,444.00
NPM Construction Co.	\$764,109.00
<b>Engineer’s Estimate</b>	<b>\$512,000.00</b>

The apparent low bidder, Calli Denney Construction LLC, has successfully completed numerous sidewalk and ADA improvement projects for the cities of Sumner, Newcastle, and Federal Way in recent years. In 2025, Calli Denney Construction LLC also successfully completed the Subbasin 23.2 Watercourse Stabilization project for the City of Mercer Island.

A review of the Labor and Industries (L&I) website confirms Calli Denney Construction LLC is a contractor in good standing with no license violations, outstanding lawsuits, or L&I tax debt. Based on review of Calli Denney Construction LLC’s bid submittal and reference checks, staff determined that Calli Denney Construction LLC is the lowest responsive and responsible bidder for this project and staff recommend awarding the 76<sup>th</sup> Avenue SE Mid-Block Crossing and ADA Improvements project to Calli Denney Construction LLC.

**PROJECT BUDGET**

Adding amounts for construction contingency, design, construction inspection, and project management brings the total estimated project cost to \$844,126. The available 2025-2026 budget for this project totals \$850,368, and it is the combination of 76<sup>th</sup> Avenue SE Mid-Block Crossing Improvements (90.20.0012) and ADA Transition Plan Implementation (90.20.0003) budgets. Project costs and budget are summarized in Table 2.

**Table 2. 76<sup>th</sup> Avenue SE Mid-Block Crossing and ADA Improvements Project Budget**

DESCRIPTION	TOTAL
Construction Contract	\$469,900
Construction Contingency @ 20%	\$93,980
Project Design & Construction Support – Consultant	\$195,547
Staff Project Management/Construction Inspection	\$80,000
1% for the Arts	\$4,699
<b>Total Project Cost</b>	<b>\$844,126</b>
<b>2025 – 2026 Budget Resources</b>	
76 <sup>th</sup> Avenue SE Mid-Block Crossing Improvements (90.20.0012)	\$341,145
ADA Transition Plan Implementation (90.20.0003)	\$509,223
<b>Total Budget Available for Project</b>	<b>\$850,368</b>
<b>Budget Remaining</b>	<b>\$6,242</b>

## **NEXT STEPS**

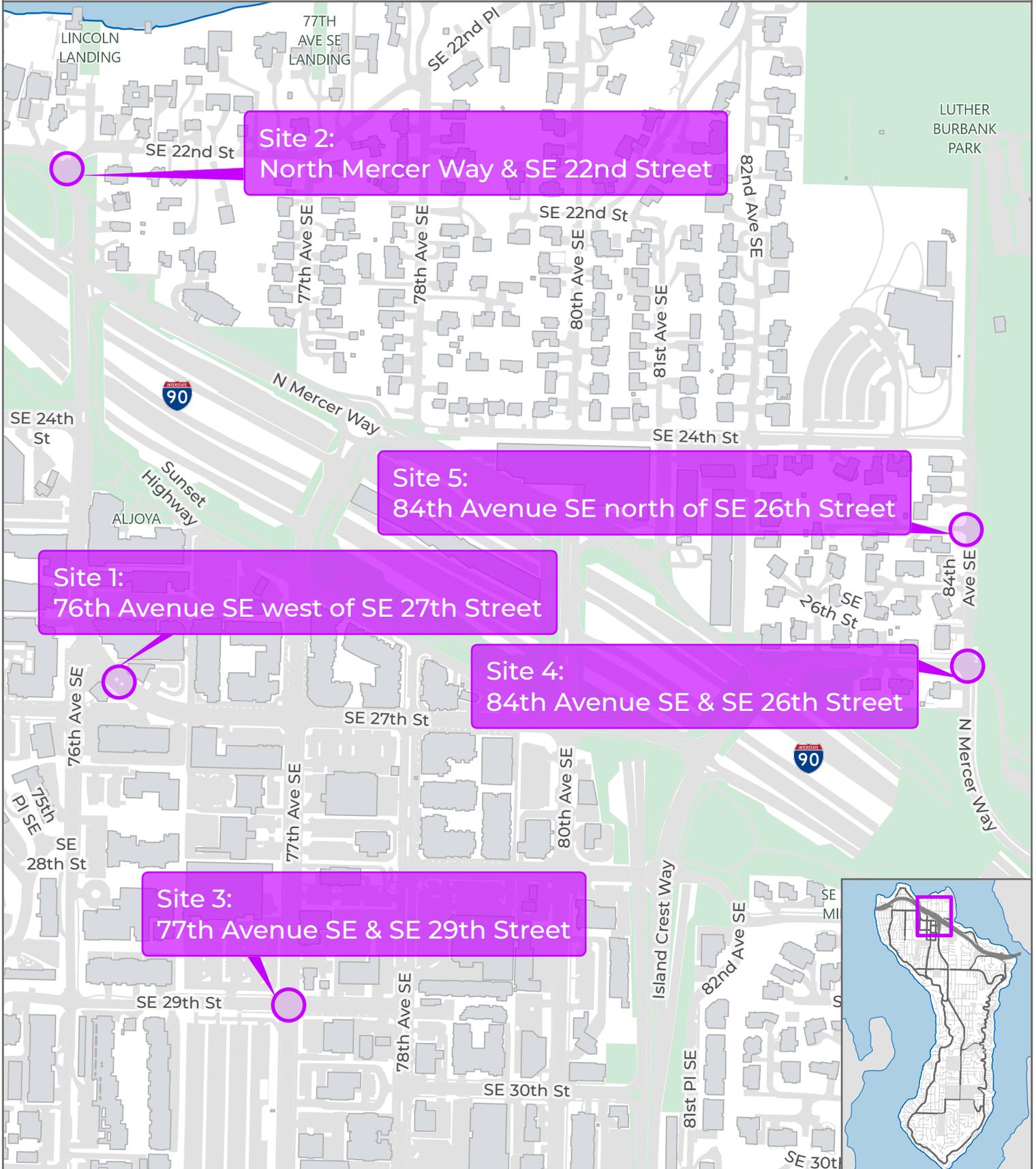
Construction activities on the 76<sup>th</sup> Avenue SE Mid-Block Crossing and ADA Improvements contract are scheduled to begin in April 2026. The entire construction contract is anticipated to be completed by the end of summer 2026. Staff will notify businesses and residents affected by the project prior to the start of construction and work will be scheduled to avoid FIFA World Cup events, the City's Summer Celebration weekend, and Seafair weekend.

## **RECOMMENDED ACTION**

Award the 76<sup>th</sup> Avenue SE Mid-Block Crossing and ADA Improvements project to Calli Denney Construction LLC, authorize the City Manager to execute a contract with Calli Denney Construction LLC in an amount not to exceed \$469,900, and set the total project budget at \$844,126.

# 76th Ave SE Mid-Block Crossing and ADA Improvements

Item 6.



Site 1:  
76th Avenue SE west of SE 27th Street

Site 2:  
North Mercer Way & SE 22nd Street

Site 5:  
84th Avenue SE north of SE 26th Street

Site 4:  
84th Avenue SE & SE 26th Street

Site 3:  
77th Avenue SE & SE 29th Street

Project Area
  Buildings
  Paved Surface
  Parks



# BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

AB 6886  
March 17, 2026  
Consent Agenda

## AGENDA BILL INFORMATION

<b>TITLE:</b>	AB 6886: Interim Regulations in MICC 19.16.010 Related to Emergency Shelters and Housing, Transitional Housing, and Permanent Supportive Housing (Ordinance No. 26-02 Second Reading)	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
<b>RECOMMENDED ACTION:</b>	Adopt Ordinance No. 26-02 renewing interim regulations in MICC 19.16.010 related to emergency shelters, transitional housing, and permanent supporting housing with an effective date of April 2, 2026.	

<b>DEPARTMENT:</b>	Community Planning and Development
<b>STAFF:</b>	Jeff Thomas, Community Planning and Development Director Molly McGuire, Senior Planner
<b>COUNCIL LIAISON:</b>	n/a
<b>EXHIBITS:</b>	1. Ordinance No. 26-02
<b>CITY COUNCIL PRIORITY:</b>	n/a

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

## EXECUTIVE SUMMARY

The purpose of this agenda item is to conduct a second reading and adopt Ordinance No. 26-02 to renew interim regulations previously adopted to amend standards in Mercer Island City Code (MICC) [19.16.010](#) related to emergency shelters and housing, transitional housing, and permanent supportive housing in response to HB 1220.

- During the 2021 state legislative session, the legislature passed [HB 1220](#), related to emergency shelters and housing, transitional housing, and permanent supportive housing, requiring amendments to MICC Title 19. The timeline imposed by this legislation required the City to comply with the new requirements by September 30, 2021.
- On September 21, 2021, the City Council adopted [Ordinance No. 21C-23](#) which established interim regulations for special needs group housing and social service transitional housing to comply with HB 1220.
- The interim regulations have been renewed/reinstated several times by Ordinance Nos. 22C-14, 23C-02, 23C-11, 24C-03, 25C-05 and 25-15.
- The current interim regulations will expire on April 2, 2026. The City must renew the interim regulations to remain in compliance with state law.

- A public hearing and first reading of Ordinance No. 26-02 was held on March 3, 2026 ([AB 6880](#)).
- Ordinance No. 26-02 would renew the interim regulations established by Ordinance No. 24C-03 for six months; maintaining compliance with state law (Exhibit 1).
- Permanent regulations will be integrated into the ongoing Growth Management Act (GMA) compliance efforts for complete compliance with HB 1220 by July 31, 2026.

## BACKGROUND

### HB 1220: Emergency Shelters and Housing

[HB 1220](#) addresses transitional housing, emergency shelters, and permanent supportive housing. The bill contains new requirements for Comprehensive Plan housing element updates and creates new requirements for cities' zoning/development regulations regarding indoor shelters and housing for the homeless, summarized below:

- The bill forbids cities from prohibiting transitional or permanent supportive housing in residential zones or zones where hotels are allowed.
- The bill also forbids cities from prohibiting indoor emergency shelters and indoor emergency housing in any zones in which hotels are allowed (except for cities that authorize indoor emergency shelters/housing in a majority of zones within a one-mile proximity to transit).
- Any regulations regarding occupancy, spacing, and intensity of use requirements regarding the four types of housing listed above must be reasonable and designed to protect public health and safety.
- Finally, such restrictions cannot be used to prevent the siting of a sufficient number of housing units necessary to meet Mercer Island's projected need for such housing and shelter as determined by the WA Department of Commerce (Commerce) and King County.

Additionally, the Washington State Department of Commerce (Commerce) published guidance on what they refer to as [STEP Housing](#) in 2024. STEP Housing includes emergency shelter, transitional housing, emergency housing and permanent supportive housing. This guidance is intended to assist local jurisdictions in complying with the requirements of HB 1220 and related state and federal laws.

The City's development code currently includes some spacing restrictions in [MICC 19.06.080 – Siting of group housing](#); staff recommends retaining these restrictions for now and will further evaluate them for compliance with HB 1220 and the new Commerce guidance when developing a permanent code amendment.

### Projected Housing Need

In 2024, the City adopted an updated Comprehensive Plan, which included projected housing needs for emergency housing and permanent supportive housing ([Ordinance No. 24C-16](#)). As the City develops permanent regulations for special needs group housing and social service transitional housing, the permanent regulations will be analyzed to ensure that the proposed regulations provide adequate development capacity for the projected housing need and that they are consistent with WA Department of Commerce guidance.

### Permanent Regulation Development

Last year, permanent regulations to comply with HB 1220 were included in the draft "Omnibus Ordinance", [Ordinance No. 25C-27](#), when these regulations were presented to the Planning Commission in September and October of 2025. The draft regulations related to emergency housing and permanent supportive housing were eventually taken out of the scope for the Omnibus Ordinance to provide additional time for consideration of the appropriate approach for complying with Growth Management Act (GMA) requirements. Currently, the Planning Commission and City Council are focused on achieving compliance with the [Growth Management Hearings Board Final Decision and Order](#) ("GMHB FDO") with which this work will be integrated into for complete compliance with HB 1220. Compliance with the GMHB FDO is due by July 31, 2026.

## ISSUE/DISCUSSION

Interim regulations were adopted in 2021 to comply with the emergency and permanent supportive housing provisions in HB 1220. The interim regulations were subsequently renewed for three successive 6-month periods thereafter. On April 2, 2024, the interim regulations were reinstated for one year by [Ordinance No. 24C-03](#). These reinstated interim regulations were renewed for six months on March 18, 2025 by [Ordinance No. 25C-05](#) and September 2, 2025 by [Ordinance No. 25-15](#). These interim regulations will expire on April 2, 2026 unless renewed.

Ordinance No. 26-02 would renew the interim regulations established by Ordinance No. 24C-03 and maintain compliance with state law. Renewing the interim regulations would provide the City time to develop permanent regulations. Compliance with HB 1220 will be integrated into the ongoing Growth Management Hearings Board Decision and Order compliance efforts, due by July 31, 2026.

### **Ordinance No. 26-02**

HB 1220 Section 4 requires the City to allow (1) transitional housing and permanent supportive housing in any zones in which residential dwelling units or hotels are allowed, and (2) indoor emergency shelters and indoor emergency housing in any zones in which hotels are allowed.

