



CITY OF MERCER ISLAND

CITY COUNCIL REGULAR HYBRID MEETING

Tuesday, April 21, 2026 at 5:00 PM

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

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.

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 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.

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 897 4572 2305 and Password 730224
- **Zoom:** Click this [link](#) (Webinar ID 897 4572 2305; Password 730224)
- **In Person:** Mercer Island Community & Event Center – Slater Room Council Chambers (8236 SE 24th Street, Mercer Island, WA 98040)

MEETING AGENDA

CALL TO ORDER & ROLL CALL

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 6905: April 10, 2026 Payroll Certification

Recommended Action: Approve the April 10, 2026 Payroll Certification in the amount of \$1,013,668.76 and authorize the Mayor to sign the certification on behalf of the entire City Council.

2. City Council Special Joint Meeting Minutes of February 5, 2026 and City Council Regular Hybrid Meeting Minutes of April 7, 2026

Recommended Action: Approve the City Council Special Joint Meeting Minutes of February 5, 2026 and City Council Regular Hybrid Meeting Minutes of April 7, 2026.

3. AB 6906: Certification for Claims Paid March 16, 2026 through March 31, 2026

Recommended Action: Approve the March 16, 2026 through March 31, 2026 Accounts Payable Certification of Claims in the amount of \$1,200,739.97 and authorize the Mayor to sign the certification on behalf of the entire City Council.

4. AB 6907: Earth Day, Proclamation No. 383

Recommended Action: Approve Proclamation No. 383 proclaiming April 22, 2026 as Earth Day on Mercer Island.

5. AB 6904: Water Supply Pipeline Project Update

Recommended Action: Authorize the 10-inch water main improvement as part of the Water Supply Pipeline project (90.40.0032), to be constructed by Kar-Vel Construction as a subcontractor to Scarsella Brothers Inc., for a construction cost in the amount of \$1,152,337.19, and authorize the City Manager to execute any necessary related documents.

6. AB 6910: Approval of Letter of Appreciation to 41st Legislative District Delegation for Support of State Funding for Mercer Island Community and Event Center HVAC Replacement Project

Recommended Action: Authorize the Mayor to sign letters of appreciation to 41st Legislative District Delegation for support of state funding for Mercer Island Community and Event Center HVAC Replacement Project

7. AB 6912: Budget Appropriation for Utility Rate Modeling

Recommended Action: Appropriate \$19,175 from the Water Fund, \$7,375 from the Sewer Fund, and \$2,950 from the Storm Water Fund (total of \$29,500) and direct the City Manager to perform the utility rate model update for the 2027-2028 biennium.

EXECUTIVE SESSION - Approximately 60 Minutes

8. Pending or Potential Litigation

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

Real Estate Acquisition

Executive Session to consider the selection of a site or the acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price pursuant to RCW 42.30.110(1)(b)

REGULAR BUSINESS

9. AB 6908: Revised 2026 Fee Schedule Adoption (Resolution No. 1693)

Recommended Action: Approve Resolution No. 1693 adopting the Revised 2026 Fee Schedule, effective May 1, 2026

10. AB 6909: GMA Compliance – Policy Direction on Development Code Amendments

Recommended Action:

1. Direct staff to set the inclusionary zoning requirements at 10 percent of units to be affordable at 50 percent AMI when drafting code amendments to comply with the GMHB Order.
2. Direct staff to prohibit adult entertainment and warehousing in the TC-8 subarea when drafting code amendments to comply with the GMHB Order.
3. Direct staff to include policy direction in the Station Subarea Plan to review the requirement for average daylight plane, major site features, and major façade modulation during Station Subarea Plan Phase 2.

11. AB 6911: GMA Compliance – Legislative Review Process

Recommended Action: Approve the Planning Commission legislative review schedule in Exhibit 1 and direct staff to initiate Planning Commission review of the proposed GMA compliance amendments to the Comprehensive Plan, Development Code, and the new Station Subarea Plan.

OTHER BUSINESS

12. Planning Schedule

13. Councilmember Absences & Reports

ADJOURNMENT



BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

AB 6905
April 21, 2026
Consent Agenda

AGENDA BILL INFORMATION

TITLE:	AB 6905: April 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
RECOMMENDED ACTION:	Approve the April 10, 2026 Payroll Certification in the amount of \$1,013,668.76.	

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

AMOUNT OF EXPENDITURE	\$ n/a
AMOUNT BUDGETED	\$ n/a
APPROPRIATION REQUIRED	\$ n/a

EXECUTIVE SUMMARY

This agenda bill is to approve the City of Mercer Island payroll certification for the period from March 16, 2026 through March 31, 2026 in the amount of \$1,013,668.76 (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	\$21,578.44
Leave cash outs for terminated employees	\$0.00
Service and recognition awards	\$1,950.00
Overtime earnings (see chart for overtime hours by department).	\$17,862.40
Total	\$41,390.84

Overtime hours by department:

Department	Hours
Administrative Services	
City Attorney's Office	
City Manager's Office	
Community Planning & Development	
Finance	
Municipal Court	
Police	158.25
Public Works	15.50
Thrift Shop	1.50
Youth & Family Services	
Total Overtime Hours	175.25

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 April 10, 2026 Payroll Certification in the amount of \$1,013,668.76 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 **03.31.2026**
PAYROLL DATED **04.10.2026**

Net Cash	\$	682,668.52
Net Voids/Manuals		
Net Total	\$	682,668.52
Federal Tax Deposit	\$	115,163.36
Social Security and Medicare Taxes	\$	76,137.84
State Tax (California & Oregon)	\$	696.18
State Tax (California)	\$	1.31
Family/Medical Leave Tax (California & Oregon)	\$	61.07
Public Employees Retirement System 1 (PERS 1)	\$	-
Public Employees' Retirement System (PERS Plan 2)	\$	32,879.01
Public Employees' Retirement System (PERS Plan 3)	\$	10,700.38
Public Employees' Retirement System (PERSJM)	\$	760.25
Public Safety Employees' Retirement System (PSERS)		
Law Enforcement Officers' & Fire Fighters' Retirement System (LEOFF Plan2)	\$	18,916.92
Regence, Kaiser & LEOFF Trust Medical & Dental Insurance Deductions	\$	15,653.55
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	\$	43,629.43
Garnishments (Chapter 13)	\$	1,072.03
Child Support Wage Garnishment	\$	867.50
Mercer Island Employee Association Dues	\$	260.00
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	\$	8.78
Washington Long Term Care	\$	3,145.28
Tax & Benefit Obligations Total	\$	331,000.24

TOTAL GROSS PAYROLL	\$	1,013,668.76
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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.

6		Date
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FTE AND LTE COUNTS AS OF 3/31/2026

Full Time Equivalents (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
Total FTEs	175.28	171.28
Limited Term Equivalents (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	7.70
Total LTEs	18.08	16.28
Total FTEs & LTEs	193.36	187.57

FTE Vacancies:

- 1.0 Deputy Public Works Director
- 1.0 Planner
- 1.0 Police Officer
- 1.0 Recreation Facility Supervisor



CITY COUNCIL MINUTES SPECIAL JOINT MEETING WITH MISD BOARD FEBRUARY 5, 2026

Item 2.

CALL TO ORDER & ROLL CALL

School Board President Stephanie Burnett called the joint meeting to order at 6:15 pm in the MISD Administration Building Board Room located at 4160 86th Ave SE, Mercer Island, Washington.

Mayor Dave Rosenbaum, Deputy Mayor Daniel Becker and Councilmembers Julie Hsieh and Ted Weinberg were present. Councilmembers Lisa Anderl, Craig Reynolds, and Wendy Weiker were absent.

JOINT MEETING BUSINESS

Mutual Challenges – Building Infrastructure

MISD Superintendent Fred Rundle highlighted the partnership between the District and City and noted challenges faced by both agencies resulting from failed bond measures. He shared results from the Strategies 360 survey, noting that community members viewed a bond measure more favorably when more information was provided to them, suggesting this is an opportunity. He also offered brief comments on tax sensitivity in the community, reinvesting in existing infrastructure and safety. President Burnett noted that, when the Board refocuses on facilities, she would like to see conversations around what the community wants and what they are willing to pay in partnership with the City. Director Bradley also commented on the desire to work collaboratively with the City to present a united plan.

Councilmember Hsieh expressed support for collaboration and also increased engagement with the community. Mayor Rosenbaum indicated that the City Council held its annual planning session in January, during which Council discussed the need to assess the full cost of rehabilitating City Hall, as well as the opportunity to integrate operations into the newly purchased "9655 Building," and possibly reconfigure operations at the Luther Burbank Building and other City facilities. He noted that a community survey will be released in February to gain community perspective on the failed City bond.

City Manager Jessi Bon added that aging infrastructure extends beyond buildings, noting the City's significant investment in water and sewer projects. She also highlighted the extensive collaboration between District and City staff, adding that, while this can be elevated, it's important to make the community aware of these efforts.

President Burnett stressed her desire to rekindle regular meetings between the Mayor, City Manager, School Board President, and MISD Superintendent.

MISD Enrollment Overview

Superintendent Rundle offered comments on declining enrollment, noting that incoming classes at the K-6 grade levels are lower than outgoing senior classes.

Councilmember Weinberg discussed the lack of affordable housing on the Island that makes it challenging for young families to come to the Island.

City Manager Bon spoke about the Growth Management Hearings Board decision determined the City's Comprehensive Plan did not properly address affordable housing as required by the Growth Management Act. She noted that City staff are currently looking at the work plan to address this. The City Council will discuss this further at their meeting on February 17 and should be ready to share more with the District this spring.

Mayor Rosenbaum committed to keeping the District informed to aid in the District's planning.

Superintendent Rundle highlighted the continued opportunity for the nonresident enrollment of City staff member children in District schools.

Legislative Priorities

Director Julian Bradley offered comments on the Materials, Supplies, and Operating Costs initiative in the legislature that might help boost school funding by \$100 per student, advocacy efforts on school funding and to push back on unfunded mandates and working groups forming in the legislature to look at the structure of school funding. He shared that funding based on a per pupil basis is challenging in an era of declining enrollment.

Senior Management Analyst Robbie Cunningham Adams spoke about the pending House legislation that would establish a statewide definition for e-motorcycles and e-bikes and create a work group to develop clear regulations to promote safe and appropriate usage.

Mayor Rosenbaum shared that focusing on categorizing different classes of e-bikes will be a focus for future legislative efforts.

Police Chief Michelle Bennett noted that the School Resource Officer (SRO), in partnership with District staff, is key in educating students to improve safety and ensure compliance with the City's new e-motorcycle ordinance. She encouraged adding information on e-bike rules to the information shared with families at the start of the school year.

Councilmember Reynolds noted the school district has the option of banning electric vehicles on school property.

Director Maggie Tai Tucker suggested requiring families to watch a safety video and provide affirmation in order to acquire parking privileges for e-bikes. Student Board Representatives Lucy Dorer and Brody Newcomer stressed the importance of education and the need for parking regulations.

Councilmember Hsieh reiterated the opportunity for students to testify in front of the legislature.

ADJOURNMENT

The Special Joint Meeting adjourned at 7:15 pm.

Attest:

Dave Rosenbaum, Mayor

Andrea Larson, City Clerk



CITY COUNCIL MINUTES REGULAR HYBRID MEETING APRIL 7, 2026

Item 2.

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 (arrived 5:01 pm), Julie Hsieh, Craig Reynolds, Wendy Weiker, and Ted Weinberg attended in person.

PLEDGE OF ALLEGIANCE

Deputy Mayor Becker lead the City Council in delivering the Pledge of Allegiance.

AGENDA APPROVAL

It was moved by Becker; seconded by Weinberg to:

Approve the agenda as presented.

PASSED: 7-0

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

CITY MANAGER REPORT

City Manager Jessi Bon reported on the following items:

- **Council, Boards & Commission Meetings:**
 - City Council Meeting on Tuesday, April 21 at 5:00 pm
 - Arts Council Meeting on Wednesday, April 15 at 5:30 pm
 - Open Space Conservancy Trust Meeting on Thursday, April 16 at 5:00 pm
- **City Updates:**
 - Annual Board & Commission Recruitment – Open through May 8 for vacant and expiring positions on the City's advisory boards and commissions. Appointments are scheduled for the May 19 City Council meeting.
 - King County North Mercer Sewer Interceptor – King County has been working since 2022 to replace sewer pipes and pump stations along the north end of the Island. Through early August work will be conducted on SE 36th Street in front of City Hall to install a temporary sewer bypass. This work will shift eastbound traffic into the center turn lane on SE 36th Street.
- **Upcoming Events:**
 - Earth Month Activities – We are hosting lots of exciting events throughout April in celebration of Earth Month. Planned activities include park volunteer restoration events, garden club get togethers, seasonal nature journaling, and even a sustainable fashion show.
 - DEA Drug Take Bay Day – April 25, 10:00 am -2:00 pm, City Hall Loading Dock
- **News:**
 - Thank you to Senator Wellman and the 41st Legislative District delegation for securing funding for the Mercer Island Community & Event Center HVAC project in the final combined House and Senate Capital budget.

APPEARANCES

The following individuals spoke in support of the Deane's Children's Park Site Plan:

- Courtney Hampson
- John Hamer
- Bob Day
- Mariana Parks
- Jill Hawkins
- Julie Day
- Eve Hampton
- Adele Carson

The following individuals spoke about concerns related to the Deane's Children's Park Site Plan:

- Kim Florence
- Andy McAndrews
- Emily Moss
- Nick Jones
- Thomas Alexander
- Orna Samuelly
- Monica Waldie
- Eric Timmreck
- Rich Grutzmacher
- Tasha Brown
- Kirsten Duell
- Nikki Norvell
- Carolyn Boatsman

Cole Kiser (Mercer Island) thanked the City Council for issuing Proclamation No. 382 for Black Wellness Week

Addie Smith spoke about being a hate crime survivor.

City Council was in recess from 6:16 pm – 6:25 pm.

CONSENT AGENDA

AB 6896: March 25, 2026 Payroll Certification

Recommended Action: Approve the March 25, 2026 Payroll Certification in the amount of \$928,241.22 and authorize the Mayor to sign the certification on behalf of the entire City Council.

City Council Regular Hybrid Meeting Minutes of March 17, 2026

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

AB 6897: Certification for Claims Paid February 28, 2026 through March 15, 2026

Recommended Actions: Approve the February 28, 2026 through March 15, 2026 Accounts Payable Certification of Claims in the amount of \$3,713,478.93 and authorize the Mayor to sign the certification on behalf of the entire City Council.

AB 6898: Autism Acceptance Month, Proclamation No. 380

Recommended Action: Approve Proclamation No. 380 Proclaiming April 2026 as Autism Acceptance Month on Mercer Island.

AB 6899: Sexual Assault Awareness & Prevention Month, Proclamation No. 381

Recommended Action: Approve Proclamation No. 381 Proclaiming April 2026 as Sexual Assault Awareness & Prevention Month on Mercer Island.

AB 6900: Black Wellness Week, Proclamation No. 382

Recommended Action: Approve Proclamation No. 382 Proclaiming April 13-17, 2026 as Black Wellness Week on Mercer Island.

AB 6901: Public Works Facility Seismic Retrofits Project Closeout

Recommended Action: Accept the completed Public Works Building Seismic Retrofit Project (90.05.0016) and authorize staff to close out the project.

AB 6870: Parking Enforcement System Appropriation Request

Recommended Action: Appropriate \$110,000 from the Technology and Equipment Fund (330) to acquire

and install a parking enforcement system.

It was moved by Weinberg; seconded by Weiker 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 6903: Public Hearing: 2027-2032 Transportation Improvement Program (TIP)

Mayor Rosenbaum opened the public hearing at 6:27 pm.

Robert Thorp (Mercer Island) spoke about traffic improvements in the 5800 block of West Mercer Way.

There being no further comments, Mayor Rosenbaum closed the public hearing at 6:30 pm.

AB 6902: Deane's Children's Park Site Plan

City Manager Jessi Bon introduced the project team for the Deane's Children's Park Site Plan, recognized the Parks and Recreation Commission for their work on this item and noted that Chair Ashley Hay and Vice Chair Rory Westberg were present and would be available for questions. City Manager Bon also introduced consultant Ingrid Kanics who specializes in inclusive play.

Ingrid Kanics, owner of Kanics Inclusive Design Services, spoke about the inclusive design experience and how inclusive design can be integrated into a broader natural setting. She discussed the definition of disability, the different types of disabilities, and how many people live with a disability.

Capital Parks Manager Shelby Perrault presented the Deane's Children's Park site plan, referencing the 2022 PROS Plan and Parks Levy, which guide maintenance, accessibility improvements, and playground replacements. She noted many existing park elements are aging, not ADA-compliant, and lack inclusive features, including play equipment, amenities, trails, and parking.

Capital Parks Manager Perrault explained that the site plan establishes a long-term, community-informed vision for phased improvements, including upgraded play areas, amenities, circulation, and parking. She highlighted opportunities to enhance accessibility and provide inclusive, multi-generational play through universal and inclusive design principles.

She summarized the four-phase planning process, including extensive community engagement, concept development, and commission review, resulting in a preferred plan. She noted that implementation will occur incrementally as funding becomes available and will rely on multiple funding sources, including grants.

Parks & Recreation Commission Chair Ashley Hay and Vice Chair Rory Westberg spoke about the recommendation from the Parks & Recreation Commission on the site plan.

City Council thanked the Parks & Recreation Commission for the work they did on the site plan.

City Council discussed the proposed site plan and asked questions of staff.

It was moved by Anderl; seconded by Weiker to:

Approve Resolution No. 1692 (AB 6902, Exhibit 2) to adopt the Deane's Children's Park Site Plan.

It was moved by Reynolds; seconded by Weinberg to:

Amend the main motion to:

Include the full extension of the accessible path to Island Park Elementary into Phase 1.

PASSED: 7-0

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

It was moved by Reynolds; seconded by Weinberg to:

Amend the main motion to:

Revise the Site Plan to remove Forest Surprise elements 25-30, along with all associated impervious surfaces, and replace them with Organic “Found Objects.”

PASSED: 4-3

FOR: 4 (Becker, Hsieh, Reynolds, and Weinberg)

AGAINST: 3 (Anderl, Rosenbaum, Weiker)

It was moved by Anderl; seconded by Rosenbaum to:

Amend the main motion to:

Revise the Site Plan to retain Forest Surprise element 25 and reinstate and relocate Forest Surprise elements 26-30.

PASSED: 4-3

FOR: 7 (Anderl, Becker, Rosenbaum, and Weiker)

AGAINST: 3 (Hsieh, Reynolds, Weinberg)

It was moved by Reynolds; seconded by Hsieh to:

Amend the main motion to:

Direct staff to revisit the playground equipment choices to make sure at least one-third of the equipment is focused on the 5-12 age bracket.

FAILED: 3-4

FOR: 3 (Hsieh, Reynolds, and Weinberg)

AGAINST: 4 (Anderl, Becker, Rosenbaum, and Weiker)

MAIN MOTION AS AMENDED:

Approve Resolution No. 1692 (AB 6902, Exhibit 2) to adopt the Deane’s Children’s Park Site Plan and (1) include the full extension of the accessible path to Island Crest Elementary as part of Phase 1 and (2) relocate Forest Surprise elements 26-30.

PASSED: 6-1

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

AGAINST: 1 (Reynolds)

City Council was in recess from 9:24 pm – 9:30 pm.

AB 6891: City Hall Facility Full Renovation Cost Estimate and City Council Direction on Next Steps

City Manager Jessi Bon spoke about the assessment of City Hall that was conducted after direction received at the January 16 Planning Session and introduced Brett Hanson, from Mackenzie. Mr. Hanson reviewed the history of the 1957 City Hall building, findings from the facility conditions assessment, and estimated renovation costs. He noted key deficiencies, including asbestos, seismic limitations preventing compliance with essential facility standards, and outdated mechanical and electrical systems.

He outlined required architectural, accessibility, structural, and system upgrades to meet current codes, including seismic Category IV standards. Mr. Hanson also discussed the scope of renovations needed and considerations of renovating the existing building versus constructing a new facility.

City Manager Jessi Bon presented the recommended action to direct the City Manager to prepare a demolition plan for City Hall and return to the City Council for review and approval at an upcoming meeting.

City Council discussed the presentation and asked questions of staff and the consultant.

It was moved by Reynolds; seconded by Becker to:

Direct the City Manager to prepare a demolition plan for City Hall and return to the City Council for review and approval.

PASSED: 7-0

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

AB 6903: Discussion: 2027-2032 Transportation Improvement Program (TIP) Preview

Chief of Operations Jason Kintner introduced Transportation Engineer Rebecca Corigliano and Street Engineer Ian Powell and spoke about the yearly process of review and adoption of the Transportation Improvement Program (TIP).

Traffic Engineer Rebecca Corigliano spoke about the TIP schedule for adoption and the program elements and priorities contained in the TIP.

Street Engineer Ian Powell provided an overview of the street network on Mercer Island, how the City uses the Pavement Condition Index to manage the pavement network, and what projects have been modified in the 2026-2032 TIP.

Traffic Engineer Corigliano spoke about the next steps for TIP adoption in June.

City Council discussed the TIP and asked questions of staff.

OTHER BUSINESS

Councilmember Absences and Reports

Councilmember Weiker noted there is an SCA meeting tomorrow night and that Councilmember Hsieh will be attending as the alternate.

Councilmember Weinberg noted he attended the K4C elected our reach committee, and his next brunch is on April 18 at Valhalla Sandwiches.

Councilmember Reynolds noted there was a Parks & Recreation Commission meeting that discussed the athletic field use policy.

Councilmember Hsieh noted she took the light rail on Sunday and did not have trouble finding parking. She noted there are several options being explored for last mile solutions for Islanders who are looking to take the light rail.

ADJOURNMENT

The Regular Hybrid Council Meeting adjourned at 10:34 pm.

Dave Rosenbaum, Mayor

Attest:

Andrea Larson, City Clerk



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

**AB 6906
April 21, 2026
Consent Agenda**

AGENDA BILL INFORMATION

TITLE:	AB 6906: Certification for Claims Paid March 16, 2026 through March 31, 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
RECOMMENDED ACTION:	Approve the Accounts Payable Certification for Claims paid March 16, 2026 through March 31, 2026 in the amount of \$1,200,739.97.	

DEPARTMENT:	Finance
STAFF:	Matt Mornick, Finance Director LaJuan Tuttle, Deputy Finance Director
COUNCIL LIAISON:	n/a
EXHIBITS:	1. Certification for Claims Paid March 16 - 31, 2026
CITY COUNCIL PRIORITY:	n/a

AMOUNT OF EXPENDITURE	\$ n/a
AMOUNT BUDGETED	\$ n/a
APPROPRIATION REQUIRED	\$ n/a

EXECUTIVE SUMMARY

The purpose of this agenda bill is to approve the March 16, 2026 through March 31, 2026 Accounts Payable Certification of Claims in the amount of \$1,200,739.97 (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 March 16, 2026 through March 31, 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 March 16, 2026 through March 31, 2026 Accounts Payable Certification of Claims in the amount of \$1,200,739.97 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
03/19/26	Check Register	226665-226724	03192026	\$389,184.38
03/19/26	Electronic Funds Transfer	5165-5173	0319EFT	\$395,168.29
03/26/26	Check Register	226725-226769	032626	\$293,436.18
03/26/26	Electronic Funds Transfer	5174-5189	EFT 0326	\$84,452.94
03/26/26	Check Register	226770-226778	032626B	\$38,498.18
GRAND TOTAL:				\$1,200,739.97



BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

AB 6907
April 21, 2026
Consent Agenda

AGENDA BILL INFORMATION

TITLE:	AB 6907: Earth Day, Proclamation No. 383	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
RECOMMENDED ACTION:	Approve Proclamation No. 383 proclaiming April 22, 2026 as Earth Day on Mercer Island.	

DEPARTMENT:	City Council
STAFF:	Mayor Dave Rosenbaum Alanna DeRogatis, Sustainability Program Manager
COUNCIL LIAISON:	n/a
EXHIBITS:	1. Proclamation No. 383
CITY COUNCIL PRIORITY:	n/a

AMOUNT OF EXPENDITURE	\$ n/a
AMOUNT BUDGETED	\$ n/a
APPROPRIATION REQUIRED	\$ n/a

EXECUTIVE SUMMARY

The purpose of this agenda bill is to proclaim April 22, 2026 as Earth Day on Mercer Island with Proclamation No. 383 (Exhibit 1).

BACKGROUND

The Earth Day Proclamation (Exhibit 1) recognizes this annual occasion and aims to inspire community action to protect our planet and the local environment.

Fifty-six years ago, Earth Day was launched in the USA with 20 million nationwide participants peacefully demonstrating for a healthy and sustainable environment. April 22, 1970 is considered by many as the beginning of the modern environmental movement, and it sparked landmark legislation to protect air, water, and endangered species. It also catalyzed the creation of the federal Environmental Protection Agency (EPA) and laid the groundwork for other environmental legislation.

Five decades later, [Earth Day](#) has evolved into a global movement, and more than one billion people around the planet take part in local events to voice their concerns or take action. The movement focuses on elevating science, promoting action and volunteerism on behalf of the environment, and expanding environmental education.

ISSUE/DISCUSSION

The theme for 2026, *Our Power, Our Planet*, is focused on the role of people and communities worldwide in sustaining environmental protections that affect the cost of living, public health, infrastructure reliability, and long-term stability. Environmental conditions influence food systems, water availability, energy access, disaster risk, and economic resilience across all regions. Earth Day 2026 supports community participation to help shaped these outcomes.

NEXT STEPS

The City of Mercer Island began this critical work over 15 years ago by adding sustainability language to its Comprehensive Plan and adopting its first Climate Action Plan (CAP) in April 2023 ([AB 6246](#)). Progress on the implementation of the CAP and the upcoming City actions were presented to City Council in the Sustainability Workplan Update in March 2026 ([AB 6872](#)).

