



# CITY OF MERCER ISLAND

## CITY COUNCIL MEETING AGENDA

Monday  
August 7, 2017  
**6:00 PM**

**Mayor Bruce Bassett**  
**Deputy Mayor Debbie Bertlin**  
**Councilmembers Dan Grausz,**  
**Salim Nice, Wendy Weiker,**  
**David Wisenteiner, and Benson Wong**

Contact: 206.275.7793, council@mercergov.org  
www.mercergov.org/council

All meetings are held in the City Hall Council Chambers at  
9611 SE 36th Street, Mercer Island, WA unless otherwise noticed

"Appearances" is the time set aside for members of the public to speak to the City Council about any issues of concern. If you wish to speak, please consider the following points:  
(1) speak audibly into the podium microphone, (2) state your name and address for the record, and (3) limit your comments to three minutes.  
*Please note: the Council does not usually respond to comments during the meeting.*

In compliance with the Americans with Disabilities Act, those requiring accommodation for the meeting should notify the City Clerk's Office at least 24 hours prior to the meeting at 206.275.7793.

## REGULAR MEETING

### CALL TO ORDER & ROLL CALL, **6:00 PM**

### AGENDA APPROVAL

### SPECIAL BUSINESS

Swearing-In of Councilmember Salim Nice

- (1) Women's Equality Day Proclamation

### CITY MANAGER REPORT

### APPEARANCES

### CONSENT CALENDAR

- (2) Payables: \$1,043,565.55 (07/20/2017) & \$518,544.84 (07/27/2017)  
Payroll: \$818,795.33 (07/21/2017) & \$812,255.46 (08/04/2017)  
Minutes: July 17, 2017 Regular Meeting Minutes  
AB 5304 Interlocal Agreement with MISD for Counseling Services

### REGULAR BUSINESS

- (3) AB 5335 Residential Development Standards Code Amendments (5th Reading)
- (4) AB 5333 Short Term Commuter Parking Plan Options

### OTHER BUSINESS

Councilmember Absences  
Planning Schedule  
Board Appointments  
Councilmember Reports

### ADJOURNMENT



## The City of Mercer Island, Washington

# Proclamation

**WHEREAS**, Women's Equality Day commemorates the passage of the 19th Amendment to the U.S. Constitution, granting the right to vote to women. The amendment was first introduced in 1878. In 1971, the U.S. Congress designated August 26 as Women's Equality Day; and

**WHEREAS**, on the anniversary of the 19th Amendment, Women's Equality Day, we celebrate the progress that has been made toward securing women's full participation in our democracy and renew our commitment to securing equal rights, freedoms, and opportunities for all women; and

**WHEREAS**, on Women's Equality Day, we honor the character and perseverance of America's women and all those who work to make the same rights and opportunities possible for our daughters and sons; and

**WHEREAS**, women's contributions are growing our economy and advancing our country. But, despite these gains, the dreams of too many women continue to be deferred and denied. There is still more work to do, more doors of opportunity to open, and more glass ceilings to shatter; and

**WHEREAS**, Mercer Island as a City will continue to publicly advocate for equal opportunity and recognition of the achievements of all women and girls; and

**WHEREAS**, we share a powerful history of women and men, girls and boys working together to lift up women and girls in our community and a continued commitment to gender equity for all women and girls; and

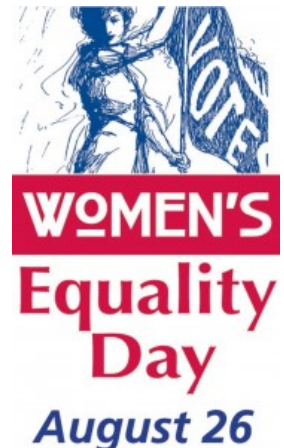
**NOW, THEREFORE**, I, Mayor Bruce Bassett do hereby proclaim August 24, 2017 as

### **MERCER ISLAND WOMEN'S EQUALITY DAY**

and invite all Mercer Island residents to join together at the **Music in the Park** concert featuring local band *Lemola* at Mercedale Park on August 24, 2017 at 7:00 pm to celebrate **MERCER ISLAND Women's Equality Day**.

**APPROVED**, this 7th day of August 2017

\_\_\_\_\_  
Bruce Bassett, Mayor



## 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

<u>Report</u>	<u>Warrants</u>	<u>Date</u>	<u>Amount</u>
Check Register	187995-188152	7/20/2017	\$ 1,043,565.55
			<b>\$ 1,043,565.55</b>

**Accounts Payable Report by Check Number**

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00187995	07/19/2017	LEMOLO MUSIC LLC Music in the Park Concert 8/24	P0095879	OH008483	07/19/2017	1,200.00
00187996	07/19/2017	MORGAN SOUND INC Provide sound for five concert	P0095875	OH008484	07/19/2017	2,288.02
00187997	07/19/2017	RUSSIAN CHAMBER MUSIC Russian Chamber music Concert	P0095874	OH008482	07/19/2017	1,000.00
00187998	07/19/2017	SHERMAN, CAITLIN Music in the Park Concert 8/17	P0095878	OH008481	07/19/2017	1,300.00
00187999	07/19/2017	STAPLES, CHRISTOPHER Music in the Park Concert 7/27	P0095877	OH008485	07/19/2017	1,300.00
00188000	07/19/2017	WARD, STEPHANIE Music in the park concert 8/10	P0095876	OH008480	07/19/2017	600.00
00188001	07/20/2017	A.M. LEONARD INC INVENTORY PURCHASES	P0095547	CI17111221	06/13/2017	185.85
00188002	07/20/2017	AIRGAS USA LLC Oxygen/Fire	P0095807	9064898174/99462	06/23/2017	254.61
00188003	07/20/2017	ALERNA GOLF & TENNIS/ SEATTLE Instructor fee course #17121	P0095725	17121/17118	07/05/2017	1,061.90
00188004	07/20/2017	AM TEST INC INV. 98096 WATER QUALITY	P0095833	98096/99181/9925	04/13/2017	630.00
00188005	07/20/2017	AMERICAN FOREST MANAGEMENT 2017 assessment/evaluation - c	P0095771	100372	06/26/2017	407.50
00188006	07/20/2017	ANDERSON, MOLLY ART GROUP SUPPLIES		OH008522	07/12/2017	108.43
00188007	07/20/2017	APPLIED ECOLOGY LLC 5% Retainage	P87126	OH008486	07/03/2017	2,248.95
00188008	07/20/2017	ARCHIVE SOCIAL Upgrade cost for 2 months for	P0095744	3357	07/03/2017	420.01
00188009	07/20/2017	ARONSON SECURITY GROUP INC Keys for Parks Buildings	P0095723	WSEA16350	06/27/2017	118.20
00188010	07/20/2017	ASPECT SOFTWARE INC Telestaff Monthly Maintenance	P0095811	ASI029597	07/05/2017	165.00
00188011	07/20/2017	ASTRAL COMMUNICATIONS INC INV 170638 PS 25 MODEM	P0095826	170638	05/16/2017	418.00
00188012	07/20/2017	AUTONATION INC INV 461610 /113269/114121 FLEE	P0095827	461610/113269/11	05/19/2017	934.91
00188013	07/20/2017	BAILEY CONSULTING Communications Assessment Repo	P0095781	OH008487	06/08/2017	5,000.00
00188014	07/20/2017	BEN'S CLEANER SALES INC NOZZLES FOR PRESSURE WASHER	P0095540	284132	06/12/2017	17.40
00188015	07/20/2017	BEST PARKING LOT CLEANING INC INV C158527 2017-18 SANITARY S	P0095518	V157575/V157604	05/30/2017	19,426.42
00188016	07/20/2017	BLUELINE GROUP SUB BASIN 27A.9 SEWER & DRAINAGE	P85542	13451	06/01/2017	4,952.00
00188017	07/20/2017	CADMAN INC 5/8-MINUS ROCK (198.31 TONS)	P0095669	5444963/5446736/	06/05/2017	4,690.06
00188018	07/20/2017	CAMDEN GARDENS Aljoya & Aubrey Davis Park Sha	P94071	63514	07/01/2017	424.88
00188019	07/20/2017	CAROLLO ENGINEERS INC GENERAL SEWER PLAN UPDATE	P86399	0158835	07/12/2017	1,251.75
00188020	07/20/2017	CASCADE ENGINEERING SERV INC Calibration of Pro Laser III	P0095711	ML17062913818	06/29/2017	85.00

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00188021	07/20/2017	CEDAR GROVE COMPOSTING INC Organic Waste Service June 201	P0095789	0000343054	06/30/2017	53.40
00188022	07/20/2017	CENTURYLINK PHONE USE JULY 2017		OH008506	07/02/2017	238.76
00188023	07/20/2017	CENTURYLINK BUSINESS SERVICES PHONE USE JULY 2017		1413846924	07/03/2017	3,553.43
00188024	07/20/2017	CESSCO INVENTORY PURCHASES	P0095546	7027	06/26/2017	557.84
00188025	07/20/2017	CHEMAQUA WATER TREATMENT PROGRAM	P0095733	2760672	06/16/2017	809.33
00188026	07/20/2017	CIERI, KATIE LIFE JACKETS		OH008523	07/05/2017	27.21
00188027	07/20/2017	CINTAS CORPORATION #460 2017 Rug cleaning services for	P93815	460141922/146547	06/01/2017	123.75
00188028	07/20/2017	CM DESIGN GROUP RESIDENTIAL STREET OVERLAY	P91329	17046/17054	06/12/2017	71,320.72
00188029	07/20/2017	CONFIDENTIAL DATA DISPOSAL Shredding invoice # 93546	P0095732	93546	06/30/2017	200.00
00188030	07/20/2017	CONSOLIDATED PRESS Looking ahead - senior adult p	P0095676	19128	06/26/2017	1,468.65
00188031	07/20/2017	CORRECTIONAL INDUSTRIES ACCTG Car Show T-shirts for Summer	P0095802	T055920	06/21/2017	252.97
00188032	07/20/2017	CRIMINAL JUSTICE TRAINING COMM BLEA fees for Ofc. Gehrke and	P0095706	201128629	06/28/2017	1,532.00
00188033	07/20/2017	CRYSTAL AND SIERRA SPRINGS 2017 ANNUAL PO FOR WATER DELIV	P93566	5277493070117	07/01/2017	389.56
00188034	07/20/2017	CULLIGAN Water Service/Fire	P0095808	201707672721	06/30/2017	211.03
00188035	07/20/2017	CUMMINS INC INV 51264 ATS SWITCH	P94572	00151264	04/17/2017	2,772.00
00188036	07/20/2017	DAILY JOURNAL OF COMMERCE SUB BASIN 27A-9	P0095844	3326722	06/26/2017	1,384.00
00188037	07/20/2017	DATAQUEST LLC Background checks for volunteer	P0095847	2738	06/30/2017	383.50
00188038	07/20/2017	DELL MARKETING L.P. Public Works Laptop	P0095584	10175021752	06/28/2017	1,893.68
00188039	07/20/2017	DEPARTMENT OF HEALTH WATERWORKS OPERATOR CERTIFICAT	P0095852	OH008488	07/14/2017	87.00
00188040	07/20/2017	DEPT OF ECOLOGY INV 179019640 WASTE REMOVAL	P0095830	179019640	07/19/2017	50.00
00188041	07/20/2017	DEPT OF ENTERPRISES SERVICES SOLD forms for Thrift Shop		73164504	07/05/2017	136.11
00188042	07/20/2017	DEPT OF TRANSPORTATION INV JA9498 LOO6	P0095832	RE41JA9498L006	06/13/2017	32.66
00188043	07/20/2017	DON SMALL & SONS OIL DIST CO INV 505502 FLEET OIL	P0095845	505502	06/29/2017	1,922.80
00188044	07/20/2017	DROLL LANDSCAPE ARCH, ROBERT W Groveland Park Repair & Shorel	P91615	1406514	06/25/2017	363.00
00188045	07/20/2017	DRUSCHBA, JOHN F CDL MEDICAL EXAMINATION		OH008513	07/06/2017	140.00
00188046	07/20/2017	EMERALD SERVICES INC INV 73690038 OIL RECYCLING	P0095831	73690038	06/08/2017	172.00