The City currently allows social service transitional housing and special needs group housing as defined in [MICC 19.16.010](#) in residential zones. The definitions for these uses include many uses similar to those required by HB 1220 Section 4 and only require minor clarifying amendments to be consistent (Exhibit 1). Ordinance No. 25-15 would amend the definitions for social service transitional housing and special needs group housing as follows:

**Social Service Transitional Housing:** Noninstitutional group housing facilities for unrelated persons, other than special needs group housing or rooming houses, that are privately or publicly operated, including those facilities required to be licensed by the state or federal governments as well as those that may not be required to be licensed, that provide temporary and transitional housing to meet community social service needs including, but not limited to, work-release facilities and other housing facilities serving as an alternative to incarceration, halfway houses, emergency shelters, homeless shelters, domestic violence shelters and other such crisis intervention facilities. ~~Social service transitional housing excludes institutional facilities that typically cannot be accommodated in a single family residential structure. Further, the term shall include “emergency housing,” and “transitional housing” as defined within RCW 84.36.043(2)(c) or as hereafter amended. The term shall further include “emergency shelter” as defined within RCW 36.70A.030 or as hereafter amended.~~

**Special Needs Group Housing:** Noninstitutional group housing that primarily supports unrelated persons with handicaps or persons protected by familial status within the meaning of the FHAA, but not including individuals whose tenancy would constitute a direct threat to the health and safety of other individuals or whose tenancy would result in substantial physical damage to the property of others. Special needs group housing includes, but is not limited to, foster family homes, adult family homes and residential care facilities as provided in Chapter 70.128 RCW, but excludes facilities ~~that typically cannot be accommodated in a single family residential structure~~ such as hospitals, nursing homes, assisted living facilities and detention centers. Further, the term shall include “permanent supportive housing” as defined in RCW 36.70A.030 or as hereafter amended.

**NEXT STEPS**

If adopted, Ordinance No. 26-02 will take effect on April 2, 2026.

Permanent regulations will be integrated into the ongoing Growth Management Act (GMA) compliance efforts for complete compliance with HB 1220 by July 31, 2026.

**RECOMMENDED ACTION**

Adopt Ordinance No. 26-02 establishing interim development regulations in MICC 19.16.010 related to Emergency Shelters and Housing, Transitional Housing, and Permanent Supportive Housing, with an effective date of April 2, 2026.

**CITY OF MERCER ISLAND  
ORDINANCE NO. 26-02**

**AN ORDINANCE OF THE CITY OF MERCER ISLAND, WASHINGTON, RENEWING INTERIM REGULATIONS ON DEFINITIONS RELATING TO EMERGENCY SHELTERS AND HOUSING, TRANSITIONAL HOUSING, AND PERMANENT SUPPORTIVE HOUSING ADOPTED BY ORDINANCE 24C-03; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, the adoption of land use and zoning regulations is a valid exercise of the City's police power and is specifically authorized by RCW 35A.63.100; and

**WHEREAS**, within the express terms of the Growth Management Act, the Washington State Legislature has specifically conferred upon the governing bodies of Washington cities the right to establish and adopt interim development regulations; and

**WHEREAS**, in 2021, the Washington State legislature passed E2SHB 1220, which, among other things, requires cities to allow indoor emergency shelters and housing, transitional housing, and permanent supportive housing in certain zones; and

**WHEREAS**, E2SHB 1220 provides, in part, that a city shall not prohibit transitional housing or permanent supportive housing in any zones in which residential dwelling units or hotels are allowed, and

**WHEREAS**, E2SHB 1220 further provides, in part, that a city shall not prohibit indoor emergency shelters and indoor emergency housing in any zones in which hotels are allowed, except if the city has adopted an ordinance authorizing indoor emergency shelters and indoor emergency housing in a majority of zones within a one-mile proximity to transit; and

**WHEREAS**, E2SHB 1220 allows cities to adopt reasonable occupancy, spacing, and intensity of use requirements on permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters to protect public health and safety so long as those reasonable restrictions do not prohibit the number of units assigned to the city by the Washington State Department of Commerce ("Commerce"); and

**WHEREAS**, E2SHB 1220 included a September 30, 2021, deadline for cities to comply, and the City Council determined that to comply with the deadline and thoroughly analyze permanent regulations, interim development regulations adopted under the provisions of RCW 36.70A.390 are necessary to allow adequate time for the City to adopt permanent development regulations in compliance with E2SHB 1220; and

**WHEREAS**, on September 21, 2021, the City Council adopted Ordinance 21C-23 that established interim regulations relating to emergency shelters and housing, transitional housing, and permanent supportive housing; and

**WHEREAS**, the City Council has adopted ordinance 22C-14 on September 21 2022, Ordinance 23C-02 on March 21, 2023, and Ordinance 23C-11 on September 5, 2023 to renew the interim regulations established by Ordinance 21C-23 for additional six-month periods; and

**WHEREAS**, the City Council adopted Ordinance 24C-03 on April 2, 2024, reinstating the lapsed interim regulations established by Ordinance 21C-23 for one year; and

**WHEREAS**, the City Council adopted Ordinance 25C-05 on March 18, 2025 and Ordinance 25-15 on September 2, 2025, renewing the reinstated interim regulations established by 24C-03 for additional six month periods; and

**WHEREAS**, the City is authorized under RCW 35A.63.220 and 36.70A.390 to renew interim zoning and official controls for an additional six-month period, provided a public hearing is held prior to renewal; and

**WHEREAS**, the adoption of permanent regulations is expected by the end of 2027; and

**WHEREAS**, the City Council held a public hearing on March 3, 2026; and

**WHEREAS**, this Ordinance, as an interim zoning and official control ordinance, is not subject to referendum;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON DO HEREBY ORDAIN AS FOLLOWS:

**Section 1. Findings.** The findings adopted for Ordinances No. 21C-23, 22C-14, 23C-02, 23C-11, 24C-03, 25C-05, 25-15 and the “Whereas Clauses” set forth in the recitals of this ordinance are hereby adopted as the findings of fact of the City Council for passing this ordinance.

**Section 2. Renewed.** The interim regulations adopted by Ordinance 24C-03, and renewed by 25C-05 and 25-15, are renewed again.

**Section 3. Duration of Interim Zoning and Official Controls.** The interim zoning and official controls renewed by this ordinance shall be effective for a period of six months, unless repealed, extended, or modified by the City Council.

**Section 4. Severability.** If any section, sentence, clause or phrase of this ordinance or any municipal code section amended hereby should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause or phrase of this ordinance or the amended code section.

**Section 5. Effective Date.** This ordinance shall take effect and be in force on April 2, 2026, provided 5 days have passed since its passage and publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON AT ITS MEETING ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026.

CITY OF MERCER ISLAND

\_\_\_\_\_  
Dave Rosenbaum, Mayor

Approved as to Form:

ATTEST:

\_\_\_\_\_  
Bio Park, City Attorney

\_\_\_\_\_  
Andrea Larson, City Clerk

Date of Publication:



**BUSINESS OF THE CITY COUNCIL  
CITY OF MERCER ISLAND**

**AB 6887  
March 17, 2026  
Regular Business**

**AGENDA BILL INFORMATION**

<b>TITLE:</b>	AB 6887: Arts Council, Open Space Conservancy Trust, and Utility Board Vacancy Appointments (Resolution Nos. 1690 and 1691)	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input checked="" type="checkbox"/> Resolution
<b>RECOMMENDED ACTION:</b>	Approve resolutions Nos. 1690 and 1691 appointing members to vacant positions on the Arts Council, Utility Board, and Open Space Conservancy Trust.	

<b>DEPARTMENT:</b>	City Council
<b>STAFF:</b>	Mayor Dave Rosenbaum Andrea Larson, City Clerk
<b>COUNCIL LIAISON:</b>	n/a
<b>EXHIBITS:</b>	<ol style="list-style-type: none"> <li>1. City Council Rules of Procedure, Section 8</li> <li>2. Applicant List</li> <li>3. Resolution No. 1690</li> <li>4. Resolution No. 1691</li> </ol>
<b>CITY COUNCIL PRIORITY:</b>	n/a

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

**EXECUTIVE SUMMARY**

The purpose of this agenda item is to appoint members to vacant positions on the Arts Council and Utility Board and to confirm the Mayor’s appointment to the Open Space Conservancy Trust.

**BACKGROUND**

Pursuant to the City Council Rules of Procedure section 8.13 (Exhibit 1), a recruitment was opened for the vacant positions on the City’s advisory boards and commissions. The following board and commission positions were advertised in January and February:

- Arts Council (1 position, term expires May 31, 2029)
- Open Space Conservancy Trust (1 position, term expires May 31, 2028)
- Utility Board (1 position, term expires May 31, 2028)

## ISSUE/DISCUSSION

### RECRUITMENT PROCESS

Position vacancies were advertised across several platforms, including a website news release, City Manager Reports, the MI Weekly e-newsletter, social media, and City Council and boards and commission meetings.

In response to outreach efforts, nine applications (Exhibit 2) were received by the March 6, 2026 deadline. The breakdown of the applications received is as follows:

- Arts Council: 4
- Open Space Conservancy Trust: 8
- Utility Board: 2

Four applicants applied for more than one position. The application materials were forwarded to the City Council for review on March 9, 2026.

### APPOINTMENT PROCESS

#### Arts Council and Utility Board

The Arts Council and Utility Board appointment process as detailed in Section 8.12 of the City Council Rules of Procedure (see Exhibit 1) provides that all appointments are made by a vote of the City Council during a regularly scheduled meeting. Each Councilmember will complete a written ballot, casting a vote for the identified open seat on a board or commission. If there is more than one open seat on a board or commission, then each position will be voted on separately (the position with the longest term will be voted on first). Ballots will be submitted to the City Clerk via email for Councilmembers attending the meeting virtually to comply with the Rules of Procedure and [RCW 42.30.060\(2\)](#). The City Clerk will read aloud each Councilmember's vote.

The applicant(s) that receive the most votes, provided they have received a minimum of four votes, will be appointed to the open seats on the Arts Council and Utility Board. The names of the applicants selected will be added to a resolution (see Exhibit 3), with final approval required by a vote of the City Council.

#### Open Space Conservancy Trust

Appointments to the Open Space Conservancy Trust (OSCT) are outlined in [Ordinance No. B-93](#), which establishes the OSCT and [Ordinance No. 96-002](#), which amends the OSCT. The Mayor shall appoint members to the OSCT and the appointments will be confirmed by a majority vote of the City Council.

The name of the applicant the Mayor recommends appointing to the open seat on the Open Space Conservancy Trust has been added to a resolution (see Exhibit 4) and the City Council will vote to approve the resolution.

## RECOMMENDED ACTION

1. Vote on applicants to fill vacant positions on the Arts Council and Utility Board.
2. Approve Resolution No. 1690, appointing those voted on to fill the vacancies on the Arts Council and Utility Board.
3. Approve Resolution No. 1691, appointing a member to the vacancy on the Open Space Conservancy Trust.

## SECTION 8. CITY ADVISORY BOARDS AND COMMISSIONS

- 8.1** Mercer Island's advisory boards and commissions provide an invaluable service to the City. Their advice on a wide variety of subjects aids the City Council in the decision-making process. Effective resident participation is an invaluable tool for representative government.
- 8.2** These advisory bodies originate from different sources. Some are established by [Title 3](#) of the Mercer Island City Code while others are established by motion or ordinance of the City Council. It is at the discretion of the City Council as to whether any advisory body should be established by ordinance. The following advisory boards and commissions are established:
- A.** Design Commission
  - B.** Planning Commission
  - C.** Utility Board
  - D.** Mercer Island Arts Council
  - E.** Open Space Conservancy Trust Board
  - F.** Parks & Recreation Commission
- 8.3** Each board and commission shall adopt rules of procedure (or bylaws) to guide governance of its board or commission, including the number of meetings unless set forth in a resolution or ordinance or unless the number of meetings adversely impacts City staff resources, as determined by the City Manager.
- 8.4** The City Council may dissolve any advisory body that, in its opinion, has completed its working function or for any other reason.
- 8.5** Lengths of terms vary from one advisory body to another, but in all cases overlapping terms are intended.
- 8.6** All meetings of advisory bodies are open to the public in accordance with Chapter 42.30 RCW, [Open Public Meetings Act](#), and require a minimum 24-hour advance written notice.
- 8.7** Members may be removed from any advisory board or commission prior to the expiration of their terms of office, in accordance with the provisions of the ordinance or resolution establishing such advisory board or commission.
- 8.8** All members of advisory boards and commissions shall sign a statement acknowledging they have received, read, and agree to be bound by the City's Code of Ethics, MICC Chapter 2.60 and RCW Chapter 42.23. The City shall provide new members with a presentation on the Code of Ethics. If the required Code of Ethics presentation has not

been completed within **45** days of appointment, the member will be referred to City Council Leadership for potential removal.