RECOMMENDED ACTION

Approve Proclamation No. 383 proclaiming April 22, 2026 as Earth Day on Mercer Island.



City of Mercer Island, Washington *Proclamation*

WHEREAS, the first Earth Day was organized on April 22, 1970 to increase awareness of our planet's fragile ecosystems and educate people on responsible environmental stewardship.

The City has been honored with climate awards such as Green Power Community of the Year in 2013 by the EPA, and the Department of Energy's SolSmart Gold designation in 2018.

The City has continued to support sustainability efforts by:

- Committing to reduce its greenhouse gas emissions 95% by 2050, in alignment with King County targets
- Requiring that Town Center commercial developments meet at least LEED Gold or Built Green 4-Star sustainable construction standards
- Powering municipal buildings with 100% carbon-free electricity from a Western Washington windfarm
- Adopting its first comprehensive Climate Action Plan

Mercer Island also advocates for state & county-level greenhouse gas reductions through its founding membership in, and active support of, both the King County-Cities Climate Collaboration and the Eastside Climate Partnership.

Every year, Earth Day offers an opportunity to recommit to building a flourishing, sustainable, and equitable community for all.

NOW, THEREFORE, I, Dave Rosenbaum, Mayor of the City of Mercer Island, do hereby proclaim April 22, 2026, as

EARTH DAY

in the City of Mercer Island and encourage all residents and businesses to be responsible stewards of our Island, the climate, and our planet.

APPROVED, this 21st day of April 2026.

Mayor Dave Rosenbaum

Proclamation No. 383





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

**AB 6904
April 21, 2026
Consent Agenda**

AGENDA BILL INFORMATION

TITLE:	AB 6904: Water Supply Pipeline Project Update	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
RECOMMENDED ACTION:	Authorize the 10-inch water main improvement as part of the Water Supply Pipeline project (90.40.0032), to be constructed by Kar-Vel Construction as a subcontractor to Scarsella Brothers Inc., for a construction cost in the amount of \$1,152,337.19, and authorize the City Manager to execute any necessary related documents.	

DEPARTMENT:	Public Works
STAFF:	Jason Kintner, Chief of Operations Clint Morris, Interim Public Works Director Kellye Hilde, Deputy Public Works Director
COUNCIL LIAISON:	n/a
EXHIBITS:	1. Overview of SPU Supply map 2. Project Location Map
CITY COUNCIL PRIORITY:	3. Make once-in-a-generation investments to update and modernize aging infrastructure, capital facilities, and parks.

AMOUNT OF EXPENDITURE	\$ 1,152,337.19
AMOUNT BUDGETED	\$ 5,748,380
APPROPRIATION REQUIRED	\$ n/a

EXECUTIVE SUMMARY

The purpose of this agenda item is to update the City Council on the status of the Water Supply Pipeline project (90.40.0032) and to award a contract for construction of a new 10-inch water main (Phase 1) ahead of the 24-inch Pipeline’s construction (Phase 2). This project will improve the resiliency of the City’s water distribution system by replacing over 3,500 feet of aging Seattle Public Utilities (SPU) supply pipeline with earthquake resistant ductile iron pipe in a new alignment, as shown in Exhibits 1 and 2.

- In April 2024, a leak was discovered on the Seattle Public Utilities’ 24-inch diameter water supply pipeline on Mercer Island. That leak severely limited the Island’s water supply until repairs to SPU’s pipeline were completed in August 2024.
- In response to the water supply emergency, the City initiated an evaluation of alternatives to replace the aging SPU pipeline with a more resilient, earthquake-resistant water supply pipeline, in a new alignment.

- In October 2024, the City Council authorized staff to include design and construction of a new water supply pipeline in the 2025-2030 Capital Improvement Plan ([AB 6530](#)).
- The scope of the project includes water infrastructure improvements, roadway improvements, and pedestrian enhancements along SE 36th Street, Gallagher Hill Road, and a portion of SE 40th Street.
- In May 2025, the City Council approved Scarsella Brothers, Inc. (“Scarsella”), as the Heavy Civil General Contractor/Construction Manager for the project ([AB 6690](#)).
- On October 21, 2025, staff provided a project update summarizing completed design work and next steps, including continued design development and evaluation of construction sequencing (e.g., phased road closures, detours, and potential night work) to minimize traffic impacts ([AB 6795](#)).
- On January 20, 2026, the City Council approved a professional services contract with RH2 Engineering, Inc. to develop Phase 2 design and permitting documents for the project ([AB 6837](#)).
- This project will construct over 5,000 feet of new 24-inch earthquake resistant ductile iron pipe in a new alignment owned and operated by the City, and that work will be performed in Phase 2.
- An existing asbestos cement water main will be replaced in Phase 1 to create space within the Gallagher Hill Road public right-of-way for the new water supply pipeline.
- Project design is currently at the 90% stage for both phases. Design and permitting is anticipated to be completed in April 2026, with construction planned to begin in June 2026 and be substantially completed by the end of 2027.
- The preliminary construction cost estimate for both phases of the water improvements is \$12.5 to \$13.5 million. This cost estimate is not final and is being refined at the 90% design stage.
- Bids have been received for the Phase 1 10-inch water main on Gallagher Hill Road, and staff are prepared to award a construction contract.

BACKGROUND

SPU is the sole provider of potable water to Mercer Island (Exhibit 1). The SPU 24-inch water supply pipeline was constructed in 1956. A portion of the pipeline is located in the SE 40th Street public right-of-way and has required several leak repairs over the decades. In April 2023 ([AB 6281](#)) and April 2024, the City was notified of major system failures on the SPU water supply pipeline. Although circumstances for each event were different, both events resulted in major water emergencies impacting the community.

The City and Shorewood Apartments are the two wholesale customers served by SPU’s water supply pipeline. The City is responsible for 97.2% of the total costs associated with operating and replacing this water pipeline; the balance is the responsibility of Shorewood Apartments, as a direct customer of SPU. Given the overwhelming cost responsibility held by the City and the importance of this water supply pipeline, the City began exploring options to replace this segment of the SPU pipeline with a more resilient, earthquake resistant supply pipeline in an alternative alignment away from the steep slope along SE 40th Street.

April 2024 Event

On April 3, 2024, the City learned that the SPU 24-inch water supply pipeline to Mercer Island was leaking in the steep sloped area in the SE 40th Street public right-of-way, just north of where Mercerwood Drive meets SE 40th Street. Consequently, SPU crews significantly reduced and then shut off flow to the pipeline, eliminating its use as the primary water supply pipeline. Mercer Island received water through a smaller backup pipeline beginning April 4, 2024, and implemented emergency conservation actions due to the constrained water supply.

SPU and their specialty contractor, in coordination and collaboration with the City, completed repairs and testing, restoring flow through the SPU water supply pipeline on August 1, 2024. The repaired section was slip-lined with approximately 1,300 feet of structural liner, reducing its diameter from 24-inches to 17.4-inches.

In October 2024, the City Council authorized staff to include design and construction of the new water supply pipeline in the 2025-2030 Capital Improvement Plan ([AB 6530](#)). Although the primary driver for construction includes the installation of a new water supply pipeline, the project scope also includes roadway and pedestrian improvements which were already included within the City's Six Year Transportation Improvement Program (TIP).

Shorewood Apartment Connection

Shorewood Apartments is currently a direct customer of SPU and is served through a connection along SE 40th Street. However, with the construction of a new water supply pipeline, the existing SPU supply pipeline will be decommissioned, and Shorewood Apartments will require a new water connection. The new water supply pipeline will include the installation of two connections and master meters, fed from SE 36th Street at 88th and 90th Avenues SE to provide water service to Shorewood Apartments. Following the completion of these connections, Shorewood Apartments will become a wholesale customer of the City of Mercer Island.

Seattle Public Utilities and City staff have notified Shorewood Apartments about the changes in service and will be meeting with Shorewood later this month.

Community Engagement

City staff are actively engaging the community through the Let's Talk platform and a comprehensive communications plan was launched in March 2026. Outreach efforts include direct mail notifications to impacted neighborhoods, press releases to the Mercer Island Reporter, coordination with the Mercer Island School District regarding potential bus route impacts, and targeted communications with the French American School, the Jewish Community Center, and other stakeholders along the project corridor to address anticipated impacts and detour planning. In parallel, the City's Customer Service Team is being briefed and will support the Public Works Team by responding to public inquiries during construction.

ISSUE/DISCUSSION

The City retained RH2 Engineering as the design firm for the project in January 2025. In May 2025, Scarsella Brothers Inc. (Scarsella) was retained as the General Contractor for the project ([AB 6690](#)). Staff brought a project update to the City Council on October 21, 2025 when the design work was nearing the 60% stage ([AB 6795](#)). Staff returned to the City Council again on January 20, 2026 for approval of a second design contract with RH2 Engineering ([AB 6837](#)).

Since the October update to the City Council, the project team has continued design work and recently reached the 90% design milestone. All major project features have been identified and construction quantities calculated, including:

- Installation of a new water supply pipeline
- Replacement of an existing asbestos cement water main
- Construction of new curbs, gutters, and sidewalks on Gallagher Hill Road and SE 40th Street (to 93rd Avenue)

- Roadway storm drainage improvements
- Installation of new roadway lighting on Gallagher Hill Road and SE 40th Street
- Construction of ADA-compliant curb ramps throughout the project area
- Repaving of SE 36th Street, Gallagher Hill Road, and SE 40th Street

Final cost estimates are underway. While some design details remain to be refined, the project is progressing toward construction, anticipated to begin in June 2026.

This project has two primary types of improvements: water and roadway. The underground water distribution infrastructure work will be constructed first, starting in June 2026 and is anticipated to last 10 to 12 months. Roadway improvements will follow, beginning in early spring 2027 and are estimated to take approximately 8 months to construct. Substantial completion of the project is expected by the end of 2027.

New Water Supply Pipeline

The project includes the construction of an earthquake-resistant 24-inch diameter water supply pipeline along a new alignment (Exhibit 2). This pipe will replace a significant segment of the existing SPU 24-inch diameter concrete cylinder water pipeline, which is not seismically resilient.

The planned alignment for the new 24-inch water supply pipeline starts at the SPU water supply pipeline near the Mercer Island Boat Launch area, then continues north on East Mercer Way, west on SE 36th Street, southwest along SE Gallagher Hill Road to SE 40th Street, and east on SE 40th to 92nd Avenue SE.

The SPU owned master water meter, which measures the entire volume of water being transmitted to the City, will be relocated to the Boat Launch roadway vicinity. In addition, a short section of 12-inch pipe near another existing SPU meter behind the reservoir at 89th Avenue and SE 43rd Street will be upsized to 24-inch pipe to improve overall flow.

Roadway Improvements

Roadway improvements will be constructed, following the water supply pipeline's installation, testing, and startup. The scope of these improvements include:

- **SE 36th Street (Gallagher Hill Road to East Mercer Way)** – Restore roadway and sidewalks removed for pipeline construction, upgrade all sidewalk ramps to meet current ADA standards, grind and repave the roadway with a full width hot mix asphalt (HMA) overlay, raise utilities to grade, and install new pavement markings.
- **Gallagher Hill Road (SE 40th Street to SE 36th Street)** – Construct new curb and sidewalk along the east side (downhill lane), provide a paved shoulder suitable for bicycle use on the west side (uphill lane), install a full-width HMA overlay, raise utilities to grade, and install new pavement markings. The design also includes installing new street lighting to accompany the new sidewalk.
- **SE 40th Street (Gallagher Hill Road to 93rd Avenue)** – Construct new curbs, sidewalks and bike lanes on both sides of the road, install a full-width HMA overlay, raise utilities to grade, install new pavement markings, and upgrade the existing street lighting.

Together, these improvements will repave approximately one mile of arterial roadways. The HMA paving is funded through the Water Supply Pipeline project to restore roadways trenched for water mains, while the pedestrian-related improvements, including sidewalks, ADA curb ramps, and street lighting, are identified in the City's six-year Transportation Improvement Program (TIP) for construction in 2027.

The City’s consultant submitted the 90% design plans to staff in early March 2026. The project team has reviewed those plans, and the consultant is now working on final design plans and specifications. The preliminary construction cost estimate for the water improvements is \$12.5 to \$13.5 million. This construction cost estimate is not final and will change as the project moves through the final stage of design review.

AC Watermain Replacement

Replacement of an existing asbestos-cement (AC) water main within the Gallagher Hill roadway is included in this project (Exhibit 2). In recent years, the City has prioritized removal of AC pipe from the water system, with a goal of having all AC water mains replaced by 2030. AC pipe was widely used from the 1940’s through early 1980’s; however, as this material reaches its later stages of useful life, it becomes increasingly prone to failure. There are approximately four miles of AC pipe remaining in the City’s water distribution system. This project will replace 1,500 feet of existing AC pipe with a new 10-inch ductile iron water main, along with a Pressure Reducing Valve (PRV) at the bottom of SE Gallagher Hill Road.

Because the existing AC water main conflicts with a substantial portion of the new 24-inch supply pipeline alignment, the 10-inch water main installation will be constructed first (Phase 1). Once the new 10-inch main is completed and the AC main is taken out of service, work on installing the 24-inch supply pipeline will begin (Phase 2). To accelerate the start of construction, the consultant separated the 10-inch water main work from the larger supply pipeline and roadway improvements. This 10-inch water main package was advertised for construction bids on March 9, 2026. Five bids were received and opened on March 24, 2026. The lowest responsive bid was received from Kar Vel Construction in the amount of \$1,152,337.19. The following table shows the bid results.

COMPANY NAME	TOTAL BID AMOUNT INCLUDING 10.3% WSST
Kar-Vel Construction	\$1,152,337.19
Laser Underground & Earthworks	\$1,372,584.23
RW Scott Construction Company	\$1,597,547.70
R. L. Alia Company	\$1,720,680.00
Scarsella Bros., Inc.	\$1,778,722.07

Under the Heavy Civil General Contractor/Construction Manager project delivery process, the general contractor may self-perform up to 50% of the project’s construction value at a negotiated price with the contracting agency. That same general contractor may self-perform an additional 20% of the project’s construction, but only through a competitive bidding process.

For this project, Scarsella will be constructing all of the 24-inch supply pipeline and associated connections as the majority of their 50% self-performed work. As shown in the bid results table, Scarsella was a competitive bidder on the 10-inch water main work but was not the lowest bidder and will therefore not be constructing that element of the project. Scarsella will instead enter into a contract with Kar Vel Construction. As a subcontractor to Scarsella, Kar-Vel will construct the Phase 1 10-inch water main improvement for a construction cost of \$1,152,337.19. Kar Vel Construction is a contractor in good standing, and they have completed three other water main projects for the City of Mercer Island in 2023, 2024, and 2025.

NEXT STEPS

Over the next two months, the project team will complete the final design work and cost estimates, while Scarsella advances procurement of subcontractors for other work elements on the project. City staff will also negotiate with Scarsella for the guaranteed maximum price for the project. Work on the 10-inch water main is anticipated to begin in June 2026 and be completed by the end of August 2026.

Following completion of the Phase 1 10-inch water main, installation of the Phase 2 24-inch supply pipeline is planned to begin in August 2026 and should be completed, tested, and put into service in spring of 2027. As the water work is nearing completion, work on the roadway improvements will begin. The entire project is anticipated to be substantially complete by the end of 2027.

The project team is currently evaluating options for construction sequencing and timing of the various elements of the project to determine the best path forward. Among the scenarios under review is the partial closures of Gallagher Hill Road, with detours routed along Mercerwood Drive, first in July and August of 2026 for installation of the water mains and subsequently in July and August of 2027 for roadway reconstruction and paving. This concept would keep traffic moving and reduce delays and traffic queuing. Other advantages are fewer working days and lower construction costs.

The project team is also exploring the possibility of some limited night work along SE 36th Street, away from residential properties. Work in 2025 on the East Channel Bridge showed how critical the SE 36th Street and East Mercer Way intersection is for moving traffic on and off the Island, and night work may be a way to minimize impacts to the traveling public during morning and evening commutes.

Other considerations include the pipeline's connection and activation. This includes timing and impacts to the City's system regarding demands, as well as coordination with other regional and local projects. It is anticipated that the switch over from the SPU pipeline to the new City pipeline will occur in February/March 2027, when water demand is at its lowest.

Coordination is currently underway with Washington State Department of Transportation (WSDOT), as some of the water improvements will occur within the State's right-of-way, as well as SPU and the Washington State Department of Health regarding switching the Shorewood Apartments to be served by the City.

In addition, staff are evaluating the demolition of the permanently closed City Hall building in coordination with the pipeline project, with the intent of using the site for staging contractor materials and equipment during construction of the 24-inch supply pipeline. Staff will bring additional information on this concept to Council in the near future.

RECOMMENDED ACTION

Authorize the 10-inch water main improvement as part of the Water Supply Pipeline project (90.40.0032), to be constructed by Kar-Vel Construction as a subcontractor to Scarsella Brothers Inc., for a construction cost in the amount of \$1,152,337.19, and authorize the City Manager to execute any necessary related documents.

OVERVIEW OF SPU TRANSMISSION LINE

Item 5.

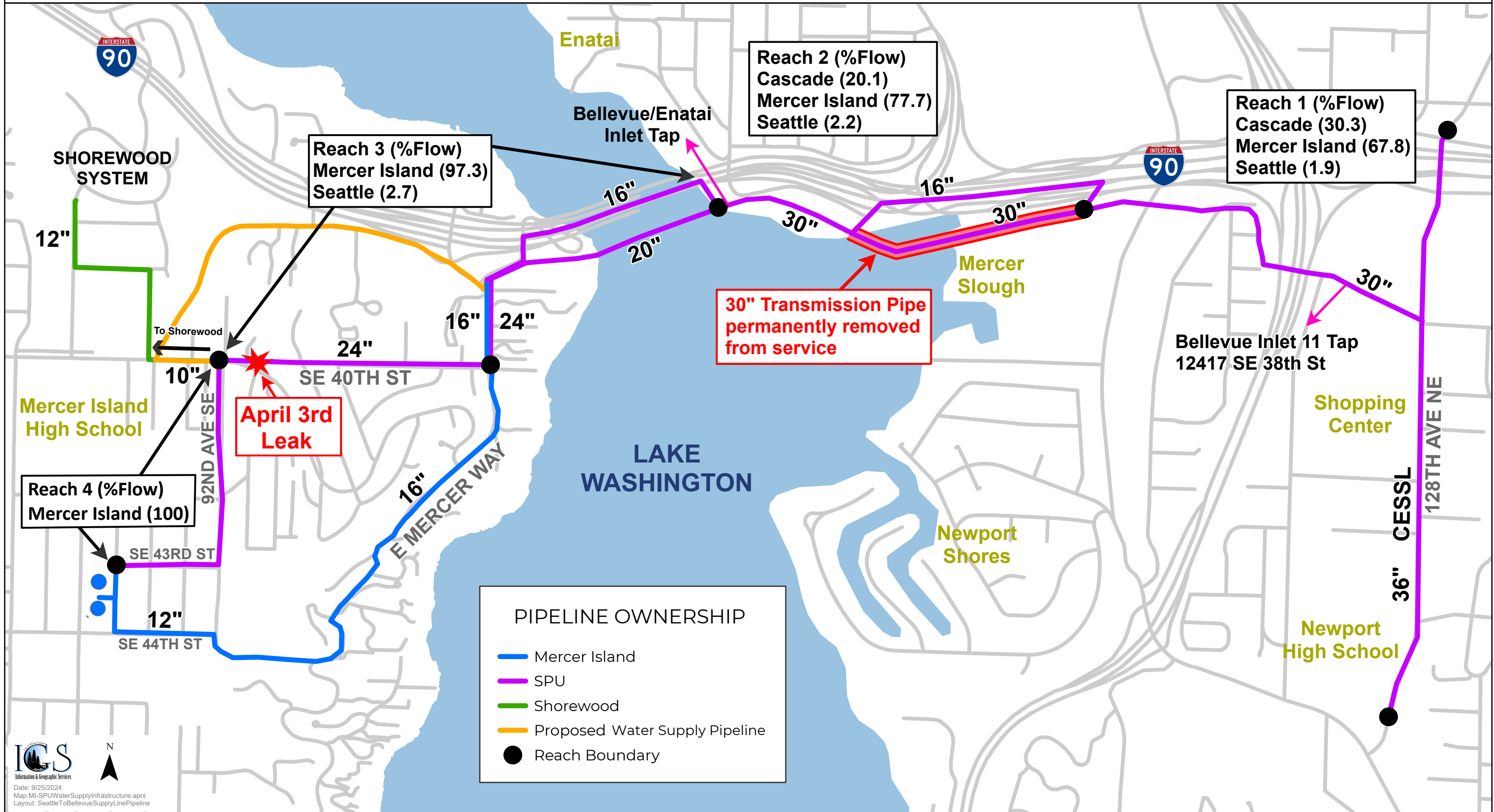


EXHIBIT 1



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

**AB 6910
April 21, 2026
Consent Agenda**

AGENDA BILL INFORMATION

TITLE:	AB 6910: Approval of Letter of Appreciation to 41st Legislative District Delegation for Support of State Funding for Mercer Island Community and Event Center HVAC Replacement Project	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
RECOMMENDED ACTION:	Authorize the Mayor to sign letters of appreciation to 41 st Legislative District Delegation for support of state funding for Mercer Island Community and Event Center HVAC Replacement Project	

DEPARTMENT:	City Manager
STAFF:	Mayor Rosenbaum, Mayor Jessi Bon, City Manager Robbie Cunningham Adams, Senior Management Analyst
COUNCIL LIAISON:	n/a
EXHIBITS:	1. Letter of Appreciation to Senator Wellman 2. Letter of Appreciation to Representative Zahn 3. Letter of Appreciation to Representative Thai
CITY COUNCIL PRIORITY:	n/a

AMOUNT OF EXPENDITURE	\$ n/a
AMOUNT BUDGETED	\$ n/a
APPROPRIATION REQUIRED	\$ n/a

EXECUTIVE SUMMARY

The purpose of this agenda item is to authorize the Mayor to sign letters of appreciation recognizing the 41st Legislative District Delegation for supporting the state funding request for the Mercer Island Community and Event Center HVAC Replacement Project (Exhibits 1-3). The adopted state capital budget [includes \\$1 million dollars](#) in funding for construction costs for the project.

BACKGROUND

Mercer Island Community and Event Center HVAC Replacement Project

Several major components of the current Mercer Island Community and Event Center (MICEC) HVAC system have started experiencing performance issues as the system equipment approaches the end of its useful life. A health assessment of the existing HVAC system was completed (2025) that provided design recommendations to replace aging equipment, ensure operational efficiency, and support energy use

reduction. Full system replacement is recommended in order to ensure another 25-35 years of effective climate control, improve energy efficiency with newer boiler and chiller equipment, and improve access to equipment to promote easier maintenance procedures. Estimated cost for replacing the existing, natural gas heated hydronic HVAC system with an electric, Variable Refrigerant Flow (VRF) system is (\$3,490,000). Staff is prepared to begin design in Q3 of 2026 in preparation for construction to start in 2027.

The proposed HVAC system upgrade directly supports the intent of the Clean Buildings Performance Standard (CBPS) law by significantly improving building energy performance, reducing greenhouse gas emissions, and modernizing the building systems that contribute most to overall energy use. The existing central hydronic HVAC system is original to the 2005 construction and as a natural gas system, it no longer aligns with current energy code or the goals of the CBPS.

The system upgrade would replace the two gas-fired furnaces with a high-efficiency VRF heat-pump system, decarbonizing the building's heating system while also reducing overall building energy use. The proposed design would also implement energy recovery units to greatly reduce energy losses and further improve energy efficiency. This system replacement should result not only in lower ongoing energy costs and improved comfort for building users, but it is also expected to decrease ongoing maintenance costs, as ongoing maintenance for VRF systems is less intensive than maintenance for hydronic systems.

As one of the City's largest and most used facilities, electrifying the MICEC's HVAC system will also result in a significant reduction in municipal greenhouse gas emissions. In 2024, the natural gas usage for the MICEC alone accounted for 5% of the City's municipal GHG emissions.

The closure of City Hall in 2023 also led to the loss of the City's Emergency Operations Center (EOC). The Mercer Island Community Center is the interim location for the City's EOC, and the functionality of core building systems is essential for emergency response operations, as well as an emergency shelter during major events. Inflationary increases in construction costs in the HVAC industry are pushing the cost of this project beyond what is budgeted for in the City capital improvement plan. Without state support, the City may have needed to significantly delay this critical infrastructure improvement, risking failure of the HVAC system and impacts to services at the community center.

The community center is the home of community events, a gym, athletic courts, senior and youth recreation and health programming, the City's Council Chambers, and used as the City's shelter during emergencies (Bomb cyclones and wind events, cooling and warming shelter, etc.). In many ways this facility is the center of the Mercer Island community.

ISSUE/DISCUSSION

The adopted state capital budget [includes \\$1 million dollars](#) in funding for construction costs for the Mercer Island Community and Event Center HVAC Replacement Project.

Included as exhibits to this agenda bill are letters for City Council approval and signature by the Mayor, thanking the members of the 41st legislative district, Senator Wellman (Exhibit 1), Representative Zahn (Exhibit 2), and Representative Thai (Exhibit 3), for supporting this funding request.

NEXT STEPS

Following City Council authorization, the Mayor will sign the letters, and with the assistance of staff will deliver the letters to the 41st Legislative District Delegation.

RECOMMENDED ACTION

Authorize the Mayor to sign letters of appreciation to 41st Legislative District Delegation for support of state funding for Mercer Island Community and Event Center HVAC Replacement Project



04/21/2026

Dear Senator Wellman:

On behalf of the City of Mercer Island City Council, I would like to extend our deepest appreciation and gratitude for your vote in support of the \$1 million dollars in state grant funding for the Mercer Island Community and Event Center HVAC Replacement Project in Washington state's Capital Budget.