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00188047	07/20/2017	EPIC EVENTS & PROMOTION INC Outdoor Cinema Services for 7/	P0095793	1211	06/05/2017	2,409.00
00188048	07/20/2017	EPSCA MONTHLY RADIO ACCESS FEES 44 R	P93437	8996	07/01/2017	1,382.30
00188049	07/20/2017	ESA Peer review of CAO17-002	P0095758	128920	06/22/2017	2,193.73
00188050	07/20/2017	EVOQUA WATER TECHNOLOGIES LLC INV 903155693 BIOXIDE	P0095829	903155693	06/28/2017	4,481.40
00188051	07/20/2017	EXCEL SUPPLY COMPANY INVENTORY PURCHASES	P0095544	87236	06/09/2017	488.25
00188052	07/20/2017	FASTSIGNS BELLEVUE Aluminum signage - qty 3	P0095772	B88767	06/23/2017	158.38
00188053	07/20/2017	FIRE PROTECTION INC FIRE ALARM MONITORING	P0095822	39356	07/01/2017	169.50
00188054	07/20/2017	FISHERIES SUPPLY Marine Patrol Supplies - invoic	P0095704	4076958	06/26/2017	13.84
00188055	07/20/2017	FRANKLIN, DEREK SEMINAR EXPENSES		OH008514	07/19/2017	506.94
00188056	07/20/2017	FRANKLIN, JENNIFER D SUMMER CELEBRATION SUPPLIES		OH008517	07/12/2017	111.33
00188057	07/20/2017	GARDNER, WHITNEY rental 20899 complete. returni	P0095722	20899	07/05/2017	350.00
00188058	07/20/2017	GEMPLER'S INC INVENTORY PURCHASES	P0095554	SI03505750/36550	06/16/2017	479.83
00188059	07/20/2017	GOODSELL POWER EQUIPMENT TRIMMER PARTS	P0095539	715725	05/30/2017	331.75
00188060	07/20/2017	GOODYEAR TIRE & RUBBER CO, THE INV 195-1138848 TIRE INVENTORY	P0095842	1951138848	06/28/2017	1,342.78
00188061	07/20/2017	GOVERNMENT FINANCE OFFICERS GFOA MEMBERSHIP DUES	P0095641	01620022017	06/13/2017	525.00
00188062	07/20/2017	GRAINGER INVENTORY PURCHASES	P0095755	9489543406	06/30/2017	1,053.48
00188063	07/20/2017	GREATWORK/VILLACOM LLC I-90 Mobility Communications J	P0095680	0174	06/30/2017	5,000.00
00188064	07/20/2017	H D FOWLER WATER SAMPLING FITTINGS	P0095718	I4546848	06/26/2017	4,930.20
00188065	07/20/2017	HILL, VIRL Rental 24446 complete. Returni	P0095801	24446	07/12/2017	50.00
00188066	07/20/2017	HISTORICAL MILITARY SALES 100 Pairs of Sergeant Chevrons	P0095655	OH008489	06/21/2017	151.00
00188067	07/20/2017	HOME DEPOT CREDIT SERVICE INVENTORY PURCHASES	P0095796	0075465061192	07/07/2017	600.51
00188068	07/20/2017	HONEYWELL, MATTHEW V Professional services - Invoic	P0095770	982	07/03/2017	300.00
00188069	07/20/2017	HORIZON IRRIGATION FITTINGS	P0095786	3M233702/232526	06/02/2017	2,059.33
00188070	07/20/2017	HUTCHINSON, LISA K CART services for PC for May 2	P0095766	3538	06/06/2017	1,020.00
00188071	07/20/2017	IDAX DATA SOULTIONS INV 17212 TRAFFIC COUNTS ICW T	P0095840	17212	06/19/2017	5,400.00
00188072	07/20/2017	INSTA-PIPE INC INV 17-5033 2017 6500 BLK 82ND	P0094876	175033	06/08/2017	2,420.00

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00188073	07/20/2017	INTERCOM LANGUAGE SERVICES INC Interpreting Services 17-158	P0095814	17158/17146	05/20/2017	780.00
00188074	07/20/2017	KAMINS CONSTRUCTION RETAINAGE	P92518	#1	07/12/2017	2,722.80
00188075	07/20/2017	KC RECORDS Recording fee	P0095897	OH008493	07/20/2017	74.00
00188076	07/20/2017	KC RECORDS REPLACE WARRANT 187909		OH008521	07/17/2017	767.00
00188077	07/20/2017	KC RECORDS REPLACE WARRANT 187909		OH008520	07/17/2017	457.00
00188078	07/20/2017	KELLEY IMAGING SYSTEMS HP PRINthead	P0095658	IN274500	06/21/2017	227.83
00188079	07/20/2017	KING COUNTY FINANCE MONTHLY SEWER JAN-DEC 2017	P93436	30018703	07/01/2017	389,622.42
00188080	07/20/2017	KPG I-90 traffic analysis, review	P93025	53717	06/02/2017	6,011.78
00188081	07/20/2017	KROESENS UNIFORM COMPANY Uniform Pants - Cmdr. Magnan	P0095715	45381/45380	06/28/2017	325.56
00188082	07/20/2017	KUSAK CUT GLASS WORKS Sanderson Recognition Plaque	P0095848	47453	07/14/2017	231.76
00188083	07/20/2017	LAKESIDE DOORS INC REPAIR & ASSESSMENT OF AID CAR	P0095825	5490	06/29/2017	223.30
00188084	07/20/2017	LANGUAGE LINE SERVICES Language Line #4102914	P0095815	4102914	06/30/2017	24.87
00188085	07/20/2017	LEOFF HEALTH & WELFARE TRUST FIRE RETIREES AUGUST 2017		OH008507	07/17/2017	57,785.82
00188086	07/20/2017	LIFE ASSIST INC Aid Supplies	P0095805	805960/803832	06/22/2017	845.61
00188087	07/20/2017	M & M BALLOON CO Helium tank rental & helium fo	P93826	31578/31044	05/01/2017	47.30
00188088	07/20/2017	MADSEN'S SHOP INC MISC. WORK CLOTHES	P0095550	807728	06/14/2017	72.89
00188089	07/20/2017	MAGNAN, JEFF PER DIEM REIMB		OH008511	07/14/2017	280.50
00188090	07/20/2017	McLENDON HARDWARE INC FERTILIZER & WATER WANDS	P0095636	4682192	06/23/2017	73.00
00188091	07/20/2017	MERCER ISLAND CHEVRON CHARGED FUEL	P0095562	OH008495	05/30/2017	62.57
00188092	07/20/2017	METRON-FARNIER LLC INVENTORY PURCHASES	P0095534	24548	06/28/2017	6,506.50
00188093	07/20/2017	METROPRESORT Printing and Mailing for June	P0095741	494033	06/28/2017	2,078.96
00188094	07/20/2017	MI CHAMBER OF COMMERCE MONTHLY BILLING FOR SERVICES	P93435	OH008494	06/24/2017	1,200.00
00188095	07/20/2017	MI HARDWARE - FIRE Household Supplies	P0095810	OH008503	06/30/2017	71.38
00188096	07/20/2017	MI HARDWARE - MAINT MISC. HARDWARE FOR THE MONTH O	P0095752	OH008500	06/30/2017	280.60
00188097	07/20/2017	MI HARDWARE - P&R Misc Supplies MICEC	P0095747	OH008502	06/30/2017	63.07
00188098	07/20/2017	MI HARDWARE - POLICE Marine Patrol Supplies - Levin	P0095731	OH008497	06/30/2017	89.42

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00188099	07/20/2017	MI HARDWARE - ROW MISC. HARDWARE FOR THE MONTH O	P0095778	OH008499	06/30/2017	107.46
00188100	07/20/2017	MI HARDWARE - UTILITY MISC. HARDWARE FOR THE MONTH O	P0095751	OH008501	06/30/2017	79.28
00188101	07/20/2017	MI HARDWARE - YFS Operating supplies for Tshop a	P93530	OH008498	07/11/2017	19.09
00188102	07/20/2017	MI ROTARY CLUB Annual Dues for Chief Holmes	P0095652	2306	06/25/2017	330.00
00188103	07/20/2017	MI UTILITY BILLS PAYMENT OF UTILITY BILLS FOR W	P0095817	OH008504	06/30/2017	62,377.87
00188104	07/20/2017	MICHAEL SKAGGS ASSOCIATES JANITORIAL SERVICE CITY HALL,	P0095851	17317	06/30/2017	10,720.98
00188105	07/20/2017	MOBERLY AND ROBERTS Professional services - Invoic	P0095776	685	07/01/2017	6,000.00
00188106	07/20/2017	MORGAN SOUND INC COUNCIL CHAMBERS A/V	P0095662	MSI090973	06/05/2017	1,380.56
00188107	07/20/2017	MULTICARE IMMEDIATE CLINIC CDL Physical Exam	P0095724	4729	05/08/2017	90.00
00188108	07/20/2017	NAPA AUTO PARTS 2017 FLEET REPAIR PARTS AND	P93483	OH008505	06/30/2017	565.84
00188109	07/20/2017	NATIONAL CONST RENTALS INC Fence rental for Adventure	P0095228	4760224	06/20/2017	1,753.49
00188110	07/20/2017	NELSON, CASEY AQUARIUM REPLACEMENT LID		OH008518	06/04/2017	411.51
00188111	07/20/2017	NEWMAN, ABE PARKING FEE		OH008524	07/07/2017	35.00
00188112	07/20/2017	NORCOM 911 FIRE DISPATCH 2017	P93585	0000403	07/01/2017	39,018.00
00188113	07/20/2017	NORCOM 911 POLICE DISPATCH 2017	P93734	0000404	07/01/2017	156,159.75
00188114	07/20/2017	NORTHERN PACIFIC CONSTRUCTION LUTHER BURBANK OFFICE BUILD OU	P94508	MILB02	03/20/2017	17,071.80
00188115	07/20/2017	PACE ENGINEERS INV 65612 FREEMAN AVE	P0095841	65612	06/20/2017	3,013.75
00188116	07/20/2017	PACIFIC MODULAR CLEAN CARPET	P0095824	3742	06/27/2017	315.00
00188117	07/20/2017	PALMER, HEATHER WELLNESS LUNCHEON COOKIES		OH008516	07/14/2017	33.86
00188118	07/20/2017	PARR, RYAN PER DIEM REIMB		OH008510	07/18/2017	252.00
00188119	07/20/2017	PERFECTMIND INC Enterprise Implementation Go-L	P0095795	OH008490	06/20/2017	2,035.00
00188120	07/20/2017	PERTEET INC SAFE ROUTES TO NORTHWOOD ELEME	P89336	2015027900011	06/19/2017	3,606.52
00188121	07/20/2017	PLATT ELECTRIC SERVICE CHARGE	P0095788	SC26207	06/25/2017	5.63
00188122	07/20/2017	PRAXAIR DISTRIBUTION INC INV 78018898 2017 ANNUAL ACETY	P94560	78018898	06/30/2017	51.58
00188123	07/20/2017	PURE AIR FILTRATION LLC INV 2017-213 CARBON FILTER MED	P0095389	2017213	06/20/2017	5,900.00
00188124	07/20/2017	RICOH USA INC (FIRE) Copier Rental/Fire	P0095809	99042905	07/05/2017	320.87