- 8.9** The City Council transmits referrals for information or action through the City Manager and the City Council liaison to the advisory boards and commissions. Staff liaisons, on behalf of advisory boards and commissions, transmit findings, recommendations, reports, etc., to the full City Council as part of the City Council Agenda Packet.
- 8.10** The City Manager shall appoint City staff to assist advisory boards and commissions. City staff are not employees of such bodies and take direction only from the Department Director or the City Manager. Boards and commissions shall not direct City staff to perform research, gather information, or otherwise engage in activities involving projects or matters that are not listed on the work plan unless approved by the City Council or City Manager.
- 8.11** As part of the biennial budget process, the City Council shall adopt a citywide work plan. Staff liaisons shall present the work plan to the boards and commissions and set the appropriate meeting schedule to achieve the deliverables in the work plan.
- 8.12 Appointment Process.** Annually, the City Clerk will advertise for applicants to fill expiring positions on the boards and commissions as follows, unless otherwise provided by law:
- A.** Available positions are advertised.
  - B.** Once the application deadline has passed, all applications received by the deadline will be forwarded to the City Council for review.
  - C.** The City Clerk will include the appointment process on the agenda for the next regularly scheduled City Council meeting.
  - D.** The City Clerk will prepare a ballot for each board or commission, listing applicants alphabetically by last name.
  - E.** The voting process for appointment to each board and commission shall be as follows:
    1. Each City Councilmember completes a written ballot, casting a vote for the identified open seat on the board or commission. If there is more than one open seat on a board or commission, then each position will be voted on separately. If there are multiple positions open for a given board or commission, the position(s) with the longest term shall be voted on first.
    2. The City Clerk will collect the ballots, tally the votes, and read aloud the votes and outcome of the voting process.
    3. The applicant that receives the most votes, provided they have received a minimum of four votes, will be appointed to the open seat on the board or commission. In the event of a tie or if no applicant receives four votes, the procedures in Section 8.12(E)(4) and (5) shall be followed.

4. If no applicant receives a minimum of four votes, a second round of voting will take place utilizing the following process:
    - a. Applicants receiving one or no votes in the first round will be dropped from the ballot and Councilmembers will re-vote on the remaining applicants. If more than one candidate has only one vote, the Mayor will recommend an appropriate procedure for breaking the tie, subject to approval by the Council.
    - b. Voting will continue until an applicant receives the four-vote minimum.
  5. If a tie exists after the first vote or in a subsequent round of voting, and a tiebreaker is necessary to make an appointment, a tiebreaker vote will be conducted utilizing the following process:
    - a. Councilmembers will vote on the applicants that are tied and all other applicants will be eliminated from the voting process.
    - b. If after three successive votes a tie still exists, the names of all the applicants that are tied will be put into a hat and the City Clerk will draw out one of the names. The name that is drawn will be appointed to the open seat.
  6. The Mayor may call for a recess at any time during the voting process to allow Councilmembers to caucus. Caution should be exercised during a caucus to avoid “serial meetings” as these types of discussions are not allowed under the Open Public Meetings Act.
  7. The names of the applicant(s) selected will be added to a Resolution, with final approval required by a vote of the City Council.
- F.** Letters will be sent to all applicants informing them of their appointment or thanking them for applying. Staff liaisons will contact new appointees in advance of the first board or commission meeting.

### **8.13 Vacancies.**

- A.** When vacancies occur, they are filled for the unexpired terms in the same manner as described in Section 8.12. If there is more than one vacancy to fill on a board or commission, the position with the longest term will be voted on first. The City Council will be notified of vacancies so they may encourage residents to apply.
- B.** In the event a vacancy occurs mid-term, the City Council shall appoint a person to fill the unexpired term within 60 days, or as soon as reasonably practicable.
- C.** If the mid-term vacancy occurs for a position with six months or less remaining in the term, the City Council may elect to fill the unexpired term and the next four-year term concurrently.

**8.14 Open Government Training Requirement.** Within 45 days of the appointment to a board or commission, all new members must complete the Open Government Trainings Act requirements, which includes training on the Open Public Meetings Act, the Public Records Act, and public records retention. Members will provide proof of completion of

these trainings to the City Clerk. If the required Open Government Trainings have not been completed within 45 days of appointment, the member will be referred to City Council Leadership for potential removal.

**8.15 City Council Liaison Roles & Duties.** The Mayor (in consultation with the Deputy Mayor) may appoint a City Council liaison for certain boards or commissions. The City Council liaison shall report objectively on the activities of both the City Council and the advisory group. The specific duties of a City Council liaison are as follows:

- A.** Attend meetings of the board or commission and report back to the City Council on the business that is being discussed.
- B.** May participate in the discussion of the board or commission to represent the position of the majority of the City Council (if known) and will be cognizant not to unduly influence the discussion of the board or commission. Liaisons will not vote on any matter (except for the Open Space Conservancy Trust as the City Council Liaison is a voting member).
- C.** Represent the majority City Council position, if known.
- D.** Participate in a manner that will not intimidate, unduly influence, or inhibit the members, meetings or the operations of the board or commission. Make comments in a positive manner to promote positive interaction between the City Council and the board or commission.
- E.** Provide regular and timely reports to the City Council at regular City Council meetings. Take the lead on discussion items before the City Council which pertain to the assigned board or commission.
- F.** Provide input to the City Council regarding potential candidates for appointment to the board or commission.

## Board & Commission Vacancies – March 2026

### Appointments made by a vote of the City Council

BOARD OR COMMISSION	APPLICANT	NOTES
Arts Council – One Position Available	Smriti Agarwal	Also applied for OSCT
	Linda Gamroth	Also applied for OSCT
	Brooke Roselle	Also applied for OSCT and UB
	Liliia Zakharenko	
Utility Board – One Position Available	Joy Liechty	Also applied for OSCT
	Brooke Roselle	Also applied for AC and OSCT

### Appointments made by the Mayor and confirmed by the City Council

BOARD OR COMMISSION	APPLICANT	NOTES
Open Space Conservancy Trust – One Position Available	Smriti Agarwal	Also applied for AC
	Laura Crawford	
	Linda Gamroth	Also applied for AC
	Spencer Lazzar	
	Joy Liechty	Also applied for UB
	Brooke Roselle	Also applied for AC and UB
	Andrew Rosenthal	
	Nathan Sim	

**CITY OF MERCER ISLAND, WASHINGTON  
RESOLUTION NO. 1690**

**A RESOLUTION OF THE CITY OF MERCER ISLAND, WASHINGTON  
APPOINTING MEMBERS TO THE MERCER ISLAND BOARDS AND  
COMMISSIONS**

WHEREAS, Mercer Island's advisory boards and commissions provide an invaluable service to the City and their advice on a wide variety of subjects aids the City Council in the decision-making process; and

WHEREAS, there are currently two vacancies on the City Council Boards and Commissions; and

WHEREAS, the City Clerk solicited applications for said positions; and

WHEREAS, the appointment for each board and commission is established by ordinance and is to be made by a vote of the City Council during a regularly scheduled meeting.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON, AS FOLLOWS:**

**Section 1. Appointment of Arts Council.** Pursuant to MICC 3.55.030(C), the City Council hereby appoints the following individual to the Mercer Island Arts Council for the designated term hereafter set forth:

\_\_\_\_\_, Position #7, Term Expires May 31, **2029**

**Section 2. Appointment of Utility Board.** Pursuant to MICC 3.52.030(C), the City Council hereby appoints the following individuals to the Mercer Island Utility Board for the designated terms hereafter set forth:

\_\_\_\_\_, Position #2, Term Expires May 31, **2028**

**Section 3. Open Government Training Requirement.** Within 45 days of the appointment to a board or commission, all new members must complete the Open Government Trainings Act requirements, which includes training on the Open Public Meetings Act, the Public Records Act, and public records retention. Members will provide proof of completion of these trainings to the City Clerk. If the required Open Government Trainings have not been completed within 45 days of appointment, the member will be referred to City Council Leadership for potential removal.

PASSED BY THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON, AT ITS MEETING ON MARCH 17, 2026.

CITY OF MERCER ISLAND

\_\_\_\_\_

Dave Rosenbaum, Mayor

ATTEST:

\_\_\_\_\_  
Andrea Larson, City Clerk

CITY OF MERCER ISLAND, WASHINGTON  
RESOLUTION NO. 1691

A RESOLUTION OF THE CITY OF MERCER ISLAND, WASHINGTON  
APPOINTING MEMBERS TO THE OPEN SPACE CONSERVANCY TRUST

WHEREAS, Open Space Conservancy Trust provides an invaluable service to the City and its advice aids the City Council in the decision-making process; and

WHEREAS, there is currently one vacancies on the Open Space Conservancy Trust; and

WHEREAS, the City Clerk solicited applications for said position; and

WHEREAS, the appointment for each member is established by ordinance and is to be made by the Mayor and approved by a majority vote of the City Council during a regularly scheduled meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON, AS FOLLOWS:

**Section 1. Appointment of Open Space Conservancy Trust.** Pursuant to Open Space Conservancy Trust Ordinance No. 96-002, the Mayor hereby appoints, and the City Council approves the following individuals to the Mercer Island Open Space Conservancy Trust for the designated terms hereafter set forth:

**Andrew Rosenthal**, Position #6, Term Expires May 31, 2028

**Section 2. Open Government Training Requirement.** Within 45 days of the appointment to a board or commission, all new members must complete the Open Government Trainings Act requirements, which includes training on the Open Public Meetings Act, the Public Records Act, and public records retention. Members will provide proof of completion of these trainings to the City Clerk. If the required Open Government Trainings have not been completed within 45 days of appointment, the member will be referred to City Council Leadership for potential action.

PASSED BY THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON, AT ITS MEETING ON MARCH 17, 2026.

CITY OF MERCER ISLAND

\_\_\_\_\_  
Dave Rosenbaum, Mayor

ATTEST:

\_\_\_\_\_  
Andrea Larson, City Clerk



## BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

**AB 6888**  
**March 17, 2026**  
**Regular Business**

### AGENDA BILL INFORMATION

<b>TITLE:</b>	AB 6888: Final Approval of the Modified Station Subarea Boundary	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
<b>RECOMMENDED ACTION:</b>	Approve the Modified Station Area Boundary as shown in Exhibit 1 for the purposes of GMA compliance.	

<b>DEPARTMENT:</b>	Community Planning and Development
<b>STAFF:</b>	Jeff Thomas, Community Planning and Development Director Alison Van Gorp, Community Planning and Development Deputy Director
<b>COUNCIL LIAISON:</b>	n/a
<b>EXHIBITS:</b>	1. Modified Station Subarea Boundary 2. Modified Station Subarea Boundary Public Feedback
<b>CITY COUNCIL PRIORITY:</b>	n/a

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

### EXECUTIVE SUMMARY

The purpose of this agenda item is to approve the Modified Station Subarea Boundary (see Exhibit 1).

- The City completed a periodic review and update of the Mercer Island Comprehensive Plan, which was adopted by the City Council on November 19, 2024 (see [AB 6573](#)).
- The 2024 Comprehensive Plan was appealed to the GMHB on the grounds that the Comprehensive Plan did not adequately plan for and accommodate future affordable housing needs (GMHB Case No. 25-3-0003). On August 1, 2025, the GMHB issued a final decision and order (GMHB Order).
- The GMHB Order found that the City must make changes to its Comprehensive Plan to comply with the Washington State Growth Management Act (GMA). Specifically, the City must amend its Comprehensive Plan to address the following four issues:
  - Land Capacity: Analyze residential land capacity at each housing affordability level and close any identified gaps.
  - Adequate Provisions: Adopt incentives, mandatory provisions, and planned actions (“aka adequate provisions”) that will increase the supply of affordable housing.
  - Station Subarea Plan: Adopt a subarea plan for the area around the transit station.
  - Anti-Displacement Measures: Adopt anti-displacement measures to address the potential displacement that can occur with changes in zoning.

- This agenda item addresses the Station Subarea Plan requirement of the GMHB Order. The station planning area is centered around the Sound Transit Link light rail station adjacent to Town Center.
- The Station Subarea Plan will create a cohesive planning strategy for development within the station planning area. The guidelines for creating the Modified Station Subarea Boundary were discussed with the City Council on January 16, 2026 (see [AB 6838](#)) and approved by motion the same night.
- On February 17, 2026, the City Council reviewed the Modified Station Subarea Boundary (see [AB 6865](#)) and passed a motion directing staff to open a public feedback period until March 13, 2026, to receive community feedback.
- The Modified Station Subarea Boundary is presented as Exhibit 1. Staff reviewed the public feedback (Exhibit 2) and are not recommending any changes be made.
- The public feedback is current through March 10, 2026. The City Council packet will be amended if additional feedback is received by the March 13, 2026 deadline.
- The City must establish a Station Subarea Plan for the purposes of compliance with the GMHB Order by July 31, 2026.

## BACKGROUND

### GROWTH MANAGEMENT HEARINGS BOARD FINAL DECISION AND ORDER

Cities and counties in Washington State are required to adopt a comprehensive plan under the Growth Management Act (GMA). The comprehensive plan is a statement of goals and policies that detail how a county or city will manage and accommodate future growth. The goals and policies of the comprehensive plan are implemented through capital investments, development regulations, and programs. The GMA requires cities and counties to periodically review and update their comprehensive plans on a ten-year cycle. Mercer Island most recently completed a periodic review and update of its Comprehensive Plan in 2024 (see [AB 6573](#)).