This grant will be used to fund a portion of the replacement of a critical building system for a beloved community asset. This system replacement should result not only in lower ongoing energy costs and improved comfort for building users, but it is also expected to decrease ongoing maintenance costs. As one of the City's largest and most used facilities, electrifying the HVAC system will also result in a significant reduction in municipal greenhouse gas emissions. In 2024, the natural gas usage for the MICEC alone accounted for 5% of the City's municipal greenhouse gas emissions.

The Mercer Island Community Center is also the interim location for the City's Emergency Operations Center, and the functionality of core building systems is essential for emergency response operations.

The community center is the home of community events, a gym, athletic courts, senior and youth recreation and health programming, the City's Council Chambers, and used as the City's shelter during emergencies (Bomb cyclones and wind events, cooling and warming shelter, etc.). In many ways this facility is the center of the Mercer Island community.

Thank you for your crucial work in securing this significant investment in our community and for your ongoing partnership in promoting the safety and wellbeing of Islanders.

Sincerely,

David Rosenbaum, Mayor



04/21/2026

Dear Representative Zahn:

On behalf of the City of Mercer Island City Council, I would like to extend our deepest appreciation and gratitude for your vote in support of the \$1 million dollars in state grant funding for the Mercer Island Community and Event Center HVAC Replacement Project in Washington state's Capital Budget.

This grant will be used to fund a portion of the replacement of a critical building system for a beloved community asset. This system replacement should result not only in lower ongoing energy costs and improved comfort for building users, but it is also expected to decrease ongoing maintenance costs. As one of the City's largest and most used facilities, electrifying the HVAC system will also result in a significant reduction in municipal greenhouse gas emissions. In 2024, the natural gas usage for the MICEC alone accounted for 5% of the City's municipal greenhouse gas emissions.

The Mercer Island Community Center is also the interim location for the City's Emergency Operations Center, and the functionality of core building systems is essential for emergency response operations.

The community center is the home of community events, a gym, athletic courts, senior and youth recreation and health programming, the City's Council Chambers, and used as the City's shelter during emergencies (Bomb cyclones and wind events, cooling and warming shelter, etc.). In many ways this facility is the center of the Mercer Island community.

Thank you for your crucial work in securing this significant investment in our community and for your ongoing partnership in promoting the safety and wellbeing of Islanders.

Sincerely,

David Rosenbaum, Mayor



04/21/2026

Dear Representative Thai:

On behalf of the City of Mercer Island City Council, I would like to extend our deepest appreciation and gratitude for your vote in support of the \$1 million dollars in state grant funding for the Mercer Island Community and Event Center HVAC Replacement Project in Washington state's Capital Budget.

This grant will be used to fund a portion of the replacement of a critical building system for a beloved community asset. This system replacement should result not only in lower ongoing energy costs and improved comfort for building users, but it is also expected to decrease ongoing maintenance costs. As one of the City's largest and most used facilities, electrifying the HVAC system will also result in a significant reduction in municipal greenhouse gas emissions. In 2024, the natural gas usage for the MICEC alone accounted for 5% of the City's municipal greenhouse gas emissions.

The Mercer Island Community Center is also the interim location for the City's Emergency Operations Center, and the functionality of core building systems is essential for emergency response operations.

The community center is the home of community events, a gym, athletic courts, senior and youth recreation and health programming, the City's Council Chambers, and used as the City's shelter during emergencies (Bomb cyclones and wind events, cooling and warming shelter, etc.). In many ways this facility is the center of the Mercer Island community.

Thank you for your crucial work in securing this significant investment in our community and for your ongoing partnership in promoting the safety and wellbeing of Islanders.

Sincerely,

David Rosenbaum, Mayor



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

**AB 6912
April 21, 2026
Consent Agenda**

AGENDA BILL INFORMATION

TITLE:	AB 6912: Budget Appropriation for Utility Rate Modeling	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
RECOMMENDED ACTION:	Appropriate \$29,500 from the Water, Sewer, and Storm Water Funds to complete utility rate model updates with FCS Group, Inc.	

DEPARTMENT:	Finance
STAFF:	Matt Mornick, Finance Director Ben Schumacher, Financial Analyst
COUNCIL LIAISON:	n/a
EXHIBITS:	n/a
CITY COUNCIL PRIORITY:	3. Make once-in-a-generation investments to update and modernize aging infrastructure, capital facilities, and parks.

AMOUNT OF EXPENDITURE	\$ 29,500
AMOUNT BUDGETED	\$ n/a
APPROPRIATION REQUIRED	\$ 29,500

EXECUTIVE SUMMARY

The purpose of this agenda bill is to provide the City Council with background information about utility rate modeling and request a budget appropriation of \$29,500 to support updating the Water, Sewer, and Storm Water utility rate models with the City’s selected consultant FCS Group, Inc.

BACKGROUND

Every two years, staff and the Utility Board review and update rates for water, sewer, and stormwater services. This complex, seasonal undertaking requires external expertise to develop comprehensive rate models for the City’s three utility funds: Water Fund (410), Sewer Fund (420), and Storm Water Fund (430).

These models ensure that rates cover year-to-year operations, maintain minimum funding levels per the City’s financial management policies, and fund essential infrastructure through the Capital Improvement Program (CIP).

Local rates charged to utility customers are shaped by diverse factors, including budgetary needs, financial policies, inflation, regional provider pricing, and infrastructure lifespan. To manage these variables, staff use advanced modeling that requires outside support and collaborate with the Utility Board to vet the rate

models for the three utility systems, so they remain fully operational over time without overburdening current and future utility customers. Once these rates are reviewed by staff and the Utility Board, they are sent to the City Council for final approval each fall.

Most recently, the City contracted with FCS Group, Inc. to lead this process in May 2024. Their expertise helped staff balance the need for infrastructure reinvestment with the goal of maintaining stable, predictable rate changes for customers and spreading the cost of major infrastructure projects over their useful life.

ISSUE/DISCUSSION

Several new factors need to be incorporated into rate modeling work for water, sewer, and storm water services. Specifically, the impacts of middle housing legislation, the water supply line replacement project (90.40.0032) currently underway, and decommissioning of the existing SPU water supply pipeline which requires new water service for Shorewood Apartments.

The 2023 legislative session reshaped residential zoning in Washington by mandating that cities allow higher-density "middle housing" (such as duplexes, fourplexes, and townhomes) in areas historically reserved for single-family homes. These state regulations are now being incorporated into local zoning laws.

For local utilities, these regulations create a shift from low-density planning to a model of "infill" density, which strains existing utility infrastructure. The City's rate models must now plan for greater demand for services in a previous single-family parcel, which may require significant upsizing or other upgrades to handle the increased load.

The water supply pipeline replacement project is currently at the 90% design milestone, with final design and permitting expected to conclude this spring (see AB 6904 also on the April 21 agenda). Initiated in response to a 2024 water supply emergency, the project will install over 5,000 feet of earthquake-resistant 24-inch pipe, roadway improvements, and pedestrian enhancements while decommissioning the previous water supply line owned by Seattle Public Utilities.

The preliminary project cost estimate amounts to \$12.5 to \$13.5 million. Construction is scheduled to begin this spring with a targeted completion date by the end of 2027. These more precise cost and timeline estimates will inform the water rate model for the next biennium. Furthermore, the project team is coordinating the transition of the Shorewood Apartments from a direct Seattle Public Utilities water customer to a utility customer of the City.

The addition of Shorewood Apartments as a water customer is a key variable for the water utility rate model. It represents a new customer and a shift in system demand. The rate model must now capture the cost of service for this high-volume account while ensuring it contributes proportionally to the long-term maintenance of the City's water distribution system.

Staff recommend contracting with FCS Group, Inc. to perform the utility rate model updates for the 2027–2028 biennial budget. Their knowledge of the City's utility infrastructure and rapport with the Utility Board will ensure an efficient and effective process. The total project cost is \$29,500, which covers updates for all three utilities.

NEXT STEPS

Upon approval of the appropriation for the utility rate model update project, staff will negotiate a professional service agreement and begin work with FCS Group, Inc., to complete the rate model updates. Project work is anticipated to be complete at end of summer in anticipation of the 2027-2028 biennial budget workshops.

RECOMMENDED ACTION

Appropriate \$19,175 from the Water Fund, \$7,375 from the Sewer Fund, and \$2,950 from the Storm Water Fund (total of \$29,500) and direct the City Manager to perform the utility rate model update for the 2027-2028 biennium.



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

**AB 6908
April 21, 2026
Regular Business**

AGENDA BILL INFORMATION

TITLE:	AB 6908: Revised 2026 Fee Schedule Adoption (Resolution No. 1693)	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input checked="" type="checkbox"/> Resolution
RECOMMENDED ACTION:	Approve Resolution No. 1693, adopting the Revised 2026 Fee Schedule, effective May 1, 2026.	

DEPARTMENT:	City Manager
STAFF:	Ali Spietz, Chief of Administration Robbie Cunningham Adams, Senior Management Analyst Amelia Tjaden, Management Analyst II
COUNCIL LIAISON:	n/a
EXHIBITS:	1. Resolution No. 1693, including Exhibit A – Revised 2026 Fee Schedule
CITY COUNCIL PRIORITY:	n/a

AMOUNT OF EXPENDITURE	\$ n/a
AMOUNT BUDGETED	\$ n/a
APPROPRIATION REQUIRED	\$ n/a

EXECUTIVE SUMMARY

The purpose of this agenda item is to revise the City’s 2026 Fee Schedule.

- In November 2025, the City Council passed Resolution No. 1685 adopting a Fee Schedule for the City for 2026.
- In May 2025, City Council adopted Ordinance No. 25C-03 ([AB 6678](#)), establishing that rates for all public parking fees will be set by resolution in the fee schedule.
- Proposed Resolution No. 1693 adopts the Revised 2026 Fee Schedule which includes the addition of special event parking rates at City facilities and sets a maximum event parking rate of \$100
- The proposed Revised 2026 Fee Schedule also includes verbiage under Parks and Recreation Fees, which allows for promotional and seasonal fee reductions as determined by the Department Director.

BACKGROUND

In 2022, the City Council established a Citywide fee schedule to bring all set and published fees into one location to make it easier for the public to locate specific fees. The fees included in the schedule are either set by Mercer Island City Code, resolutions of the City Council, administratively by departments, or by an outside agency with which the City contracts. In addition, fees are calculated and adjusted in varying ways. This

centralized fee schedule benefits residents by providing simple, transparent access to City fees and benefits the City by creating a process for annual review of all fees by staff and the City Manager.

ISSUE/DISCUSSION

Parking In & Around Town Center

In May 2025, City Council adopted Ordinance No. 25C-03 ([AB 6678](#)), establishing that rates for all public parking fees will be set by resolution in the fee schedule.

Town Center Parking Area

In July 2025, the City opened the Town Center Parking Area, located at the end of East Sunset Highway. Thirty-three parking stalls are available for all-day parking. Users are required to register their vehicle with ParkMobile to use the lot. Parking is free for the first two hours, \$2.50 per hour thereafter up to a daily maximum of \$12.50. These regulations are in effect from 8:00AM to 10:00PM seven days per week.

Mercer Island Park & Ride

Owned and operated by Sound Transit, the Mercer Island Park & Ride is just north of Town Center and adjacent to the Transit Center. 447 parking stalls are available for free on a first-come first-served basis. Staff have conducted occupancy counts at the Park & Ride over the last two years, with the most recent counts occurring in February and April 2026. The table below shows the occupancy rates for these counts. During both counts, the Park & Ride was fully occupied at noon on Tuesday and Wednesday, with the only spaces available being load/unload spaces and motorcycle spaces.

FEBRUARY 2026	9AM	Noon
Tuesday 2/3	80%	98%
Wednesday 2/4	81%	98%
APRIL 2026	9AM	Noon
Tuesday 4/7	93%	98%
Wednesday 4/8	93%	98%

Mercer Island Community & Event Center and Luther Burbank Park

The Mercer Island Community & Event Center (MICEC), northeast of Town Center and the Sound Transit Light Rail Station, has 220 parking spaces. Typically, the parking at MICEC is only used for community center participants and City vehicles. During regional events, like Summer Celebration and SeaFair, MICEC may sell special event parking passes to the community.

Regional Event Parking

Staff’s research into parking fees for off-street parking spaces in Seattle during large regional events found the following:

- The rates for privately owned parking garages surrounding the Northgate Light Rail Station in Seattle range from \$15-25 for event parking.
- During the 2023 Taylor Swift concert in Seattle, parking rates for reservable spots started at \$65 for garages within a half mile of Lumen Field, with some garages charging \$100+.
- In 2023, Seattle conducted a [Center City Off-Street Parking Study](#), which included a study of the rates for off-street parking areas surrounding Climate Pledge Arena during a large concert. The average flat-rate event parking fee was \$32.16, and rates ranged from \$20 to \$60.

Parks and Recreation Fees

The [Strategy for Mercer Island Community and Event Center and Recreation Programs and Services](#) provides a framework for aligning Parks and Recreation fees with community priorities, financial sustainability, and equitable access. It emphasizes cost recovery, market alignment, and inclusivity, while promoting tiered pricing and maximizing use of facilities like the Mercer Island Community and Event Center (MICEC) to help offset program costs.

Over the past four years, staff have focused on increasing facility rentals to generate revenue and support subsidized programs, with strong results from promotions and seasonal specials at MICEC and athletic fields.

A key example is the 2024 “Winter-Web Special,” a pilot online booking promotion that successfully increased winter field use - doubling synthetic turf reservations compared to the prior year. This growth has continued, and by 2026, athletic field bookings are nearing capacity. Additionally, promotions are frequently used by the MICEC related to wedding promotions and even gym rentals to drive additional usage.

2026 Fee Schedule Revisions

Proposed Resolution No. 1693 (see Exhibit 1) would adopt a Revised 2026 Fee Schedule including the following staff recommendations:

1. Add special event parking rates. Special events in 2026 include the FIFA World Cup, Summer Celebration, and SeaFair Weekend.
2. Set a maximum event parking rate of \$100. By providing a maximum fee, staff will be able to adjust the pricing for parking based on the demand or popularity of an event.
3. Amend the Parks and Recreation Fees section to transparently demonstrate that fees may be reduced through promotional and seasonal reductions to maximize facility and program use and access.

Adding the rates for special event parking at the Town Center Parking Area and at the MICEC will expand the capacity of the parking system in and around Town Center during several large special events in 2026 including the FIFA World Cup, Summer Celebration and SeaFair Weekend.

Additionally, allowing promotional and seasonal fee reductions for parks and recreation fees (as determined by the Department Director) will provide flexibility during off-peak season to drive additional usage and generate revenue.

Below are the proposed changes:

4. PARKING FEES

...

Town Center Parking Area (East End of Sunset Highway/Former Tully’s Site)

A vehicle will receive two consecutive hours of free parking per day at the Town Center Parking Area, except during special events, upon registration with a parking payment device.

PARKING BEYOND THE FIRST TWO FREE HOURS (except during special events)	\$2.50 per hour
MAXIMUM DAILY RATE FOR PARKING (except during special events)	\$12.50 per day
SPECIAL EVENT* PARKING	up to \$100 per day

*[*Special events and associated parking fees are determined by the City Manager or designee](#)*

7. PARKS AND RECREATION FEES

Promotional and seasonal fee reductions may be implemented as determined by the Department Director. Additional information can be found at: www.mercerisland.gov/parksrec.

A. MERCER ISLAND COMMUNITY & EVENT CENTER (MICEC) RENTAL FEES AND CHARGES

...

Extended Building Hours

Hourly in addition to rental fee \$60

Parking **Per Day Rate**

Special Event* Parking Fee (per space) up to \$100

Parking Lot <u>Rental Fees</u> (for non-community center events— per day rates)	
Spot Rental Tier 1 (70 spots)	\$350
Spot Rental Tier 2 (66 spots)	\$330
Spot Rental Tier 3 (50 spots)	\$250
Spot Rental Tier 4 (25 spots)	\$125
Full Parking Lot Rental (Tiers 1, 2, 3, & 4 – 211 spots)	\$1,500

*Special events and associated parking fees are determined by the City Manager or designee

...

NEXT STEPS

Following City Council approval of Resolution No. 1693 and prior to the effective date of May 1, 2026, staff will update the 2026 Fee Schedule on the City’s website with the revised version.

Staff will use the maximum rates for special event parking, as set by the City Council, to determine the parking rates for regional and City events. Staff will return to Council in May 2026 to provide an update on the City’s planning for the 2026 FIFA World Cup. Staff are currently developing a parking management plan that may include opening special-event parking at MICEC on match days. This plan would be first come, first served all day parking that is free for Islanders who provide proof of residency, and paid parking for non-Islanders. Staff will adjust the paid parking rate based on anticipated match attendance demand and based on usage data of previous match days.

RECOMMENDED ACTION

Approve Resolution No. 1693 adopting the Revised 2026 Fee Schedule, effective May 1, 2026.

**CITY OF MERCER ISLAND, WASHINGTON
RESOLUTION NO. 1693**

**A RESOLUTION OF THE CITY OF MERCER ISLAND, WASHINGTON
REVISING THE CITY'S FEE SCHEDULE EFFECTIVE MAY 1, 2026, AND
ADDING RATES FOR SPECIAL EVENT PARKING AND DISCRETIONARY
PARKS & RECREATION FEE REDUCTIONS.**

WHEREAS, fees are charged for services provided by departments of the City of Mercer Island; and

WHEREAS, City staff have collected various fees and centralized the location of the City's public fees in a Fee Schedule; and

WHEREAS, staff have identified certain fees for services provided by the City of Mercer Island in 2025 to be added to the Fee Schedule; and

WHEREAS, adding special event parking rates will support parking in the Town Center during several large special events in 2026 including the FIFA World Cup, Summer Celebration and SeaFair Weekend.

WHEREAS, allowing promotional and seasonal fee reductions for parks and recreation fees (as determined by the Department Director) provides flexibility during off-peak season to drive additional usage and generate revenue.

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

Effective on and after May 1, 2026, Exhibit A of this Resolution entitled "Revised 2026 Fee Schedule" is adopted as the fee schedule for the City of Mercer Island. All previously adopted rates, fees, and charges, including but not limited to those in the "2025 Fee Schedule" and "2026 Fee Schedule," which are now included in the "Revised 2026 Fee Schedule," are replaced by the rates, fees, and charges in the "Revised 2026 Fee Schedule" on the aforementioned effective date. The "Revised 2026 Fee Schedule" shall continue to be effective until a new fee schedule for the City is adopted and becomes effective. Nothing contained in this Resolution shall affect the amount of collection of rates, fees, and charges established prior to May 1, 2026.

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

CITY OF MERCER ISLAND

David Rosenbaum, Mayor

ATTEST:

Andrea Larson, City Clerk



REVISED 2026 FEE SCHEDULE

EFFECTIVE MAY 1, 2026

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1. ANIMAL LICENSES

[\(MICC 7.04.040\)](#)

Mercer Island is a member of Regional Animal Services of King County (RASKC); the following fees represent services offered by RASKC to City of Mercer Island residents.

PET LICENSE, ANNUAL	
Unaltered (Not Spayed/Neutered)	\$60.00
Altered (Spayed/Neutered)	\$30.00
Service or Assistive Animal	No Charge
K-9 Police Dog	No Charge
JUVENILE PET LICENSE, SIX MONTHS	\$15.00
Under six months of age, license expires after 6 months	
DISCOUNTED PET LICENSE, ANNUAL	\$15.00
Proof required that owner is 65 or older. Proof required that pet is spayed or neutered	
PET LICENSE REPLACEMENT TAG	\$5.00
For lost, unexpired tag	
DANGEROUS DOG REGISTRATION FEE	\$250.00
[MICC 7.04.130 (c)]	

LATE FEES

The following late fees apply to license renewal applications and must be paid in addition to any applicable license fees and penalties

PET LICENSE, (45 – 90 days past expiration)	\$15.00
PET LICENSE, (91 – 135 days past expiration)	\$20.00
PET LICENSE, (136 – 364 days past expiration)	\$30.00
PET LICENSE, (365+ days past expiration)	\$30 + prior year's license fee

2. BUSINESS LICENSES

([MICC Title 5](#))

BUSINESS LICENSE – MERCER ISLAND \$30.00

See [the Department of Revenue website](#) for additional processing fees

BUSINESS LICENSE – ANNUAL RENEWAL \$30.00

See [the Department of Revenue website](#) for additional processing fees

SOLICITOR LICENSE \$30.00

ADULT CABARET AND ADULT ENTERTAINMENT

([MICC 5.30.050](#))

ENTERTAINER'S LICENSE \$100.00

LICENSE FEE (ANNUAL) \$700.00

MANAGER'S LICENSE \$100.00

ADULT AND REGULATED TEEN DANCES

([MICC 5.18.100](#))

LICENSE FEE \$25.00

AMUSEMENT CENTERS AND AMUSEMENT DEVICES

([Chapter 5.02 MICC](#))

DEVICE (EACH) \$50.00

LICENSE (ANNUAL) \$300.00

OPERATOR'S LICENSE \$200.00

MASSAGE PARLORS AND BATHHOUSES

([MICC 5.08.050](#))

LICENSE FEE \$500.00

PERMIT FEE \$25.00

PRIVATE SECURITY AGENCIES

([Chapter 5.12 MICC](#))

EMPLOYEE REGISTRATION FEE \$25.00

LICENSE FEE \$250.00

TOW TRUCKS

([MICC 5.20.060](#))

LICENSE FEE (ANNUAL) \$25.00

3. COPY FEES

[\(MICC 2.14.070\)](#)

A. PUBLIC RECORDS FEES

INSPECTION OF RECORDS Inspection of records on the City’s website or by appointment at the City.	No Fee
PHOTOCOPIES (11” x 17” or smaller, double-sided, or single-sided)	\$0.15 per page
PRINTED COPIES OF ELECTRONIC RECORDS	\$0.15 per page
SCANNING PAPER RECORDS	\$0.10 per page
E-FILES OR ATTACHMENTS FOR ELECTRONIC DELIVERY (PER 4 FILES)	\$0.05
TRANSMISSION OF RECORDS IN E-FORMAT (PER GB)	\$0.10
DIGITAL STORAGE MEDIA OR DEVICE PROVIDED BY AGENCY	Actual Cost
MAILING PHYSICAL RECORDS OR STORAGE DEVICES Of postage and container/envelope	Actual cost
CLERK CERTIFICATION	\$1.00 per document

For large requests, the City may take one or more of the following actions: require a deposit of 10 percent of the estimated copying costs before making copies; provide copies in installments; or require payment before providing further installments.

B. PRE-MADE MAPS, CUSTOM MAPS, AND GIS DATASET QUERIES

The prices listed below include applicable taxes and are subject to change. Any custom mapping, ordering of pre-made maps, or data for later pickup MUST be pre-paid.

Commonly requested maps are available for download in a PDF format from the City website. Other pre-made maps are also available in PDF format. There is no charge for electronic copies (unless it is a custom map request, then the rate will be charged according to the custom map pricing).

PAPER SIZE	REGULAR BOND PAPER	WATERPROOF PAPER
8.5" x 11" (ANSI A)	NO CHARGE	NOT AVAILABLE
11" x 17" (ANSI B)	NO CHARGE	NOT AVAILABLE
17" x 22" (ANSI C)	\$5.00	\$10.00
18" x 24" (ARCH C)	\$7.00	\$14.00
24" x 36" (ARCH D)	\$14.00	\$28.00
28" x 40"	\$18.00	\$36.00
36" x 48" (ARCH E)	\$28.00	\$56.00
36" x 60"	\$35.00	\$70.00

CUSTOM MAPS:

Custom maps will only be created using existing City GIS data. The City will not create custom maps that require data from outside organizations or require the creation of new data. The price for custom maps is **\$50.00/hour with a 15-minute minimum.**

0 to 15 minutes:	\$12.50
16 to 30 minutes:	\$25.00
Up to 45 minutes:	\$37.50
60 minutes:	\$50.00

CUSTOM DATA SET QUERIES:

Custom data request is defined as any existing City GIS Data. The City will not compile data from outside organizations or create new data. The price for custom data requests is **\$50.00/hour with a 1-hour minimum.** If a map is also requested at the same time and all work can be completed within one hour, only \$50.00 will be charged.

MAP AND DATA DELIVERY:

- Electronic maps- delivered via email or through the City’s FTP site
- Printed maps- customer pick-up at Mercer Island City Hall. The City will not be shipping any printed maps.
- Custom data- delivered via email or through the City’s FTP site.

To request pre-made maps, custom maps, and GIS dataset queries, send an inquiry to GISAdmin@mercerisland.gov.

4. PARKING FEES

[\[MICC 10.74.020\(D\)\]](#)

Parking Penalties

PARKING IN PERMIT-RESTRICTED AREA WITHOUT A VALID PERMIT	\$54.00 Penalty
TRANSFER/UNAUTHORIZED USE OF NORTH MERCER RESTRICTED PARKING DISTRICT PERMIT	\$250.00 Penalty
UNAUTHORIZED HANDICAPPED ZONE PARKING	\$450.00 Penalty

Restricted Parking District

This permit is for a Mercer Island resident whose home address is within the boundaries of the North Mercer Restricted Parking District. Please see [MICC 10.74.030\(A\)](#) for the full text code regarding the RPD restrictions. The following permit fees are per vehicle per year.

RESTRICTED PARKING DISTRICT PERMIT	\$5.00 per vehicle
RESTRICTED PARKING DISTRICT PERMIT (GUEST)	\$10.00 per vehicle
TEMPORARY CONTRACTOR PARKING PERMIT	\$10.00 per vehicle

Town Center Parking Area (East End of Sunset Highway/Former Tully’s Site)

A vehicle will receive two consecutive hours of free parking per day at the Town Center Parking Area upon registration with a parking payment device.