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00188125	07/20/2017	SAIL SAND POINT Instructor fees course #16883	P0095790	16883	07/12/2017	2,087.28
00188126	07/20/2017	SEA WESTERN INC Set of Bunker Gear	P0095779	199760	06/27/2017	2,395.91
00188127	07/20/2017	SECURITY SAFE & LOCK SHOP SERVER ROOM KEYS	P0095821	513356	06/28/2017	17.38
00188128	07/20/2017	SEGLE, KRYSS SERVICE AWARD GIFT CARD		OH008515	07/05/2017	251.95
00188129	07/20/2017	SEIFERT, MIKE PER DEIM REIMB		OH008509	07/17/2017	252.00
00188130	07/20/2017	SEQUOYAH ELECTRIC LLC 2017 ON-CALL ELECTRICAL SERVIC	P0094831	35449	04/25/2017	2,801.70
00188131	07/20/2017	SIGNATURE LANDSCAPE SERVICES 2017 City Hall, FS 91 & 92,	P93726	27931/2/3/4/5	07/01/2017	4,136.99
00188132	07/20/2017	SME SOLUTIONS LLC INV 238189 K800 CHIP READER RE	P0095843	238189	06/22/2017	1,036.66
00188133	07/20/2017	SOUND SAFETY PRODUCTS MISC. WORK CLOTHES	P0095708	246195	06/30/2017	194.10
00188134	07/20/2017	STERICYCLE INC On-Call Charges/Fire	P0095806	3003901783	06/30/2017	10.36
00188135	07/20/2017	SUNDSTROM, ROBERT Instructor fee - birding trip	P0095791	OH008491	06/29/2017	556.42
00188136	07/20/2017	SUPERIOR TOWING INC Impound fee	P0095849	B72376	06/06/2017	187.00
00188137	07/20/2017	SUPPLY SOURCE INC,THE INVENTORY PURCHASES	P0095785	1702264	07/06/2017	2,112.59
00188138	07/20/2017	T2 SYSTEMS CANADA INC Monthly charges for boat launc	P93828	19943/44/45	06/30/2017	231.03
00188139	07/20/2017	TOWN SQUARE PUBLICATIONS MI Chamber of Commerce Map of	P0095799	011MERWAM017	06/19/2017	795.00
00188140	07/20/2017	TRINITY CONTRACTORS INC ROADSIDE SHOULDER IMPROVEMENTS	P93290	#5	05/31/2017	38,054.07
00188141	07/20/2017	TRU MECHANICAL INC REPAIR OF CONDENSING UNIT #2	P0095823	5101	06/30/2017	311.58
00188142	07/20/2017	UTILITIES UNDERGROUND LOCATION INV 7060162 2017 UTILITY EXCAV	P0094977	7060162	06/30/2017	372.81
00188143	07/20/2017	VERIZON WIRELESS 2017 PUBLIC WORKS CELLULAR SER	P93481	9788027375	06/23/2017	1,459.24
00188144	07/20/2017	VERIZON WIRELESS Cell Charges/Fire	P0095804	9788027379	06/23/2017	925.99
00188145	07/20/2017	WALTER E NELSON CO INVENTORY PURCHASES	P0095709	605528	07/03/2017	1,974.90
00188146	07/20/2017	WASHINGTON STATE PATROL Background Check Thrift Shop	P0095846	I17007128	05/10/2017	48.00
00188147	07/20/2017	WATERFRONT CONSTRUCTION Fireworks base for summer	P0095794	42872	07/10/2017	2,268.75
00188148	07/20/2017	WEST, PAUL D TRAIL EASEMENT RECORDING FEE		OH008519	07/17/2017	78.00
00188149	07/20/2017	WESTERN DISPLAY FIREWORKS LTD Fireworks show for Summer	P0095797	OH008492	07/12/2017	15,000.00
00188150	07/20/2017	WHISTLE WORKWEAR MISC. WORK CLOTHES	P0095787	SH02893	07/03/2017	100.95

**Accounts Payable Report by Check Number**

<b>Check No</b>	<b>Check Date</b>	<b>Vendor Name/Description</b>	<b>PO #</b>	<b>Invoice #</b>	<b>Invoice Date</b>	<b>Check Amount</b>
00188151	07/20/2017	WIMACTEL INC POLICE LOBBY PAY PHONE	P0095818	000165691	07/01/2017	60.50
00188152	07/20/2017	XEROX CORPORATION Print & copy charges for DSG c	P0095816	089779236	07/01/2017	4,770.77
					Total	<u>1,043,565.55</u>

**Accounts Payable Report by GL Key**

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: 001000 - General Fund-Admin Key</i>				
P0095722	00188057	GARDNER, WHITNEY	rental 20899 complete. returni	350.00
P0095801	00188065	HILL, VIRL	Rental 24446 complete. Returni	50.00
<i>Org Key: 402000 - Water Fund-Admin Key</i>				
P0095534	00188092	METRON-FARNIER LLC	INVENTORY PURCHASES	6,506.50
P0095785	00188137	SUPPLY SOURCE INC,THE	INVENTORY PURCHASES	2,112.59
P0095709	00188145	WALTER E NELSON CO	INVENTORY PURCHASES	1,974.90
P0095755	00188062	GRAINGER	INVENTORY PURCHASES	546.72
P0095554	00188058	GEMPLER'S INC	INVENTORY PURCHASES	479.83
P0095544	00188051	EXCEL SUPPLY COMPANY	INVENTORY PURCHASES	450.76
P0095650	00188024	CESSCO	INVENTORY PURCHASES	306.21
P0095547	00188001	A.M. LEONARD INC	INVENTORY PURCHASES	185.85
P0095674	00188067	HOME DEPOT CREDIT SERVICE	INVENTORY PURCHASES	38.63
P0095710	00188051	EXCEL SUPPLY COMPANY	INVENTORY PURCHASES	37.49
<i>Org Key: CA1200 - Prosecution &amp; Criminal Mngmnt</i>				
P0095776	00188105	MOBERLY AND ROBERTS	Professional services - Invoice	6,000.00
P0095770	00188068	HONEYWELL, MATTHEW V	Professional services - Invoice	300.00
<i>Org Key: CM11SP - Special Projects-City Mgr</i>				
P0095680	00188063	GREATWORK/VILLACOM LLC	I-90 Mobility Communications J	5,000.00
P0095761	00188080	KPG	I-90 traffic analysis, review	4,466.58
<i>Org Key: CM1300 - Sustainability</i>				
P0095789	00188021	CEDAR GROVE COMPOSTING INC	Organic Waste Service June 201	26.70
P0095789	00188021	CEDAR GROVE COMPOSTING INC	Organic Waste Service June 201	26.70
<i>Org Key: CM1400 - Communications</i>				
P0095799	00188139	TOWN SQUARE PUBLICATIONS	MI Chamber of Commerce Map of	795.00
P0095744	00188008	ARCHIVE SOCIAL	Upgrade cost for 2 months for	420.01
<i>Org Key: CO6100 - City Council</i>				
P0095848	00188082	KUSAK CUT GLASS WORKS	Sanderson Recognition Plaque	231.76
<i>Org Key: CR1100 - CORe Admin and Human Resources</i>				
	00188117	PALMER, HEATHER	WELLNESS LUNCHEON COOKIES	33.86
<i>Org Key: CT1100 - Municipal Court</i>				
P0095814	00188073	INTERCOM LANGUAGE SERVICES INC	Interpreting Services 17-146	720.00
P0095816	00188152	XEROX CORPORATION	Copier Costs June #089779236	155.15
P0095814	00188073	INTERCOM LANGUAGE SERVICES INC	Interpreting Services 17-158	60.00
P0095815	00188084	LANGUAGE LINE SERVICES	Language Line #4102914	24.87
<i>Org Key: DS1100 - Administration (DS)</i>				
P0095758	00188049	ESA	Peer review of CAO17-002	2,193.73
P0095766	00188070	HUTCHINSON, LISA K	CART services for PC for May 2	1,020.00
	00188076	KC RECORDS	REPLACE WARRANT 187909	767.00
	00188077	KC RECORDS	REPLACE WARRANT 187909	457.00
<i>Org Key: FN1100 - Administration (FN)</i>				
P0095641	00188061	GOVERNMENT FINANCE OFFICERS	GFOA MEMBERSHIP DUES	525.00
<i>Org Key: FN4501 - Utility Billing (Water)</i>				

**Accounts Payable Report by GL Key**

PO #	Check #	Vendor:	Transaction Description	Check Amount
P94122	00188093	METROPRESORT	Printing and Mailing for June	353.49
P94122	00188093	METROPRESORT	Printing and Mailing for June	270.79
<i>Org Key: FN4502 - Utility Billing (Sewer)</i>				
P94122	00188093	METROPRESORT	Printing and Mailing for June	353.50
P94122	00188093	METROPRESORT	Printing and Mailing for June	270.79
<i>Org Key: FN4503 - Utility Billing (Storm)</i>				
P94122	00188093	METROPRESORT	Printing and Mailing for June	353.49
P94122	00188093	METROPRESORT	Printing and Mailing for June	270.79
<i>Org Key: FNBE01 - Financial Services</i>				
P93435	00188094	MI CHAMBER OF COMMERCE	MONTHLY BILLING FOR SERVICES	1,200.00
P0095741	00188093	METROPRESORT	2ND QUARTER PRINTING AND MAILI	206.11
<i>Org Key: FR1100 - Administration (FR)</i>				
P0095809	00188124	RICOH USA INC (FIRE)	Copier Rental/Fire	320.87
P0095808	00188034	CULLIGAN	Water Service/Fire	211.03
P0095811	00188010	ASPECT SOFTWARE INC	Telestaff Monthly Maintenance	165.00
P0095810	00188095	MI HARDWARE - FIRE	Household Supplies	40.55
<i>Org Key: FR2100 - Fire Operations</i>				
P93585	00188112	NORCOM 911	FIRE DISPATCH 2017	39,018.00
P0095779	00188126	SEA WESTERN INC	Set of Bunker Gear	2,395.91
P0095804	00188144	VERIZON WIRELESS	Cell Charges/Fire	925.99
P93437	00188048	EPSCA	MONTHLY RADIO ACCESS FEES 44 R	528.88
<i>Org Key: FR2500 - Fire Emergency Medical Svcs</i>				
P0095805	00188086	LIFE ASSIST INC	Aid Supplies	845.61
P0095807	00188002	AIRGAS USA LLC	Oxygen/Fire	254.61
P0095806	00188134	STERICYCLE INC	On-Call Charges/Fire	10.36
<i>Org Key: FR5100 - Community Risk Reduction</i>				
P0095810	00188095	MI HARDWARE - FIRE	Supplies for Fire Prop House	30.83
	00188041	DEPT OF ENTERPRISES SERVICES	BUSINESS CARD PRINTING JUN2017	25.77
<i>Org Key: GGM001 - General Government-Misc</i>				
P0095781	00188013	BAILEY CONSULTING	Communications Assessment Repo	5,000.00
<i>Org Key: GGM004 - Gen Govt-Office Support</i>				
P0095764	00188152	XEROX CORPORATION	Print & copy charges for CM co	1,237.36
P0095764	00188152	XEROX CORPORATION	Print & copy charges for Mail	564.28
P0095658	00188078	KELLEY IMAGING SYSTEMS	HP PRINTHEAD	227.83
P0095764	00188152	XEROX CORPORATION	Print & copy charges for DSG c	180.75
<i>Org Key: GGM005 - Genera Govt-L1 Retiree Costs</i>				
	00188085	LEOFF HEALTH & WELFARE TRUST	FIRE RETIREES AUGUST 2017	3,262.76
<i>Org Key: GX9997 - Employee Benefits-Fire</i>				
	00188085	LEOFF HEALTH & WELFARE TRUST	FIRE ACTIVE AUGUST 2017	54,523.06
<i>Org Key: IS2100 - IGS Network Administration</i>				
P0095818	00188151	WIMACTEL INC	POLICE LOBBY PAY PHONE	60.50
<i>Org Key: MT2100 - Roadway Maintenance</i>				

**Accounts Payable Report by GL Key**

PO #	Check #	Vendor:	Transaction Description	Check Amount
P0095650	00188024	CESSCO	FS GEAR BOX GREASE	87.45
P0095778	00188099	MI HARDWARE - ROW	MISC. HARDWARE FOR THE MONTH O	44.06
P0095537	00188062	GRAINGER	STRAINER & PIPE STRAPS	11.79
<i>Org Key: MT2300 - Planter Bed Maintenance</i>				
P0095726	00188103	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	243.79
P0095636	00188090	McLENDON HARDWARE INC	FERTILIZER & WATER WANDS	73.00
P0095778	00188099	MI HARDWARE - ROW	MISC. HARDWARE FOR THE MONTH O	7.71
<i>Org Key: MT3000 - Water Service Upsizes and New</i>				
P0095669	00188017	CADMAN INC	5/8-MINUS ROCK (198.31 TONS)	938.02
<i>Org Key: MT3100 - Water Distribution</i>				
P0095669	00188017	CADMAN INC	5/8-MINUS ROCK (198.31 TONS)	938.00
P0095634	00188062	GRAINGER	60V CORDLESS GRINDER	273.91
P0095644	00188067	HOME DEPOT CREDIT SERVICE	GRINDING WHEELS	42.83
P0095755	00188062	GRAINGER	RITE IN THE RAIN BOOK	38.37
P0095755	00188062	GRAINGER	BUTTON CELL BATTERIES	5.91
<i>Org Key: MT3150 - Water Quality Event</i>				
P0095833	00188004	AM TEST INC	INV. 98096 WATER QUALITY	240.00
P0095833	00188004	AM TEST INC	INV. 99255 WATER QUALITY	240.00
P0095833	00188004	AM TEST INC	INV. 99181 WATER QUALITY	150.00
P0095832	00188042	DEPT OF TRANSPORTATION	INV JA9498 LOO6	32.66
<i>Org Key: MT3200 - Water Pumps</i>				
	00188022	CENTURYLINK	PHONE USE JULY 2017	238.76
<i>Org Key: MT3300 - Water Associated Costs</i>				
P0095584	00188038	DELL MARKETING L.P.	Public Works Laptop	1,893.68
P0095708	00188133	SOUND SAFETY PRODUCTS	MISC. WORK CLOTHES	194.10
P0095852	00188039	DEPARTMENT OF HEALTH	WATERWORKS OPERATOR	87.00
<i>Org Key: MT3400 - Sewer Collection</i>				
P94698	00188015	BEST PARKING LOT CLEANING INC	INV C158527 2017-18 SANITARY S	4,269.65
P0094876	00188072	INSTA-PIPE INC	INV 17-5033 2017 6500 BLK 82ND	2,420.00
P0095754	00188062	GRAINGER	SUMMER CELEBRATION - JET NOZZL	97.87
P0095751	00188100	MI HARDWARE - UTILITY	MISC. HARDWARE FOR THE MONTH O	39.74
<i>Org Key: MT3500 - Sewer Pumps</i>				
P0095389	00188123	PURE AIR FILTRATION LLC	INV 2017-213 CARBON FILTER MED	5,900.00
P0095829	00188050	EVOQUA WATER TECHNOLOGIES LLC	INV 903155693 BIOXIDE	4,481.40
	00188023	CENTURYLINK BUSINESS SERVICES	PHONE USE JULY 2017	3,553.43
P0095826	00188011	ASTRAL COMMUNICATIONS INC	INV 170638 PS 25 MODEM	418.00
P0095726	00188103	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	37.90
P0095751	00188100	MI HARDWARE - UTILITY	MISC. HARDWARE FOR THE MONTH O	39.54
P0095788	00188121	PLATT ELECTRIC	SERVICE CHARGE	5.63
<i>Org Key: MT3800 - Storm Drainage</i>				
P0095579	00188015	BEST PARKING LOT CLEANING INC	INV 157865 2017-18 ON CALL	2,849.05
P0095579	00188015	BEST PARKING LOT CLEANING INC	INV 1579052017-18 ON CALL	2,388.30
P0095579	00188015	BEST PARKING LOT CLEANING INC	INV 157740 2017-18 ON CALL	2,290.45
P0095669	00188017	CADMAN INC	5/8-MINUS ROCK (198.31 TONS)	2,485.73