The 2024 adoption of the Mercer Island Comprehensive Plan periodic review and update was appealed to the Growth Management Hearings Board (GMHB) on the grounds that the Comprehensive Plan did not adequately plan for and accommodate future affordable housing needs (GMHB case number 25-3-0003). On August 1, 2025, the GMHB issued a Final Decision and Order (GMHB Order) and remanded the Comprehensive Plan to the City for revisions due by July 31, 2026.

The Comprehensive Plan adopted in 2024 remains in effect during the remand, but the City must complete work to update the plan and comply with the timeline established by the GMHB Order (RCW 36.70A.300(3)(b)). The compliance timeline is one year from when the GMHB issued its decision; work must be completed by July 31, 2026. Failure to comply with the GMHB Order may result in sanctions against the City (RCW 36.70A.340).

The GMHB Order requires the City to address four issues:

1. Land Capacity: Analyze residential land capacity at each housing affordability level and close any identified gaps.
2. Adequate Provisions: Adopt incentives, mandatory provisions, and planned actions (“aka adequate provisions”) that will increase the supply of affordable housing.
3. Station Subarea Plan: Adopt a subarea plan for the area around the transit station.
4. Anti-Displacement Measures: Adopt anti-displacement measures to address the potential displacement that can occur with changes in zoning.

A more in-depth description of the GMHB Order and its implications is provided in [AB 6838](#), which was presented to the City Council on January 16, 2026.

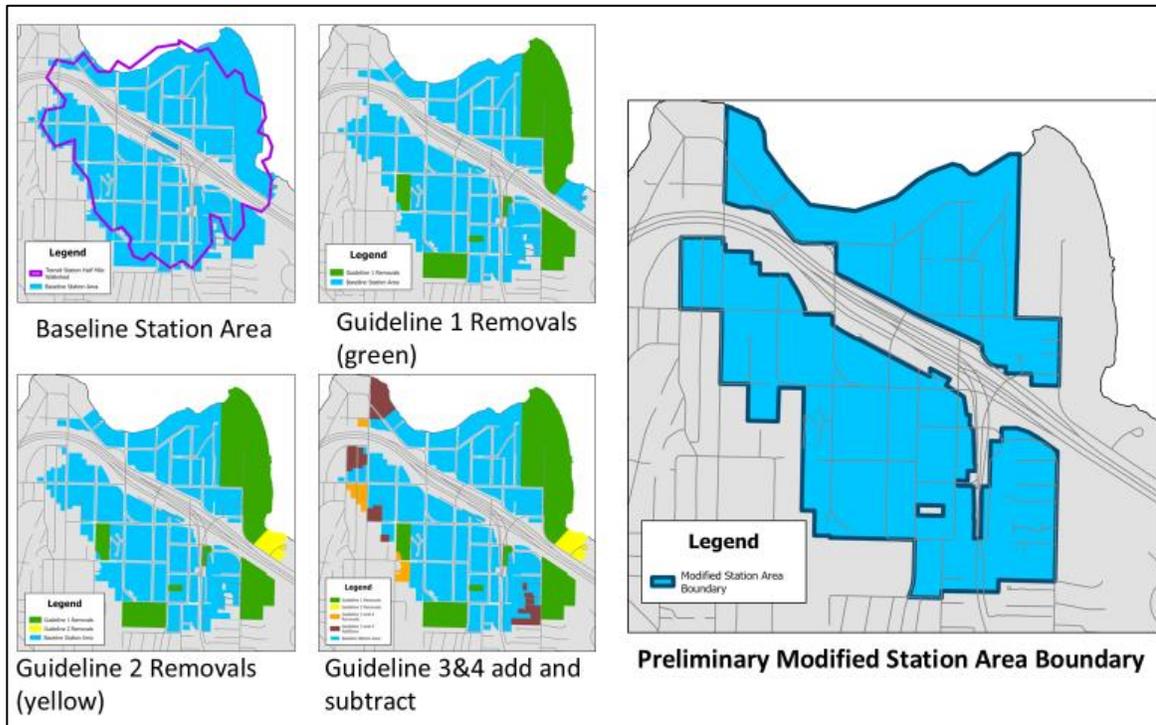
**MODIFIED STATION SUBAREA BOUNDARY MAP**

On January 16, 2026, the City Council directed the staff to prepare a Modified Station Subarea Boundary (see [AB 6838](#)). The Growth Management Act (GMA) defines the station planning area as the lots that are partially or fully located within a half-mile walking distance from light rail station entrances (RCW 36.70A.030 (36)). A Modified Station Subarea Boundary may be adopted, subject to Department of Commerce approval. The Modified Station Subarea Boundary is based on four guidelines:

- Guideline 1** Exclude City parks, open space, and the Interstate 90 corridor from the half-mile walking distance area.
- Guideline 2** Exclude additional areas that would be non-contiguous after removing city parks, open space, and the I-90 corridor.
- Guideline 3** Align the remaining walking distance area with City streets.
- Guideline 4** Follow existing zoning boundaries if City streets do not make a logical boundary.

The process for developing the Modified Station Subarea Boundary and a step-by-step description of the effect of each guideline is provided in ([AB 6865](#)), and was presented to the City Council on February 17, 2026. Figure 1 summarizes the step-by-step application of the guidelines as described above followed by Table 1, which quantifies the land in the Modified Station Subarea Boundary.

**Figure 1. Step By Step Application of Station Area Modification Guidelines.**



**Table 1. Station Area Modification Summary**

Baseline Station Area	341.6 acres
Area Removed By Guideline 1	100.4 acres
Area Removed by Guideline 2	6.85 acres
Area Removed by Guidelines 3 and 4	6.8 acres
Total Area Removed from the Baseline Station Area (Guidelines 1-4)	114.05 acres
Area Added by Guidelines 3 and 4	19.35 acres
<b>Modified Station Area</b>	<b>246.9 acres</b>

(Note: this total excludes rights of way)

**LAND CAPACITY SCENARIOS**

Coupled together with establishing the Modified Station Area Boundary is addressing the land capacity requirements of the GMHB Order and House Bill 1491 (2025). At the February 17, 2026 City Council meeting (see [AB 6865](#)), the Council directed that a two-phase approach be pursued to address land capacity changes. The first phase would establish the required transit station subarea and apply required upzones and additional development capacity to comply with the GMHB Order by July 31, 2026. In Exhibit 1, this first phase of work is referred to as the “Phase 1 Subarea.” The second phase of work, which would commence after July 31, 2026, would apply upzones and resulting development capacity increases to the rest of the station area to comply with the TOD bill implementation deadline in 2029. This second phase of work is referred to as the “Phase 2 Subarea” in Exhibit 1.

**HOUSE BILL 1491 (TRANSIT-ORIENTED DEVELOPMENT (TOD) BILL)**

Although compliance with the TOD bill will be pursued in the second phase of work, the background information is included in the agenda materials for continuity.

In 2025, the WA Legislature adopted House Bill 1491, also referred to as the TOD Bill. The TOD Bill requires cities and counties in Washington to designate station areas around light rail stations. Within the designated station area, cities and counties must allow “transit-oriented development” or (TOD). Cities in King County must comply with the TOD Bill by December 31, 2029. The planning requirements for the TOD Bill are established in RCW 36.70A.840 and require the following:

- Allow a Floor Area Ratio (FAR) of 3.5 throughout the station area (RCW 36.70A.840(2)(a)(i)).
- Allow multifamily and mixed-use development throughout the station area (RCW 36.70A.840(2)(a)).
- Cities may adopt a modification to a station area designation, but only after consultation with and approval by the WA Department of Commerce (RCW 36.70A.840(2)(b)).
- Cities may vary the maximum FAR throughout the station area provided the average does not fall below 3.5 (RCW 36.70A.840(6)).
- Require a percentage of affordable housing in multifamily and mixed-use development (RCW 36.70A.840(7)),
- Enact a multifamily tax exemption (MFTE) for affordable housing (RCW 36.70A.840(8)).
- Critical areas, critical area buffers, and the shoreline jurisdiction may be exempted from the requirements of RCW 36.70A.840.
- Cities may not require parking to be provided for residential development in the station area unless an empirical study reviewed and certified by the WA Department of Commerce demonstrates that

the removal of parking minimums makes roads significantly less safe for automobile drivers or passengers, pedestrians, or bicyclists (RCW 36.70A.842).

The planning worked related to compliance with the TOD bill will likely commence in 2027.

## ISSUE/DISCUSSION

To continue with the GMA compliance process, a Modified Station Area Boundary needs to be approved. The modified boundary encompasses the existing Town Center, adjacent multi-family zones, and residential areas to the east and west of Town Center and to the north of the light rail station (see Exhibit 1). The I-90 right-of-way as well as parks and open spaces have been excluded from the modified area. After review of the public feedback (see Exhibit 2), no changes to the Modified Station Area Boundary are proposed at this time.

It is important to note the City won't be pursuing approval for boundary modifications from the Department of Commerce until such time that agency issues guidance and a process for such. This information is not anticipated to be available until after the completion of Phase 1 – GMA compliance activities for July 31, 2026. Therefore, it is possible that some changes to the Modified Station Area Boundary may be required by the Department of Commerce as part of the completion of Phase 2 – HB 1491 TOD compliance activities for December 31, 2029.

## NEXT STEPS

Approval of the Modified Station Area Boundary (Exhibit 1) is a necessary step to allow the remaining compliance work to proceed. The GMA Compliance Work Plan for other work items related to the GMHB Order is presented as a separate agenda item (see AB 6894) at the March 17, 2026 City Council meeting.

### Master Schedule

- March 25: Planning Commission regular meeting to provide overview on GMA compliance efforts.
- March - April: City Council updates, feedback and direction to Planning Commission.
- May - June: Planning Commission public hearing(s) and legislative review of Comprehensive Plan and Development Code amendments and recommendations for City Council.
- June - July: Council review of Planning Commission recommendations, deliberation, and adoption.
- July 31: GMHB Order deadline.
- September 15: Compliance hearing on GMHB Order.

## BACKGROUND MATERIALS & REFERENCES

Background materials and previous agenda information is provided on the City's Let's Talk page (see [Comprehensive Plan GMA Compliance](#).) Summary of previous agenda materials:

### January 16, 2026

- [AB 6838](#): Compliance with [Growth Management Hearings Board Final Decision and Order](#) related to the City of Mercer Island Periodic Update to the Comprehensive Plan Overview of City Council Planning Session.

February 17, 2026

- [AB 6865](#): Compliance with Growth Management Hearings Board Final Decision and Order Related to the City of Mercer Island Periodic Update to the Comprehensive Plan
- [AB 6866](#): GMA Compliance Public Engagement Plan
- [AB 6871](#): Legislative Review Alternatives to Help City Meet GMHB Order Compliance Deadline (Ordinance No. 26C-03 First Reading)