PARKING BEYOND FIRST TWO FREE HOURS (except during special events)	\$2.50 per hour
MAXIMUM DAILY RATE FOR PARKING (except during special events)	\$12.50 per day
SPECIAL EVENT* PARKING	up to \$100 per day

**Special events and associated parking fees are determined by the City Manager or designee*

5. COURT FEES

COURT RECORDS REQUESTS

NON-CERTIFIED DOCUMENTS	\$1.00 for each 5 pages
CERTIFIED DOCUMENTS	\$5.00
AUDIO CD	\$10.00

COURT FEES

MUNICIPAL COURT MARRIAGE CEREMONY	\$150.00 - \$250.00
MARRIAGE CEREMONY, COURT-PROVIDED WITNESS A minimum of 2 witnesses are required	\$25.00 per witness
CONTESTED HEARING FEES	Varies, see form
MITIGATION FEES	Varies, see form
PROOF OF INSURANCE* When insured but not carrying proof of insurance at time of traffic stop	Penalty reduced to \$25

*Within 15 days of the violation, the ticket will be dismissed with a \$25.00 administrative fee if proof of insurance at the time of the incident is shown to the court. If there is an additional violation on the ticket, you are responsible for the penalty amount associated with that violation.

6. POLICE FEES

CONCEALED PISTOL LICENSE (ORIGINAL)	\$49.25
CONCEALED PISTOL LICENSE (RENEWAL)	\$32.00
CONCEALED PISTOL LICENSE (LATE)	\$42.00
CONCEALED PISTOL LICENSE (REPLACEMENT)	\$10.00
FINGERPRINTING	Service currently unavailable
MANDATORY BOATER EDUCATION FEES	Varies, see website

Anyone 12 years old and older may operate a motorboat of 15 horsepower and greater with a Washington Boater Education Card. Without a card, the person must be supervised by someone at least 16 years old, who is carrying a Boater Education Card. Anyone born before January 1, 1955 is exempt from needing to carry a Boater Education Card. Click [here](#) to access qualifying courses.

FALSE ALARMS

([MICC 8.10.050](#))

FALSE ALARM DISPATCH (FIRST)	Warning Letter Only
FALSE ALARM DISPATCH (SECOND)	\$75.00
FALSE ALARM DISPATCH (THIRD)	\$100.00
FALSE ALARM DISPATCH (FOURTH)	\$125.00
FALSE ALARM DISPATCH (FIFTH +)	\$150.00

IMPOUNDING

([MICC 10.22.063](#))

ADMINISTRATIVE FEE	\$100.00
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7. PARKS AND RECREATION FEES

Promotional and seasonal fee reductions may be implemented as determined by the Department Director. Additional information can be found at:

www.mercerisland.gov/parksrec

A. MERCER ISLAND COMMUNITY & EVENT CENTER (MICEC) RENTAL FEES AND CHARGES

Meeting Room Rentals

Hourly rental fee	\$60
Security deposit	\$60
Staff setup/breakdown/clean-up	\$75

Mercer Room Rentals (Monday-Thursday)

Security deposit (2 and 3 sections)	\$500
Security deposit (1 section)	\$75
Full room (3 sections) hourly; 3-hr. minimum	\$180
Partial room (2 sections) hourly; 3-hr. minimum	\$150
Partial room (1 section) hourly	\$75
Staff setup/breakdown/clean-up (per section rented)	\$100
Food/beverage/alcohol	\$200

Mercer Room Rental Packages

Security deposit	\$500
Saturday (Peak Season: June – September; includes 12 hours)	\$4,500
Weekend (Friday – Sunday; includes 12 hours)	\$3,800
Weekday (Monday – Thursday; includes 8 hours)	\$2,000
Extended Package Hourly Rate	\$100

Additional Room Rentals

Catering Kitchen hourly (food/beverage/alcohol included)	\$100
Outdoor Terrace hourly	\$100
Landing hourly	\$100
Lobby hourly	\$100
Food Truck per truck (food/beverage/alcohol included)	\$200
Outdoor Lawn hourly	\$60
Game Room hourly	\$100

Gymnasium and Dance Room Rentals

Multi-Purpose/Dance Room hourly	\$75
Multi-Purpose/Dance Room security deposit (non-athletic)	\$75
Staff setup/breakdown/clean-up	\$100
Half Gym hourly	\$75
Full Gym hourly	\$130
Gym (non-athletic full gym; 10 hours)	\$6,000
Gym Deposit (non-athletic)	\$1,000
Gym Carpet Squares (half gym)	\$400

Gym Carpet Squares (full gym) \$800

Full Facility Rental

Private Rental (12 hours) \$12,500
 Main Level Rental hourly (minimum of 5 hours) \$1,000
 Security Deposit \$1,500

Extended Building Hours

Hourly in addition to rental fee \$60

Parking

	<u>per day rate</u>
Special Event* Parking Fee (per space)	up to \$100
Parking Lot Fees (for non-community center events)	
Spot Rental Tier 1 (70 spots)	\$350
Spot Rental Tier 2 (66 spots)	\$330
Spot Rental Tier 3 (50 spots)	\$250
Spot Rental Tier 4 (5 spots)	\$125
Full Parking Lot Rental (Tiers 1, 2, 3, & 4 – 211 spots)	\$1,500

**Special events and associated parking fees are determined by the City Manager or designee*

B. RECREATION PROGRAMS & EVENT FEES AND CHARGES

Recreation Programs & Events: visit www.mercerisland.gov/parksrec

Boat Launch Parking

Daily pass	\$17
Monthly pass	\$55
Annual pass	\$125

MICEC Fitness Room and Drop-In Activities

Daily drop-in	
Resident	\$5
Non-Resident	\$8
10-Punch Pass (10% discount)	
Resident	\$45
Non-Resident	\$72
20-Punch Pass (20% discount)	
Resident	\$80
Non-Resident	\$128
30-Punch Pass (30% discount)	
Resident	\$105
Non-Resident	\$168

C. OUTDOOR FACILITY RENTAL FEES AND CHARGES

Picnic Area Reservations

Full day	\$175
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P-Patch Garden Fees

Large Plot	\$100
Small Plot	\$75

Athletic Fields

Grass/Dirt fields hourly	\$30
Synthetic Turf Infields hourly	\$40
Full Synthetic Turf hourly	\$70
IMS Track/Field hourly	\$70

Additional Athletic Field Fees

Light Activation (per rental)	\$25
Baseball/Softball game prep	\$45
Batting Cage hourly	\$25
Concession Stand daily	\$100
Athletic Field Storage (per usage)	\$150

Sport Court Fees

Court hourly (per court)	\$25
Pickleball - Full Facility (per day)	\$1,400
Tennis - Full Facility (per day)	\$700

Fitness Classes/Outdoor Personal

Monthly fee	\$185
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Mercerdale Sign Board

Weekly fee	\$50
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D. SPECIAL EVENT PERMITS

Applications for Special Event Permits require City-wide staff review and are subject to additional insurance requirements. Please allow a minimum of 45 days for review. See [Special Events Guide for more information.](#)

Level 1 Event

- | | |
|--|--------------|
| <ul style="list-style-type: none"> • Attendance at any one time estimated between 50-100 people; • Held within existing venue/use area typically used for group gatherings, etc.; and • Does not impact or interfere with standard, ordinary, and normal use of either public property or normal vehicle and pedestrian traffic in the vicinity of the event; and • Does not require changes to safety or maintenance operations beyond normal levels; and • No attendance or participation fees are charged; and • Does not occur at Calkins Point or the Greta Hackett Sculpture Park; and • No other permits are required. • Administration Coordination shall be Division Review only. | <p>\$175</p> |
|--|--------------|

Level 2 Event

\$450

- Attendance at any one time estimated between 50-250 people;
- Held within existing venue/use area typically used for group gatherings, etc.; and/or
- May impact or interfere with standard, ordinary and normal use of either public property or normal vehicle and pedestrian traffic in the vicinity of the event; and/or
- Does not require changes to safety or maintenance operations beyond normal levels.
- Mercedale Park can only be used for Level 2 events; that do not involve food trucks, and that do not require any additional permits.
- Does not occur at Calkins Point or the Greta Hackett Sculpture Park.
- Administration Coordination shall be either Division Review or Low-impact Committee Review.

Level 3 Event

\$1,250

- Single-faceted events open to the public, which does not include athletic competition; OR
- Attendance at any one time estimated between 251-600 people; and/or
- Held within existing venue/use area, but may include street, parking, or additional facility impacts; and/or
- May require operational changes to safety or maintenance - additional restrooms, deliveries, vehicle access, exclusive use of park space; and/or
- Calkins Point can only be used for a Level 3 event if attendance is fewer than 200 people.
- Administration Coordination shall be either Low-impact or High-impact Committee Review.

Level 4 Event

\$1,650

- Parades, timed competitions, in-water events, festival-style events open to the public, or event of any type that involves use of multiple City parks or public spaces; OR
- Attendance at any one time estimated at 601+people over a single day or multiple occurrences; and/or
- Has moderate to major impacts to surrounding areas (streets, neighborhoods, business district, other park amenities, etc.) and/or cannot be held within existing venue; and/or
- May impact or interfere with standard, ordinary and normal use of either public property or normal vehicle and pedestrian traffic in the vicinity of the event; and/or
- Has moderate to major impacts to safety or maintenance operations, including temporary or long-term road closures, offsite parking impacts, traffic and security control, additional restrooms, deliveries, vehicle access, and exclusive use of park space; and/or
- Administration Coordination shall be High-impact Committee Review.

E. SPECIAL USE PERMITS

Parking space or lot use (Excluding MICEC)	Please call
Photography (personal use) per session/per year	\$25/300
Commercial photography or videography per session/per year	\$175/500
Advertising or for-profit photography or filming	Please call
*Additional fees may apply. See special events guide .	

Staffing Rates

MICEC Custodial/ Recreation Staff Member hourly	Varies
Parks Maintenance staff member hourly	Varies
Mercer Island Police Officer (off duty) hourly (3 hour minimum)	Varies
Eastside Fire & Rescue Aid Car Unit	Varies

Miscellaneous Park Fees

Park Asset Donation Fee	Dependent on asset donated
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F. SPECIAL EVENTS IN PIONEER PARK AND ENGSTROM OPEN SPACE

Open Space Conservancy Trust owns Pioneer Park and Engstrom Open Space for the purpose of preserving and protecting them as natural ecosystems. Special events in Pioneer Park and Engstrom Open Space may cause long-term or cumulative damage to the ecosystem when heavy trail use or off-trail use occurs, either as part of the event or incidental to the event. The goal of this policy is to prevent damage to the ecological resources contained within these properties.

At the same time, the Trust seeks to encourage the use of its properties by the citizens of Mercer Island. The City of Mercer Island Parks and Recreation Department acts on behalf of the Trust. The purpose of this policy is to provide policy direction to the Parks and Recreation Department when special events in Trust properties are being proposed. This policy provides Parks and Recreation staff guidance to allow the public reasonable access to the Trust properties for special events while regulating special event activities to prevent damage. This policy is supplemental to the Parks and Recreation Special Events Policy for events that occur in Pioneer Park and Engstrom Open Space only. Please note that the off-trail use of Pioneer Park is prohibited except for approved educational, scientific or forest health activities.

The following are criteria that are used to determine what conditions or restrictions may be placed on special events in Pioneer Park and Engstrom Open Space.

1. If any of the following are expected, then the event requires a Special Event application, review, and permit:
 - a. The group size is more than 50 people
 - b. The event is timed or competitive

- c. The event involves trail use other than walking
 - d. The group will occupy a fixed portion of the park for more than 10 minutes
 - e. The group will block any trail or inhibit the safe passage of park users
 - f. Off trail use (limited to educational and scientific work)
2. Special Event applications that are located in Pioneer Park and/or Engstrom Open Space may be subject to the following reviews:
 - a. Review by the Parks Operations Manager, Natural Resources Project Manager, or designee.
 - b. Supplemental information, including maps and details showing environmental protection measures the applicant is proposing. Examples of such submittals can be provided by Parks and Recreation staff.
 - c. A presentation to the Open Space Conservancy Trust at one of its regular bimonthly meetings.
 3. The City of Mercer Island Parks and Recreation Department reserves the right to deny a special event application if it determines that an event will negatively impact Pioneer Park and/or Engstrom Open Space. This includes poor performance or unpaid damage claims on previous special events. The applicant may request that the Open Space Conservancy Trust review the determination of Parks and Recreation staff.
 4. Special events may be subject to the following conditions:
 - a. Temporary environmental protection features, such as fencing, plywood, ground covering, erosion control fabric, etc.
 - b. Site monitors at areas expected to be impacted to prevent off-trail use. The applicant may propose to provide site monitors, but Parks and Recreation reserve the right to require its own staff or paid independent staff to provide monitoring. Parks and Recreation staff cost \$55-75/hour with a 3-hour minimum.
 - c. Damage deposit proportional to the size of the group and the duration of activity, as follows:

Event Length	Number of participants			
	50-99	100-149	150-199	200-249
1 hour	\$500	\$1,000	\$1,500	\$2,000
2 hours	\$600	\$1,200	\$1,800	\$2,400
3 hours	\$700	\$1,400	\$2,100	\$2,800
4 hours	\$800	\$1,600	\$2,400	\$3,200

Any numbers or times in excess of what is listed will be calculated proportionally. the fee schedule may be adjusted to keep pace with inflation and cost increases.

- d. Any damage that occurs that is not covered by the damage deposit will be charged to the event organizer.

- e. Restoration plan – a schematic repair plan for anticipated impacts, including trail damage, vegetation damage, soil erosion and soil compaction.
5. Areas of concern:
- a. **The ravine in the northeast quadrant.** This terrain is steep and erodible. The trails are single track for the most part. Passing is difficult without going off-trail. Going off trail is likely to cause erosion and plant damage. Large and competitive events are expected to have high impact. Monitoring is typically required for events in this area.
 - b. **The southeast quadrant.** These trails are shared by horseback riders. Passing equestrians is difficult without going off trail. Coordination with the Saddle Club is required.
 - c. **Secondary trails, all quadrants.** Secondary trails are single track trails for the most part. Passing is difficult without going off-trail. Some trails are poorly drained, and users tend to walk on the edges, which causes widening. Best used in the dry season for large group events. Monitoring may be required.
 - d. **Picnic area across from shopping center.** This is a popular entry point to the park and can get consistent traffic from park users throughout the course of an event. Timed or competitive events may need monitoring and/or signage to alert park users to the event. Blocking access to this area is not permitted.

8. DEVELOPMENT AND CONSTRUCTION PERMIT FEES

(Resolution No. 1685, Effective January 1, 2026)

Consistent with the authority set forth in titles 17 and 19 of the Mercer Island City Code for the establishment and collection of development and construction fees, the following Development and Construction Permit Fee Schedule, including the Building Permit Calculation Table, (and otherwise established by Resolution No. 1686), are here by amended for 2026.

2026 Hourly Staff Rate for All Review Disciplines: \$182.00

Fee Name	Minimum Hours	Additional Fees	2026
A. MEETINGS			
Planner Meeting/Meeting with Staff (1/2 Hour)	N/A	N/A	\$182
Pre-application Meeting Type 1 (Up to 2 reviewers)	6	Hourly Staff Rate If Min. Exceeded	\$1,092
Pre-application Meeting Type 2 (More than 2 reviewers)	12		\$2,184
B. LAND USE AND PLANNING FEES			
Land Use and Planning Fees listed below are the minimum application fee, based on a minimum number of staff hours required by application type. If staff time exceeds the minimum hours, additional fees will be requested at the hourly rate in place at the time of accrual. The minimum application fee is non-refundable.			
Appeals (Fee Refunded If Appeal Is Granted)			
Appeal - includes Building, Land Use, Right of Way, Code Compliance, Code Interpretation	10	Hourly Staff Rate If Min. Exceeded, Plus Actual Costs of File Preparation & Transcripts	\$1,820
Critical Areas			
Critical Area Review Type 1	8	Hourly Staff Rate If Min. Exceeded, Plus Actual Cost of Peer Review	\$1,456
Critical Area Review Type 2	20		\$3,640
Design Review			
Design Review - Signs - Code Official	5	Hourly Staff Rate If Min. Exceeded	\$910
Design Review - Code Official	25		\$4,550
Design Commission Study Session	40		\$7,280
Design Commission Review - Exterior Alteration	95		\$17,290
Design Commission Review - Major New Construction	155		\$28,210

Fee Name	Minimum Hours	Additional Fees	2026
Deviations			
Deviation to Antenna Standards - Code Official	10	Hourly Staff Rate If Min. Exceeded	\$1,820
Deviation to Antenna Standards - Design Commission	25		\$4,550
Public Agency Exception - 115-hour minimum	115	Hourly Staff Rate If Min. Exceeded, Plus Actual Cost of Peer Review	\$20,930
Reasonable Use Exception - 115-hour minimum	115		\$20,930
Variance	65	Hourly Staff Rate If Min. Exceeded	\$11,830
Wet Season Construction Approval	N/A	N/A	\$1,638
Environmental Review (SEPA)			
SEPA Review	8	Hourly Staff Rate If Min. Exceeded	\$1,456
Environmental Impact Statement	120		\$21,840
Comprehensive Plan and Development Code Docket Requests			
Docket Application	15	Hourly Staff Rate If Min. Exceeded	\$2,730
Legislative Review (If Docketed)			
Comprehensive Plan Amendment	150	Hourly Staff Rate If Min. Exceeded	\$27,300
Code Amendment	150	Hourly Staff Rate If Min. Exceeded	\$27,300
Rezone	105	Hourly Staff Rate If Min. Exceeded	\$19,110
Other Land Use			
Accessory Dwelling Unit (ADU)	4	Hourly Staff Rate If Min. Exceeded	\$728
Code Interpretation Request	20		\$3,640
Conditional Use Permit (CUP)	105		\$19,110
Hearing Examiner Services	N/A	Plus Actual Additional Cost	\$3,640
Noise Exception Type I - IV	10	Hourly Staff Rate If Min. Exceeded	\$1,820
Other Permit / Services Not Listed	1		\$182
Public Notice Sign Fee (per sign)	N/A	N/A	\$66
Transportation Concurrency	1	Hourly Staff Rate If Min. Exceeded, Plus Actual Cost of Peer Review	\$182

FEE NAME	Minimum Hours	Additional Fees	2026
Shoreline Management			
Shoreline Exemption	6	Hourly Staff Rate If Min. Exceeded, Plus Actual Cost of Peer Review	\$1,092
Shoreline Substantial Development Permit	60		\$10,920
Shoreline Variance	80		\$14,560
Shoreline Conditional Use Permit	80		\$14,560
Shoreline Permit Revision	6		\$1,092
Subdivision			
Long Plat- Preliminary	200	Hourly Staff Rate If Min. Exceeded	\$36,400
Long Plat - Final	80		\$14,560
Long Plat - Alteration	200		\$36,400
Subdivision (continued)			
Lot Line Revision	8	Hourly Staff Rate If Min. Exceeded	\$1,456
Short Plat - Preliminary	100		\$18,200
Short Plat - Alteration	10		\$1,820
Short Plat - Final Plat	40		\$7,280
Wireless Communication Facilities			
New Wireless Communication Facility	50	Hourly Staff Rate If Min. Exceeded	\$9,100
New Wireless Communication Facility - 6409 Exempt	8		\$1,456
New Small Cell Deployment	2		\$364
Height Variance	65		\$11,830
Fire Review Fees Associated with Land Use Applications			
Fire Review of Land Use Applications	1.25	Hourly Staff Rate If Min. Exceeded	\$228
C. AFFORDABLE HOUSING			
Annual Fee for Monitoring Affordable Housing Units (per unit)			\$56

D. IMPACT FEES		
Type	Basis of Fee	Fee
School Impact Fees		
Single Family and middle housing (1-2 dwellings), per dwelling unit	School impact fees reduced to zero by MISD 8/2020	\$0
Multi Family and middle housing (3 or more dwellings), per dwelling unit		\$0
Accessory Dwelling Unit, per dwelling unit		\$0
Transportation Impact Fees		
Single Family and middle housing (1-2 dwellings), per dwelling unit	2022 Transportation Impact Fee Rate Study (Fehr and Peers)	\$4,318.02
Multi Family and middle housing (3 or more dwellings), per dwelling unit		\$1,929.74
Accessory dwelling unit, per dwelling unit		\$1,929.74
Senior Housing, per dwelling unit		\$1,286.15
Care Facility, per dwelling		\$964.87
Lodging, per guest room		\$2,710.59
Commercial Services, per square foot of gross floor area		\$8.09
Auto Service Center, per square foot of gross floor area		\$9.47
Bank, per square foot of gross floor area		\$62.73
School, per student		\$643.60
Daycare, per square foot of gross floor area		\$5.11
Institutional, per square foot of gross floor area		\$3.12
Light Industry/Industrial Park per square foot of gross floor area		\$2.30
Warehousing/Storage, per square foot of gross floor area		\$0.84
Restaurant, per square foot of gross floor area*		\$20.06
Quick Restaurant/Coffee Shop, per square foot of gross floor area*		\$72.00
General Retail, per square foot of gross floor area*		\$24.90
Supermarket, per square foot of gross floor area*		\$31.24
Gas Station, per pump		\$37,229.75
Administrative Office, per square foot of gross floor area		\$6.61
Medical/ Dental Office, per square foot of gross floor area	\$18.05	
Recreation, per square foot of gross floor area	\$0.21	
*These retail and restaurant uses are exempt from paying impact fees; City pays Transportation Impact Fee Fund.		
Park Impact Fees		
Single Family and middle housing (1-2 dwellings), per dwelling unit	2022 Parks Impact Fee Rate Study (BERK)	\$6,314.30
Multi Family and middle housing (3 or more dwellings), per dwelling unit		\$3,932.27
Accessory Dwelling Unit, per dwelling unit		\$3,157.14

E. BUILDING PERMIT FEES

Construction Permit Fee Calculation Table

- The Building Permit Fee is based on the Project Valuation as set forth in the table below. Final fee calculations rounded to the nearest cent.
- The Plan Check Fee is equal to 70% of the Building Permit Fee. This fee is in addition to the Building Permit fee. Additional fee will be charged at the hourly rate if more than 3 rounds of plan review are required.
- The “Combination Permit” Fee for Mechanical, Electrical and Plumbing Inspection is equal to 31% of the Building Permit Fee. This fee is in addition to the Building Permit fee. If separate permits - 10% Mechanical, 11% Electrical, 10% Plumbing
- Consistent with the authority set forth in titles 17 and 19 of the Mercer Island City Code for the establishment and collection of development and construction fees, Appendix A to this Fee Schedule amends the Building Valuation Data Table otherwise established by Resolution No. 1615.

Project Valuation	Building Permit Fee Calculation	Building Permit Fee Range
\$1 - \$500.99	\$40.06	\$40.06
\$501 - \$2000.99	\$41.73 for the first \$500.99 plus \$4.90 for each additional \$100	\$41.73 – \$115.23
\$2,001 - \$25,000.99	\$118.83 for the first \$2,000 plus \$23.24 for each additional \$1,000	\$118.83 - \$653.37
\$25,001 - \$50,000.99	\$671.95 for the first \$25,000 plus \$16.87 for each additional \$1,000	\$671.95 – \$1093.72
\$50,001 - \$100,000.99	\$1091.17 for the first \$50,000 plus \$11.67 for each additional \$1,000	\$1091.17 - \$1674.68
\$100,001 - \$500,000.99	\$1704.76 for the first \$100,000 plus \$9.36 for each additional \$1,000	\$1704.76– \$5448.77
\$500,001 - \$1,000,000.99	\$5547.09 for the first \$500,000 plus \$7.81 for each additional \$1,000	\$5547.09- \$9452.10
\$1,000,001 - \$999,999,999.99	\$9621.68 for the first \$1,000,000 plus \$6.10 for each additional \$1,000	\$9621.68 - \$6,103,521.68

This chart is used only to calculate the Building Permit, Plan Check, and Combination Permit portions of the overall fees required to issue a permit. Additional plan review and permit fees may apply.