**Accounts Payable Report by GL Key**

PO #	Check #	Vendor:	Transaction Description	Check Amount
P0095518	00188015	BEST PARKING LOT CLEANING INC	INV V157575 2017-18 ON CALL CC	2,141.30
P0095579	00188015	BEST PARKING LOT CLEANING INC	INV 157798 2017-18 ON CALL	2,008.77
P0095579	00188015	BEST PARKING LOT CLEANING INC	INV 157760 2017-18 ON CALL	1,930.40
P0095518	00188015	BEST PARKING LOT CLEANING INC	INV V157604 2017-18 ON CALL CC	1,548.50
P0095796	00188067	HOME DEPOT CREDIT SERVICE	LEVELS, TRIPOD & CROSS-LINE	519.05
<i>Org Key: MT4150 - Support Services - Clearing</i>				
P93481	00188143	VERIZON WIRELESS	2017 PUBLIC WORKS CELLULAR SER	1,459.24
P94314	00188152	XEROX CORPORATION	INV 8977940 & INV 89779241 20	537.94
P0094977	00188142	UTILITIES UNDERGROUND LOCATION	INV 7060162 2017 UTILITY EXCAV	372.81
	00188045	DRUSCHBA, JOHN F	CDL MEDICAL EXAMINATION	140.00
P94425	00188033	CRYSTAL AND SIERRA SPRINGS	2017 ANNUAL PO FOR WATER DELIV	108.21
P0095830	00188040	DEPT OF ECOLOGY	INV 179019640 WASTE REMOVAL	50.00
	00188110	NELSON, CASEY	AQUARIUM REPLACEMENT LID	45.64
P93437	00188048	EPSCA	MONTHLY RADIO ACCESS FEES 1 RA	12.02
<i>Org Key: MT4200 - Building Services</i>				
P0095851	00188104	MICHAEL SKAGGS ASSOCIATES	JANITORIAL SERVICE CITY HALL,	4,205.66
P0095726	00188103	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	802.12
P0095733	00188025	CHEMAQUA	WATER TREATMENT PROGRAM	809.33
P0095825	00188083	LAKESIDE DOORS INC	REPAIR & ASSESSMENT OF AID CAR	223.30
P0095822	00188053	FIRE PROTECTION INC	FIRE ALARM MONITORING	84.75
P0095821	00188127	SECURITY SAFE & LOCK	SHOP SERVER ROOM KEYS	17.38
<i>Org Key: MT4210 - Building Landscaping</i>				
P93726	00188131	SIGNATURE LANDSCAPE SERVICES	2017 City Hall, FS 91 & 92,	2,546.73
<i>Org Key: MT4300 - Fleet Services</i>				
P0095845	00188043	DON SMALL & SONS OIL DIST CO	INV 505502 FLEET OIL	1,922.80
P0095842	00188060	GOODYEAR TIRE & RUBBER CO, THE	INV 195-1138848 TIRE INVENTORY	1,342.78
P0095843	00188132	SME SOLUTIONS LLC	INV 238189 K800 CHIP READER RE	1,036.66
P0095827	00188012	AUTONATION INC	INV 461610 /113269/114121 FLEE	934.91
P93483	00188108	NAPA AUTO PARTS	2017 FLEET REPAIR PARTS AND	565.84
P0095831	00188046	EMERALD SERVICES INC	INV 73690038 OIL RECYCLING	172.00
P0095791	00188135	SUNDSTROM, ROBERT	Instructor fee - birding trip	69.58
P0095562	00188091	MERCER ISLAND CHEVRON	CHARGED FUEL	62.57
P94560	00188122	PRAXAIR DISTRIBUTION INC	INV 78018898 2017 ANNUAL ACETY	51.58
<i>Org Key: MT4420 - Transportation Planner Eng</i>				
P0095840	00188071	IDAX DATA SOULTIONS	INV 17212 TRAFFIC COUNTS ICW T	5,400.00
	00188110	NELSON, CASEY	CONFERENCE REGISTRATION	365.87
<i>Org Key: MT4450 - Cust Resp - Clearing Acct</i>				
P0095787	00188150	WHISTLE WORKWEAR	MISC. WORK CLOTHES	100.95
<i>Org Key: MT4502 - Sewer Administration</i>				
P93436	00188079	KING COUNTY FINANCE	MONTHLY SEWER JAN-DEC 2017	389,622.42
<i>Org Key: MTBE01 - Maint of Medians &amp; Planters</i>				
P0095778	00188099	MI HARDWARE - ROW	MISC. HARDWARE FOR THE MONTH O	55.69
<i>Org Key: PO1100 - Administration (PO)</i>				
P0095652	00188102	MI ROTARY CLUB	Annual Dues for Chief Holmes	330.00

**Accounts Payable Report by GL Key**

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00188089	MAGNAN, JEFF	PER DIEM REIMB	280.50
P0095715	00188081	KROESENS UNIFORM COMPANY	Uniform Pants - Cmdr. Magnan	54.99
<i>Org Key: PO1350 - Police Emergency Management</i>				
P93437	00188048	EPSCA	MONTHLY RADIO ACCESS FEES 13 R	685.14
	00188056	FRANKLIN, JENNIFER D	SUMMER CELEBRATION SUPPLIES	111.33
<i>Org Key: PO1650 - Regional Radio Operations</i>				
P93437	00188048	EPSCA	MONTHLY RADIO ACCESS FEES 57 R	156.26
<i>Org Key: PO1700 - Records and Property</i>				
P0095714	00188152	XEROX CORPORATION	Police Admin Copier - Invoice	359.50
P0095714	00188152	XEROX CORPORATION	Police Records Copier - Invoic	208.42
P0095732	00188029	CONFIDENTIAL DATA DISPOSAL	Shredding invoice # 93546	200.00
<i>Org Key: PO1800 - Contract Dispatch Police</i>				
P93734	00188113	NORCOM 911	POLICE DISPATCH 2017	156,159.75
<i>Org Key: PO2100 - Patrol Division</i>				
P0095715	00188081	KROESENS UNIFORM COMPANY	Uniform Pants - Sgt. Schumache	270.57
	00188128	SEGLE, KRYSS	SERVICE AWARD GIFT CARD	251.95
P0095849	00188136	SUPERIOR TOWING INC	Impound fee	187.00
P0095655	00188066	HISTORICAL MILITARY SALES	100 Pairs of Sergeant Chevrons	151.00
P0095711	00188020	CASCADE ENGINEERING SERV INC	Calibration of Pro Laser III	85.00
<i>Org Key: PO2200 - Marine Patrol</i>				
P0095704	00188054	FISHERIES SUPPLY	Marine Patrol Supplies - invoi	13.84
P0095731	00188098	MI HARDWARE - POLICE	Marine Patrol Supplies - Levin	10.47
<i>Org Key: PO2350 - Bike Patrol</i>				
P0095731	00188098	MI HARDWARE - POLICE	Supplies for Bike Team - by	29.69
<i>Org Key: PO4100 - Firearms Training</i>				
	00188118	PARR, RYAN	PER DIEM REIMB	252.00
	00188129	SEIFERT, MIKE	PER DEIM REIMB	252.00
P0095731	00188098	MI HARDWARE - POLICE	Supplies for Firearms -	49.26
<i>Org Key: PO4300 - Police Training</i>				
P0095706	00188032	CRIMINAL JUSTICE TRAINING COMM	BLEA fees for Ofc. Gehrke and	1,532.00
<i>Org Key: PR1100 - Administration (PR)</i>				
P93571	00188152	XEROX CORPORATION	Lease and print charges for NE	315.81
P93828	00188138	T2 SYSTEMS CANADA INC	Monthly charges for boat launc	231.03
P93829	00188152	XEROX CORPORATION	2017 - Lease Charges for LB Ad	144.30
P0095723	00188009	ARONSON SECURITY GROUP INC	Keys for Parks Buildings	118.20
P93566	00188033	CRYSTAL AND SIERRA SPRINGS	Monthly water service delivery	35.17
P93829	00188152	XEROX CORPORATION	Use charge 5-26-17 to 6-2-17	17.20
<i>Org Key: PR2100 - Recreation Programs</i>				
P0095791	00188135	SUNDSTROM, ROBERT	Instructor fee - birding trip	486.84
<i>Org Key: PR2101 - Youth and Teen Camps</i>				
P0095228	00188109	NATIONAL CONST RENTALS INC	Fence Rental for adventure	1,000.00
P0095725	00188003	ALERNA GOLF & TENNIS/ SEATTLE	Instructor fee course #17121	802.20
P0095228	00188109	NATIONAL CONST RENTALS INC	Fence rental for Adventure	753.49

**Accounts Payable Report by GL Key**

PO #	Check #	Vendor:	Transaction Description	Check Amount
P0095725	00188003	ALERNA GOLF & TENNIS/ SEATTLE	Instructor fee course #17118	259.70
<i>Org Key: PR2103 - Aquatics Programs</i>				
P0095790	00188125	SAIL SAND POINT	Instructor fees course #16883	2,087.28
	00188026	CIERI, KATIE	LIFE JACKETS	27.21
<i>Org Key: PR2104 - Special Events</i>				
P0095793	00188047	EPIC EVENTS & PROMOTION INC	Outdoor Cinema Services for 7/	2,409.00
<i>Org Key: PR3500 - Senior Services</i>				
P0095676	00188030	CONSOLIDATED PRESS	Looking ahead - senior adult p	1,468.65
P93826	00188087	M & M BALLOON CO	Helium tank rental & helium fo	47.30
<i>Org Key: PR4100 - Community Center</i>				
P0095850	00188104	MICHAEL SKAGGS ASSOCIATES	JANITORIAL SERVICE CCMV JUNE 2	2,426.58
P93726	00188131	SIGNATURE LANDSCAPE SERVICES	2017 MICEC Landscape Maintenanc	1,343.39
P0095823	00188141	TRU MECHANICAL INC	REPAIR OF CONDENSING UNIT #2	311.58
P93831	00188152	XEROX CORPORATION	Use charge 5-21-17 to 6-21-17	294.09
P93831	00188152	XEROX CORPORATION	2017 Lease charges for MICEC C	267.20
P0095802	00188031	CORRECTIONAL INDUSTRIES ACCTG	Car Show T-shirts for Summer	252.97
P0095822	00188053	FIRE PROTECTION INC	FIRE ALARM MONITORING	84.75
P0095747	00188097	MI HARDWARE - P&R	Misc Supplies MICEC	55.96
<i>Org Key: PR5600 - Cultural &amp; Performing Arts</i>				
P0095875	00187996	MORGAN SOUND INC	Provide sound for five concert	2,288.02
P0095878	00187998	SHERMAN, CAITLIN	Music in the Park Concert 8/17	1,300.00
P0095877	00187999	STAPLES, CHRISTOPHER	Music in the Park Concert 7/27	1,300.00
P0095879	00187995	LEMOLO MUSIC LLC	Music in the Park Concert 8/24	1,200.00
P0095874	00187997	RUSSIAN CHAMBER MUSIC	Russian Chamber music Concert	1,000.00
P0095876	00188000	WARD, STEPHANIE	Music in the park concert 8/10	600.00
<i>Org Key: PR5900 - Summer Celebration</i>				
P0095797	00188149	WESTERN DISPLAY FIREWORKS LTD	Fireworks show for Summer	15,000.00
P0095794	00188147	WATERFRONT CONSTRUCTION	Fireworks base for summer	2,268.75
<i>Org Key: PR6100 - Park Maintenance</i>				
P0095817	00188103	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	4,301.34
P0095771	00188005	AMERICAN FOREST MANAGEMENT	2017 assessment/evaluation - c	407.50
P94425	00188033	CRYSTAL AND SIERRA SPRINGS	2017 ANNUAL PO FOR WATER DELIV	211.01
P0095752	00188096	MI HARDWARE - MAINT	MISC. HARDWARE FOR THE MONTH O	187.87
P0095707	00188059	GOODSELL POWER EQUIPMENT	REPAIR HONDA MOWER	166.96
P0095546	00188024	CESSCO	SHARPEN MOWER BLADES	164.18
P0095724	00188107	MULTICARE IMMEDIATE CLINIC	CDL Physical Exam	90.00
P0095551	00188059	GOODSELL POWER EQUIPMENT	TRIMMER PARTS	45.66
P0095540	00188014	BEN'S CLEANER SALES INC	NOZZLES FOR PRESSURE WASHER	17.40
<i>Org Key: PR6200 - Athletic Field Maintenance</i>				
P0095817	00188103	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	13,236.10
P0095786	00188069	HORIZON	IRRIGATION NOZZLES & HEADS	668.63
P0095752	00188096	MI HARDWARE - MAINT	MISC. HARDWARE FOR THE MONTH O	39.59
P0095786	00188069	HORIZON	IRRIGATION FITTINGS	35.21
<i>Org Key: PR6500 - Luther Burbank Park Maint.</i>				