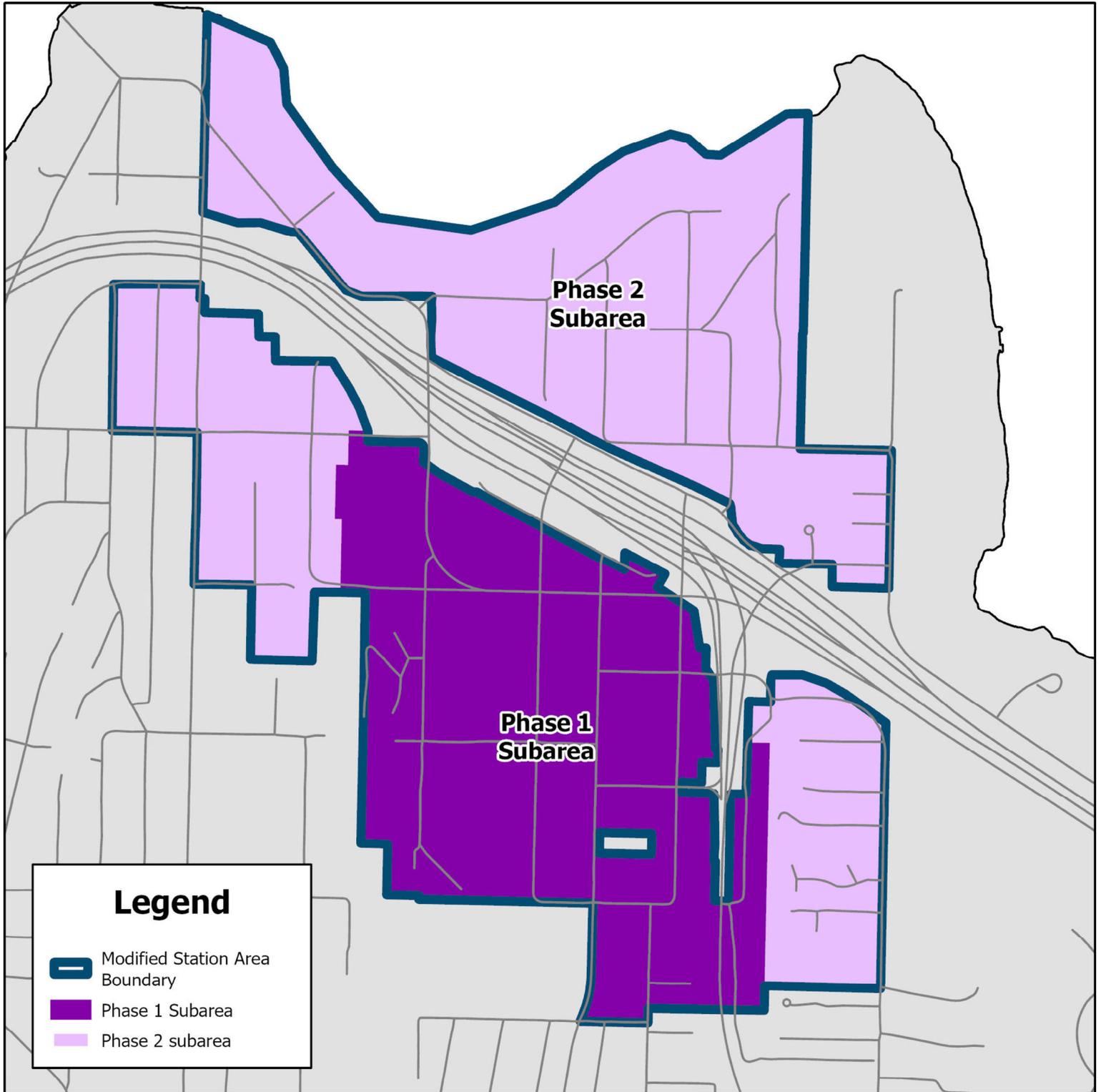
March 3, 2026

- [AB 6893](#): Compliance with Growth Management Hearings Board Order – Follow-Up Discussion on Financing Affordable Housing
- [AB 6890](#): Legislative Review Alternatives to Help City Meet GMHB Order Compliance Deadline (Ordinance No. 26C-03 Second Reading)

**RECOMMENDED ACTION**

Approve the Modified Station Area Boundary as shown in Exhibit 1 for the purposes of GMA compliance.

# AB 6888 Exhibit 1: Modified Station Subarea Boundary with GMA Compliance Phase 1 and TOD Compliance Phase 2 Subareas.



## AB 6888 Exhibit 2 – Modified Station Subarea Boundary Public Feedback

This details all comments provided on the Let’s Talk platform as part of the 2026 Public Feedback from February 17 to March 13, 2026, for the Modified Station Area Boundary as part of the Comprehensive Plan GMA Compliance project.

Let’s Talk site statistics at a glance: 985 total visits, 267 visitors, 11 comments. 9 comments received via email

Log #	Username	Date Received	Question
1	Jstan	February 21, 2026	<p>If the city is examining housing on the island, it should consider the whole picture. Reducing the barriers to adding ADUs, allowing for larger ADUs, and allowing for duplexing existing homes would expand opportunities for downsizing and the return of young couples raised on the island without ruining the qualities of residential neighborhoods and should be allowed.</p> <p>There are mixed opinions about whether this issue directly affects GMA issues, but regardless it is a long standing one that the city needs to address.</p>
2	Camaron	February 20, 2026	<p>Sustainable Integration of New Affordable Housing (GMA Compliance) Recommendation: To ensure upcoming increase in affordable housing (per GMA compliance) maintains the safety, security, cleanliness, and continued enjoyment of our city by existing residents — without increasing the tax burden on existing residents—following requirements proposed to be incorporated into the development plan.</p> <p>1. Infrastructure &amp; Public Service Upgrades:</p> <ul style="list-style-type: none"> <li>* Education: Proactively increase school bus routes, driver staffing, and teacher capacity to accommodate new student residents.</li> <li>* Transit: Ensure adequate parking for transit passengers to prevent new high-density residents from utilizing existing commuter parking.</li> <li>* Safety &amp; Cleanliness: Install additional, well-maintained street lighting and functional surveillance cameras to prevent vandalism, random acts of violence, and illegal activity.</li> <li>*Waste Management: Install, maintain, and frequently service trash cans and pet waste receptacles.</li> </ul> <p>2. Mandatory Development Agreements &amp; Management</p> <ul style="list-style-type: none"> <li>*Active On-Site Management: Require all new, high-density, or subsidized developments to have 24/7 on-site management and dedicated maintenance services.</li> <li>*Resident Responsibility Program: Include in lease agreements mandatory participation in exterior upkeep/cleanliness programs for residents, ensuring the property remains clean without using city resources.</li> <li>*Durable Design Standards: Require site plans to use high-quality, anti-graffiti, and durable materials to minimize long-term</li> </ul>

Log #	Username	Date Received	Question
			<p>maintenance costs.</p> <p>*Nuisance Abatement: Empower the City Code Compliance team to work directly with property managers to enforce swift action on illegal dumping, noise, or pet waste violations.</p> <p>3. Resident Onboarding &amp; Community Standards</p> <p>* Mandatory Orientation &amp; Welcome Kit: All new residents, including children, must attend an orientation meeting and sign a "Community Standards Agreement."</p> <p>* Orientation Content: Cover pet lease laws, proper trash disposal/recycling, noise ordinances, max occupancy, and reporting procedures for maintenance or illegal activity.</p> <p>*Clear Infrastructure &amp; Signaling: Utilize multi-lingual/icon-based signage for trash, composting, and emergency contact information (24/7 hotline).</p> <p>4. Financial Sustainability</p> <p>*Self-Supporting Costs: Affordable housing rents should cover the full costs of on-site maintenance, water, sewer, and waste services, ensuring these costs are not passed on to existing residents or the city.</p>
3	First Hill Jim	February 19, 2026	Why is does the TOD boundary cut through the Mercerdale Hillside open space, Mercerdale Park and lower and upper Luther Burbank Parks?
4	John Nelson	February 19, 2026	It would have been nice if all those years ago when the Sound Transit Boondoggle was just a fantasy that Marxocrats would have openly touted their support for mandating massive amounts of low-income housing on Mercer Island. They could have also openly presented their support for monstrosities like the GMA instead of concealing it from Voters. Now Islanders are stuck dealing with GMA mandates in exchange for the dubious "benefit" of having a Sound Transit station on the Island.
6	Brad Miller	March 11, 2026	I know that it is a bit early, but when you rezone the city center to permit buildings over four storeys in height, I strongly recommend that you contact the King County Fire Marshall and the M.I. Fire Department to get estimates of the cost of new equipment that will be required to combat fires in high rise buildings. The costs may be substantial and agreements with neighboring communities for fire fighting services may need to created or modified.
5	Amy Lavin	March 13, 2026	As a resident of Mercer Island for over 40 years, I want to voice my opposition to the current the City of Mercer island's current Comprehensive Plan proposal. First, I think it's important that the City of MI devise and submit a viable proposal that serves the City of Mercer Island and realistically meets the requirements of the Growth Management Plan. The City of Mercer Island has to address numerous priorities to move the City forward in a timely manner. This issue needs a legitimate course forward so that the City can move on and address other things. Time has been wasted in prior untenable proposals at the expense of other city issues.

Log #	Username	Date Received	Question
7	Kian Bradley	March 13, 2026	<p>Hello Council and City Manager,</p> <p>I appreciate the informational session around GMA compliance the city gave yesterday. I'm glad to see we are making concrete steps in the direction of compliance with state law.</p> <p>I'm a bit concerned, as you are, about our inability to comply with the 0-30% housing affordability range. City Manager Bon stated that we've been handed what she sees as an impossible task, because market-rate housing does not adequately facilitate the production of housing in this range.</p> <p>The presentation stated:</p> <ul style="list-style-type: none"><li>&gt; Implementing the TC and adjacent MF-2 upzones reduces the number of units requiring adequate provisions from 519 to 510 and provides \$30.7 m of fee in-lieu funds to support (with leveraging) direct delivery of 170 to 200 of these remaining units (&lt; 30% AMI).</li><li>&gt; However, Mercer Island will still have to plan for the remaining gap of 300 to 340 units (&lt; 30% AMI) at an estimated cost of \$161.6 m to \$208.6 (again, does not include infrastructure costs).</li></ul> <p>I believe the key constraint holding us back from being able to produce the remaining 300-340 units at &lt;30% AMI is that we are upzoning the bare minimum of area around the light rail station (as part of the TOD Bill HB1491 compliance that's happening alongside). Limiting ourselves to this area is the key factor. Mercer Island has great areas that should be opened up for more people of all incomes to live in. Imagine a walkable mixed-use district around the high school and by the south-end commercial center, for example. Allowing for a larger area alongside the necessary fee in-lieu funds would get us in compliance.</p> <p>I want the city to succeed at the September 15th GMA compliance hearing. If we keep the island at 90% single-family zoning, we are not able to comply with the state mandate.</p> <p>Thanks,</p> <p>Kian Bradley</p>

Log #	Username	Date Received	Question
8	David Hogan	March 13, 2026	<p>To whom it may concern,</p> <p>First I want to say thank you for working on this issue as we know it was passed down from the state level and solving these issues is not an easy task.</p> <p>As a Mercer Island resident, I am writing to share my concerns about the current Comprehensive Plan proposal. I support thoughtful planning, but I believe the City's approach needs to be grounded in what is actually achievable given our infrastructure, community character, and available resources. We have already seen previous proposals stall because they were not practical — we should avoid that pattern.</p> <p>The most logical place to direct growth is south of I-90. That area has better access to services and transit, underutilized commercial property, and room for infrastructure improvements. By contrast, the north side of I-90 presents serious obstacles: elevated property values, shoreline constraints, limited road access, and insufficient parking and utilities. Trying to push significant new density into that part of the Island does not reflect reality.</p> <p>I would also encourage the City to take advantage of every available tool, including the fee-in-lieu option, to meet regional housing obligations in a manner that respects our actual capacity. Planning should respond to local conditions rather than impose targets on areas that cannot reasonably support them.</p> <p>The TOD framework appears to offer meaningful flexibility for concentrating development where it is most appropriate. For Mercer Island, that clearly points to the corridor between I-90 and Mercerdale Park — a location where increased density could energize the town center, complement existing transit connections, and make genuine use of nearby services.</p> <p>Thank you for considering these comments</p> <p>David Hogan</p>

Log #	Username	Date Received	Question
9	Adam Ragheb	March 13, 2026	<p>Hello Councilmembers,</p> <p>First off, I want to say that I am very happy with the outreach that the City is trying to provide regarding these significant changes. I especially appreciate the slides being posted - great job on that by our City Manager and her staff!</p> <p>As regards the change from the baseline station area to the preliminary modified station area, I agree with removing parks, open spaces, and the I-90 corridor, and no one can fault our city for that. I do not agree, however, with extending the zone arbitrarily to line up with roads or other straight features. If a parcel is accessible by less than 0.5 miles on foot, then it should be in; if it is not, then it should be excluded. That is the law and there is no need to exceed it. Better yet, let the subarea lines follow the 1/2 mile walking distance, independent of parcel boundaries - we already have parcels that are split-zoned on Mercer Island and code specifying how to handle those situations. Peoples' quality of life will eventually change within the zone away from a low density primarily single-family neighborhood to a denser, busier, environment. Many moved away from larger cities for the former. Additionally, there may be unnecessary financial damages imposed on those within a possible zone but beyond 0.5 miles walking. The land will become more valuable to developers, and because land must be assessed at its highest and best use (true and fair market value unless it is open space), it can reasonably be expected that property assessments and consequently property taxes will increase for those members of the community.</p> <p>I also would question the methodology of determining the baseline station area, specifically in the SE portion of the area.</p> <p>Case in point: SE 31st St. 8255 is in the boundary and 8356 is out. It appears the analysis again assumed one could approach 8255 from the west, which is not possible - there is a steep wooded hill with no paths that I am aware of. Any access on foot must be from the east. Google maps walking put it at 0.7 miles from the east edge of the Light Rail Station per the link below:</p> <p><a href="https://www.google.com/maps/dir/47.5878212,-122.2320465/47.5822589,-122.2289752/@47.5850075,-122.2346089,1526m/data=!3m2!1e3!4b1!4m2!4m1!3e2?entry=tту&amp;_ep=EgoyMDI2MDMxMS4wIwIXMDSOASAFAQAw%3D%3D">https://www.google.com/maps/dir/47.5878212,-122.2320465/47.5822589,-122.2289752/@47.5850075,-122.2346089,1526m/data=!3m2!1e3!4b1!4m2!4m1!3e2?entry=tту&amp;_ep=EgoyMDI2MDMxMS4wIwIXMDSOASAFAQAw%3D%3D</a></p> <p>Even to reach 3057 31st St, google maps quotes it as being a 0.6 mile walk.</p> <p><a href="https://www.google.com/maps/dir/47.5878212,-122.2320465/3057+SE+31st+St,+Mercer+Island,+WA+98040/@47.585069,-122.232034,763m/data=!3m2!1e3!4b1!4m9!4m8!1m0!1m5!1m1!1s0x54906bb8bed10cb9:0x3c95479437e2ac46!2m2!1d-122.2271318!2d47.582472!3e2?entry=tту&amp;_ep=EgoyMDI2MDMxMS4wIwIXMDSOASAFAQAw%3D%3D">https://www.google.com/maps/dir/47.5878212,-122.2320465/3057+SE+31st+St,+Mercer+Island,+WA+98040/@47.585069,-122.232034,763m/data=!3m2!1e3!4b1!4m9!4m8!1m0!1m5!1m1!1s0x54906bb8bed10cb9:0x3c95479437e2ac46!2m2!1d-122.2271318!2d47.582472!3e2?entry=tту&amp;_ep=EgoyMDI2MDMxMS4wIwIXMDSOASAFAQAw%3D%3D</a></p>