Additional Review Fees	Minimum Hours	Additional Fees	2026
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F. ADDITIONAL BUILDING PERMIT FEES

Arborist			
Arborist review of Construction Permit	N/A	N/A	\$427
Building			
Building Plan Revisions	2	Hourly Staff Rate If Min. Exceeded	\$360
Plan Review (not otherwise specified, hourly)	1		\$182
Inspections (not otherwise specified, hourly)	1		\$182
Inspections Outside Normal Business Hours	2		\$540
Re-Inspection (Assessed Under Provisions of Section 305.8)	1		\$182
Partial Inspections	N/A		N/A

Additional Review Fees	Minimum Hours	Additional Fees	
Energy Compliance			
State Energy Compliance - Residential New	N/A	N/A	\$518
State Energy Compliance - Residential Alteration			\$261
State Energy Compliance - Non-Residential New			\$1,923
State Energy Compliance - Non-Residential Alteration			\$261
Engineering			
Engineering Review of Construction permit (hourly)	1	Hourly Staff Rate If Min. Exceeded	\$182
Fire Protection Review - Building Permits			
Residential Remodels & Substantial Alt Review	N/A	N/A	\$182
New Single Family Review < 10,000 SF			\$182
New Single Family Review > 10,000 SF			\$874
Non Single Family Review < 3,000 SF			\$182
Non Single Family Review < 5,000 SF			\$349
Non Single Family Review 5,000 - 50,000 SF			\$3,496
Non Single Family Review 50,000 SF +			\$6,990
Non Single Family Tenant Improvement			\$182
Additional Fire Protection Plan Review (hourly)	1	Hourly Staff Rate If Min. Exceeded	\$182
Fire Code Alternate	N/A	N/A	\$697
WUI Fire Review and Inspection (hourly)	0.5	Hourly Staff Rate If Min. Exceeded	\$90
Geotechnical			
Single Family	N/A	Plus Actual Cost of Peer Review	\$691
Multi-Family / Commercial	N/A	Plus Actual Cost of Peer Review	\$1,379
Intake Screening			
Intake Screening	N/A	N/A	\$903
Impact Fee Administration			
Impact Fee Deferral Review (School, Park, Transportation)	N/A	N/A	\$87
Re-roofing Single Family Residential			
Re-Roofing of Single Family Residences (except with same roofing system or masonry tile**)	N/A	N/A	\$214

Additional Review Fees	Minimum Hours	Additional Fees	2026
Special Foundations / Shoring			
Single Family	N/A	N/A	\$1,034
Multi-family/Commercial			\$1,552
Stop Work Fee			
Stop Work Fee	Double the applicable permit fee		Varies
Temporary Certificate of Occupancy			
Single Family	N/A	N/A	\$691
Multi-family/Commercial			\$6,202
Additional Review / Inspections (hourly rate)	1	Hourly Staff Rate If Min. Exceeded	\$182
Wildland Urban Interface			
WUI CPD Review and Inspection (hourly)	1.5	Hourly Staff Rate If Min. Exceeded	\$270
G. DEMOLITION PERMITS			
Demolition			
Demolition - Single Family	N/A	N/A	\$430
Demolition - Non Single Family			\$751
Demolition - Soft/ Partial			\$214
Plan Review and Inspections (not otherwise specified)	1	Hourly Staff Rate If Min. Exceeded	\$182
H. ENGINEERING			
Engineering Review and Inspection			
Engineering Review	1	Hourly Staff Rate If Min. Exceeded	\$182
Storm Drainage Review and Inspection (hourly rate)	2		\$364
Plat Improvement/Site Development Permit Review and Inspection (hourly rate)	10		\$1,820
Street Vacation Review (hourly rate)	10	Hourly Staff Rate If Min. Exceeded	\$1,820
Easement Extinguishment Review (hourly rate)	5		\$910

Additional Review Fees	Minimum Hours	Additional Fees	2026
Side Sewer			
Side Sewer Revision/Modification/Repair	N/A	N/A	\$342
Side Sewer Disconnect			\$342
Side Sewer Connection			\$342
Side Sewer Stub Out to Property Line Only			\$342
Additional Review / Inspections (hourly rate)	1	Hourly Staff Rate If Min. Exceeded	\$182
Water Service			
Water Service Order (Permit Processing Fee Only). Water Connection charges and Water Service Installation charges are not included.	N/A	N/A	\$1,572
Water Meter Setter / Service Line Only			\$1,572
Water Service Abandonment			\$525
Additional Review / Inspections (hourly rate)	1	Hourly Staff Rate If Min. Exceeded	\$182
I. FIRE PERMITS			
Mobile Food Truck and Outdoor Cooking			
Annual Permit Fee w/ Regional Inspection	N/A	N/A	\$55
Annual Permit w/o Current Regional Inspection (Inspection to be Completed)			\$144
Operational Permits			
Operational Permits (hourly rate)	1	Hourly Staff Rate If Min. Exceeded	\$182
Fire Protection Permits			
Access Gate (combo permit - includes low voltage electrical inspection fee)	N/A	N/A	\$399
Commercial Solar Photovoltaic Power Systems 105.7.13			\$581
Emergency Responder Radio Coverage 105.7.5			\$763
Fire Alarm Commercial: NFPA 72 Low Voltage System (combo permit - includes one hour of electrical inspection)			\$1,946
Fire Alarm Communicator - AES Radio Transmitter (combo permit - includes low voltage electrical inspection fee)	N/A	N/A	\$399
Fire Alarm Residential: NFPA 72 Low Voltage System (combo permit -includes low voltage electrical inspection fee)			\$581
Fire Alarm Tenant Improvement Residential or Commercial, less than 5 devices: Low Voltage Fire Alarm System (combo permit - includes low voltage electrical inspection fee)			\$490

Additional Review Fees	Minimum Hours	Additional Fees	2026
Fire Protection Permits (continued)			
Fire Alarm Tenant Improvement: Low Voltage Fire Alarm System (combo permit - includes low voltage electrical inspection fee)	N/A	N/A	\$1036
Fire Code Alternate			\$697
Fire Hydrant			\$819
Fire Pump (combo permit - includes low voltage electrical inspection fee)			\$1,127
Fire Sprinkler Commercial: NFPA 13 - Per Riser			\$2,034
Fire Sprinkler System 13D Tank and Pump			\$1,127
Fire Sprinkler Residential (includes backflow inspection fee)			\$1,033
Fire Sprinkler TI OTC- Under 25 Heads			\$455
Fire Sprinkler TI - Commercial and Residential Over 25 heads			\$819
Fuel Cell Power Systems 105.7.10			Hourly Rate
Fuel Tanks - UST Residential Fuel Oil Removal			\$21
Hazardous Materials 105.7.9			\$455
Industrial Ovens 105.7.10			\$490
Kitchen Hood - Extinguishing System (combo permit - includes low voltage electrical inspection fee)			\$672
LP Gas Construction Permit			\$455
Smoke Control Systems 105.7.14			\$819
Special Fire Extinguishing System (combo permit - includes low voltage electrical inspection fee)			\$1,036
Standpipe Commercial			\$1,911
Underground Fire Main - NFPA 24 Sprinkler Supply Line			\$1,729
Wood/Pellet Stove			Hourly Rate
Fire Protection Plan Review and Inspection	1	Hourly Staff Rate If Min. Exceeded	\$182
J. GRADING PERMITS			
Grading and Land Clearing Permits			
Land Clearing	N/A	N/A	\$214
Grading: 50-100 cubic yards			\$285
Grading: 101-1,000 cubic yards			\$405
Grading: 1,001-5,000 cubic yards			\$530
Grading: 5,001-10,000 cubic yards			\$700
Grading: 10,000+ cubic yards			\$863
Additional Review / Inspections	1	Hourly Staff Rate If Min. Exceeded	\$182

Additional Review Fees	Minimum Hours	Additional Fees	2026
K. RIGHT OF WAY USE PERMITS			
Right of Way Use Permits			
Right of Way Encroachment Agreement (requires separate ROW Use Permit and Inspection)	N/A	N/A	\$769
Miscellaneous ROW Use			\$257
Type A - Underground Improvements in Unpaved Area			\$342
Type B - Surface Improvements			\$513
Type C - Underground Improvements in Paved Area			\$769
Plan Review and Inspections (not otherwise specified, hourly)	1	Hourly Staff Rate If Min. Exceeded	\$182
L. TREE PERMITS			
Single Family Tree Removal: 1 - 3 trees	N/A	Plus Actual Cost of Peer Review and Geotechnical Review, if Required	\$214
Single Family Tree Removal: 4 - 10 trees			\$536
Single Family Tree Removal: More than 10 trees			\$1,497
Non Single Family Tree Removal			\$1,497
Non-Development Tree Removal outside a Critical Area			\$175
Non-Development Tree Removal within a Critical Area 1 - 3 Trees			\$525
Non-Development Tree Removal within a Critical Area 4 - 10 Trees			\$700
Non-Development Tree Removal within a Critical Area More than 10 Trees			\$700
Right of Way Tree Pruning			\$262
Tree Protection Only			\$214
Fee in Lieu of Planting Replacement Trees (per tree)			\$1,106
Additional Review / Inspections			1
M. ELECTRICAL, MECHANICAL, AND PLUMBING PERMITS			
Combination permits are issued for electrical, mechanical, or plumbing work associated with a building permit unless the work is deemed minor in nature. (See "Combination Permit Fee" on the Construction Permit Fee Calculation Table). Unit fees listed below apply when there is no associated building permit. The following minimum fees will apply, unless the issuance, plan review and unit fees exceed the minimum fee. When the minimum fee is exceeded, the permit will be charged based on the sum of the applicable issuance, plan review and unit fees.			
Minimum Permit Fees			
Minimum Permit Fee	N/A	N/A	\$214

Additional Review Fees	Minimum Hours	Additional Fees	2026
Minimum Permit Fee Exceptions			
Temporary Power Service	N/A	N/A	\$120
Water Heater Exchange (no new gas piping)			\$120
Water Supply Piping			\$120
Repair of existing plumbing, water service, gas piping			\$120
Forced Air Exchange - same type			\$120
Decommission Backflow Device			\$120
Inspection Fees			
Inspections (not otherwise specified, hourly)	1	Hourly Staff Rate If Min. Exceeded	\$182
Inspections Outside Normal Business Hours	2		\$525
Re-Inspection (Assessed Under Provisions of Section 305.8)	1		\$182
Partial Inspections	N/A	N/A	\$91
Electrical Permit Fees			
Minimum Permit Fee	N/A	N/A	\$214
Permit Issuance Fee			\$46
Supplemental Permit Issuance Fee			\$33
Electrical Plan Review (hourly)			\$182
Electrical Unit Fees - As Listed Below			
Busways			
For trolley and plug-in type busways	N/A	N/A	\$14
Carnivals and Circuses			
For electrical generators and electrically driven motors	N/A	N/A	\$45
For mechanical driven rides and walk-through attractions			\$14
For a system of area and booth lighting			\$14
Lighting Fixtures			
First 20 fixtures, each	N/A	N/A	\$2
Additional fixtures, each			\$1
For pole or platform-mounted lighting fixtures			\$2
For theatrical-type lighting fixtures			\$2
Miscellaneous Apparatus, Conduits and Conductors			
For electrical apparatus, conduits, and conductors for which a permit is required but for which no fee is herein set forth	N/A	N/A	\$35
Non-Residential Appliances			
For non-residential appliances and self-contained factory-wired non-residential appliances	N/A	N/A	\$9

Additional Review Fees	Minimum Hours	Additional Fees	2026
Power Apparatus			
Up to and including 1	N/A	N/A	\$9
Over 1 and not over 10, each			\$24
Over 10 and not over 50, each			\$46
Over 50 and not over 100, each			\$95
Over 100....			\$143
Private Swimming Pools			
New private, in-ground swimming pools	N/A	N/A	\$95
Receptacle, Switch and Light Outlets			
First 20 fixtures, each	N/A	N/A	\$2
Additional fixtures, each			\$1
Residential Appliances			
For fixed residential appliances	N/A	N/A	\$9
Services			
For services of 600 volts and not over 200 amperes	N/A	N/A	\$59
For services of 600 volts and over 200 amperes to 1,000 amperes			\$120
For services over 600 volts or over 1,000 amperes in rating			\$239
Upgrade Panel 50 400 amp or less (per panel)			\$215
Low Voltage Electric (per type) includes 2 inspections, hourly inspection rate applies thereafter			\$35
Signs, Outline Lighting and Marquees			
Supplied from one branch circuit	N/A	N/A	\$46
For additional branch circuits, each			\$9
Temporary Power Service			
Temporary Power Service	N/A	N/A	\$44
Mechanical Permit Fees			
Minimum Permit Fee	N/A	N/A	\$214
Permit Issuance Fee			\$46
Supplemental Permit Issuance Fee			\$33
Mechanical Plan Review	1	Hourly Staff Rate If Min. Exceeded	\$182
Mechanical Unit Fees - As Listed Below			
Air Handlers			
For each air-handling unit to and including 10,000 cubic feet per minute (cfm), including ducts attached thereto	N/A	N/A	\$20
For each air-handling unit over 10,000 cfm			\$35

Additional Review Fees	Minimum Hours	Additional Fees	2026
Appliance Vents			
For installation, relocation or replacement of each appliance vent installed and not included in appliance permit	N/A	N/A	\$13
Boilers, Compressors and Absorption Systems			
For the installation or relocation of each boiler or compressor to and including 3 horsepower, or each absorption system to and including 100,000 Btu/h	N/A	N/A	\$29
For the installation or relocation of each boiler or compressor over 3 horsepower to and including 15 horsepower, or each absorption system over 100,000 Btu/h to and including 500,000 Btu/h			\$52
For the installation or relocation of each boiler or compressor over 15 horsepower to and including 30 horsepower, or each absorption system to over 500,000 Btu/h to and including 1,000,000 Btu/h			\$73
For the installation or relocation of each boiler or compressor over 30 horsepower to and including 50 horsepower, or each absorption system to over 1,000,000 Btu/h to and including 1,750,000 Btu/h			\$106
For the installation or relocation of each boiler or compressor over 15 horsepower to and including 50 horsepower, or each absorption system to over 1,750,000.			\$178
Evaporation Coolers			
For each evaporative cooler other than portable type	N/A	N/A	\$20
Furnaces			
For installation or relocation of each forced-air or gravity type furnace or burner, including ducts and vents attached to such appliance up to and including 100,000 Btu/h	N/A	N/A	\$29
For installation or relocation of each forced-air or gravity type furnace or burner, including ducts and vents attached to such appliance over 100,000 Btu/h			\$35
For installation or location of each floor furnace, including vent			\$29
For installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater			\$29

Additional Review Fees	Minimum Hours	Additional Fees	2026
Miscellaneous			
For each appliance or piece of equipment regulated by the International Mechanical Code but not classed in other appliance categories, or for which no other fee is listed in the table	N/A	N/A	\$20
Exchange of Existing HVAC System for Single Family Residences (includes thermostat)			\$120
Repairs or Additions			
For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption, or evaporative cooling system.	N/A	N/A	\$24
Ventilation and Exhaust			
For each ventilation fan connected to a single duct			\$46
For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit	N/A	N/A	\$46
For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood			\$46
Plumbing Permits			
Minimum Permit Fee			\$214
For issuing each permit	N/A	N/A	\$46
For issuing each supplemental permit			\$33
Plumbing Plan Review (hourly)			\$182
Plumbing Unit Fees - as Listed Below			
Fixtures & Vents			
Each plumbing fixture or trap or set of fixtures			\$19
For repair or alteration of drainage or vent piping, each fixture	N/A	N/A	\$9
Gas Piping			
For each gas piping system			\$12
For each additional outlet over five	N/A	N/A	\$2
Lawn Sprinklers, Vacuum Breakers & Backflow			
Backflow Prevention Inspection (Fire and Irrigation)			\$214
For each lawn sprinkler system			\$29
For atmospheric-type vacuum breakers or backflow protection devices 1 - 5			\$24
Over 5 devices	N/A	N/A	\$4
For each backflow protection device other than atmospheric type vacuum breakers, 2 inches and smaller			\$24
Over 2 inches			\$45

Additional Review Fees	Minimum Hours	Additional Fees	2026
Miscellaneous			
For each appliance or piece of equipment not regulated by the Uniform Plumbing Code not listed in this table	N/A	N/A	\$19
Sewers, Disposal Systems, Interceptors			
For each building sewer	N/A	N/A	\$44
For each cesspool			\$73
For each private sewage disposal system			\$143
For each industrial waste pretreatment interceptor			\$39
Rainwater systems - per drain			\$19
Swimming Pools			
Public pool, each	N/A	N/A	\$176
Public spa, each			\$117
Private pool, each			\$117
Private spa, each			\$58
Water Piping and Water Heaters			
For installation, alteration or repair of water piping or water treating equipment	N/A	N/A	\$9
For each water heater			\$24

9. TAXES

A. BUSINESS & OCCUPATION (B&O) TAX

([MICC Chapter 4.10](#))

Returns are due annually each April 15 following the tax year. Per RCW 35.21.710 the rate is not to exceed two-tenths of one percent (.2%) on the gross income of persons doing business within the city. **The current City rate is one-tenth of one percent (.1%); on gross revenue generated on Mercer Island exceeding \$150,000.00 (the gross revenue threshold is \$37,500.00 for quarterly filers); a minimum payment of \$20.00 is required if the net taxable revenue is greater than zero.**

B. UTILITY TAXES

([MICC Chapter 4.12](#))

Utility taxes are levied on the gross operating revenues earned by private utilities from operations within the City of Mercer Island boundaries or on the City's own utilities (water, sewer, and stormwater). Private utilities that the City taxes include electric, natural gas, solid waste, telephone, and cable television.

State law limits the rate of utility tax on telephone, cellular telephone, pager services, and natural gas to 6% unless voters approve a higher rate. Cable TV must not be taxed at a rate substantially different than other utilities. There are no restrictions on the tax rate for water, sewer, stormwater, or solid waste. Utility taxes are levied on the gross operating revenues of the utility provider.

Utility Tax Rate on Gross Revenue (Effective January 1, 2020)	
Cable	7%
Telephone	6%
Cellular Phone	6%
Natural Gas	6%
Electric	6%
Solid Waste	7%
Stormwater	5.3%
Water	5.3%
Sewer	5.3%

10. UTILITY RATES

A. WATER USAGE AND FIRE SERVICE

(Resolution No. 1685, Effective January 1, 2026)

1. CLASSIFICATIONS OF WATER USERS EFFECTIVE JANUARY 1, 2026

The following classifications of users are hereby adopted by the City for the City water system effective January 1, 2026, and thereafter.

- a. Single Family. "Single Family" shall mean a residential structure or dwelling as defined in the City of Mercer Island Zoning Code, capable of being conveyed by separate title, served by a single domestic water meter. Provided, that where prior to December 1, 1980, more than one single family dwelling was served through a single common water meter, such service shall be allowed to continue under the "Single Family" classification until such time as the property or properties are subdivided into separate parcels, or when a higher demand for water service, as determined by the City, is required by a change in use or zoning.
- b. Low Income. "Low Income" shall mean a person who shows satisfactory proof that he or she is living in a single family residence and has a maximum annual income of not more than seventy percent (70%) of the Washington State median income as applicable for the number of individuals in the household as computed annually by the State or City. Applicants shall provide such data as to verify eligibility, upon forms provided by and in the manner determined by the City of Mercer Island.
- c. Multi-Family. "Multi-Family" shall mean a residential structure or facility designed and/or used to house two or more families living independently of each other, including but not limited to, duplexes, triplexes, apartment buildings and condominiums, but shall not include hotels and motels.
- d. Commercial. "Commercial" shall mean a structure or facility designed and/or used to conduct business and commerce, including but not limited to, motels, hotels, professional, private schools, industrial, churches and all other commercial/business users.
- e. Public. "Public" shall mean structures and facilities used by governmental entities including the state, county, City of Mercer Island, and other municipal corporations of the state and public schools of the Mercer Island School District.
- f. Irrigation. "Irrigation" shall mean all meters used for the purpose of watering shrubbery, lawns, flower beds, gardens, ornamentals and the like.

2. WATER SERVICE RATES AND CHARGES

The bi-monthly rates for metered water supplied by the City of Mercer Island for each one hundred (100) cubic feet of water consumed are set forth below:

Residential Bimonthly Water Rates					
	Fixed Charge	Volume Charge			
Class	Per Meter Equivalent*	Block 1 (0–10 ccf)	Block 2 (11–20 ccf)	Block 3 (21–30 ccf)	Block 4 (31+ ccf)
Single Family Residential	\$55.55	\$6.60	\$11.17	\$13.40	\$18.03
Low-Income Residential	\$55.55	\$1.65	\$2.79	\$3.35	\$4.51
Conservation Surcharge**				\$0.10	\$0.30
	Fixed Charge	Volume Charge			
Class	Per Meter Equivalent*	All Use (0–99+ ccf)			
Multi-Family Residential	\$55.55	\$9.78			

* Meter Equivalents are summarized in a following table. The total meter equivalent charge is based on the meter size and is calculated by multiplying the meter equivalents by the per meter equivalent rate.

** A surcharge of \$0.10 per ccf for single family residential bimonthly usage between and including 21 and 30 ccf, and \$0.30 per ccf for bimonthly usage in excess of 30 ccf, shall be included in the rates as an incentive to conserve and may be used to fund conservation education. This surcharge shall apply on consumption of water from June 1 through September 30.

Non-Residential Bimonthly Water Rates			
	Fixed Charge	Volume Charge	
Class	Per Meter Equivalent*	Winter** (All Usage)	Summer** (All Usage)
Commercial/Public	\$55.55	\$6.08	\$15.10
Irrigation	\$55.55	\$9.08	\$19.09

* Meter Equivalents are summarized in a following table. The total meter equivalent charge is based on the meter size and is calculated by multiplying the meter equivalents by the per meter equivalent rate.

** Seasons: Summer is June 1 through September 30; October 1 through May 31 is winter.

Table of Meter Equivalents and Fixed Charges		
Meter Size	Meter Equivalent	Fixed Charge
3/4 inch or Smaller	1.0	\$55.55
1 inch	2.5	\$138.88
1 - 1/2 inch	5.0	\$277.75
2 inch	8.0	\$444.40
3 inch	16.0	\$888.80
4 inch	25.0	\$1,388.75
6 inch	50.0	\$2,777.50

3. FIRE SERVICE RATES

There is hereby established a schedule of rates for fire service which are the minimum monthly service charges for fire protection purposes exclusively for any two months, or fractional part thereof, as follows:

Service Connection	Rate
2 inch	\$52.15
3 inch	\$52.15
4 inch	\$65.85
5 inch	\$65.85
8 inch	\$93.36

4. RATES FOR UNAUTHORIZED USE

Water taken through unauthorized connections to the City water system shall be charged at double the rates set forth above based on the applicable "Classification of User" from the date of the commencement of such unauthorized use.

5. SPECIAL SERVICE CHARGES

There is hereby established a schedule of service charges to recover operating costs incurred in establishing new accounts, changes in occupancy, special service requests by customers, delinquent account collections and processing of NSF checks as follows:

Service Charge	Fee
New water set-up fee (meter reading)	\$40.00
Water shut-off, requested by user, during normal working hours	\$30.00
Water shut-off, requested by user, after hours	\$170.00
Non-payment door hanger notification (each occurrence)	\$25.00
Non-payment water turn on/turn off, normal working hours	\$80.00
Non-payment water turn on/turn off, after hours	\$195.00
Locked water meter due to theft	\$250.00
Non-sufficient funds (check handling fee)	\$40.00

6. METER INSTALLATION CHARGES

There is hereby established a schedule of meter installation charges for connection of new meters to the City water system, and for changes to water service where the previous type of use has been changed or increased as follows: for meters of all sizes, the charge will be based on the actual cost of installation. A deposit is required, based on the estimated cost, and is collected at the time of permitting the work.

7. CONNECTION CHARGES

There is hereby established a schedule of connection charges for the installation of water service to property not previously served or for the installation of water service for an additional type of use and/or increase in meter size as follows:

Meter Size	Meter Equivalent	Connection Charge
3/4 inch or smaller	1.0	\$3,310
1 inch	2.5	\$8,275
1 – 1/2 inch	5.0	\$16,550
2 inch	8.0	\$26,480
3 inch	16.0	\$52,960
4 inch	25.0	\$82,750
6 inch	50.0	\$165,500

Connection charges are studied periodically and adjusted for inflation in years between studies. The inflation factor applied is CPI-W First Half for Seattle-Tacoma-Bellevue.

For meter upsizes, the difference in the connection charge between the new meter size and the old meter size will be charged.

The provisions of this section shall not be construed to apply to additional water service for fire protection purposes.

B. SEWER SERVICES

(Resolution No. 1685, Effective January 1, 2026)

1. CLASSIFICATIONS OF SEWER USERS EFFECTIVE JANUARY 1, 2026

The following classifications of users are hereby adopted by the City for the City sewer system effective January 1, 2026, and thereafter.

- a. Single Family. "Single Family" shall mean a residential structure or dwelling as defined in the City of Mercer Island Zoning Code, capable of being conveyed by separate title, served by a single domestic water meter.
- b. Low Income. "Low Income" shall mean a person who shows satisfactory proof that he or she is living in a single-family residence and has a maximum annual income of not more than seventy percent (70%) of the Washington State median income as applicable for the number of individuals in the household as computed annually by the State or City. Applicants shall provide such data as to verify eligibility, upon forms provided by and in the manner determined by the City of Mercer Island.
- c. Multi-Family. "Multi-Family" shall mean a residential structure or facility designed and/or used to house two or more families living independently of each other, including but not limited to, duplexes, triplexes, apartment buildings and condominiums, but shall not include hotels and motels.
- d. Commercial. "Commercial" shall mean a structure or facility designed and/or used to conduct business and commerce, including but not limited to, motels, hotels, professional, private schools, industrial, churches and all other commercial/business users.
- e. Public. "Public" shall mean structures and facilities used by governmental entities including the state, county, City of Mercer Island, and other municipal corporations of the state and public schools of the Mercer Island School District.

2. SEWERAGE DISPOSAL SERVICES RATES

The bi-monthly rates and charges for sewerage disposal services are set forth below:

Single Family Bimonthly Sewer Rates				
Class	King County Fixed Charge	City Sewer Line Maintenance		
	King County Sewage Treatment	Fixed Charges		Volume Charge
		Billing Cost	Base Charge (for first 600 cf of AVERAGE Winter Water Use)	Per 100 cf of AVERAGE Winter Water Use beyond first 600 cf
Single Family Residential	\$125.32	\$12.14	\$62.22	\$10.37
Low-Income Residential	\$125.32	\$12.14	\$15.58	\$2.59

Average winter water usage is based on the most current 4 months of winter water usage data available in the billing system. Calculation of the winter water average is based on usage as shown on the January and March bills or February and April bills depending on the billing/reading cycle. Calculation of sewer charges using the winter average is in effect for the following 12 months, until the next winter’s water consumption data is available.

In the case of single family property, where there is no method of accurately calculating the average winter water usage because no water was used during the winter months, or any part thereof, or because the property is not connected to the sanitary sewer system, or for any other reason approved by the Deputy Finance Director or the Finance Director, the sewer volume charge herein will be the Island-wide bi-monthly average winter water use.

Newly constructed single family properties shall be charged a sewer volume charge based on the per unit Island-wide average water usage for single family properties. Newly constructed multi-family and commercial properties shall be charged a sewer volume charge based on their actual water usage.

The King County rate for multi-family and commercial is derived by dividing King County’s monthly rate (\$62.66) by King County’s residential customer equivalency usage value of 750 cubic feet. The bi-monthly rates and charges for multi-family and commercial sewerage disposal services are set forth below:

Multi-Family and Commercial Bimonthly Sewer Rates			
	King County	City Sewer Line Maintenance	
Class	Sewage Treatment (Per 100 cf of ACTUAL Water Use)	Billing Cost	Volume Charge Per 100 cf of ACTUAL Water Use
Multi-Family Residential	\$8.35	\$12.14	\$10.37
Commercial / Public	\$8.35	\$12.14	\$10.37

3. SEWER CONNECTION CHARGES

Connection charges are studied periodically and adjusted for inflation in years between studies. The inflation factor applied is CPI-W First Half for Seattle-Tacoma-Bellevue.