**Accounts Payable Report by GL Key**

PO #	Check #	Vendor:	Transaction Description	Check Amount
P0095817	00188103	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	4,161.52
P0095851	00188104	MICHAEL SKAGGS ASSOCIATES	JANITORIAL SERVICE CITY HALL,	2,148.09
P93815	00188027	CINTAS CORPORATION #460	2017 Rug cleaning services for	123.75
P0095752	00188096	MI HARDWARE - MAINT	MISC. HARDWARE FOR THE MONTH O	45.24
<i>Org Key: PR6600 - Park Maint-School Related</i>				
P0095786	00188069	HORIZON	IRRIGATION NOZZLES & HEADS	651.04
P0095551	00188059	GOODSELL POWER EQUIPMENT	TRIMMER PARTS	45.66
P0095786	00188069	HORIZON	IRRIGATION FITTINGS	35.21
<i>Org Key: PR6700 - I90 Park Maintenance</i>				
P0095817	00188103	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	39,595.10
P94071	00188018	CAMDEN GARDENS	Aljoya & Aubrey Davis Park Sha	424.88
P0095786	00188069	HORIZON	IRRIGATION NOZZLES & HEADS	439.89
P0095786	00188069	HORIZON	POP UP SPRINKLERS	229.35
<i>Org Key: PR6800 - Trails Maintenance</i>				
P0095539	00188059	GOODSELL POWER EQUIPMENT	REPAIR RECOIL ASSEMBLY	73.47
P0095550	00188088	MADSEN'S SHOP INC	MISC. WORK CLOTHES	72.89
P0095752	00188096	MI HARDWARE - MAINT	MISC. HARDWARE FOR THE MONTH O	7.90
<i>Org Key: WD531C - Sub Basin 27a</i>				
P0095683	00188036	DAILY JOURNAL OF COMMERCE	SUB BASIN 27A-9	700.00
P0095844	00188036	DAILY JOURNAL OF COMMERCE	INV 3326722 SUB BASIN 27A.9	684.00
<i>Org Key: WG107R - Luther Burbank Admin Bldg Rep</i>				
P94508	00188114	NORTHERN PACIFIC CONSTRUCTION	LUTHER BURBANK OFFICE BUILD OU	17,071.80
<i>Org Key: WG513T - Rec &amp; Facility Booking System</i>				
P0095795	00188119	PERFECTMIND INC	Enterprise Implementation Go-L	2,035.00
<i>Org Key: WP106R - Homestead Park Repairs</i>				
P0095755	00188062	GRAINGER	FLUSHBOLTS FOR DOOR	78.91
<i>Org Key: WP122P - Open Space - Pioneer/Engstrom</i>				
P0095772	00188052	FASTSIGNS BELLEVUE	Aluminum signage - qty 3	158.38
<i>Org Key: WP122R - Vegetation Management</i>				
P87126	00188007	APPLIED ECOLOGY LLC	5% Retainage	2,248.95
P0095747	00188097	MI HARDWARE - P&R	Misc Supplies Open Space	7.11
<i>Org Key: WP506R - Swim Beach Repair at Groveland</i>				
P91615	00188044	DROLL LANDSCAPE ARCH, ROBERT W	Groveland Park Repair & Shorel	363.00
<i>Org Key: WR101R - Residential Street Improvement</i>				
P94559	00188028	CM DESIGN GROUP	RESIDENTIAL STREET OVERLAY	30,600.40
<i>Org Key: WR101T - Residential Streets 2016</i>				
P92518	00188074	KAMINS CONSTRUCTION	RETAINAGE	2,722.80
<i>Org Key: WR103F - Emer Repair - Freeman Landing</i>				
P0095841	00188115	PACE ENGINEERS	INV 65612 FREEMAN AVE	3,013.75
P0095897	00188075	KC RECORDS	Recording fee	74.00
<i>Org Key: WR140H - Minor Trail Improvements</i>				

**Accounts Payable Report by GL Key**

PO #	Check #	Vendor:	Transaction Description	Check Amount
P0095669	00188017	CADMAN INC	5/8-MINUS ROCK (198.31 TONS)	328.31
<i>Org Key: WR544C - ICW Crosswalk at SE 32nd</i>				
P93025	00188080	KPG	CONSTUCTION SERVICES	1,545.20
<i>Org Key: WR716R - ICW (3100 to SE 27th)</i>				
P94559	00188028	CM DESIGN GROUP	ICW OVERLAY	11,817.25
<i>Org Key: WR717R - Preservation WMW (I-90 to Rnk)</i>				
P94559	00188028	CM DESIGN GROUP	WMW OVERLAY	17,074.35
<i>Org Key: WS103P - Sewer 20 yr CIP Plan</i>				
P86399	00188019	CAROLLO ENGINEERS INC	GENERAL SEWER PLAN UPDATE	807.15
P86399	00188019	CAROLLO ENGINEERS INC	GENERAL SEWER PLAN UPDATE	444.60
<i>Org Key: WS512R - Sewer Repair at Sub-Basin 27</i>				
P85542	00188016	BLUELINE GROUP	SUB BASIN 27A.9 SEWER & DRAINAGE	4,952.00
<i>Org Key: WS710R - General Sewer Sys Improvements</i>				
P0094831	00188130	SEQUOYAH ELECTRIC LLC	2017 ON-CALL ELECTRICAL SERVICE	2,801.70
<i>Org Key: WS901D - Sewer Sys Pump Sta Repairs</i>				
P94572	00188035	CUMMINS INC	INV 51264 ATS SWITCH	2,772.00
<i>Org Key: WW521C - Water Components Replacement</i>				
P0095718	00188064	H D FOWLER	WATER SAMPLING FITTINGS	4,930.20
<i>Org Key: XG150T - Small Tech/Equipment</i>				
P0095662	00188106	MORGAN SOUND INC	COUNCIL CHAMBERS A/V	1,380.56
<i>Org Key: XP520R - Recreational Trail Connections</i>				
	00188148	WEST, PAUL D	TRAIL EASEMENT RECORDING FEE	78.00
<i>Org Key: XR320R - Safe Routes to School</i>				
P89336	00188120	PERTEET INC	SAFE ROUTES TO NORTHWOOD	3,606.52
<i>Org Key: XR543C - WMW Shoulders (7400-8000 Blk)</i>				
P93290	00188140	TRINITY CONTRACTORS INC	ROADSIDE SHOULDER	38,054.07
P91329	00188028	CM DESIGN GROUP	ROADSIDE SHOULDER	11,828.72
<i>Org Key: YF1100 - YFS General Services</i>				
P93571	00188152	XEROX CORPORATION	Lease and print/copy charges f	315.80
P93563	00188152	XEROX CORPORATION	Lease and overage charges for	172.97
P0095780	00188041	DEPT OF ENTERPRISES SERVICES	SOLD forms for Thrift Shop	110.34
	00188006	ANDERSON, MOLLY	ART GROUP SUPPLIES	108.43
P93568	00188037	DATAQUEST LLC	Background checks for volunteer	86.00
P0095846	00188146	WASHINGTON STATE PATROL	Background Check Thrift Shop	48.00
P93566	00188033	CRYSTAL AND SIERRA SPRINGS	Monthly water service for LB	35.17
	00188111	NEWMAN, ABE	PARKING FEE	35.00
P93530	00188101	MI HARDWARE - YFS	Operating supplies for Tshop a	19.09
<i>Org Key: YF1200 - Thrift Shop</i>				
P0095851	00188104	MICHAEL SKAGGS ASSOCIATES	JANITORIAL SERVICE CITY HALL,	1,940.65
P0095824	00188116	PACIFIC MODULAR	CLEAN CARPET	315.00
P93726	00188131	SIGNATURE LANDSCAPE SERVICES	2017 Thrift Shop Landscape	246.87

**Accounts Payable Report by GL Key**

<b>PO #</b>	<b>Check #</b>	<b>Vendor:</b>	<b>Transaction Description</b>	<b>Check Amount</b>
<i>Org Key: YF2300 - VOICE Program</i>				
P0095847	00188037	DATAQUEST LLC	Voice Program Background Check	297.50
<i>Org Key: YF2800 - Fed Drug Free Communities Gran</i>				
	00188055	FRANKLIN, DEREK	SEMINAR EXPENSES	506.94
			Total	<u>1,043,565.55</u>

## 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

<u>Report</u>	<u>Warrants</u>	<u>Date</u>	<u>Amount</u>
Check Register	188153-188266	7/27/2017	\$ 518,544.84
			<b>\$ 518,544.84</b>

**Accounts Payable Report by Check Number**

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00188153	07/27/2017	A.M. LEONARD INC SPRAYER NOZZLES	P0095813	CI17127274	07/06/2017	34.47
00188154	07/27/2017	AA ASPHALTING INC 2015 ASPHALT SPOT REPAIRS	P91426	0080684INRET	08/31/2017	2,395.00
00188155	07/27/2017	APPLIED ECOLOGY LLC Gallagher Hill Open Space	P0095436	348	07/06/2017	5,398.19
00188156	07/27/2017	ARSCENTIA Mercerdale sign: "Model it. Mo	P0095893	201702591	07/06/2017	184.80
00188157	07/27/2017	BELLEVUE, CITY OF Quarterly MBP.COM Surcharge	P0094778	32173	07/11/2017	9,726.75
00188158	07/27/2017	BEST PARKING LOT CLEANING INC INV C158527 2017-18 SANITARY S	P94698	C158527	06/21/2017	1,188.00
00188159	07/27/2017	BLUELINE GROUP SUB BASIN 27A.9 SEWER & DRAINAGE	P94158	13620	07/03/2017	6,449.20
00188160	07/27/2017	CADCA Annual CADCA membership	P0095892	OH008545	07/19/2017	200.00
00188161	07/27/2017	CARDINAL ARCHITECTURE PC LBP Boiler Building Drainage &	P0095040	#2	06/30/2017	1,680.00
00188162	07/27/2017	CASCADE ELITE GYMNASTICS Instructor fee course #16941	P0095870	16941/16940	07/19/2017	2,130.10
00188163	07/27/2017	CENTURYLINK-ACCESS BILL PHONE USAGE JULY 2017		OH008528	07/08/2017	639.93
00188164	07/27/2017	CESSCO INVENTORY PURCHASES	P0095898	7086	07/13/2017	425.03
00188165	07/27/2017	CHAPTER 13 TRUSTEE PAYROLL EARLY WARRANTS		21JULY2017	07/21/2017	1,331.00
00188166	07/27/2017	CHERYL COHEN & ASSOCIATES EAP July 1 - Dec 31, 2017	P0095912	OH008547	07/01/2017	3,312.30
00188167	07/27/2017	CHS ENGINEERING INC PS 18 EQUIPMENT REPLACEMENT	P0095489	8017031706	06/30/2017	3,444.25
00188168	07/27/2017	COMCAST Internet Charges/Fire	P93827	OH008540	07/11/2017	362.27
00188169	07/27/2017	COMCAST FIRE STATION 92 FIBER CIRCUIT	P0095570	54730389	07/01/2017	1,248.40
00188170	07/27/2017	COMPLETE OFFICE OFFICE SUPPLIES JUNE 2017		OH008525	06/30/2017	2,575.38
00188171	07/27/2017	CONCERNED CITIZENS TO PROTECT PERMIT REFUND		DSR17010	07/25/2017	624.24
00188172	07/27/2017	CONFLUENCE ENGINEERING GRP LLC PHASE 3 MICROBIAL OCCURRENCE	P91202	020617MIWQP3	07/18/2017	8,446.98
00188173	07/27/2017	CONGREGATIONAL CHURCH OF MI 2017 Park and Ride lot lease Q	P93954	OH008541	06/30/2017	504.00
00188174	07/27/2017	COOK, KEVIN FRLEOFF1Retiree Medical Expens	P0095913	OH008546	07/23/2017	85.00
00188175	07/27/2017	CORK, TAMBIA OFFICE SUPPLIES JUNE 2017		OH008527	06/29/2017	3,390.30
00188176	07/27/2017	DANIEL, KAMARIA MITV Council Meeting 07/17/17	P0095933	006	07/24/2017	900.00
00188177	07/27/2017	EARTHCORPS INC 2017-2018 Earthcorps Volunteer	P93946	6574	06/30/2017	7,170.00
00188178	07/27/2017	EASTSIDE HUMAN SERVICES FORUM Annual membership fee	P0095907	OH008548	02/07/2017	1,000.00