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			<p>Other corner cases unnecessarily added to the modified station area include 2204 70th Ave SE and 1600 72nd Ave SE, both of which are 0.7 miles walking from the west light rail entrance. This represents a 40% increase in distance above what is required by the law.</p> <p>As others have noted, when TOD compliance time comes, do not forget to exclude critical areas, critical area buffers, and shoreline jurisdiction from the subarea.</p> <p>In summary, I ask that the City include what is required and nothing more, and revise the methodology to account for areas that are impassible on foot, an example of which is the green space behind the apartments on 81st PI SE (runs parallel to ICW on its east side). Let's make sure we're taking the most thoughtful approach, not just the most convenient one as current residents' homes, quality of life, finances, and safety are at stake here.</p> <p>-Adam Ragheb</p>

Log #	Username	Date Received	Question
10	Michelle Goldberg	March 13, 2026	<p>Dear Mercer Island City Council Members,</p> <p>As a resident of Mercer Island for almost 20 years, I'd like to voice my opposition to the City of Mercer Island's current Comprehensive Plan proposal and proposed sub area plans.</p> <p>My main concern is that the city's infrastructure will not be able to accommodate such a forced increase in density. I'm especially concerned about the state of our utilities, especially our sewer system. For example, for the past few years, the county has undertaken a project to update the Enatai water treatment facility and its connected pipeline. This project has experienced significant delays because of the many, many mistakes that were made that then had to be discovered and corrected. Watching this project has certainly eroded my confidence in the county, and the county's ability to accommodate growth.</p> <p>Rather than forcing an increase in density and its corresponding stress on infrastructure, Mercer Island should be able to use the fee in-lieu option instead. Using this tool, MI can contribute to regional growth in a manner that is consistent with MI development and community capacity, public infrastructure and community priorities.</p> <p>A viable plan must plan for growth and the impacts on utilities and transportation. The current plan does not do this. I respectfully request that the City re-visit using the fee in-lieu option instead.</p> <p>Thank you, Michelle Goldberg</p>

Log #	Username	Date Received	Question
11	JP Wollersheim	March 13, 2026	<p>I respectfully urge the City to keep Phase II growth focused south of I-90 and to not advance plans that would shift significant new density north of I-90.</p> <p>Based on recent City Council materials and discussions about GMHB compliance, the City has been clear about taking a phased approach—starting with upzones in the Town Center and nearby multifamily areas. That’s where added density is most feasible and where it fits the planning framework already in place. Council has also started public feedback on a preliminary station-area boundary, which reinforces a practical point: transit-oriented growth should be anchored where services, infrastructure, and mobility options already exist—primarily south of I-90.</p> <p>South of I-90 is the most realistic place to meet the City’s housing and compliance obligations while strengthening the Town Center. It’s closer to light rail, better served by existing commercial and civic uses, and consistent with long-standing Comprehensive Plan policies that concentrate higher density in these areas instead of dispersing it into constrained residential neighborhoods.</p> <p>By contrast, areas north of I-90 have well-documented constraints that have come up repeatedly throughout this process. Shoreline regulations are intended to limit development intensity along Lake Washington, not expand it. Transportation access and surface circulation are limited, and placing Phase II growth there would add pressure to neighborhood streets rather than leveraging existing transit, services, and infrastructure. Council’s decision to begin phasing with the Town Center effectively acknowledges these constraints.</p> <p>With a firm compliance deadline ahead, the City should prioritize an approach that is implementable, defensible, and aligned with adopted policy. I urge Council to affirm Phase II growth south of I-90, keep north-of-I-90 areas focused on environmental protection and neighborhood stability, and continue following the phased strategy already described in public meetings and materials.</p> <p>Kind regards, JP Wollersheim</p>

Log #	Username	Date Received	Question
12	Steve Hearon	March 13, 2026	<p data-bbox="822 224 1257 256">Dear Mercer Island City Council,</p> <p data-bbox="822 305 2507 375">As a Mercer Island resident for almost 45 years, I respectfully urge the City to keep Phase II growth focused south of I-90 rather than expanding significant new density north of I-90.</p> <p data-bbox="822 418 2507 529">Mercer Island needs to submit a Comprehensive Plan update that is both viable and compliant with state Growth Management requirements. A practical approach will allow the City to move forward confidently and focus on other important priorities. Concentrating growth where it is most feasible will help ensure that the plan can realistically be implemented.</p> <p data-bbox="822 573 2507 724">The area south of I-90—particularly around the Town Center—offers the most appropriate location for additional housing. This area is closest to light rail, already served by commercial and civic uses, and includes underutilized properties that can accommodate increased density. Focusing growth here aligns with the goals of transit-oriented development and with long-standing Comprehensive Plan policies that concentrate density where infrastructure and services already exist.</p> <p data-bbox="822 768 2507 878">By contrast, areas north of I-90 face significant constraints, including shoreline regulations along Lake Washington, limited surface access, and very high land costs. These factors make it unlikely that meaningful housing capacity could be realized there and risk placing additional pressure on established neighborhoods.</p> <p data-bbox="822 922 2507 1032">Maintaining a strategy that prioritizes growth south of I-90—including the area between I-90 and Mercerdale Park—would support a more vibrant Town Center while ensuring Mercer Island meets its planning obligations in a realistic and defensible way.</p> <p data-bbox="822 1076 1284 1109">Thank you for your consideration.</p> <p data-bbox="822 1153 1002 1185">Respectfully,</p> <p data-bbox="822 1229 1010 1261">Steve Hearon</p> <p data-bbox="822 1305 1139 1338">Mercer Island Resident</p>

Log #	Username	Date Received	Question
13	Anne Hearon	March 13, 2026	<p data-bbox="822 224 1257 256">Dear Mercer Island City Council,</p> <p data-bbox="822 305 2489 375">As a Mercer Island resident for more than 15 years, I respectfully urge the City to keep Phase II growth focused south of I-90 rather than expanding significant new density north of I-90.</p> <p data-bbox="822 423 2489 570">Mercer Island’s Comprehensive Plan update must realistically meet the requirements of the "Washington Growth Management Act," and "Washington State land-use planning law," while also aligning with the intent of Washington House Bill 2160, which encourages housing density near major transit investments. On Mercer Island, the area that best fulfills these goals is south of I-90, where access to the Mercer Island Light Rail Station, existing services, and infrastructure already exists.</p> <p data-bbox="822 618 2489 724">The Town Center and surrounding areas south of I-90 are the most practical location for additional housing capacity. These areas include underutilized properties, are supported by recent transportation improvements, and are well positioned to benefit from transit-oriented development that strengthens the Island’s civic and commercial core.</p> <p data-bbox="822 773 2489 878">By contrast, areas north of I-90 face significant and well-documented constraints. Shoreline regulations along Lake Washington appropriately limit development intensity, and surface access and circulation are more constrained. Combined with very high land costs, these factors make it unlikely that substantial housing capacity could realistically be achieved in those areas.</p> <p data-bbox="822 927 2489 997">Focusing growth south of I-90—including the area between I-90 and Mercerdale Park—would better align Mercer Island with state TOD policy while creating the opportunity to revitalize the Town Center and support a more vibrant community core.</p> <p data-bbox="822 1045 2166 1078">Thank you for your consideration and for your continued work on behalf of Mercer Island residents.</p> <p data-bbox="822 1127 1139 1232">Respectfully, Anne Hearon Mercer Island Resident</p>

Log #	Username	Date Received	Question
14	Nicole Hogan	March 13, 2026	<p>To whom it may concern,</p> <p>Thank you for opening up this issue to comments from the community!</p> <p>As a Mercer Island homeowner in the Phase 2 neighborhood, I would like to share a few thoughts on the current Comprehensive Plan proposal. I support thoughtful planning, but the City’s approach should reflect what is realistically achievable given our infrastructure, neighborhood character, and available resources. Previous proposals have stalled when they were not practical, and we should avoid repeating that pattern.</p> <p>The most logical place to direct growth is south of I-90. That area has stronger access to services and transit, underused commercial properties, and greater potential for infrastructure improvements. The north side of I-90, by contrast, faces significant constraints including high property values, shoreline limitations, limited road access, and insufficient parking and utilities, not to mention as of late - constant construction! Concentrating significant new density there does not reflect these realities.</p> <p>The City should also make full use of available tools, including the fee-in-lieu option, to meet regional housing requirements in a way that reflects Mercer Island’s actual capacity.</p> <p>The Transit-Oriented Development framework provides flexibility to focus growth where it makes the most sense. For Mercer Island, that clearly points to the corridor between I-90 and Mercerdale Park, where additional density could strengthen the town center, positively impact businesses, and take advantage of walkability, existing transit and services.</p> <p>Thank you for considering these comments.</p>
15	Rosemary M	March 13, 2026	Compliance is challenging. However, the underlying aim - to increase affordable housing in the area - is important.
16	Rosemary M	March 13, 2026	Luther Burbank Park is an important amenity, benefitting all Islanders and beyond. I hope that the Station Area Subarea does not infringe on this or on any local parks.
17	Sunny	March 13, 2026	I think the City of Mercer Island is finally headed in a good direction that will lead to redevelopment of the aging portions of the city Center. I believe that the 1/2 mile subarea boundary shown in the slides during the public meeting on March 10th was determined appropriately and meets the intent of the GMHB Order.

Log #	Username	Date Received	Question
18	TL	March 13, 2026	The GMHB decision seems to be in compliance with the GMA and affordable housing requirements. The subarea plan will keep the higher density housing and affordable housing within a 1/2 mile radius of the transit station. This will contain the growth and improve the vitality and interest in the downtown area.
19	Tenley Tobin	March 14, 2026	I am in support of the GMHB and the GMA mandate which requires increased housing, including Affordable Housing, in the Mercer Island Town Center. . It is also very important for the MI community to be in compliance with the GMA in order to receive funding from the government. It also allows for a realistic revitalization of the Town Center and contains the growth and density in the TC rather than expanding into the single family residential neighborhoods.
20	Joe	March 15, 2026	I believe Sound Transit owns the parking garage at the Mercer Island Park and Ride. If you haven't already considered this, it would seem like a good idea to strike a deal with Sound Transit to allow and encourage a developer to build an apartment complex above that parking structure to help meet the density/affordable housing requirements that the state is imposing.



**BUSINESS OF THE CITY COUNCIL  
CITY OF MERCER ISLAND**

**AB 6894  
March 17, 2026  
Regular Business**

**AGENDA BILL INFORMATION**

<b>TITLE:</b>	AB 6894: Update on the Growth Management Hearings Board Order – GMA Compliance Work Plan	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
<b>RECOMMENDED ACTION:</b>	Approve the GMA Compliance Work Plan as presented in Exhibit 1 and direct staff to proceed with the next steps towards attaining GMA compliance.	

<b>DEPARTMENT:</b>	Community Planning and Development
<b>STAFF:</b>	Jeff Thomas, Director Alison Van Gorp, Deputy Director
<b>COUNCIL LIAISON:</b>	n/a
<b>EXHIBITS:</b>	1. GMA Compliance Work Plan
<b>CITY COUNCIL PRIORITY:</b>	n/a

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

**EXECUTIVE SUMMARY**

The purpose of this agenda item is to present the work plan (see Exhibit 1) to address Growth Management Act (GMA) compliance under the Growth Management Hearing Boards Order.

- The City completed a periodic review and update of the Mercer Island Comprehensive Plan, which was adopted by the City Council on November 19, 2024 (see [AB 6573](#)).
- The 2024 Comprehensive Plan was appealed to the GMHB on the grounds that the Comprehensive Plan did not adequately plan for and accommodate future affordable housing needs (GMHB Case No. 25-3-0003). On August 1, 2025, the GMHB issued a final decision and order (GMHB Order).
- The GMHB Order found that the City must make changes to its Comprehensive Plan to comply with the Washington State Growth Management Act (GMA). Specifically, the City must amend its Comprehensive Plan to address the following four issues:
  - Land Capacity: Analyze residential land capacity at each housing affordability level and close any identified gaps.
  - Adequate Provisions: Adopt incentives, mandatory provisions, and planned actions (“aka adequate provisions”) that will increase the supply of affordable housing.
  - Station Subarea Plan: Adopt a subarea plan for the area around the transit station.
  - Anti-Displacement Measures: Adopt anti-displacement measures to address the potential displacement that can occur with changes in zoning.