All connection charges shall be due and payable at the time the connection service is requested and shall be delinquent if unpaid at the time the connection service is actually made. In the event of delinquency, the connection charges shall be double the amount set forth above.

Connection Charges	
All Classifications of Users	\$2,902 per King County residential customer equivalent (RCE)

C. STORM AND SURFACE WATER SERVICES

(Resolution No. 1685, Effective January 1, 2026)

1. CLASSIFICATIONS OF STORM AND SURFACE WATER USERS EFFECTIVE JANUARY 1, 2026

The following classifications of users are hereby adopted by the City for the City storm and surface water system effective January 1, 2026, and thereafter.

- a. Single Family. "Single Family" shall mean a residential structure or dwelling as defined in the City of Mercer Island Zoning Code, capable of being conveyed by separate title, served by a single domestic water meter.
- b. Low Income. "Low Income" shall mean a person who shows satisfactory proof that he or she is living in a single-family residence and has a maximum annual income of not more than seventy percent (70%) of the Washington State median income as applicable for the number of individuals in the household as computed annually by the State or City. Applicants shall provide such data as to verify eligibility, upon forms provided by and in the manner determined by the City of Mercer Island.
- c. Multi-Family. "Multi-Family" shall mean a residential structure or facility designed and/or used to house two or more families living independently of each other, including but not limited to, duplexes, triplexes, apartment buildings and condominiums, but shall not include hotels and motels.
- d. Commercial. "Commercial" shall mean a structure or facility designed and/or used to conduct business and commerce, including but not limited to, motels, hotels, professional, private schools, industrial, churches and all other commercial/business users.
- e. Public. "Public" shall mean structures and facilities used by governmental entities including the state, county, City of Mercer Island, and other municipal corporations of the state and public schools of the Mercer Island School District.

2. STORM AND SURFACE WATER SERVICES RATES

The bi-monthly rates (per equivalent service unit) for storm and surface water services are set forth below:

Bi-monthly Storm and Surface Water Rates	
Classification of User	Rate
Single Family Residential	\$53.15
Low Income Residential	\$13.29
Multi-Family Residential*	\$53.15
Commercial/Public*	\$53.15

* For Multi-Family Residential, Commercial or Public property in the City, the number of equivalent service units is determined by dividing the total square feet of impervious surface for each account (which includes roof tops, pavement, and trafficked gravel) by the average square footage of impervious surface for single family residential accounts (3,471 square feet is the average).

D. EMERGENCY MEDICAL AND AMBULANCE SERVICES (EMS)

(Resolution No. 1685, Effective January 1, 2026)

1. CLASSIFICATIONS OF EMERGENCY MEDICAL AND AMBULANCE SERVICES USERS

The following classifications of users are hereby adopted by the City for emergency medical and ambulance services effective January 1, 2026, and thereafter.

- a. Single Family. "Single Family" shall mean a residential structure or dwelling as defined in the City of Mercer Island Zoning Code, capable of being conveyed by separate title, served by a single domestic water meter.
- b. Low Income. "Low Income" shall mean a person who shows satisfactory proof that he or she is living in a single-family residence and has a maximum annual income of not more than seventy percent (70%) of the Washington State median income as applicable for the number of individuals in the household as computed annually by the State or City. Applicants shall provide such data as to verify eligibility, upon forms provided by and in the manner determined by the City of Mercer Island.
- c. Multi-Family. "Multi-Family" shall mean a residential structure or facility designed and/or used to house two or more families living independently of each other, including but not limited to, duplexes, triplexes, apartment buildings and condominiums, but shall not include hotels and motels.
- d. Commercial. "Commercial" shall mean a structure or facility designed and/or used to conduct business and commerce, including but not limited to, motels, hotels, professional, private schools, industrial, churches and all other commercial/business users.
- e. Public. "Public" shall mean structures and facilities used by governmental entities including the state, county, City of Mercer Island, and other municipal corporations of the state and public schools of the Mercer Island School District.
- f. Residential Board & Care and 24-Hour Care. "Residential Board & Care" or "24-Hour Care" users are based on the fire property classification.

2. EMS RATES

The bi-monthly services fees per equivalent service unit (ESU) for emergency medical and ambulance services are set forth below:

Customer Class	ESU	Bi-Monthly
Single Family Residential	1	\$12.26
Multi-Family Residential	Per # of Equivalent Living Units (# of Apartment or Condos)	\$12.26
Commercial	1	\$12.26
Public	1	\$12.26
Residential Board & Care	Per # of Equivalent Living Units (# of available beds)	\$12.26
24-Hour Nursing	Per # of Equivalent Living Units (# of available beds)	\$12.26

11. MISCELLANEOUS FEES

AMBULANCE TRANSPORT (Resolution No. 1666)	\$1,323.00 + \$24.46/mile
CABLE TV FRANCHISE FEE (Ordinance No. 05-07 [Section 7.01])	5% of Gross Revenue
CABLE TV FRANCHISE FEE – PENALTY (Ordinance No. 05-07 [Section 7.01])	12% Interest Rate per Annum
DISHONORED (NSF) CHECK CHARGE (MICC 4.10.120(F))	\$40.00
TRANSPORTATION BENEFIT DISTRICT VEHICLE LICENSE FEE (MICC 3.26.050 & MITBD Ord No. 1)	\$20.00

APPENDIX A 2026 MERCER ISLAND BUILDING VALUATION DATA TABLE

The unit costs below are intended to provide guidance in determining project valuations as set forth in Mercer Island City Code Chapter 17.14.010, Section 109.4 and shall include architectural, structural, electrical, plumbing, and mechanical work, except as specifically listed below. The unit costs also include the contractor’s profit, which should not be omitted.

Project valuations provided by the permit applicant will be validated against this table. To use this table to calculate the valuation for residential construction, multiply the cost per square foot for dwellings (Item 8) by the floor area; include private garages (Item 18) and porches (Item 7). If air conditioning or fire sprinkler systems (Equipment) will be installed, include the valuation for these systems.

Occupancy & Type / Building Valuation per Square Foot

1. APARTMENT HOUSES	
Type I or II F.R.*	\$163.17
(Good)	\$200.99
Type V—Masonry (or Type III)	\$133.09
(Good)	\$163.17
Type V—Wood Frame	\$117.33
(Good)	\$150.85
Type I—Basement Garage	\$68.91
2. AUDITORIUMS	
Type I or II F.R.	\$192.82
Type II—1-Hour	\$139.68
Type II—N	\$132.08
Type III—1-Hour	\$146.69
Type III—N	\$139.39
Type V—1-Hour	\$140.25
Type V—N	\$131.08
3. BANKS	
Type I or II F.R.*	\$272.47
Type II—1-Hour	\$200.85
Type II—N	\$194.26
Type III—1-Hour	\$221.62
Type III—N	\$213.60
Type V—1-Hour	\$200.85
Type V—N	\$192.25

4. BOWLING ALLEYS	
Type II—1-Hour	\$93.98
Type II—N	\$87.53
Type III—1-Hour	\$102.14
Type III—N	\$95.41
Type V—1-Hour	\$68.91
5. CHURCHES	
Type I or II F.R.	\$182.51
Type II—1-Hour	\$137.10
Type II—N	\$130.22
Type III—1-Hour	\$149.13
Type III—N	\$142.40
Type V—1-Hour	\$139.39
Type V—N	\$131.08
6. CONVALESCENT HOSPITALS	
Type I or II F.R.*	\$256.14
Type II—1-Hour	\$177.64
Type III—1-Hour	\$182.08
Type V—1-Hour	\$171.76
7. DECKS AND PORCHES	
Decks and Porches	\$44.70

8. DWELLINGS	
Type V—Masonry	
(Good)	\$213.27
(Very Good)	\$272.51
(Very Good - Custom)	\$331.75
(Luxury)	\$450.23
Type V—Wood Frame	
(Good)	\$213.27
(Very Good)	\$272.51
(Very Good - Custom)	\$331.75
(Luxury)	\$450.23
Semi-Finished	
(Average)	\$36.96
(Good)	\$42.69
Basements— Unfinished	
(Average)	\$26.79
(Good)	\$32.66
9. FIRE STATIONS	
Type I or II F.R.	\$210.44
Type II—1-Hour	\$138.39
Type II—N	\$130.65
Type III—1-Hour	\$151.57
Type III—N	\$145.12
Type V—1-Hour	\$142.25
Type V—N	\$134.80
10. HOMES FOR THE ELDERLY	
Type I or II F.R.	\$190.82
Type II—1-Hour	\$154.86
Type II—N	\$148.27
Type III—1-Hour	\$161.31
Type III—N	\$154.72
Type V—1-Hour	\$155.72
Type V—N	\$150.42
11. HOSPITALS	
Type I or II F.R.*	\$300.27
Type III—1-Hour	\$248.41
Type V—1-Hour	\$237.09

12. HOTELS AND MOTELS	
Type I or II F.R.*	\$185.80
Type III—1-Hour	\$160.88
Type III—N	\$153.43
Type V—1-Hour	\$140.10
Type V—N	\$137.38
INDUSTRIAL PLANTS	
Type I or II F.R.	\$104.72
Type II—1-Hour	\$72.92
Type II—N	\$66.90
Type III—1-Hour	\$80.22
Type III—N	\$75.64
Tilt-up	\$55.15
Type V—1-Hour	\$75.64
Type V—N	\$69.19
13. JAILS	
Type I or II F.R.	\$292.67
Type III—1-Hour	\$267.60
Type V—1-Hour	\$200.85
14. LIBRARIES	
Type I or II F.R.	\$214.17
Type II—1-Hour	\$156.72
Type II—N	\$149.13
Type III—1-Hour	\$165.46
Type III—N	\$157.15
Type V—1-Hour	\$155.43
Type V—N	\$149.13
15. MEDICAL OFFICES	
Type I or II F.R.*	\$219.90
Type II—1-Hour	\$169.47
Type II—N	\$161.16
Type III—1-Hour	\$183.94
Type III—N	\$171.19
Type V—1-Hour	\$165.89
Type V—N	\$160.16

16. OFFICES**	
Type I or II F.R.*	\$196.55
Type II—1-Hour	\$131.51
Type II—N	\$125.21
Type III—1-Hour	\$141.82
Type III—N	\$135.81
Type V—1-Hour	\$132.94
Type V—N	\$125.21
17. PRIVATE GARAGES	
Wood Frame	\$44.70
Masonry	\$50.28
Open Carports	\$30.51
18. PUBLIC BUILDINGS	
Type I or II F.R.*	\$227.06
Type II—1-Hour	\$183.94
Type II—N	\$175.92
Type III—1-Hour	\$190.96
Type III—N	\$184.37
Type V—1-Hour	\$174.63
Type V—N	\$168.61
19. PUBLIC GARAGES	
Type I or II F.R.*	\$89.97
Type I or II Open Parking*	\$67.47
Type II—N	\$51.43
Type III—1-Hour	\$67.90
Type III—N	\$60.60
Type V—1-Hour	\$62.03
20. RESTAURANTS	
Type III—1-Hour	\$179.07
Type III—N	\$173.20
Type V—1-Hour	\$164.03
Type V—N	\$157.73
21. SCHOOLS	
Type I or II F.R.	\$204.57
Type II—1-Hour	\$139.68
Type III—1-Hour	\$149.42
Type III—N	\$143.69
Type V—1-Hour	\$139.96
Type V—N	\$133.52

22. SERVICE STATIONS	
Type II—N	\$123.63
Type III—1-Hour	\$128.93
Type V—1-Hour	\$109.88
Canopies	\$51.43
23. STORES	
Type I or II F.R.*	\$151.57
Type II—1-Hour	\$92.69
Type II—N	\$90.82
Type III—1-Hour	\$112.60
Type III—N	\$105.72
Type V—1-Hour	\$94.98
Type V—N	\$87.67
24. THEATERS	
Type I or II F.R.	\$201.99
Type III—1-Hour	\$147.12
Type III—N	\$140.10
Type V—1-Hour	\$138.39
Type V—N	\$131.08
25. WAREHOUSES***	
Type I or II F.R.	\$90.97
Type II or V—1-Hour	\$53.86
Type II or V—N	\$50.43
Type III—1-Hour	\$61.03
Type III—N	\$58.16
26. EQUIPMENT	
AIR CONDITIONING:	
Commercial	\$7.74
Residential	\$6.59
SPRINKLER SYSTEMS	\$4.73

*Add 0.5% to total cost for each story over three.

**Deduct 20 % for shell-only buildings.

***Deduct 11% for mini warehouses

This building valuation information is intended for informational use only and cannot be used as a substitute for the Mercer Island City Code.



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

**AB 6909
April 21, 2026
Regular Business**

AGENDA BILL INFORMATION

TITLE:	AB 6909: GMA Compliance – Policy Direction on Development Code Amendments	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
RECOMMENDED ACTION:	<ol style="list-style-type: none"> 1. Direct staff to set the inclusionary zoning requirements at 10 percent of units to be affordable at 50 percent AMI when drafting code amendments to comply with the GMHB Order. 2. Direct staff to prohibit adult entertainment and warehousing in the TC-8 subarea when drafting code amendments to comply with the GMHB Order. 3. Direct staff to include policy direction in the Station Subarea Plan to review the requirement for average daylight plane, major site features, and major façade modulation during Station Subarea Plan Phase 2. 	

DEPARTMENT:	Community Planning and Development
STAFF:	Jeff Thomas, Community Planning and Development Director Alison Van Gorp, Community Planning and Development Deputy Director Adam Zack, Principal Planner
COUNCIL LIAISON:	n/a
EXHIBITS:	<ol style="list-style-type: none"> 1. Inclusionary Zoning and Fee in Lieu of Affordable Housing Policy Brief 2. Town Center Zoning Amendments Policy Brief 3. Town Center Design Standards Policy Brief
CITY COUNCIL PRIORITY:	n/a

AMOUNT OF EXPENDITURE	\$ n/a
AMOUNT BUDGETED	\$ n/a
APPROPRIATION REQUIRED	\$ n/a

EXECUTIVE SUMMARY

The purpose of this agenda item is to receive City Council direction on a series of policy questions related to the Development Code amendments that are necessary to address Growth Management Act (GMA) compliance under the Growth Management Hearing Board (GMHB) Order (see Exhibits 1-3).

- 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:
 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.
- Additional policy direction is needed in order for staff to draft the development code amendments necessary to implement prior Council direction.
- Exhibits 1 through 3 include additional discussion, analysis, and a staff recommendation for each policy direction requested.
- Council policy direction is requested on these three topics:
 - What rate and affordability level should be required by the new inclusionary zoning (Exhibit 1)?
 - Should “adult entertainment” and “warehousing” be allowed land uses in the new TC-8 subarea (Exhibit 2)?
 - Should the Town Center design standards that affect floor area ratio be reviewed during Phase 1 or 2 of the Station Subarea Plan (Exhibit 3)?

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. On March 17, 2026, the City Council approved the Modified Station Area Boundary for the purposes of GMA compliance ([AB 6888](#)).

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

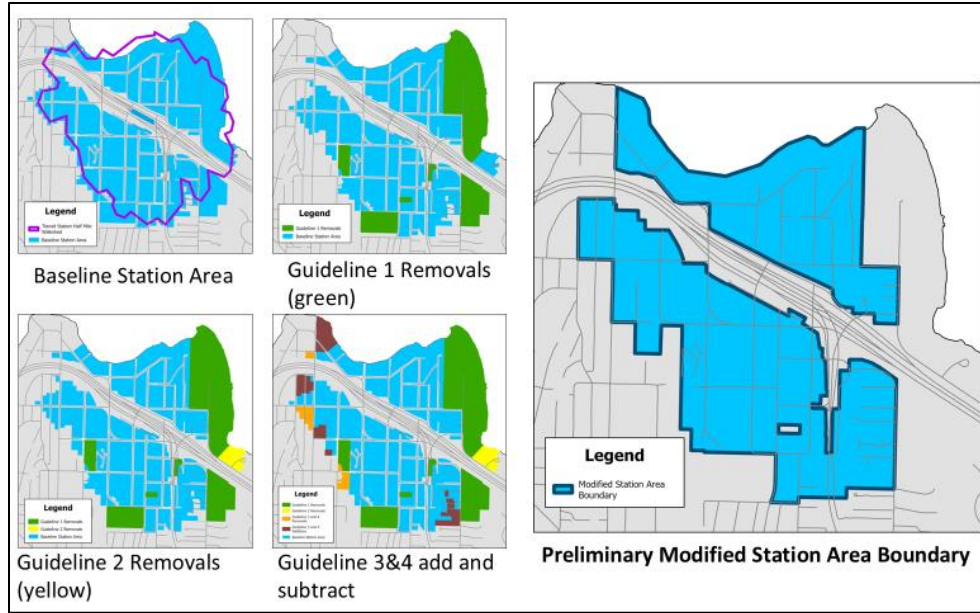


Table 1. Station Area Modification Summary

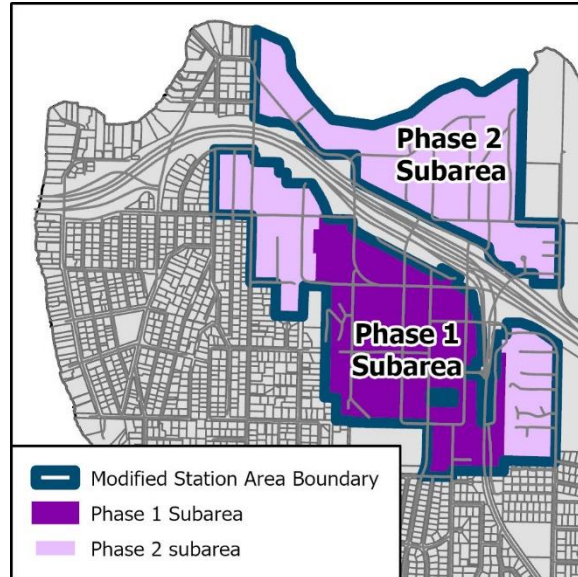
Baseline Station Area	341.6 acres
Area Removed By Guideline 1	100.4 acres
Area Removed by Guideline 2	6.85 acres
Area Removed by Guidelines 3 and 4	6.8 acres
Total Area Removed from the Baseline Station Area (Guidelines 1-4)	114.05 acres
Area Added by Guidelines 3 and 4	19.35 acres
Modified Station Area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

(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. 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”. The Phase 1 and 2 subareas are shown in Map 1.

Map 1. Phase 1 and 2 Subareas.



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 work related to compliance with the TOD bill will likely commence in 2027.

ISSUE/DISCUSSION

Policy direction from the City Council is needed to prepare draft Comprehensive Plan and Development Code amendments to address compliance work under the GMHB Order. The policy briefs included with this agenda bill outline the policy direction needed and analysis for each. The policy briefs are organized into three topics:

- Inclusionary Zoning (Exhibit 1)
- Town Center Zoning Amendments (Exhibit 2)
- Town Center Design Standards (Exhibit 3)

Inclusionary Zoning

Inclusionary zoning is a type of zoning that requires a set percentage of housing units to be income-restricted affordable housing units. There are two variables of inclusionary zoning that can be adjusted: (1) the percentage of units that must be affordable, and (2) the affordability level for the required affordable units. During the land capacity analysis and review of a potential fee in lieu affordable housing program, staff have identified the preferred percentage and affordability level as follows: require 10 percent of units be affordable at 50 percent of the Area Median Income (AMI). The analysis found that this rate and affordability level are the ideal levels to produce the needed units at 50 percent of the AMI and generate funding for lower-income units through participation in the fee in lieu program. More information on the analysis is provided in Exhibit 1.

To proceed with drafting the inclusionary zoning development code, staff need City Council direction on the rate and affordability level to be required by the inclusionary zoning.

Alternatives

- A. Set the inclusionary zoning requirement at 10 percent of units to be affordable at 50 percent AMI (Recommended).**
- B. Set the inclusionary zoning requirement at 15 percent of units to be affordable at 50 percent AMI

Town Center Zoning Amendments.

The City Council directed staff to prepare zoning amendments that would change the Town Center zone for Phase 1 of the Station Subarea Plan. This direction would amend the Town Center zone from six existing subareas to two: one subarea would be an eight-story mixed-use subarea called TC-8 and the other would be a six-story multifamily zone called TCMF-6. The TC-8 subarea will cover the existing Town Center zone, and the TCMF-6 subarea would cover the multifamily zones adjacent to the Town Center. The following City Council direction regarding the allowed uses in the new TC-8 subarea is needed before the updated development code can be drafted. Should adult entertainment and warehousing be allowed in the TC-8 subarea?

Allowed Uses

In order to amend the zoning in Town Center as directed, the tables established in MICC 19.11.020 – Land Uses will need to be amended. The land use tables establish what uses are allowed in the subarea and what permit process is required. Nearly all of the uses allowed in the TC subareas are the same except for “adult entertainment” and “warehousing”. Adult entertainment is allowed by conditional use permit in the existing TC-7 subarea and prohibited in the other subareas. Warehousing is allowed by conditional use permit in the TC-5 and TC-5 Plus subareas and prohibited in the TC-7 and TC-3 subareas.

Direction is needed on whether adult entertainment and warehousing should each be allowed in the TC-8 subarea. Further discussion of the issue is provided in Exhibit 2.

Alternatives

- A. Allow adult entertainment by conditional use permit in the TC-8 subarea
- B. Prohibit adult entertainment in the TC-8 subarea (recommended)**
- C. Allow Warehousing by conditional use permit in the TC-8 subarea
- D. Prohibit warehousing in the TC-8 subarea (recommended)**

Town Center Design Standards

Direction on whether the requirement for average daylight plane, major site features, and major façade modulation be removed during Station Subarea Plan Phase 1 or Phase 2 is needed. Further discussion of this issue is provided in Exhibit 3.

Average Daylight Plane

The requirement for average daylight plane reduces the ability for developers to achieve higher FAR by requiring upper story step backs at a 45-degree angle up to the maximum allowed building height. Requiring upper-story step backs reduces the maximum FAR allowed because it constrains overall building size. The average daylight plane standard will need to be reviewed for its impact on building FAR during the Station Subarea Plan Phase 2 because the City needs to allow an average minimum FAR throughout the station area.

Major Site Features

The development code requires at least one major site feature for major new development. The major site feature requirement reduces the allowed FAR by requiring major new construction to provide either a through-block connection or public open space, both of which would limit how much of the site can be developed.

Major Façade Modulation

The requirement for major façade modulation reduces the ability for developers to achieve higher FARs by requiring major new construction to provide vertical and horizontal modulation at intervals no greater than 120 feet.

Alternatives

- A. Remove the requirement for average daylight plane, major site features, and major façade modulation during Station Subarea Plan Phase 1.
- B. Keep the requirement for average daylight plane, major site features, and major façade modulation and adopt a policy to review these standards during Station Subarea Plan Phase 2 (recommended).**

NEXT STEPS

The GMA Compliance Legislative Review Schedule, presented as a separate agenda item (see AB 6911) at the April 21, 2026 City Council meeting, includes further details on next steps.

Master Schedule:

- April 29 – June 10: Planning Commission legislative review, public hearings and recommendations for City Council.
- June 16 – July 21: City 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)

March 17, 2026

- [AB 6888](#): Final Approval of the Modified Station Subarea Boundary
- [AB 6894](#): Update on the Growth Management Hearings Board Order – GMA Compliance Work Plan

RECOMMENDED ACTION

1. Direct staff to set the inclusionary zoning requirements at 10 percent of units to be affordable at 50 percent AMI when drafting code amendments to comply with the GMHB Order.
2. Direct staff to prohibit adult entertainment and warehousing in the TC-8 subarea when drafting code amendments to comply with the GMHB Order.
3. Direct staff to include policy direction in the Station Subarea Plan to review the requirement for average daylight plane, major site features, and major façade modulation during Station Subarea Plan Phase 2.

City of Mercer Island

Department of Community Planning and Development

Policy Brief

INCLUSIONARY ZONING

Staff:	Jeff Thomas, CPD Director Alison Van Gorp, CPD Deputy Director Adam Zack, Principal Planner
Date:	April 10, 2026
Recommendation:	Set the inclusionary zoning requirement at 10 percent of units to be affordable at 50 percent AMI.

POLICY DIRECTION REQUESTED

Inclusionary zoning is a type of zoning that requires a set percentage of housing units to be income-restricted affordable housing units. There are two variables of inclusionary zoning that can be adjusted: (1) the percentage of units that must be affordable, and (2) the affordability level for the required affordable units. During the land capacity analysis and review of a potential fee –in lieu affordable housing program, staff have identified the preferred percentage and affordability level as follows: require 10 percent of units be affordable at 50 percent of the AMI. The analysis found that this rate and affordability level are the ideal levels to produce the needed units at 50 percent of the AMI and generate funding for lower-income units through participation in the fee –in lieu program.

Alternatives

- A. **Set the inclusionary zoning requirement at 10 percent of units to be affordable at 50 percent AMI (Recommended).**
- B. Set the inclusionary zoning requirement at 15 percent of units to be affordable at 50 percent AMI

BACKGROUND

AFFORDABLE HOUSING NEEDS

Central to the GMHB Order is accommodation of the City's assigned housing needs. Under the GMA, counties and cities are required to plan for adequate housing to accommodate the projected housing needs for each income segment (RCW 36.70A.070(2)(a)-(d)). The GMA establishes housing affordability levels based on income segments as a percentage of the Area Median Income (AMI). The housing affordability levels are categorized as follows:

1. Extremely Low Income (less than 30% of the AMI)
2. Very Low Income (between 30 and 50% of the AMI)
3. Low Income (50 to 80% of the AMI)
4. Moderate Income (80 to 120% of the AMI)
5. High Income (greater than 120% of the AMI)

The GMA also requires counties and cities to plan for Emergency Housing, Emergency Shelters, and Permanent Supportive Housing. Permanent supportive housing (PSH) is considered a subset of the 0-30% affordable housing level because these are permanent housing units. Housing needs for emergency housing and shelters are considered their own housing need because they are temporary shelter spaces for people transitioning from homelessness.