**Accounts Payable Report by Check Number**

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00188179	07/27/2017	EVERGREEN TRACTOR EXCAVATOR RENTAL	P0095861	14809	07/06/2017	3,368.93
00188180	07/27/2017	FASTSIGNS BELLEVUE INV B89404 SUMMER CELEBRATION	P0095828	B89404	07/07/2012	302.50
00188181	07/27/2017	FISHER, RICHARD PERMIT REFUND		1706075	07/14/2017	386.46
00188182	07/27/2017	FRANKLIN, DEREK PER DIEM REIMB		OH008530	07/21/2017	192.60
00188183	07/27/2017	G&K SERVICES 2017 PW COVERALL/LAUNDRY SERVI	P93484	OH008556	06/30/2017	1,157.47
00188184	07/27/2017	GOODSELL POWER EQUIPMENT HEDGE TRIMMER S/N 182694322 &	P0095862	718049	06/29/2017	543.35
00188185	07/27/2017	GOODWIN, CINDY SUMMER CELEBRATION SUPPLIES		OH008531	07/19/2017	75.21
00188186	07/27/2017	GRAINGER INVENTORY PURCHASES	P94505	9492343570	07/06/2017	1,050.32
00188187	07/27/2017	GRANGE SUPPLY INC ROUND WOOD POSTS	P0095899	684000	07/18/2017	277.07
00188188	07/27/2017	H D FOWLER INVENTORY PURCHASES	P0095859	I4564659	07/13/2017	4,176.30
00188189	07/27/2017	HAGSTROM, JAMES FRLEOFF1 Retiree Medical Expen	P0095924	OH008557	07/25/2017	76.57
00188190	07/27/2017	HARNISH, CHRISTOPHER JAMES PER DIEM REIMB		OH008536	07/14/2017	223.02
00188191	07/27/2017	HARRIGAN LEYH FARMER & Professional Services - Invoic	P0095891	11	07/13/2017	17,003.36
00188192	07/27/2017	HEITMAN, STEVE UNIFORM CLEANING		OH008532	07/20/2017	15.25
00188193	07/27/2017	HELTEN, MIKE ESRI CONF EXPENSES		OH008534	07/25/2017	1,502.59
00188194	07/27/2017	HOLLYWOOD LIGHTS INC 2017-2018 Summer Celebration	P0095596	OH008549	07/19/2017	8,733.73
00188195	07/27/2017	HOME DEPOT CREDIT SERVICE PLYWOOD, LEVEL & PERF. PIPE	P0095900	019842	07/19/2017	179.98
00188196	07/27/2017	HONEYWELL, MATTHEW V Professional Services - Invoic	P0095890	983/984	07/11/2017	1,750.00
00188197	07/27/2017	HORIZON INVENTORY PURCHASES	P0095884	3S098336/8682	06/21/2017	4,310.53
00188198	07/27/2017	ICMA 2017 ICMA Conference Registrat	P0095910	OH008551	07/21/2017	1,549.00
00188199	07/27/2017	IVERSON, KEITH PER DIEM REIMB		OH008537	07/25/2017	383.55
00188200	07/27/2017	JOHNSON, CURTIS FRLEOFF1 Retiree Medical Expen	P0095925	OH008558	07/25/2017	328.04
00188201	07/27/2017	JOHNSON, JEFFREY WAYNE Instructor Fees course #16821	P0095895	16821	07/20/2017	3,360.00
00188202	07/27/2017	KC PET LICENSES KC PET LICENSE FEES COLLECTED	P93440	OH008563	06/30/2017	150.00
00188203	07/27/2017	KIA MOTORS FINANCE LATE CHARGE	P88915	OH008553	07/14/2017	20.00
00188204	07/27/2017	KIA MOTORS FINANCE DSG 2016 KIA SOUL LEASE	P88915	OH008553	07/14/2017	263.96

**Accounts Payable Report by Check Number**

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00188205	07/27/2017	KIA MOTORS FINANCE DSG 2016 KIA SOUL LEASE	P94483	OH008552	07/16/2017	211.36
00188206	07/27/2017	KING CO PROSECUTING ATTORNEY COURT REMITTANCE KC CRIME VICT	P93441	OH008564	06/30/2017	367.35
00188207	07/27/2017	KPG TRAFFIC ENGINEERING	P93025	64117	07/07/2017	8,238.95
00188208	07/27/2017	KROESENS UNIFORM COMPANY Class A Uniforms/White	P0095812	45520	07/07/2017	648.16
00188209	07/27/2017	LAVELLE VAC & DRAINAGE LLC RETAINAGE	P94072	170099RETAINAGE	03/08/2017	1,302.94
00188210	07/27/2017	MASTERMARK Name Plate (NICE)	P0095853	2494506	07/12/2017	59.57
00188211	07/27/2017	MERCER ISLAND CHEVRON CHARGED FUEL	P0095919	OH008559	06/28/2017	93.12
00188212	07/27/2017	MEYMAND, DOLLY Instructor fee course #16801	P0095871	16801/16800	07/19/2017	2,352.00
00188213	07/27/2017	MI CHAMBER OF COMMERCE Chamber of Commerce prorated 2	P0095915	3039	07/18/2017	163.54
00188214	07/27/2017	MI EMPLOYEES ASSOC PAYROLL EARLY WARRANTS		21JULY2017	07/21/2017	141.25
00188215	07/27/2017	MID-AMERICA SPORTS ADVANTAGE INVENTORY PURCHASES	P0095860	37100300	07/12/2017	647.50
00188216	07/27/2017	NPM CONSTRUCTION CO PEDESTRIAN SIGNAL AT ICW @ SE	P0094878	#1	06/20/2017	71,463.75
00188217	07/27/2017	NW LININGS & GEOTEXTILE PROPEX 601 NONWOVEN GEOTEXTILE	P0095838	0067068IN	07/10/2017	341.00
00188218	07/27/2017	NW PLAYGROUND EQUIPMENT INC Repair for Merry Go Round	P0095894	41161	06/03/2017	4,217.10
00188219	07/27/2017	ORMSBY, ANNA PATROL CAR SUPPLIES		OH008538	07/21/2017	67.55
00188220	07/27/2017	OVERLAKE OIL INV 183931/183933/184034/ 2017	P93482	0183931/0183933/	06/19/2017	12,696.23
00188221	07/27/2017	PACIFIC INDUSTRIAL SUPPLY CO 5/16 CHAIN ASSY. & SLING	P0095837	1309639	07/07/2017	322.61
00188222	07/27/2017	PART WORKS INC., THE WATER SAVER KIT & TOILET SEAT	P0095868	ING15012	07/12/2017	260.02
00188223	07/27/2017	PAULETTO, MAUDE Instructor Fees course #16983	P0095896	16983/16984	07/20/2017	1,303.93
00188224	07/27/2017	PHILLIPS, KEN OVERPAYMENT REFUND		OH008539	07/19/2017	140.17
00188225	07/27/2017	PLATOU, DONNA OVERPAYMENT REFUND		CAO17002	07/14/2017	6.27
00188226	07/27/2017	POLICE ASSOCIATION PAYROLL EARLY WARRANTS		21JULY2017	07/21/2017	2,250.66
00188227	07/27/2017	PROJECT A INC Website Ad	P0095888	171518	06/30/2017	47.50
00188228	07/27/2017	PUBLIC SAFETY TESTING INC Subscriptions Fees Jan - Mar 2	P0095926	20177442/603/636	04/12/2017	1,012.50
00188229	07/27/2017	PUGET SOUND ENERGY Utility Assistance for Emerenc	P93578	OH008554	07/19/2017	29.28
00188230	07/27/2017	PUGET SOUND ENERGY Utility Assistance for Emerenc	P93578	OH008555	07/19/2017	63.60

**Accounts Payable Report by Check Number**

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00188231	07/27/2017	REGIONAL TOXICOLOGY SERVICES Lab fees for C.Harnish clients	P93532	TC20290063017	06/30/2017	46.15
00188232	07/27/2017	SAIL SAND POINT Instructor fee course #16884	P0095873	16884	07/19/2017	2,087.28
00188233	07/27/2017	SALZETTI, ERIC Instructor fee Course #16957	P0095872	16957/16963	07/19/2017	1,212.15
00188234	07/27/2017	SEATTLE, CITY OF June 2017 Water Purchases	P0095914	OH008560	06/26/2017	240,454.72
00188235	07/27/2017	SOUND PUBLISHING INC Ntc: Ord No. 17-17 1903906	P0095921	7774354	06/30/2017	1,907.72
00188236	07/27/2017	STRANGER, THE Advertising for Thrift Shop -	P0094817	71796100	07/27/2017	800.00
00188237	07/27/2017	SUMMIT SAFETY SHOES SAFETY BOOTS	P0095549	5038614	06/30/2017	109.94
00188238	07/27/2017	T-MOBILE 2017 Services for Boat Launch	P93801	OH008561	07/09/2017	49.99
00188239	07/27/2017	TRAFFIC SAFETY SUPPLY INVENTORY PURCHASES	P0095559	129995	07/11/2017	1,211.31
00188240	07/27/2017	UNITED SITE SERVICES Restrooms & Wash stations for	P94171	1145488487/11455	06/30/2017	5,627.83
00188241	07/27/2017	UNITED WAY OF KING CO PAYROLL EARLY WARRANTS		21JULY2017	07/21/2017	120.00
00188258	07/27/2017	US BANK CORP PAYMENT SYS SUNCADIA		2490641718604152	07/06/2017	26,129.58
00188259	07/27/2017	VERIZON WIRELESS Cell Charges/Fire	P0095882	9788771389	07/06/2017	17.15
00188260	07/27/2017	WA LEGAL MESSENGERS INC Legal Messenger Services - IFM	P0095886	317572	07/10/2017	65.00
00188261	07/27/2017	WA ST REVENUE 2ND QTR LEASEHOLD EXCISE TAX 2	P93476	OH008565	06/30/2017	4,842.86
00188262	07/27/2017	WALTER E NELSON CO INVENTORY PURCHASES	P0095798	606821	07/11/2017	2,113.26
00188263	07/27/2017	WCMA 2017 WCMA Summer Conference	P0095909	2012317103419216	07/21/2017	325.00
00188264	07/27/2017	WEIKER, ARIC PERMIT REFUND		1503047	07/24/2017	3,244.00
00188265	07/27/2017	WSCCCE AFSCME AFL-CIO PAYROLL EARLY WARRANTS		21JULY2017	07/21/2017	2,515.07
00188266	07/27/2017	XEROX CORPORATION PRINTER SUPPLIES		230053761	07/01/2017	1,002.54
					Total	518,554.84