- The City Council has provided initial direction on compliance with the GMHB Order, including a two-phase strategy with initial compliance actions focused on the Town Center and adjacent multi-family zones.
- The staff have prepared a work plan that summarizes completed work and anticipated work necessary to comply with the GMHB Order (see Exhibit 1).
- The next progress briefing for the City Council is scheduled for April 21, 2026.

## BACKGROUND

### GROWTH MANAGEMENT HEARINGS BOARD FINAL DECISION AND ORDER

Cities and counties in Washington State are required to adopt a comprehensive plan under the Growth Management Act (GMA). The comprehensive plan is a statement of goals and policies that detail how a county or city will manage and accommodate future growth. The goals and policies of the comprehensive plan are implemented through capital investments, development regulations, and programs. The GMA requires cities and counties to periodically review and update their comprehensive plans on a ten-year cycle. Mercer Island most recently completed a periodic review and update of its Comprehensive Plan in 2024 (see [AB 6573](#)).

The 2024 adoption of the Mercer Island Comprehensive Plan periodic review and update was appealed to the Growth Management Hearings Board (GMHB) on the grounds that the Comprehensive Plan did not adequately plan for and accommodate future affordable housing needs (GMHB case number 25-3-0003). On August 1, 2025, the GMHB issued a Final Decision and Order (GMHB Order) and remanded the Comprehensive Plan to the City for revisions due by July 31, 2026.

The Comprehensive Plan adopted in 2024 remains in effect during the remand, but the City must complete work to update the plan and comply with the timeline established by the GMHB Order (RCW 36.70A.300(3)(b)). The compliance timeline is one year from when the GMHB issued its decision; work must be completed by July 31, 2026. Failure to comply with the GMHB Order may result in sanctions against the City (RCW 36.70A.340).

The GMHB Order requires the City to address four issues:

1. Land Capacity: Analyze residential land capacity at each housing affordability level and close any identified gaps.
2. Adequate Provisions: Adopt incentives, mandatory provisions, and planned actions (“aka adequate provisions”) that will increase the supply of affordable housing.
3. Station Subarea Plan: Adopt a subarea plan for the area around the transit station.
4. Anti-Displacement Measures: Adopt anti-displacement measures to address the potential displacement that can occur with changes in zoning.

A more in-depth description of the GMHB Order and its implications is provided in [AB 6838](#), which was presented to the City Council on January 16, 2026.

### COMPLIANCE STRATEGY

The compliance strategy will be guided by the four issues identified in the GMHB order for action by the City.

1. Land Capacity
2. Adequate Provisions
3. Station Area Subarea Plan
4. Anti-Displacement Measures

The City Council has provided initial direction on these issues at previous meetings, as summarized below.

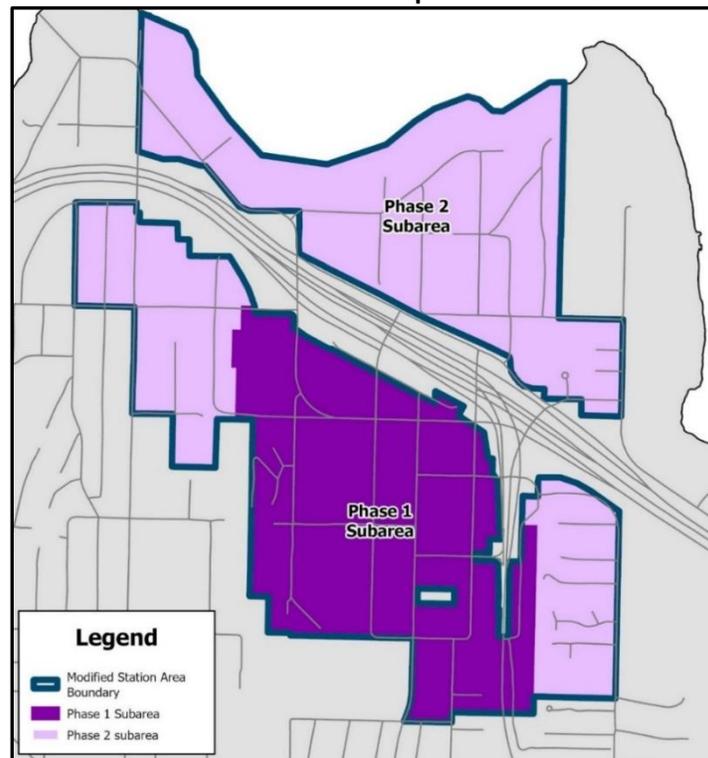
**Issue #1: Land Capacity**

On February 17, 2026, the City Council directed staff to pursue a two-phase compliance strategy whereby upzones and resulting development capacity increases would be limited at this time to the existing Town Center and adjacent multifamily zones, and implementation of the TOD bill ([HB 1491](#)) will be pursued as a second phase of work.

The first phase of the compliance strategy would establish the required transit station subarea and apply required upzones and additional development capacity to comply with the GMHB Order by July 31, 2026. In Figure 1 below, this first phase of work is referred to as the “Phase 1 Subarea.”

The second phase of work, which would commence after July 31, 2026, would apply upzones and resulting development capacity increases to the rest of the station area to comply with the TOD bill implementation deadline in 2029. This second phase of work is referred to as the “Phase 2 Subarea” in Figure 1.

**Figure 1. Modified Station Area and GMA Compliance Phase 1 and Phase 2 Subareas.**



Initial analysis of the compliance strategy shows that the proposed increase in development capacity addresses Mercer Island’s affordable housing needs above 30% of Area Median Income (AMI). An affordability gap of 510 extremely low-income units (0-30% AMI) remains. The total cost to build these units is estimated to be \$264.7 to \$311.4 M, which does not include infrastructure costs. As of today, this cost is completely unfunded.

Additional actions by way of adequate provisions will be needed to address this gap.

### Issue #2: Adequate Provisions

The City is evaluating the impact of adequate provisions on addressing the remaining affordable housing needs below 30% AMI. Inclusionary zoning and fee in lieu are expected to have the largest effect. These provisions pair a requirement for a percentage of units in a development project to be provided at a certain affordability level, with the option to pay a fee rather than providing the affordable units in the development. The fees collected from this program can then be utilized to support direct delivery of extremely low-income housing units. Preliminary analysis shows that applying the inclusionary zoning and fee in lieu provisions to the Phase 1 Subarea is expected to leverage adequate funds to produce 170-200 extremely low-income units, with a remaining gap of 310-340 units. This preliminary analysis was presented to the City Council on February 17, 2026 (see [AB 6865](#)).

### Issue #3: Station Subarea Plan

An outline of the City Council's direction on the Station Area Boundary is provided in another agenda bill on the March 17, 2026 agenda (see AB 6888).

### Issue #4: Anti-Displacement Measures

The City Council has directed staff to utilize the policies in the existing Housing Element as a starting point for compliance on the anti-displacement issue. The Housing Element includes four policies related to this issue, requiring the following actions:

- Seek partnerships to catalog naturally occurring affordable housing;
- Adopt tenant protections such as advance notice of rent increase, relocation assistance and right of first refusal;
- Adopt requirement for rezone applications related to multi-family and mixed-use zones to submit a displacement risk evaluation and mitigation strategy; and
- Adopt requirement that rezones that affect land capacity must be accompanied by findings that displacement risk has been adequately reduced or mitigated.

## ISSUE/DISCUSSION

### SUMMARY OF EXPECTED AMENDMENTS

Compliance with the GMHB Order will require amendments to the Mercer Island Comprehensive Plan and the development code established in Title 19 Mercer Island City Code (MICC). A new Station Subarea Plan will also need to be adopted.

### Expected Amendments to the Comprehensive Plan

The City's Comprehensive Plan provides goals and policies to manage future growth. Cities in King County are required to adopt a comprehensive plan that is consistent with the GMA, the Multi-County Planning Policies adopted as a part of Puget Sound Regional Council's VISION 2050, and the Countywide Planning Policies adopted by King County. A comprehensive plan is composed of topic-specific elements that detail policies for each topic. The Mercer Island Comprehensive Plan has the following elements:

- Land Use
- Housing
- Transportation
- Utilities

- Capital Facilities
- Shoreline Master Program\*
- Economic Development
- Parks and Open Space\*

\*Note: the Shoreline Master Program, and Parks and Open Space elements are not expected to be amended during the project to comply with the GMHB Order.

Amendments to the comprehensive plan will be primarily focused on the Housing and Land Use Elements. Consistency amendments are also expected in the Transportation, Utilities, Capital Facilities and the Economic Development Elements to reflect updates to land capacity and the consolidation of goals and policies related to the station area in the new subarea plan.

#### Land Use Element

The Land Use Element serves an important function in how the City plans for growth. It includes policies that direct how the development code should be written. In addition to these policies, the Land Use Element includes a future land use map that provides the planned general location of land uses throughout the City. The future land use map provides the basis for zoning which is established by the development code.

The Land Use Element policies and future land use map are expected to be substantively amended to comply with the GMHB Order. The Station Subarea Plan will be adopted by reference in the Land Use Element. Increases to land capacity and changes in land use designation should be accounted for on the future land use map. The Land Use Element policies will also be reviewed to maintain consistency with the adequate provisions made in the Housing Element.

#### Housing Element

The Housing Element establishes the City's goals and policies for accommodating affordable housing needs throughout the planning period. The requirements for the Housing Element were significantly expanded by state legislation adopted in advance of the periodic review of the 2024 Comprehensive Plan. Additional amendments to the Housing Element will be necessary to comply with the GMHB Order. These amendments will be largely focused on addressing the adequate provisions and anti-displacement requirements of the GMHB Order.

#### Capital Facilities, Utilities, and Transportation Elements

The GMA requires that the elements of the Comprehensive Plan be coordinated and internally consistent so that all elements of the plan include the same assumptions about growth. This requirement ensures that planning for infrastructure and capital facilities is aligned with the City's growth targets. The amendments to the Capital Facilities, Utilities, and Transportation Elements will need to be amended to align with changes made to the Land Use and Housing Element.

#### Economic Development Element

The Economic Development Element was newly adopted as a part of the 2024 periodic update to the Comprehensive Plan. It is intended to guide City policy and action related to business and commerce in the City. The Economic Development Element has a large focus on the Town Center as the City's central business district. Updates to this element are likely to be necessary to ensure consistency with the Station Subarea Plan, which will consolidate goals and policies related to the station area.

### **Adoption of Station Subarea Plan**

The GMHB Order (Issue #3) requires the City to establish a subarea plan for the area around the Sound Transit Link Light Rail Station. The Station Area is defined as all parcels fully or partially within a half mile walking distance from the station entrances. The existing Town Center is fully located within this half mile distance. The Subarea Plan will adopt a Station Area boundary and bring together existing goals and policies related to the station area and Town Center. It will also include new goals and policies that outline future planning actions in the station area, including implementation of HB 1491, the TOD bill.

### **Expected Amendments to the Development Code**

The development code is expected to have numerous amendments to ensure alignment with the amended Comprehensive Plan and to implement new regulations required under the GMHB Order. The development code in Title 19 of the Mercer Island City Code (MICC) implements the policies in the Housing and Land Use elements. The development code includes numerical standards such as setbacks, height limits, and minimum lot sizes. The code also includes other regulations such as design standards and required permit processes. The zoning map is also established in Title 19 MICC and will also need to be amended.

### **Development Standards**

Several sections of Title 19 MICC are expected to be amended to implement the necessary changes to address the GMHB Order. This is expected to include changes to the Town Center and adjacent multi-family zones to increase land capacity and implement adequate provisions such as incentive zoning and fee in lieu. These amendments are also expected to include the establishment of anti-displacement measures and permanent regulations related to STEP Housing. The following chapters of the development code are expected to be amended during this project:

#### Chapter 19.01 MICC

This chapter will be amended to maintain consistency with changes made in other chapters.

#### Chapter 19.02 MICC

Amendments to address the state requirements for Shelters, Transitional, Emergency, and Permanent Supportive (STEP) housing.

#### Chapter 19.03 MICC

Amendments to address the state requirements for STEP housing.

#### Chapter 19.04 MICC

Amendments to address the state requirements for STEP housing.

#### Chapter 19.06 MICC

Amendments to address the state requirements for STEP housing. Additional amendments to add tenant protection regulations related to GMHB Order Issue #4.

#### Chapter 19.11 MICC

Amendments to increase development capacity in the Town Center and adjacent multi-family zones to address GMHB Order Issue #1. These amendments will include consolidating the Town Center subareas and increasing the maximum building height. Additional amendments to establish adequate provisions for

affordable housing such as inclusionary zoning requirements and fee in lieu of housing standards to address GMHB Order Issue #2.

#### Chapter 19.15 MICC

Amendments to establish anti-displacement policies to address GMHB Order Issue #4. Additional amendments to this section will be made to maintain consistency with amendments in other chapters.

#### Chapter 19.16 MICC

This chapter will be amended to maintain consistency with changes made in other chapters.

Other chapters of the development code may need to be amended to maintain consistency with the changes to the Comprehensive Plan and development code. The entire development code will be reviewed for consistency prior to adoption of the amendments.

#### Zoning Map

The zoning map is a regulatory tool that establishes zones where types of land uses are allowed, and in so doing also limits where some land uses like multifamily development can be developed. By controlling where different types of development can take place, the zoning map is a powerful tool for managing growth.