In late 2023, the Washington State Department of Commerce (Commerce) established housing needs by affordability level for each county. This data was then used by King County to allocate housing unit by housing affordability level to each City. The housing units assigned to Mercer Island by King County are shown in Table 1.

Table 1. Mercer Island Housing Needs by Housing Affordability Level.

	Housing Affordability Level								Emergency Housing ²
	Total	≤30%		>30 to ≤50%	>50 to ≤80%	>80 to ≤100%	>100 to ≤120%	>120%	
		Non-PSH ¹	PSH ¹						
Housing Units	1,239	339	178	202	488	4	5	23	237

Source: King County Ordinance 19660 approved 8/22/2023.

Notes:

1. PSH = Permanent Supportive Housing
2. Emergency Housing is its own metric and not part of the housing need or housing growth target.

The GMHB Order requires the City of Mercer Island to demonstrate through a combination of land capacity and adequate provisions (further described below) the ability to accommodate the housing units assigned in Table 1.

ADEQUATE PROVISIONS

The GMHB Order requires the City to adopt adequate provisions which are incentives, mandatory provisions, and other actions that reduce barriers to needed housing production. Issue 2 from the GMHB Order identified that the City must perform additional analysis to document how adequate provisions will result in the City meeting its housing needs at all housing affordability levels over the 20-year planning horizon. More specifically, the GMHB Order called out the City’s Incentive Zoning program and indicated that the City had not provided sufficient evidence that the program would produce affordable units at the required affordability levels, given the voluntary nature of the program.

INCLUSIONARY ZONING

To address the requirements in the GMHB Order, the City will need to adopt a mandatory inclusionary zoning program that requires that a set percentage of housing units be income-restricted affordable housing. These requirements will replace the existing Incentive Zoning program in the Town Center. As the inclusionary zoning requirement is mandatory - requiring all new residential and mixed-use development to provide affordable units, rather than relying on voluntary, incentive-based regulation - the City can reliably estimate the number of units that will be produced. This will document the expected effect of the new program on addressing the City’s affordable housing needs as required in the GMHB Order.

Land Capacity Analysis

City’s consultant, Community Attributes Inc (CAI) conducted a Land Capacity Analysis, including estimating the potential production of affordable housing units from an inclusionary zoning requirement. CAI’s analysis evaluates an inclusionary zoning requirement in the Phase I portion of the Station Subarea, including the existing Town Center and the adjacent multi-family zones. CAI’s analysis is based on an inclusionary zoning requirement for 10% of the units to be affordable at 50% AMI (rental)

or 80% AMI (ownership). The analysis shows that this requirement could produce 171 50-80% AMI units in the planning period.

The Land Capacity Analysis found that the planned increase in development capacity from the Phase I upzones is expected to provide sufficient capacity to address the City's affordable housing targets above 30% AMI. Additionally, the City has a projected gap in production of extremely low-income (0-30% AMI) housing of 510 units. The Inclusionary Zoning program described above produces 50-80% AMI units, which do not directly address this gap.

FEE IN LIEU

However, there is another way to utilize the Inclusionary Zoning requirement to support production of extremely low-income units. A fee in lieu program would provide developers the option to pay a fee rather than providing affordable units on-site. The City would place the resulting fee revenue into a Housing Fund, to be used to support production of extremely low-income units in other development projects, likely in partnership with A Regional Coalition for Housing (ARCH) and non-profit housing developer(s).

As a part of the Land Capacity Analysis, CAI also modeled the projected performance of a fee in lieu provision. The model assumes that the regulations provide the developer with flexibility to choose to satisfy the entire inclusionary requirement through fee in lieu. It further assumes a fee amount of \$25 per square foot, an average unit size of 1,060 square feet, and that 95% of projects would opt to pay the fee rather than build affordable units as part of the project. This results in estimated revenue from in-lieu fees totaling \$30.7 million. When leveraged with additional grants and loans, this revenue could support direct delivery of 170-200 units of extremely low-income housing, depending on the cost of construction.

To establish this program, the City must amend the code to enable fee in lieu as an alternative compliance option for the inclusionary zoning requirement. The City must also set the fee amount in the City's fee schedule. The City Council will amend the fee schedule to set the fee at a future meeting.

NEXUS STUDY

The first step in establishing an inclusionary zoning requirement is determining the percentage of units that must be affordable. Then, the affordability level for the units must also be established. The percentage and affordability level should be established such that the cost of providing the income-restricted affordable housing is equivalent to a portion of the potential return the developer will receive from the project.

CAI also conducted an Affordable Housing Nexus Study to evaluate the maximum affordable housing requirement that could feasibly be supported by developments in Mercer Island. The Nexus Study evaluated three rental housing types, including:

1. 7-story multi-family with ground floor retail (TC-7 development regulations)
2. 5-story multi-family with ground floor retail (TC-5 development regulations)
3. 4-story multi-family, primarily residential (TC-MF4 development regulations)

Data from existing comparable buildings in Mercer Island as well as nearby surrounding jurisdictions was evaluated to establish information on unit sizes, rents and other characteristics for each development type. ARCH also provided data on costs associated with construction and maintenance of affordable units as well as income and rent limits for this housing.

CAI's analysis shows that maximum supportable affordable housing requirements range from 13.1% to 16.4%, depending on rental housing type. Based on review of the inclusionary zoning programs in other nearby cities, as well as feasibility analysis, the recommended range for the City of Mercer Island's affordable housing requirement is 10-15%. The analysis and review of neighboring city programs shows that a 50%-80% AMI level requirement can be supported. However, Mercer Island has substantially higher housing needs at the 50% AMI level. Thus, it is recommended that 50% AMI for rental housing and 80% AMI for homeownership housing be maintained as the affordability level requirements.

Review of Peer Jurisdiction Regulations

The City of Seattle's Mandatory Housing Affordability (MHA) program defines both performance and fee in lieu requirements by zone and geographic area. Residential performance requirements range between 5% to 11% and require affordability levels of 40% of AMI for units less than 400 square feet and 60% of AMI for units greater than 400 square feet. The City of Seattle's program has generated just 10% of total units through the performance option.

The City of Bellevue has defined separate requirements for middle housing and mixed-use and multifamily structures. Middle housing, allowing the development of 6 units on any residential land use that would not otherwise allow 6, must provide at least 2 affordable units at 60% of AMI.

The City of Kirkland requires 10% of units in low-density residential zones at 80% of AMI for ownership units and 50% of AMI for rental units. For all other applicable zones, except those with height limits of 65 feet or greater, the City requires 10% affordable units at 50% of AMI for rental and 80% of AMI for ownership units. Zones with maximum heights of 65 feet or greater require 15% affordable units.

The City of Redmond has adopted a performance requirement of 10% of units at 80% of AMI. The City of Sammamish also requires 10% of units at 80% of AMI but allows for each unit at 50% of AMI to count for two units at 80% of AMI.

ALTERNATIVES AND ANALYSIS

INCLUSIONARY ZONING REQUIREMENT

There are two variables of inclusionary zoning that can be adjusted: (1) the percentage of units that must be affordable, and (2) the affordability level for the required affordable units. The City Council is asked to provide direction on the percentage of units; an analysis of these alternatives is provided below. The affordability level is recommended to remain at the levels currently established in the Town Center Incentive zoning program: 50% AMI for rental housing and 80% AMI for ownership housing.

Percentage of Units

The findings of the Nexus Study support a percentage up to a maximum of 13.1% – 16.4%, depending on the type of development. A review of other nearby cities' percentage requirements reveals that 10% of units is comparable to other inclusionary zoning programs. The following alternatives for setting a percentage of units required by the inclusionary zoning were analyzed:

Alternatives

- A. **Set the inclusionary zoning requirement at 10% of units (recommended)**
- B. Set the inclusionary zoning requirement at 15% of units

Alternative A: Set the inclusionary zoning requirement at 10% of units

Selecting this alternative would put the inclusionary zoning program in alignment with other cities in the region with a somewhat lower requirement than what is currently in the Town Center incentive zoning program. This will likely have a positive impact on project feasibility. Also, with the proposed Phase I upzones the area where the requirement applies and the size of potential projects is expanded, helping to offset the impact of selecting a smaller percentage.

Alternative B: Set the inclusionary zoning requirement at 15% of units

Selecting this alternative would maintain the 15% requirement from the existing Town Center incentive zoning program. While this higher requirement can theoretically produce more affordable units, its impact on project feasibility may counteract that potential. Compared with other King County jurisdictions with inclusionary zoning programs, this requirement is the very highest percentage currently being implemented.

Recommendation – Alternative A: Set the inclusionary zoning requirement at 10% of units

The City’s 2026 Land Capacity Analysis shows that the scale of the development capacity increase in Station Subarea Plan Phase 1 will generate adequate capacity for households at the 50 percent AMI affordability level when requiring 10 percent of units to be affordable. Setting the required percentage of affordable units in the inclusionary zone at 10 percent should make projects more economically feasible, which should help the City reach its affordable housing goals. When combined with a fee in lieu affordable housing program, the 10% inclusionary zoning requirement can also help to achieve housing goals for the lower affordability levels from 0-50 percent AMI because developers will often elect to pay the fee, and in so doing, grow the City’s funding for extremely low-income housing.

STAFF RECOMMENDATION

Set the inclusionary zoning requirement at 10 percent of units to be affordable at 50 percent AMI.

City of Mercer Island

Department of Community Planning and Development

Policy Brief

TOWN CENTER ZONING AMENDMENTS

Staff:	Jeff Thomas, CPD Director Adam Zack, Principal Planner
Date:	April 10, 2026
Recommendation:	Prohibit adult entertainment in the TC-8 Subarea Prohibit warehousing in the TC-8 Subarea

POLICY DIRECTION REQUESTED

The Town Center zone will be amended consistent with the City Council direction for Phase 1 of the Station Subarea Plan. The Town Center zone will go from six existing subareas to two. To consolidate six subareas to two, the allowed uses in the resulting TC-8 subarea need to be revised.

ALLOWED USES

Should adult entertainment and warehousing be allowed in the TC-8 subarea?

Alternatives

- Allow adult entertainment by conditional use permit in the TC-8 subarea
- **Prohibit adult entertainment in the TC-8 subarea (recommended)**
- Allow Warehousing by conditional use permit in the TC-8 subarea
- **Prohibit warehousing in the TC-8 subarea (recommended)**

BACKGROUND

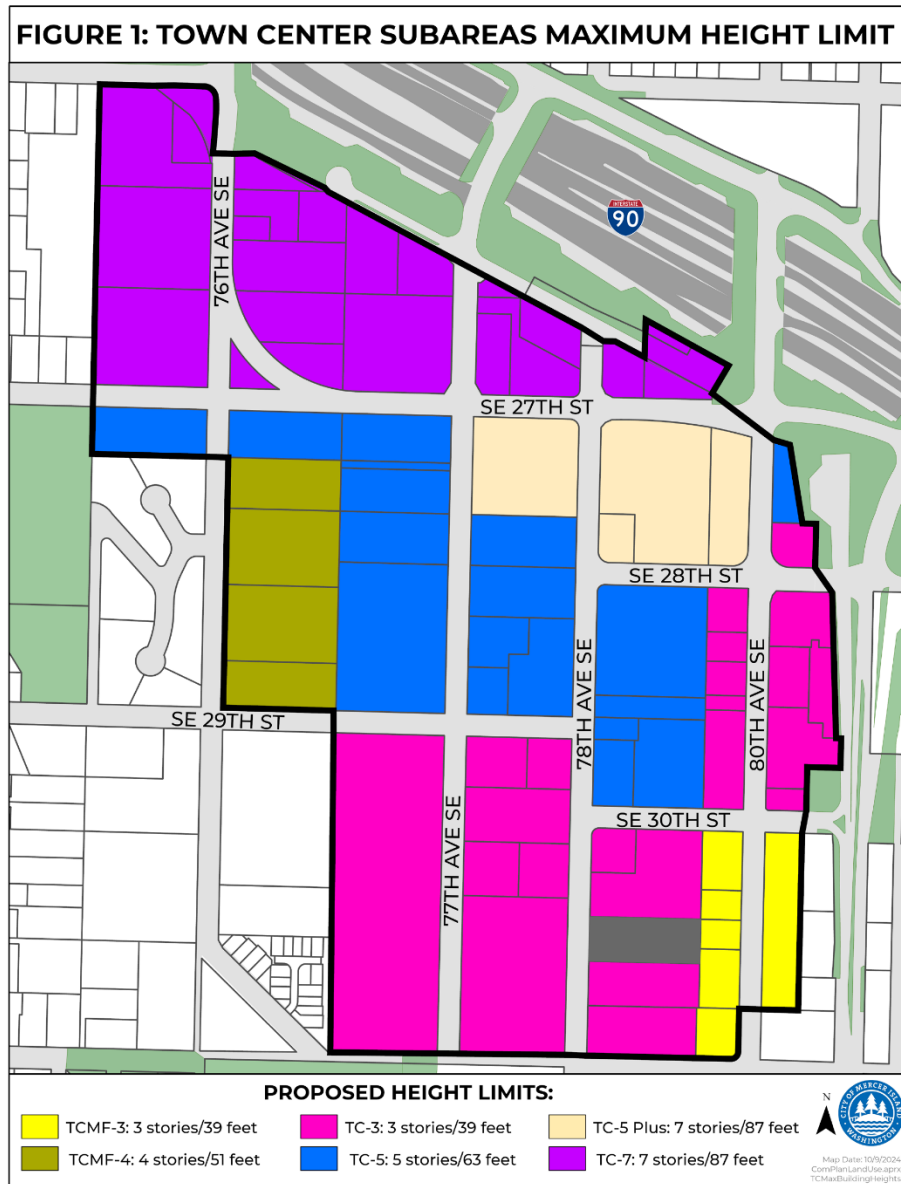
ZONING

Zoning is a regulatory system whereby a city is divided into districts or zones within which permitted and conditional uses are established. Each zone also includes regulations governing lot size, building bulk, placement, and other development standards. In Mercer Island, zoning is established in the unified land development code in Title 19 of the Mercer Island City Code (MICC). Land use, development, and design regulations for the Town Center are established in Chapter 19.11 MICC. MICC 19.11.015 further divides the Town Center zone into subareas with specific regulations for development in these areas.

TOWN CENTER SUBAREAS

The Town Center zone is currently divided into six different subareas. The subareas are TC-7, TC-5, TC-5 Plus, TC-3, TCMF-3, and TCMF-4. Each subarea is differentiated by the maximum building height and the land uses allowed. The Town Center Subareas are established in [MICC 19.11.015 – Town Center Subareas](#). Figure 1 shows the Town Center subareas and maximum building height.

Figure 1. Town Center Subareas and Maximum Building Height.



DEVELOPMENT CAPACITY INCREASE

The City is updating its Comprehensive Plan to comply with the Growth Management Hearings Board Final Decision and Order (GMHB Order) dated August 1, 2025. One of the actions the City is taking to comply with the FDO is increasing the development capacity for low- to mid-rise multifamily and mixed-use residential units. This can be accomplished through amendments to the development code, specifically in the Town Center.

On February 17, 2026, the City Council provided direction to staff to add development capacity in the existing Town Center and adjacent multifamily zones by allowing up to eight stories throughout the Town Center zone and up to six stories in the adjacent multifamily zones. Effectively, the development capacity increase will mean the six existing Town Center subareas will need to be reduced to two: TC-8

and TCMF-6. TC-8 will be the eight-story maximum subarea throughout the existing Town Center boundary and TCMF-6 will be the six-story maximum subarea in the multifamily areas adjacent to Town Center.

ALLOWED USES

In order to increase development capacity as directed, the land use table established in MICC 19.11.020 – Land Uses will need to be amended to reconcile the differences between the existing and proposed subareas. The land use table establishes what uses are allowed in the subareas and the required permit process. Nearly all the uses allowed in the TC or TCMF subareas are the same except for “adult entertainment” and “warehousing”. Adult entertainment is allowed by conditional use permit in the existing TC-7 subarea and prohibited in the other subareas. Warehousing is allowed by conditional use permit in the TC-5 and TC-5 Plus subareas and prohibited in the TC-7 and TC-3 subareas.

ADULT ENTERTAINMENT

“Adult entertainment” is defined in MICC 19.16.010 – Definitions as follows:

Adult entertainment: An adult retail establishment or adult theater. "Adult entertainment" shall not be considered to be included under any other permitted use in this Code as either a primary or accessory use, and is not permitted in any zone unless specifically stated. For purposes of adult entertainment, the following definitions apply:

1. Adult retail: An establishment in which ten percent or more of the stock in trade consists of merchandise distinguished or characterized by a predominant emphasis on the depiction, description, simulation or relation to specified sexual activities or specified anatomical areas.
2. Adult theater: A facility used for presenting for commercial purposes motion picture films, video cassettes, cable television, live entertainment or any other such material, performance or activity, distinguished or characterized by a predominant emphasis on depiction, description, simulation or relation to specified sexual activities or specified anatomical areas for observation by patrons therein. Structures housing panoramas, peep shows, entertainment studios or topless or nude dancing are included in this definition.
3. Merchandise: Shall include, but is not limited to, the following: books, magazines, posters, cards, pictures, periodicals or other printed material; prerecorded video tapes, discs, film, or other such medium; instruments, devices, equipment, paraphernalia, or other such products.
4. Panoramas or peep shows: Any device which, upon insertion of a coin or token or by any other means, exhibits or displays a picture; an image from a film, video cassette, video disc, or any other medium; or provides a view of a live performance.
5. Specified anatomical areas:
 - a. Less than completely and/or opaquely covered human genitals, pubic region, buttock, or female breast below the top of the areola.

- b. Human male genitals in a discernibly turgid state, even if completely or opaquely covered.
6. Specified sexual activities:
- a. Human genitals in a state of sexual stimulation, and/or
 - b. Sexual intercourse, including genital-genital, oral-genital, anal-genital or oral-anal, whether between persons of the same or opposite sex or between humans and animals, and/or
 - c. Acts of human masturbation, sadism or torture in the context of sexual relationship, and/or sadomasochistic abuse in the context of sexual relationship, and/or
 - d. Fondling or other erotic touching of human genitals, pubic region, buttocks or the female breast.
7. Stock in trade: Shall mean either:
- a. The dollar value of all merchandise readily available for purchase, rental, viewing, or use by patrons of the establishment excluding material located in any storeroom or other portion of the premises not regularly open to patrons; or
 - b. The total volume of shelf space and display area in those portions of the establishment open to patrons.

WAREHOUSING

“Warehousing” is defined in MICC 19.16.010 – Definitions as follows:

Warehousing: The storage of goods and materials, including facilities available to the public for a fee.

ALTERNATIVES AND ANALYSIS

ADULT ENTERTAINMENT

Adult entertainment is currently only allowed by conditional use permit in the TC-7 subarea and prohibited throughout the rest of Town Center. There are no existing permitted adult entertainment uses established in Town Center. Allowing this use in the new TC-8 subarea would allow the use throughout subareas of Town Center where it was previously prohibited. On the other hand, prohibiting Adult Entertainment in the TC-8 subarea would effectively only change the allowed uses in one existing subarea.

Alternatives

- A. Allow adult entertainment by conditional use permit in the TC-8 subarea
- B. **Prohibit adult entertainment in the TC-8 subarea (recommended)**

Alternative A: Allowing Adult Entertainment Throughout Town Center

- This would expand the area of the City in which adult entertainment is allowed.
- Adult entertainment may be less compatible with the denser residential uses and mixed-use development planned for the TC-8 subarea. The subarea is expected to primarily redevelop with ground-floor commercial and upper-story residential uses. This mixed-use development type would likely conflict with adult entertainment uses, which are usually located in purely commercial buildings. Residents of mixed-use development may not want to share a building with an adult entertainment land use.
- Additional use-specific development regulations may be needed to address compatibility with denser residential and mixed-use development.

Alternative B: Prohibiting Adult Entertainment Throughout Town Center

- Adult entertainment would no longer be allowed in the area currently designated as the TC-7 subarea.
- The B zone would be the only zone in the City where adult entertainment is still allowed.
- No existing uses would be rendered nonconforming.

Recommendation - Alternative B: Prohibit Adult Entertainment in the TC-8 Subarea

Prohibiting adult entertainment in the TC-8 subarea would prevent potential incompatibility between the denser residential development planned for the subarea and a commercial land use. In general, adult entertainment is better suited to stand alone commercial development where compatibility with residential uses can be improved by having use-specific regulations for building access, screening, and parking. Adult entertainment uses in mixed-use buildings would be challenging to regulate for compatibility with residential uses because both would be located in the same building.

WAREHOUSING

Warehousing is currently only allowed by conditional use permit in the TC-5 and TC-5 Plus subareas and prohibited throughout the rest of Town Center. Allowing this use in the new TC-8 subarea would allow the use throughout all subareas of Town Center where it was previously prohibited. On the other hand, prohibiting warehousing in the TC-8 subarea would effectively only change the allowed uses in one existing subarea .

Alternatives

- A. Allow Warehousing as a conditional use in the TC-8 subarea
- B. Prohibit warehousing in the TC-8 subarea (Recommended)**

Alternative A: Allow Warehousing as a Conditional Use in the TC-8 Subarea

- Expands the area where warehousing is allowed within the Town Center to include the subareas beyond TC-5 and TC-5 Plus, which are currently located toward the center of the Town Center zone.
- Warehousing includes self-storage.

Alternative B: Prohibit Warehousing in the TC-8 Subarea

- Warehousing is not an allowed use, conditional or otherwise, in any other zone. Prohibiting warehousing in Town Center would prohibit any development that fits the definition in Mercer Island.

Recommendation – Alternative B: Prohibit warehousing in the TC-8 subarea

Warehousing development can occupy lots that would otherwise be suitable for midrise multifamily development. The reason the City is changing the subareas in Town Center is to increase midrise multifamily capacity to accommodate its affordable housing needs. Prohibiting warehousing in the TC-8 subarea would help to ensure that the added development capacity is reserved for midrise multifamily development rather than other nonresidential developments.

STAFF RECOMMENDATION

- 1. Include the TCMF-3 and TCMF-4 subareas in the proposed TC-8 subarea**
- 2. Prohibit adult entertainment in the TC-8 subarea**
- 3. Prohibit Warehousing in the TC-8 subarea**

City of Mercer Island

Department of Community Planning and Development

Policy Brief

TOWN CENTER DESIGN STANDARDS

Staff:	Jeff Thomas, CPD Director Adam Zack, Principal Planner
Date:	April 10, 2026
Recommendation:	Keep the requirement for average daylight plane, major site features, and major façade modulation and adopt a policy to review these standards during Station Subarea Plan Phase 2.

POLICY DIRECTION REQUESTED

Three Town Center design standards currently include regulations related to average daylight plane, major site features, and major facade modulation requirements for major new development. All of these standards have the impact of reducing the achievable floor area ratio (FAR). During Phas2 of the Station Subarea Plan, the City will be revisiting the FAR analysis to ensure compliance with HB 1491 , which requires a minimum FAR In the area around the light rail station. The City Council may choose to pursue amendments to these code sections during Phase 1 or Phase 2 of the Station Subarea Plan.

Should the requirement for average daylight plane, major site features, and major façade modulation be removed during Station Subarea Plan Phase 1 of Phase 2?

Alternatives

- Remove the requirement for average daylight plane, major site features, and major façade modulation during Station Subarea Plan Phase 1.
- **Keep the requirement for average daylight plane, major site features, and major façade modulation and adopt a policy to review these standards during Station Subarea Plan Phase 2 (recommended).**

BACKGROUND

DEVELOPMENT CAPACITY INCREASE

The City is required to update its Comprehensive Plan to comply with the Growth Management Hearings Board Final Decision and Order (GMHB Order), dated August 1, 2025. One of the requirements to comply with the GMHB Order is to evaluate land capacity for affordable housing and increase that capacity to close any identified gaps. This will be accomplished through the implementation of the Station Subarea Plan Phases 1 and 2.

On February 17, 2026, the City Council provided direction to staff to add development capacity in the existing Town Center and adjacent multifamily zones by allowing up to eight stories throughout the Town Center zone and up to six stories in the adjacent multifamily zones. There are three other design standards that can also be amended to increase development capacity. These include requirements for average daylight plane, major site features, and major façade modulation, discussed below.

STATION SUBAREA PLAN PHASES 1 AND 2

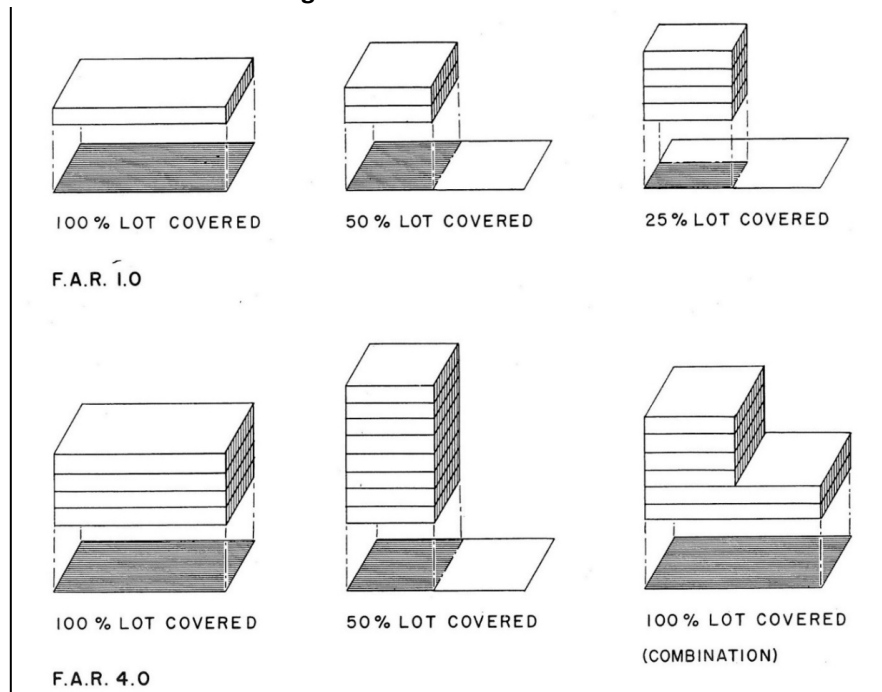
The City is in the process of developing a Station Subarea Plan. The subarea plan will be divided into two phases. Phase 1 of the Station Subarea Plan will be implemented when the Comprehensive Plan is updated this year and include increasing development capacity in the Town Center and adjacent multifamily zones. The Town Center zone will go from six subareas to one with a maximum building height of eight stories (TC-8) and the multifamily zones will become a single subarea with a maximum building height of six stories (TCMF-6). Amending the zoning during Phase 1 will require some changes to the design standards that apply in the Town Center to ensure the development code is internally consistent.