**Accounts Payable Report by GL Key**

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: 001000 - General Fund-Admin Key</i>				
P93476	00188261	WA ST REVENUE	2ND QTR LEASEHOLD EXCISE TAX 2	2,570.69
P93441	00188206	KING CO PROSECUTING ATTORNEY	COURT REMITTANCE KC CRIME VICT	367.35
P93440	00188202	KC PET LICENSES	KC PET LICENSE FEES COLLECTED	150.00
<i>Org Key: 345000 - Technology-Admin Key</i>				
	00188171	CONCERNED CITIZENS TO PROTECT	PERMIT REFUND	16.24
	00188181	FISHER, RICHARD	PERMIT REFUND	11.26
<i>Org Key: 402000 - Water Fund-Admin Key</i>				
P0095553	00188188	H D FOWLER	INVENTORY PURCHASES	3,691.19
	00188264	WEIKER, ARIC	PERMIT REFUND	3,244.00
P0095798	00188262	WALTER E NELSON CO	INVENTORY PURCHASES	2,113.26
P0095542	00188239	TRAFFIC SAFETY SUPPLY	INVENTORY PURCHASES	1,124.48
P0095854	00188186	GRAINGER	INVENTORY PURCHASES	630.33
P0095860	00188215	MID-AMERICA SPORTS ADVANTAGE	INVENTORY PURCHASES	647.50
P0095885	00188197	HORIZON	INVENTORY PURCHASES	326.33
P0095898	00188164	CESSCO	INVENTORY PURCHASES	206.13
P94505	00188186	GRAINGER	INVENTORY PURCHASES	199.95
	00188224	PHILLIPS, KEN	OVERPAYMENT REFUND	140.17
P0095800	00188186	GRAINGER	INVENTORY PURCHASES	86.35
<i>Org Key: 814072 - United Way</i>				
	00188241	UNITED WAY OF KING CO	PAYROLL EARLY WARRANTS	120.00
<i>Org Key: 814074 - Garnishments</i>				
	00188165	CHAPTER 13 TRUSTEE	PAYROLL EARLY WARRANTS	1,331.00
<i>Org Key: 814075 - Mercer Island Emp Association</i>				
	00188214	MI EMPLOYEES ASSOC	PAYROLL EARLY WARRANTS	141.25
<i>Org Key: 814076 - City &amp; Counties Local 21M</i>				
	00188265	WSCCCE AFSCME AFL-CIO	PAYROLL EARLY WARRANTS	2,515.07
<i>Org Key: 814077 - Police Association</i>				
	00188226	POLICE ASSOCIATION	PAYROLL EARLY WARRANTS	2,250.66
<i>Org Key: CA1100 - Administration (CA)</i>				
	00188258	US BANK CORP PAYMENT SYS	SUNCADIA	223.82
P0095886	00188260	WA LEGAL MESSENGERS INC	Legal Messenger Services - IFM	65.00
	00188266	XEROX CORPORATION	PRINTER SUPPLIES	56.58
	00188258	US BANK CORP PAYMENT SYS	HILTON VANCOUVER WA	19.52
	00188258	US BANK CORP PAYMENT SYS	ACE PARKING 3264	18.00
	00188258	US BANK CORP PAYMENT SYS	PON PROEM	17.00
	00188258	US BANK CORP PAYMENT SYS	L2G*KCDJA SUP CT CLERK	10.74
<i>Org Key: CA1200 - Prosecution &amp; Criminal Mngmnt</i>				
P0095890	00188196	HONEYWELL, MATTHEW V	Professional Services - Invoice	1,350.00
P0095890	00188196	HONEYWELL, MATTHEW V	Professional Services - Invoice	400.00
<i>Org Key: CM1100 - Administration (CM)</i>				
P0095910	00188198	ICMA	2017 ICMA Registration (Taylor	816.00
P0095887	00188198	ICMA	2017 ICMA Conference Registrat	733.00
P0095909	00188263	WCMA	2017 WCMA Summer Conference	325.00

**Accounts Payable Report by GL Key**

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00188258	US BANK CORP PAYMENT SYS	COSTCO WHSE #0001	224.06
	00188170	COMPLETE OFFICE	OFFICE SUPPLIES JUNE 2017	110.22
	00188258	US BANK CORP PAYMENT SYS	AMAZON.COM	58.57
	00188258	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	39.19
P0095853	00188210	MASTERMARK	Notary Stamp (Spietz)	28.72
	00188258	US BANK CORP PAYMENT SYS	IPM USPG	13.49
	00188258	US BANK CORP PAYMENT SYS	AMAZON.COM	12.20
<i>Org Key: CM11SP - Special Projects-City Mgr</i>				
P0095891	00188191	HARRIGAN LEYH FARMER &	Professional Services - Invoic	17,003.36
	00188258	US BANK CORP PAYMENT SYS	REPUBLIC PARKING 30 102	13.00
<i>Org Key: CM1200 - City Clerk</i>				
P0095921	00188235	SOUND PUBLISHING INC	Ntc: Ord No. 17-17 1903906	78.04
P0095921	00188235	SOUND PUBLISHING INC	Ntc: Ord. No 17C-09 1903960	54.70
P0095921	00188235	SOUND PUBLISHING INC	Ntc: Ord. No 17-16 1903966	54.70
P0095921	00188235	SOUND PUBLISHING INC	Ntc: Mtg Cancellation 1903939	44.33
<i>Org Key: CO6100 - City Council</i>				
P0095933	00188176	DANIEL, KAMARIA	MITV Council Meeting 07/17/17	480.00
P0095933	00188176	DANIEL, KAMARIA	MITV Council Meeting 07/05/17	420.00
	00188258	US BANK CORP PAYMENT SYS	GRUB HUB	181.11
P0095858	00188210	MASTERMARK	Name Plate (NICE)	30.85
	00188258	US BANK CORP PAYMENT SYS	QFC #5839	23.20
	00188258	US BANK CORP PAYMENT SYS	NEW SEASONS MARKET	11.98
	00188258	US BANK CORP PAYMENT SYS	QFC #5839	9.72
	00188258	US BANK CORP PAYMENT SYS	WALGREENS #3733	3.49
<i>Org Key: CR1100 - CORe Admin and Human Resources</i>				
P0095926	00188228	PUBLIC SAFETY TESTING INC	Scubscriptions Fees Recruiting	412.50
P0095926	00188228	PUBLIC SAFETY TESTING INC	Subscriptions Fees Jan - Mar 2	300.00
P0095926	00188228	PUBLIC SAFETY TESTING INC	Subscriptions Fees April - Jun	300.00
	00188258	US BANK CORP PAYMENT SYS	STITCHIN POST	199.98
	00188258	US BANK CORP PAYMENT SYS	CRAIGSLIST.ORG	90.00
	00188170	COMPLETE OFFICE	OFFICE SUPPLIES JUNE 2017	55.92
	00188258	US BANK CORP PAYMENT SYS	SHELL OIL 57444032502	41.83
	00188258	US BANK CORP PAYMENT SYS	AUDIBLE	16.50
	00188266	XEROX CORPORATION	PRINTER SUPPLIES	12.00
<i>Org Key: DS0000 - Development Services-Revenue</i>				
P0094778	00188157	BELLEVUE, CITY OF	Quarterly MBP.COM Surcharge	9,726.75
	00188171	CONCERNED CITIZENS TO PROTECT	PERMIT REFUND	608.00
	00188181	FISHER, RICHARD	PERMIT REFUND	375.20
<i>Org Key: DS1100 - Administration (DS)</i>				
P0095921	00188235	SOUND PUBLISHING INC	Ad: RDSC Public Hearing 187929	650.00
P0095921	00188235	SOUND PUBLISHING INC	Ntc: Open Record Hearing 18871	179.14
	00188266	XEROX CORPORATION	PRINTER SUPPLIES	70.68
P0095921	00188235	SOUND PUBLISHING INC	Ntc: Spl Mtg RDSC 1903955 (06/	70.26
	00188258	US BANK CORP PAYMENT SYS	PAYFLOW/PAYPAL	54.10
	00188170	COMPLETE OFFICE	OFFICE SUPPLIES JUNE 2017	41.86
	00188258	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND R	20.00

**Accounts Payable Report by GL Key**

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00188258	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND R	20.00
	00188258	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND R	20.00
	00188225	PLATOU, DONNA	OVERPAYMENT REFUND	6.27
<i>Org Key: DS1200 - Bldg Plan Review &amp; Inspection</i>				
	00188258	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	17.12
<i>Org Key: DS1300 - Land Use Planning Svc</i>				
	00188258	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	141.80
	00188258	US BANK CORP PAYMENT SYS	PAGLIACCI MERCER ISLAND	78.52
	00188258	US BANK CORP PAYMENT SYS	OH CHOCOLATE	32.00
<i>Org Key: DS1400 - Development Engineering</i>				
	00188258	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	17.25
	00188258	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	17.12
<i>Org Key: DS1700 - DSG Arborist</i>				
	00188258	US BANK CORP PAYMENT SYS	INTL SOC ARBORICULTURE	92.50
<i>Org Key: FN1100 - Administration (FN)</i>				
	00188266	XEROX CORPORATION	PRINTER SUPPLIES	143.57
	00188258	US BANK CORP PAYMENT SYS	PAGLIACCI MERCER ISLAND	68.47
<i>Org Key: FR1100 - Administration (FR)</i>				
	00188258	US BANK CORP PAYMENT SYS	AMERICAN AIR0018684553971	606.90
P0095570	00188169	COMCAST	FIRE STATION 92 FIBER CIRCUIT	384.01
	00188258	US BANK CORP PAYMENT SYS	AMAZON.COM	131.99
P0095803	00188168	COMCAST	Internet Charges/Fire	71.90
	00188266	XEROX CORPORATION	PRINTER SUPPLIES	65.77
	00188258	US BANK CORP PAYMENT SYS	EXPEDIA 7276704903725	44.00
	00188258	US BANK CORP PAYMENT SYS	C&C SMART FOOD52105590	29.99
	00188258	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	29.90
	00188258	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND R	20.00
P0095881	00188168	COMCAST	Internet Charges/Fire	15.92
	00188192	HEITMAN, STEVE	UNIFORM CLEANING	15.25
	00188258	US BANK CORP PAYMENT SYS	SILERS DRY CLEANERS	10.89
	00188258	US BANK CORP PAYMENT SYS	RITE AID STORE - 5197	2.19
<i>Org Key: FR2100 - Fire Operations</i>				
P0095812	00188208	KROESENS UNIFORM COMPANY	Class A Uniforms/White	648.16
P0095882	00188259	VERIZON WIRELESS	Cell Charges/Fire	17.15
	00188258	US BANK CORP PAYMENT SYS	QFC #5839	12.45
<i>Org Key: GGM001 - General Government-Misc</i>				
P0095570	00188169	COMCAST	CITY HALL BACKUP INTERNET CONN	864.39
P93439	00188168	COMCAST	CITY HALL HIGH SPEED INTERNET	111.45
P0095888	00188227	PROJECT A INC	Website Ad	47.50
	00188258	US BANK CORP PAYMENT SYS	ACT*MRSC	35.00
	00188258	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	8.62
<i>Org Key: GGM004 - Gen Govt-Office Support</i>				
	00188170	COMPLETE OFFICE	OFFICE SUPPLIES JUNE 2017	894.82
	00188170	COMPLETE OFFICE	OFFICE SUPPLIES JUNE 2017	237.68