The Mercer Island zoning map is established in Appendix D of Title 19 MICC. The map is expected to be amended to add residential development capacity in the Town Center and adjacent multi-family zones. The changes to the zoning map will include consolidating several of the Town Center subareas and rezoning the MF-2 zones to the east and west of Town Center.

### **SCOPE OF WORK**

The scope of work required to achieve the amendments summarized above has been split into ten major tasks, as outlined in Exhibit 1. The work plan is very time-constrained given the July 31, 2026 deadline to comply with the GMHB Order. At the same time, this plan remains dynamic and subject to additional changes and updates as the work progresses. Several tasks outlined in this plan are already complete or underway; however, much remains to be completed in the coming weeks and months. The Public Engagement Strategy related to this scope of work was approved by the City Council on February 17, 2026 (see [AB 6866](#)).

### **Budget Summary**

The City Council adopted amendments to the 2025-2026 Biennial Budget in late 2025 to allocate three Community Planning and Development staff positions to this compliance project in 2026 (Deputy Director, Principal Planner, and Assistant Planner). The City Manager, Planning Director, City Attorney, and Communications Manager are also dedicating significant time to this effort. Earlier this year, \$200,000 was appropriated for consultant costs related to land capacity analysis, policy and code development, and other project support. Additional resources may be required to complete this work, and staff will follow-up with the City Council if needed.

### **NEXT STEPS**

The April 21, 2026 City Council Meeting will be the next touchpoint for the City Council. Staff and consultants will be briefing the Council on adequate provisions, subarea planning, anti-displacement measures, and STEP housing.

### Master Schedule

- March 25: Planning Commission regular meeting to provide overview on GMA compliance efforts.
- March - April: City Council updates, feedback and direction to Planning Commission.
- May - June: Planning Commission public hearing(s) and legislative review of Comprehensive Plan and Development Code amendments and recommendations for City Council.
- June - July: Council review of Planning Commission recommendations, deliberation, and adoption.
- July 31: GMHB Order deadline.
- September 15: Compliance hearing on GMHB Order.

## BACKGROUND MATERIALS & REFERENCES

Background materials and previous agenda information is provided on the City's Let's Talk page (see [Comprehensive Plan GMA Compliance](#).) Summary of previous agenda materials:

### January 16, 2026

- [AB 6838](#): Compliance with [Growth Management Hearings Board Final Decision and Order](#) related to the City of Mercer Island Periodic Update to the Comprehensive Plan Overview of City Council Planning Session.

### February 17, 2026

- [AB 6865](#): Compliance with Growth Management Hearings Board Final Decision and Order Related to the City of Mercer Island Periodic Update to the Comprehensive Plan
- [AB 6866](#): GMA Compliance Public Engagement Plan
- [AB 6871](#): Legislative Review Alternatives to Help City Meet GMHB Order Compliance Deadline (Ordinance No. 26C-03 First Reading)

### March 3, 2026

- [AB 6893](#): Compliance with Growth Management Hearings Board Order – Follow-Up Discussion on Financing Affordable Housing
- [AB 6890](#): Legislative Review Alternatives to Help City Meet GMHB Order Compliance Deadline (Ordinance No. 26C-03 Second Reading)

## RECOMMENDED ACTION

Approve the GMA Compliance Work Plan as presented in Exhibit 1 and direct staff to proceed with the next steps towards attaining GMA compliance.

## AB 6894 Exhibit 1 – GMA Compliance Work Plan

Task	Status
1. Land Capacity Analysis	
a. Update analysis of current land capacity	Complete
b. Sensitivity testing of land capacity increases on deficits at each affordability level	Complete
c. Identify required rezone and calculate projected capacity under new zoning	Underway
Deliverable: memorandum summarizing land capacity analysis methods, assumptions and results.	Commence 3/18
2. Adequate Provisions	
a. Update Barriers Analysis	Underway
b. Estimate Funding Gaps	Underway
c. Identify programs and actions to achieve housing availability	Underway
Deliverable: suite of policies and regulations to incorporate into draft amendments	Underway
3. Station Area Subarea Plan	
a. Develop modified station area boundary	Underway
b. Assemble existing goals and policies related to the station area	Underway
c. Draft amended and new goals and policies related to future planning and development of the station area	Commence 3/18
Deliverable: Draft Station Area Subarea Plan for legislative review	Commence 4/22
4. Anti-Displacement Measures	
a. Anti-displacement risk evaluation and mitigation strategy for proposed rezone	Commence 3/18
b. Draft amendments based on model code language from ARCH and neighboring jurisdictions	Underway
Deliverables: Anti-displacement risk evaluation and mitigation strategy memorandum; suite of policies and regulations to incorporate into draft amendments	Commence 3/18
5. STEP Housing	
a. Draft amendments based on Commerce guidance and model code language from neighboring jurisdictions	Underway
Deliverable: suite of policies and regulations to incorporate into draft amendments	Commence 3/18
6. Draft Development Code Amendments	
(Details outlined under Expected Amendments)	
Deliverable: draft development code amendment for legislative review	Commence 4/22
7. Draft Comprehensive Plan Amendments	

	(Details outlined under Expected Amendments)	
	Deliverable: draft comprehensive plan amendment for legislative review	Commence 4/22
8.	SEPA Review & Dept of Commerce Notification	TBD – April-May
	a. SEPA Checklist	
	b. Issue SEPA Determination	
	c. Public Notice & Agency Notification	
	d. Dept of Commerce Notification	
9.	Planning Commission Legislative Review and Recommendation	TBD – May-June
	a. PC briefing and Work Session	
	b. Proposed Amendments	
	c. Public Hearing	
	d. Recommendation	
10.	City Council Review and Adoption [Compliance Deadline July 31, 2026]	TBD – June-July



# 2026 PLANNING SCHEDULE

Please email the City Manager & City Clerk when an agenda item is added, moved, or removed.

Items are not listed in any particular order. Agenda items & meeting dates are subject to change.

APRIL 7, 2026		DD	FN	CA	Clerk	CM
ABSENCES:		3/26	3/27	3/27	3/30	3/30
ITEM TYPE   TIME   TOPIC					STAFF	
<b>STUDY SESSION</b>						
60	AB xxxx: Deane’s Children’s Park Site Plan – Preferred Site Plan Review				Jason Kintner/Kellye Hilde/ Shelby Perrault	
<b>SPECIAL BUSINESS</b>						
<b>CONSENT AGENDA</b>						
--	AB xxxx: March 25, 2026 Payroll Certification				Ali Spietz/Nicole Vannatter	
--	AB xxxx: Certification of Claims March 1-15, 2026				LaJuan Tuttle/Ashley Olson	
--	AB xxxx: Autism Acceptance Month, Proclamation No. xxx				Mayor Rosenbaum/Andrea Larson	
--	AB xxxx: Sexual Assault Awareness Month, Proclamation No. xxx				Mayor Rosenbaum/Andrea Larson	
--	AB xxxx: Black Wellness Week, Proclamation No. xxx				Mayor Rosenbaum/Andrea Larson	
	AB xxxx: Public Works Building Seismic Retrofit Project Closeout				Jason Kintner/Kellye Hilde/ Shelby Perrault/Connor Dimick	
<b>REGULAR BUSINESS</b>						
60	AB xxxx: 2027-2032 Six-Year Transportation Improvement Program (TIP) Preview and Public Hearing				Jason Kintner/Clint Morris/Rebecca Corigliano/Ian Powell	
30	AB xxxx: Water Supply Pipeline Project Update				Jason Kintner/Kellye Hilde/Clint Morris/Ian Powell	
30	AB XXXX: 2025-2026 Work Plan Update					
60	AB 6891: City Hall Facility Review and Council Direction on Facility Strategy Goals & Objectives				Jessi Bon/Jason Kintner/Kellye Hilde/Robbie Cunningham Adams	
<b>EXECUTIVE SESSION</b>						

APRIL 21, 2026		DD	FN	CA	Clerk	CM
ABSENCES:		4/9	4/10	4/10	4/13	4/13
ITEM TYPE   TIME   TOPIC					STAFF	
<b>STUDY SESSION</b>						
<b>SPECIAL BUSINESS</b>						
<b>CONSENT AGENDA</b>						

--	AB xxxx: April 10, 2026 Payroll Certification	Ali Spietz/Nicole Vanna
--	AB xxxx: Certification of Claims March 16-31, 2026	LaJuan Tuttle/Ashley Olson
--	AB xxxx: Earth Day, Proclamation No. xxx	Mayor Rosenbaum/Alanna DeRogatis
<b>REGULAR BUSINESS</b>		
60	AB xxxx: GMA Compliance Strategy	Jeff Thomas/Alison Van Gorp
60	AB xxxx: Capital Project Update	Jason Kintner/Kellye Hilde
<b>EXECUTIVE SESSION</b>		

<b>MAY 5, 2026</b>		<b>DD</b>	<b>FN</b>	<b>CA</b>	<b>Clerk</b>	<b>CM</b>
ABSENCES:		4/23	4/24	4/24	4/27	4/27
ITEM TYPE   TIME   TOPIC					STAFF	
<b>STUDY SESSION</b>						
<b>SPECIAL BUSINESS</b>						
<b>CONSENT AGENDA</b>						
--	AB xxxx: April 24, 2026 Payroll Certification	Ali Spietz/Nicole Vannatter				
--	AB xxxx: Certification of Claims April 1-15, 2026	LaJuan Tuttle/Ashley Olson				
--	AB xxxx: Affordable Housing Week Proclamation No. xxx	Mayor Rosenbaum/Alison Van Gorp				
--	AB xxxx: Deane’s Children’s Park Site Plan Adoption Resolution No. XX	Jason Kintner/Kellye Hilde/ Shelby Perrault				
<b>REGULAR BUSINESS</b>						
15	AB xxxx: 2026 Board and Commission Appointments	Mayor Rosenbaum/Andrea Larson				
30	AB xxxx: 2027-2032 Six-Year Transportation Improvement Program (TIP) Adoption	Jason Kintner/Matt Mornick/ Clint Morris/Rebecca Corigliano/Ian Powell				
90	AB xxxx: HOLD FOR CITY FACILITIES AGENDA ITEM	Jessi Bon/Jason Kintner/Kellye Hilde/Robbie Cunningham Adams				
30	AB xxxx: Luther Burbank Park Waterfront Improvements – Bid Award	Jason Kintner/Kellye Hilde/ Shelby Perrault/Sarah Blugas				
30	AB xxxx: 2025 Year-end Financial Status Update and Budget Amending Ordinance	Matt Mornick/ LaJuan Tuttle				
<b>EXECUTIVE SESSION</b>						

<b>MAY 19, 2026</b>		<b>DD</b>	<b>FN</b>	<b>CA</b>	<b>Clerk</b>	<b>CM</b>
ABSENCES:		5/7	5/8	5/8	5/11	5/11
<b>ITEM TYPE   TIME   TOPIC</b>				<b>STAFF</b>		
<b>STUDY SESSION</b>						
<b>SPECIAL BUSINESS</b>						
<b>CONSENT AGENDA</b>						
--	AB xxxx: May 10, 2026 Payroll Certification			Ali Spietz/Nicole Vannatter		
--	AB xxxx: Certification of Claims April 16-30, 2026			LaJuan Tuttle/Ashley Olson		
<b>REGULAR BUSINESS</b>						
<b>EXECUTIVE SESSION</b>						

<b>JUNE 2, 2026</b>		<b>DD</b>	<b>FN</b>	<b>CA</b>	<b>Clerk</b>	<b>CM</b>
ABSENCES:		5/20	5/21	5/21	5/22	5/22
<b>ITEM TYPE   TIME   TOPIC</b>				<b>STAFF</b>		
<b>STUDY SESSION</b>						
<b>SPECIAL BUSINESS</b>						
10	AB xxxx: 2025 Community Member of the Year			Mayor Rosenbaum/Andrea Larson		
<b>CONSENT AGENDA</b>						
--	AB xxxx: May 25, 2026 Payroll Certification			Ali Spietz/Nicole Vannatter		
--	AB xxxx: Certification of Claims May 1-15, 2026			LaJuan Tuttle/Ashley Olson		
--	AB xxxx: Pride Month, Proclamation No. xxx			Mayor Rosenbaum/Merrill Thomas-Schadt		
<b>REGULAR BUSINESS</b>						
15	AB xxxx: Public Hearing and Renewal of Interim Regulations related to Middle Housing and ADU's (HB 1110 / HB 1337) (First Reading Ord. No. 26-xx)			Jeff Thomas/Molly McGuire		
15	AB xxxx: Public Hearing and Renewal of Interim Regulations related to Unit Lot Subdivisions (SB5258) (First Reading Ord. No. 26-xx)			Jeff Thomas/Molly McGuire		

30	AB xxxx: Q1 2026 Financial Status Update and Budget Amending Ordinance	Matt Mornick/ Ben Schumacher
90	AB xxxx: HOLD FOR CITY FACILITIES AGENDA ITEM	Jessi Bon/Jason Kintner/Kellye Hilde/Robbie Cunningham Adams
<b>EXECUTIVE SESSION</b>		