Phase 2 of the Station Subarea Plan will be implemented by 2029 and include compliance with House Bill (HB) 1491. HB 1491 requires cities to plan for transit-oriented development (TOD) in light rail station areas. The TOD Bill requires jurisdictions to allow an average floor area ratio (FAR) of 3.5 throughout the station area. During Phase 2, the City will need to determine how the minimum FAR can be met throughout the throughout the station area. As part of the process to determine if the minimum FAR is met, the City will need to review how its design standards affect the maximum FAR.

FLOOR AREA RATIO

Floor Area Ratio (FAR) is the ratio of the building floor area to lot area. It is usually expressed as a decimal (e.g., 2.5) or as a ratio (e.g., 1:5:1). The square footage of a building with a 1.0 FAR would equal the lot area and the square footage of a building with a 2.0 FAR would be equal to double the lot size. FAR does not address building height, form, or shape, only the total square footage of the building in proportion to lot size. Local governments use FAR in zoning regulations to manage building density and land use, with higher FARs typically indicating higher densities. FAR is illustrated in Figure 1 below.

Figure 1. Illustration of FAR.



Source: American Planning Association, Planner Advisory Service (PAS) 111, June 1958
 (<https://www.planning.org/pas/reports/report111.htm>).

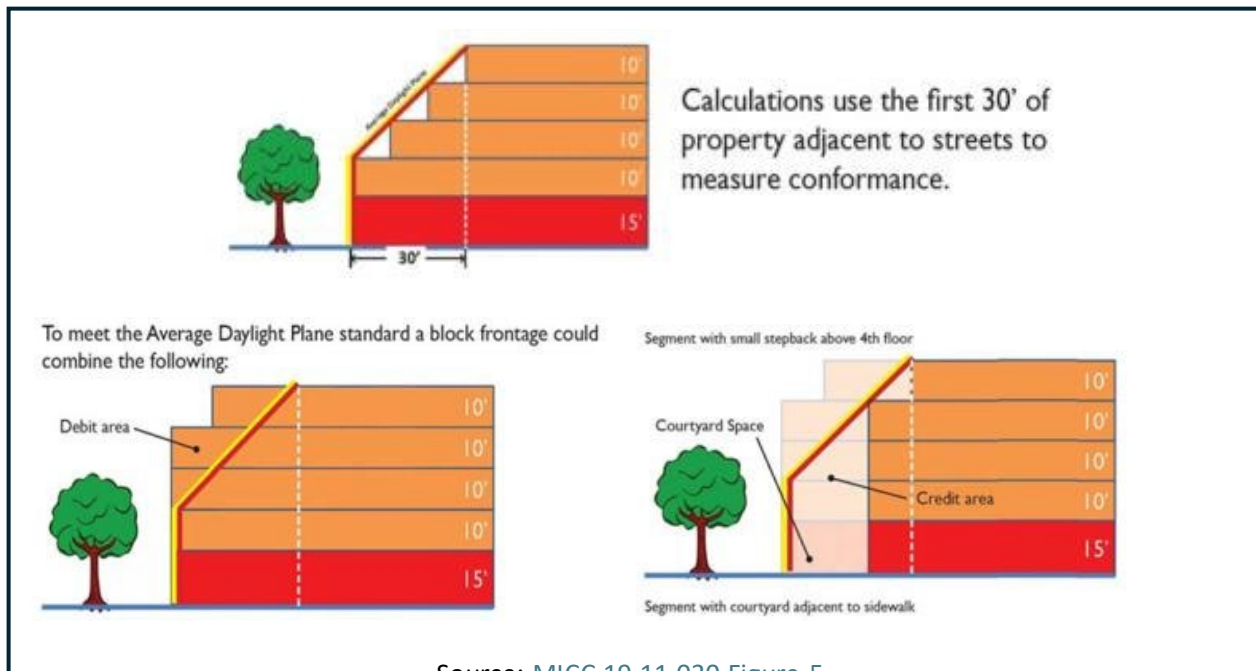
DEVELOPMENT AND DESIGN STANDARDS

The Mercer Island City Code (MICC) uses development and design standards to regulate the appearance, size, and uses of development throughout Mercer Island. The development and design standards in the Town Center zone are intended to enhance the Town Center by developing a sense of place, supporting a built environment that is convenient and accessible to pedestrians, motorists, bicyclists, and public transit users, and creating a vibrant, healthy, mixed use downtown that serves the city’s retail, business, social, cultural and entertainment center and ensuring the commercial and economic vitality of the area.

AVERAGE DAYLIGHT PLANE

The bulk regulations in the Town Center use “average daylight plane”, or average minimum upper level step backs ([MICC 19.11.030\(A\)\(7\)](#)). Average daylight plane regulations aim to reduce the perceived scale of building facades along streets and promote the modulation of building facades along streets to add variety and visual interest. From a height of 25 feet at the front property line, buildings must step back at a 45-degree angle up to the maximum building height limit. The average daylight plane requirement reduces the ability to achieve higher FARs because the standards limit the size of upper stories of a development. Figure 2 illustrates how the average daylight plane standards in Town Center are currently applied.

Figure 2. Average Daylight Plane Illustration.



Source: [MICC 19.11.030 Figure 5.](#)

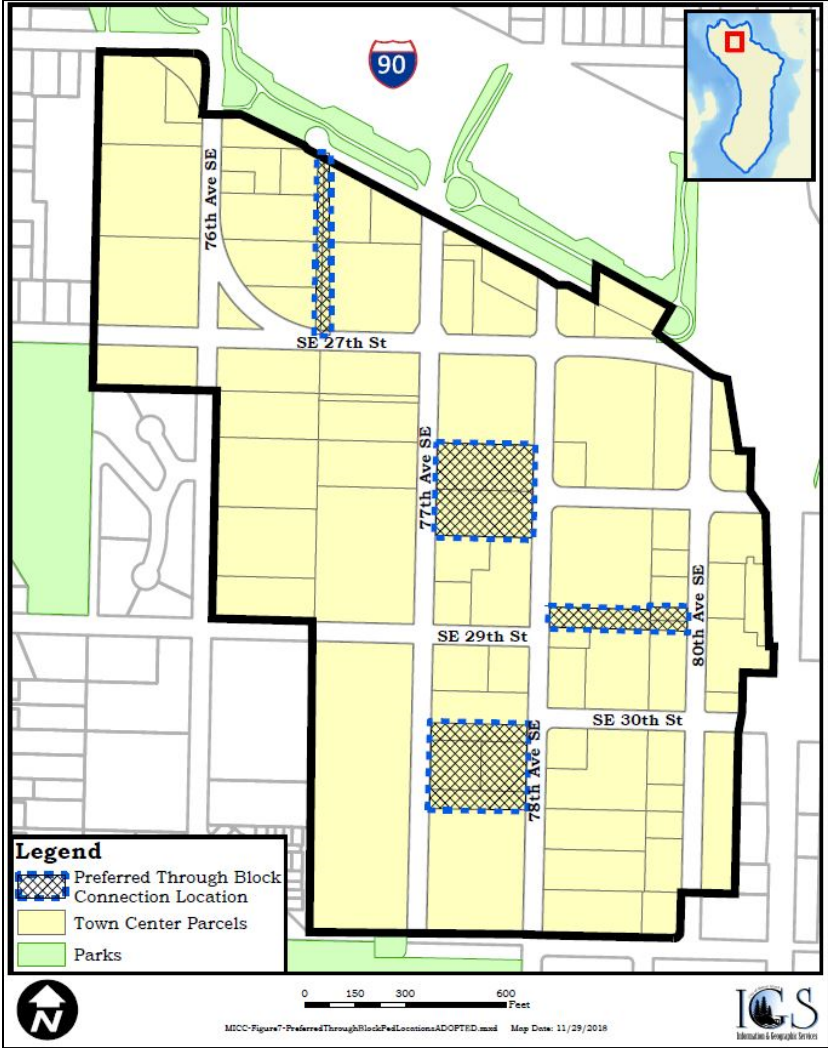
MAJOR SITE FEATURES

The design standards in Town Center require all major new construction above two-stories that abuts a preferred through-block connection location identified in the code to provide a major site feature ([MICC 19.11.060\(B\)](#)). Major site features include either a through-block connection or a public open space.

Through-block connections

Through-block connections are major site features required in some locations in Town Center. They are intended to provide a public pedestrian route through larger city blocks. The development code requires the through-block connection to connect with existing or future rights-of-way, other pedestrian connections and/or public open spaces. The through-block connection is required in the preferred locations shown in MICC 19.11.060 Figure 7 unless an applicant can demonstrate that such a connection is infeasible. Implementation of the through-block connection requirement reduces the ability to achieve higher FAR because lot area is occupied by the connection rather than the building footprint.

Figure 3. Through Block Connection Preferred Locations.



Source: MICC 19.11.060 Figure 7.

Public open space

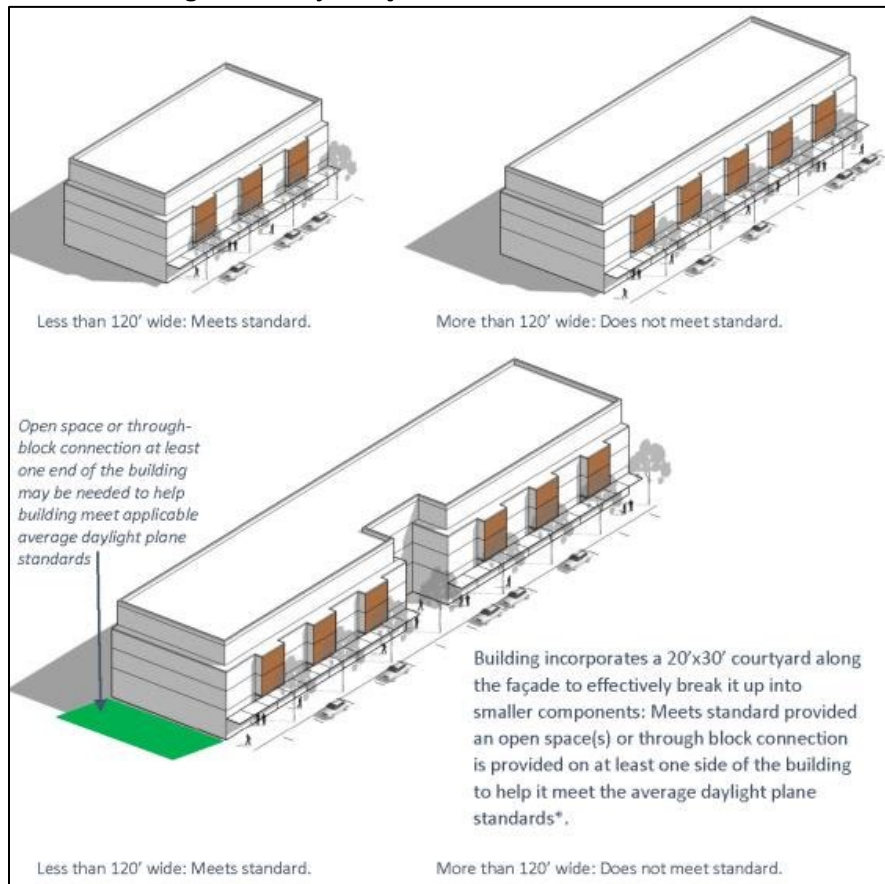
Public open space can be provided to meet the major site feature where a through-block connection is not feasible or achievable (MICC 19.11.060(B)). Public open space refers to plazas, parks, or other spaces intended for the use of the public in the Town Center zone. The size required for a single public open space is equal to three percent of the gross floor area of the proposed development. The development code also requires design elements that must be provided, including landscaping, seating, and coverings.

Implementation of the requirement for public open space reduces the ability to achieve higher FAR because lot area is occupied by the open space rather than the building footprint.

MAJOR FACADE MODULATION

Major façade modulation is required in the Town Center to break up the massing of the block and add visual interest (MICC 19.11.100(B)(3)). Major façade modulation includes building articulation stepping the façade forward and back along the street frontage. Implementation of the requirement for major façade modulation can reduce the ability to achieve higher FAR because it limits the building footprint. Figure 4 illustrates the current façade modulation requirement in Town Center.

Figure 4. Major Façade Modulation Illustration.



Source: [MICC 19.11.100\(B\)\(3\)\(c\)](#)

ALTERNATIVES AND ANALYSIS

DESIGN STANDARDS

Three design standards reduce the achievable FAR and need to be reviewed and possibly amended during implementation of the Station Subarea Plan. The City Council can direct whether they get addressed during Phase 1 or Phase 2 of the Station Subarea Plan. Addressing the standards during Phase 1 of the Subarea Plan would mean removing the requirement entirely because there is not enough time to analyze different or amended standards before Phase 1 will be implemented. Addressing the standards during Phase 2 of the Station Subarea Plan would give time for alternatives to be identified

and analyzed within the context of the larger station area. The three designs standards that affect FAR are:

- Average Daylight Plane;
- Major Site Features; and
- Major Façade Modulation.

Average Daylight Plane

The average daylight plane requirement reduces the ability for developers to achieve higher FAR by requiring upper story step backs at a 45-degree angle up to the maximum allowed building height. Requiring upper-story step backs reduces the maximum FAR allowed because it constrains overall building size. The average daylight plane standard will need to be reviewed for its impact on building FAR during the Station Subarea Plan Phase 2 because the City needs to allow and average minimum FAR throughout the station area.

Major Site Features

The development code requires at least one major site feature for major new development. The major site feature requirement reduces the allowed FAR by requiring major new construction to provide either a through-block connection or public open space, both of which would limit how much of the site can be developed.

Major Façade Modulation

The requirement for major façade modulation reduces the ability for developers to achieve higher FARs by requiring major new construction to provide vertical and horizontal modulation at intervals no greater than 120 feet.

Alternatives

- A. Remove the requirement for average daylight plane, major site features, and major façade modulation during Station Subarea Plan Phase 1.
- B. **Keep the requirement for average daylight plane, major site features, and major façade modulation and adopt a policy to review these standards during Station Subarea Plan Phase 2 (recommended).**

Alternative A: Removing the Requirement for Average Daylight Plane, Major Site Features, And Major Façade Modulation During Station Subarea Plan Phase 1

- Removes a barrier to achieving higher FARs outright.
- Easier compliance with FAR requirements for the station area during Phase 2 because a provision limiting FAR would already be removed.
- Would allow for the market to determine bulk of new development in the Town Center zone.
- There is some risk that new development in the Town Center zone might create undesirable pedestrian-oriented scale because it is not required to provide upper-story stepbacks, major site features, and façade modulation.

Alternative B: Keep the requirement for average daylight plane, major site features, and major façade modulation and adopt a policy to review these standards during Station Subarea Plan Phase 2

- Gives staff additional time to conduct studies on the impacts of average daylight plane, major site features, and major façade modulation requirements related to FAR in the station area.

- Gives staff additional time to conduct studies on the impacts of the design standards, how they relate to FAR in the station subarea, and to compose amendments to the design standards as a whole.
- During Phase 2, the City will work to comply with HB 1491. HB 1491 allows jurisdictions to change the allowable FAR within the station area above or below the required allowable FAR, only if the average across all lots within the station area equals the required allowable FAR. The ability to average the FAR throughout the subarea increases the options that can be considered during Phase 2 of the Station Subarea Plan.

Recommendation – Alternative B: Keep the requirement for average daylight plane, major site features, and major façade modulation and adopt a policy to review these standards during Station Subarea Plan Phase 2

Reviewing how the requirement for average daylight plane, major site features, and major façade modulation affect the allowed FAR during Phase 2 of the Station Subarea Plan would give staff the time to study and develop amendments to the development standards in the Town Center to align with the pedestrian-oriented scale and vision for the Town Center. However, there is a possibility that review will determine that any requirement for average daylight plane, major site features, and major façade modulation result in an average FAR in the Town Center zone below the minimum required and removing the requirement entirely is necessary.

Under this alternative, policy direction will be added to the Station Subarea Plan to review and, if necessary, amend the average daylight plane, major site features, and major façade modulation design standard during Phase 2 of the Station Subarea Plan.

STAFF RECOMMENDATION

Keep the requirement for average daylight plane, major site features, and major façade modulation and adopt a policy to review these standards during Station Subarea Plan Phase 2.



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

**AB 6911
April 21, 2026
Regular Business**

AGENDA BILL INFORMATION

TITLE:	AB 6911: GMA Compliance – Legislative Review Process	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
RECOMMENDED ACTION:	Approve the Planning Commission legislative review schedule and direct staff to initiate Planning Commission review of proposed GMA compliance amendments to the Comprehensive Plan, Development Code, and the new Station Subarea Plan.	

DEPARTMENT:	Community Planning and Development
STAFF:	Jeff Thomas, Community Planning and Development Director Alison Van Gorp, Community Planning and Development Deputy Director
COUNCIL LIAISON:	n/a
EXHIBITS:	1. Legislative Review Schedule
CITY COUNCIL PRIORITY:	n/a

AMOUNT OF EXPENDITURE	\$ n/a
AMOUNT BUDGETED	\$ n/a
APPROPRIATION REQUIRED	\$ n/a

EXECUTIVE SUMMARY

The purpose of this agenda item is to present the legislative review schedule (see Exhibit 1) to address Growth Management Act (GMA) compliance under the Growth Management Hearing Boards Order (GMHB 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 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 legislative review schedule that includes the necessary steps for Planning Commission and City Council review of amendments to the Comprehensive Plan and Development Code as well as adoption of a Station Subarea Plan to comply with the GMHB Order (see Exhibit 1).

BACKGROUND

GROWTH MANAGEMENT HEARINGS BOARD FINAL DECISION AND ORDER

Cities and counties in Washington State are required to adopt a comprehensive plan under the 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 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 PROCESS

On March 17, 2026, the City Council reviewed a work plan, including a summary of the expected amendments required to comply with the GMHB Order ([AB 6894](#)). These include amendments to the Comprehensive Plan Land Use, Housing, Transportation, Utilities, Capital Facilities and Economic Development Elements. In

addition, amendments will be required across several sections of the Development Code, and a new Station Subarea Plan must be adopted.

To adopt these amendments, the City must follow the processes outlined in the Mercer Island City Code (MICC) Chapter 19.15 for Comprehensive Plan and Development Code amendments ([MICC 19.15.230](#)). This includes providing public notice, holding a public hearing, a Planning Commission recommendation, and City Council adoption of each ordinance.

ISSUE/DISCUSSION

Exhibit 1 provides a schedule for Planning Commission legislative review of the amendments to the Comprehensive Plan, Development Code, and adoption of the Station Subarea Plan. The Planning Commission is expected to hold 7 meetings, beginning on April 29. The Planning Commission must complete their recommendation by June 10, 2026 to allow the City Council to complete its review in a timely manner. The City Council will then take up final review of the ordinances beginning on June 16 and concluding with ordinance adoption on July 21, 2026.

NEXT STEPS

Once the legislative review schedule is approved, Planning Commission legislative review will commence.

Master Schedule

- April 29 – June 10: Planning Commission legislative review, public hearings and recommendations for City Council.
- June 16 – July 21: City 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)

March 17, 2026

- [AB 6888](#): Final Approval of the Modified Station Subarea Boundary
- [AB 6894](#): Update on the Growth Management Hearings Board Order – GMA Compliance Work Plan

RECOMMENDED ACTION

Approve the Planning Commission legislative review schedule in Exhibit 1 and direct staff to initiate Planning Commission review of the proposed GMA compliance amendments to the Comprehensive Plan, Development Code, and the new Station Subarea Plan.

Planning Commission Legislative Review Schedule

Date	Meeting Topics	Comment Deadlines
April 22	<i>(regular meeting canceled)</i>	
April 29	<ul style="list-style-type: none"> Station Subarea Plan 	<ul style="list-style-type: none"> <i>Deadline for comments on Station Subarea Plan – May 4</i>
May 6	<ul style="list-style-type: none"> Comprehensive Plan Amendments (Land Use, Housing, Economic Development Elements) 	<ul style="list-style-type: none"> <i>Deadline for comments on Comprehensive Plan Amendments (Land Use, Housing, Economic Development Elements) – May 11</i>
May 13	<ul style="list-style-type: none"> Development Code Amendments (land capacity: zoning map, Town Center boundary and subareas, height increases, permitted uses, design standards, consistency) 	<ul style="list-style-type: none"> <i>Deadline for comments on Development Code Amendments (land capacity: zoning map, Town Center boundary and subareas, height increases, permitted uses, design standards, consistency) – May 18</i>
May 20	<ul style="list-style-type: none"> Development Code Amendments (adequate provisions: inclusionary zoning and fee in lieu) 	<ul style="list-style-type: none"> <i>Deadline for comments on Development Code Amendments (adequate provisions: inclusionary zoning and fee in lieu) – May 26</i>
May 27	<ul style="list-style-type: none"> Comprehensive Plan Consistency Amendments (Transportation, Utilities, Capital Facilities) 	<ul style="list-style-type: none"> <i>Deadline for comments on Comprehensive Plan Consistency Amendments (Transportation, Utilities, Capital Facilities) – June 1</i>
June 3	<ul style="list-style-type: none"> Public Hearing Review PC Amendment Matrix Begin deliberations 	
June 10	<ul style="list-style-type: none"> Continued Public Hearing Final deliberations and recommendation 	
June 16	<ul style="list-style-type: none"> Presentation of PC Recommendation to City Council (Staff and PC Chair) 	



2026 PLANNING SCHEDULE

Item 12.

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.

MAY 5, 2026		DD	FN	CA	Clerk	CM
ABSENCES:		4/23	4/24	4/24	4/27	4/27
ITEM TYPE TIME TOPIC					STAFF	
STUDY SESSION						
SPECIAL BUSINESS						
CONSENT AGENDA						
--	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: National Boating Safety Week				Mayor Rosenbaum/Andrea Larson	
REGULAR BUSINESS						
5	AB xxxx: PSRC General Assembly Voting Delegate				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: 2025 Year-end Financial Status Update and Budget Amending Ordinance				Matt Mornick/ LaJuan Tuttle	
EXECUTIVE SESSION						

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

REGULAR BUSINESS		
15	AB xxxx: 2026 Board and Commission Appointments (Resolution Nos xxxx & xxxx)	Mayor Rosenbaum/Andrea Larson
EXECUTIVE SESSION		

JUNE 2, 2026		DD	FN	CA	Clerk	CM
ABSENCES:		5/20	5/21	5/21	5/22	5/22
ITEM TYPE TIME TOPIC				STAFF		
STUDY SESSION						
SPECIAL BUSINESS						
10	AB xxxx: 2025 Community Member of the Year	Mayor Rosenbaum/Andrea Larson				
CONSENT AGENDA						
--	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				
REGULAR BUSINESS						
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				
30	AB xxxx: Luther Burbank Park Waterfront Improvements – Bid Award	Jason Kintner/Kellye Hilde/ Shelby Perrault/Sarah Blugas				
EXECUTIVE SESSION						

JUNE 16, 2026		DD	FN	CA	Clerk	CM
ABSENCES:		6/4	6/5	6/5	6/8	6/8

ITEM TYPE TIME TOPIC		STAFF
STUDY SESSION		
SPECIAL BUSINESS		
CONSENT AGENDA		
--	AB xxxx: June 10, 2026 Payroll Certification	Ali Spietz/Nicole Vannatter
--	AB xxxx: Certification of Claims May 16-31, 2026	LaJuan Tuttle/Ashley Olson
--	AB xxxx: Renewal of Interim Regulations related to Middle Housing and ADU's (HB 1110 / HB 1337) (Second Reading Ord. No. 26-xx)	Jeff Thomas/Molly McGuire
--	AB xxxx: Renewal of Interim Regulations related to Unit Lot Subdivisions (SB5258) (Second Reading Ord. No. 26-xx)	Jeff Thomas/Molly McGuire
REGULAR BUSINESS		
60	AB xxxx: GMA Compliance Strategy	Jeff Thomas/Alison Van Gorp
EXECUTIVE SESSION		

JULY 7, 2026		DD	FN	CA	Clerk	CM
ABSENCES:		6/25	6/26	6/26	6/29	6/29
ITEM TYPE TIME TOPIC		STAFF				
STUDY SESSION						
60	AB xxxx: Clarke & Groveland Infrastructure Plan – Preferred Infrastructure Plan Review	Jason Kintner/Kellye Hilde/ Shelby Perrault/Sarah Bluvas				
SPECIAL BUSINESS						
CONSENT AGENDA						
--	AB xxxx: June 25, 2026 Payroll Certification	Ali Spietz/Nicole Vannatter				
--	AB xxxx: Certification of Claims June 1-15, 2026	LaJuan Tuttle/Ashley Olson				
--	AB xxxx: Parks & Recreation Month, Proclamation No. xxx	Mayor Rosenbaum/Ryan Daly				
REGULAR BUSINESS						
60	AB xxxx: HOLD FOR CITY FACILITIES AGENDA ITEM	Jessi Bon/Matt Mornick/Robbie Cunningham Adams				

EXECUTIVE SESSION