**Accounts Payable Report by GL Key**

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00188170	COMPLETE OFFICE	OFFICE SUPPLIES JUNE 2017	141.76
	00188266	XEROX CORPORATION	PRINTER SUPPLIES	102.41
	00188170	COMPLETE OFFICE	OFFICE SUPPLIES JUNE 2017	85.78
	00188170	COMPLETE OFFICE	OFFICE SUPPLIES JUNE 2017	57.73
	00188258	US BANK CORP PAYMENT SYS	USPS PO 5453060253	26.60
<i>Org Key: GGM005 - Genera Govt-L1 Retiree Costs</i>				
P0095925	00188200	JOHNSON, CURTIS	FRLEOFF1 Retiree Medical Expen	328.04
P0095913	00188174	COOK, KEVIN	FRLEOFF1 Retiree Medical Expen	85.00
P0095924	00188189	HAGSTROM, JAMES	FRLEOFF1 Retiree Medical Expen	76.57
<i>Org Key: GX9995 - Employee Benefits-General</i>				
P0095912	00188166	CHERYL COHEN & ASSOCIATES	EAP July 1 - Dec 31, 2017	3,312.30
<i>Org Key: IS1100 - IGS Mapping</i>				
	00188258	US BANK CORP PAYMENT SYS	QFC #5839	33.45
<i>Org Key: IS2100 - IGS Network Administration</i>				
	00188258	US BANK CORP PAYMENT SYS	ESRI	1,640.00
	00188258	US BANK CORP PAYMENT SYS	AMAZON.COM	395.98
	00188258	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	144.00
	00188258	US BANK CORP PAYMENT SYS	AMAZON.COM	131.94
	00188258	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	95.37
	00188258	US BANK CORP PAYMENT SYS	TST* HOMEGROWN 1008	62.79
	00188258	US BANK CORP PAYMENT SYS	AMAZON WEB SERVICES	50.83
	00188258	US BANK CORP PAYMENT SYS	REGISTER.COM*134710D2J	38.00
	00188258	US BANK CORP PAYMENT SYS	REGISTER.COM*13476465J	38.00
	00188266	XEROX CORPORATION	PRINTER SUPPLIES	14.24
	00188258	US BANK CORP PAYMENT SYS	REGISTER.COM*1346EAF7J	14.00
	00188258	US BANK CORP PAYMENT SYS	LOGMEIN*GOTOMEETING	12.84
	00188258	US BANK CORP PAYMENT SYS	PARTED MAGIC LLC	9.00
<i>Org Key: IS3101 - GIS Analyst Water Fund</i>				
	00188193	HELTEN, MIKE	ESRI CONF EXPENSES	547.71
	00188193	HELTEN, MIKE	PER DIEM REIMB	191.77
	00188193	HELTEN, MIKE	ESRI CONF EXPENSES	11.81
<i>Org Key: IS3102 - GIS Analyst Sewer Fund</i>				
	00188193	HELTEN, MIKE	ESRI CONF EXPENSES	547.71
	00188193	HELTEN, MIKE	PER DIEM REIMB	191.78
	00188193	HELTEN, MIKE	ESRI CONF EXPENSES	11.81
<i>Org Key: MT2100 - Roadway Maintenance</i>				
P85927	00188154	AA ASPHALTING INC	2015 ASPHALT SPOT REPAIRS	989.30
P0095559	00188239	TRAFFIC SAFETY SUPPLY	STREET SIGNS	86.83
P0095854	00188186	GRAINGER	24" ALUMINUM RULE	3.50
<i>Org Key: MT2300 - Planter Bed Maintenance</i>				
P0095813	00188153	A.M. LEONARD INC	SPRAYER NOZZLES	34.47
<i>Org Key: MT2500 - ROW Administration</i>				
P0095549	00188237	SUMMIT SAFETY SHOES	SAFETY BOOTS	109.94
<i>Org Key: MT3100 - Water Distribution</i>				

**Accounts Payable Report by GL Key**

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00188258	US BANK CORP PAYMENT SYS	GREEN RIVER COMMUNITY CO	680.00
	00188258	US BANK CORP PAYMENT SYS	GRCC SPECIAL EVENTS EPAY	200.00
	00188258	US BANK CORP PAYMENT SYS	THE LAB DEPOT	145.50
	00188258	US BANK CORP PAYMENT SYS	ABC-NV	98.00
P0095854	00188186	GRAINGER	RITE IN THE RAIN BOOK	76.74
P0095777	00188186	GRAINGER	15/16" RATCHETING WRENCH	25.50
<i>Org Key: MT3150 - Water Quality Event</i>				
P91202	00188172	CONFLUENCE ENGINEERING GRP LLC	PHASE 3 MICROBIAL OCCURRENCE	8,446.98
<i>Org Key: MT3400 - Sewer Collection</i>				
P94698	00188158	BEST PARKING LOT CLEANING INC	INV C158527 2017-18 SANITARY S	1,188.00
P94505	00188186	GRAINGER	LATEX GLOVES	27.95
<i>Org Key: MT3500 - Sewer Pumps</i>				
	00188163	CENTURYLINK-ACCESS BILL	PHONE USAGE JULY 2017	639.93
<i>Org Key: MT3800 - Storm Drainage</i>				
P0095861	00188179	EVERGREEN TRACTOR	EXCAVATOR RENTAL	3,368.93
P0095838	00188217	NW LININGS & GEOTEXTILE	PROPEX 601 NONWOVEN GEOTEXTILE	341.00
P0095837	00188221	PACIFIC INDUSTRIAL SUPPLY CO	5/16 CHAIN ASSY. & SLING	322.61
P0095900	00188195	HOME DEPOT CREDIT SERVICE	PLYWOOD, LEVEL & PERF. PIPE	179.98
<i>Org Key: MT4150 - Support Services - Clearing</i>				
P93484	00188183	G&K SERVICES	2017 PW COVERALL/LAUNDRY SERVI	1,157.47
P0095828	00188180	FASTSIGNS BELLEVUE	INV B89404 SUMMER CELEBRATION	302.50
	00188170	COMPLETE OFFICE	OFFICE SUPPLIES JUNE 2017	251.91
	00188266	XEROX CORPORATION	PRINTER SUPPLIES	153.32
	00188258	US BANK CORP PAYMENT SYS	EB 2017 WASHINGTON IT	110.00
	00188258	US BANK CORP PAYMENT SYS	TST* HOMEGROWN 1008	86.25
	00188258	US BANK CORP PAYMENT SYS	WALGREENS #3733	54.95
	00188258	US BANK CORP PAYMENT SYS	MICHAELS STORES 2118	52.93
	00188258	US BANK CORP PAYMENT SYS	ACT*APWA	50.00
	00188258	US BANK CORP PAYMENT SYS	AMAZON.COM	41.70
	00188258	US BANK CORP PAYMENT SYS	QFC #5819	37.65
	00188258	US BANK CORP PAYMENT SYS	HOMEGOODS # 0759	27.49
	00188258	US BANK CORP PAYMENT SYS	FEDEX 787056524130	19.93
	00188258	US BANK CORP PAYMENT SYS	GOOD2GO-INTERNET	14.25
	00188258	US BANK CORP PAYMENT SYS	QFC #5819	13.49
	00188258	US BANK CORP PAYMENT SYS	COSTCO WHSE #0115	12.68
	00188258	US BANK CORP PAYMENT SYS	GOOD2GO-INTERNET	5.75
	00188258	US BANK CORP PAYMENT SYS	STARBUCKS STORE 23310	5.00
	00188258	US BANK CORP PAYMENT SYS	GOOD2GO-INTERNET	2.75
<i>Org Key: MT4200 - Building Services</i>				
	00188258	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	22.61
	00188258	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	11.80
<i>Org Key: MT4300 - Fleet Services</i>				
P93482	00188220	OVERLAKE OIL	INV 183931/183933/184034/ 2017	12,696.23
P88915	00188204	KIA MOTORS FINANCE	DSG 2016 KIA SOUL LEASE	263.96
P0095919	00188211	MERCER ISLAND CHEVRON	CHARGED FUEL	93.12
	00188258	US BANK CORP PAYMENT SYS	A1 GAS AND FOOD	35.00

**Accounts Payable Report by GL Key**

PO #	Check #	Vendor:	Transaction Description	Check Amount
P88915	00188203	KIA MOTORS FINANCE	LATE CHARGE	20.00
<i>Org Key: MT4420 - Transportation Planner Eng</i>				
	00188170	COMPLETE OFFICE	OFFICE SUPPLIES JUNE 2017	88.22
	00188258	US BANK CORP PAYMENT SYS	CHICAGO BOOKS & JOU	54.99
<i>Org Key: MT4501 - Water Administration</i>				
P0095914	00188234	SEATTLE, CITY OF	June 2017 Water Purchases	240,454.72
<i>Org Key: MT4503 - Storm Water Administration</i>				
	00188258	US BANK CORP PAYMENT SYS	WALGREENS #3733	109.90
<i>Org Key: MTBE01 - Maint of Medians &amp; Planters</i>				
P91426	00188154	AA ASPHALTING INC	RETAINAGE	1,405.70
<i>Org Key: PO1100 - Administration (PO)</i>				
	00188258	US BANK CORP PAYMENT SYS	Patrol Kitchen Supplies	510.15
	00188258	US BANK CORP PAYMENT SYS	WALGREENS #3733	224.95
	00188266	XEROX CORPORATION	PRINTER SUPPLIES	122.59
	00188258	US BANK CORP PAYMENT SYS	Shadow Boxes	87.98
	00188258	US BANK CORP PAYMENT SYS	Patrol Kitchen Items	81.37
	00188258	US BANK CORP PAYMENT SYS	Name Plates for new promotions	54.80
	00188258	US BANK CORP PAYMENT SYS	Retirement Party Supplies	44.99
	00188258	US BANK CORP PAYMENT SYS	MICHAELS STORES 8403	38.48
	00188258	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	32.97
	00188258	US BANK CORP PAYMENT SYS	Shadow Box Tags	27.50
	00188258	US BANK CORP PAYMENT SYS	Patrol Kitchen Items	21.99
	00188258	US BANK CORP PAYMENT SYS	MICHAELS STORES 8403	19.24
	00188258	US BANK CORP PAYMENT SYS	Picture Frame	16.48
	00188258	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND R	15.00
	00188258	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND R	15.00
	00188258	US BANK CORP PAYMENT SYS	MICHAELS STORES 8403	-19.24
	00188258	US BANK CORP PAYMENT SYS	MICHAELS STORES 8403	-38.48
<i>Org Key: PO1700 - Records and Property</i>				
	00188266	XEROX CORPORATION	PRINTER SUPPLIES	24.80
<i>Org Key: PO1800 - Contract Dispatch Police</i>				
	00188258	US BANK CORP PAYMENT SYS	Computer standup Desk for Evid	425.00
<i>Org Key: PO2100 - Patrol Division</i>				
	00188219	ORMSBY, ANNA	PATROL CAR SUPPLIES	67.55
	00188258	US BANK CORP PAYMENT SYS	Patrol Cleaning Supplies	47.45
	00188258	US BANK CORP PAYMENT SYS	Wireless Mouse	34.50
	00188258	US BANK CORP PAYMENT SYS	Part Order Gloves for PSO	10.99
	00188258	US BANK CORP PAYMENT SYS	CREDIT	-16.45
<i>Org Key: PO3100 - Investigation Division</i>				
	00188258	US BANK CORP PAYMENT SYS	Detective Jira Uniform Stuff	224.35
<i>Org Key: PO4100 - Firearms Training</i>				
	00188258	US BANK CORP PAYMENT SYS	Firearms Personnel Uniforms	277.20
	00188258	US BANK CORP PAYMENT SYS	Firearms Instructor - Range Me	160.00
	00188258	US BANK CORP PAYMENT SYS	Firearms Instructor - Range Me	160.00

**Accounts Payable Report by GL Key**

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00188258	US BANK CORP PAYMENT SYS	Firearms Instructor - Range Me	160.00
	00188258	US BANK CORP PAYMENT SYS	Firearms supplies	145.22
	00188258	US BANK CORP PAYMENT SYS	Firearms Supplies	112.14
	00188258	US BANK CORP PAYMENT SYS	Firearms Supplies	98.99
	00188258	US BANK CORP PAYMENT SYS	Firearms supplies	96.79
	00188258	US BANK CORP PAYMENT SYS	Firearms Stenciles	58.95
	00188258	US BANK CORP PAYMENT SYS	Firearms Supplies	39.99
<b>Org Key: PO4300 - Police Training</b>				
	00188258	US BANK CORP PAYMENT SYS	De-Escalation training course	495.00
<b>Org Key: PR0000 - Parks &amp; Recreation-Revenue</b>				
P93476	00188261	WA ST REVENUE	2ND QTR LEASEHOLD EXCISE TAX 2	2,272.17
<b>Org Key: PR1100 - Administration (PR)</b>				
	00188170	COMPLETE OFFICE	OFFICE SUPPLIES JUNE 2017	218.28
P0095915	00188213	MI CHAMBER OF COMMERCE	Chamber of Commerce prorated 2	163.54
	00188258	US BANK CORP PAYMENT SYS	REGISTER.COM*13493C9EJ	94.35
	00188258	US BANK CORP PAYMENT SYS	Monthly newsletter	50.60
	00188258	US BANK CORP PAYMENT SYS	COSTCO WHSE #0110	33.90
	00188258	US BANK CORP PAYMENT SYS	Rotary lunch	30.00
	00188258	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	19.99
	00188258	US BANK CORP PAYMENT SYS	Rotary Lunch	15.00
	00188258	US BANK CORP PAYMENT SYS	Rotary lunch	15.00
<b>Org Key: PR2100 - Recreation Programs</b>				
	00188258	US BANK CORP PAYMENT SYS	2018 silver sponsor camp fair	900.00
	00188258	US BANK CORP PAYMENT SYS	SQ *ELITE YOUTH CAMPS	425.00
	00188258	US BANK CORP PAYMENT SYS	Summer staff training	220.30
	00188266	XEROX CORPORATION	PRINTER SUPPLIES	12.00
<b>Org Key: PR2101 - Youth and Teen Camps</b>				
P0095895	00188201	JOHNSON, JEFFREY WAYNE	Instructor Fees course #16821	3,360.00
P0095871	00188212	MEYMAND, DOLLY	Instructor fee course #16800	1,260.00
P0095870	00188162	CASCADE ELITE GYMNASTICS	Instructor fee course #16941	1,101.10
P0095871	00188212	MEYMAND, DOLLY	Instructor fee course #16801	1,092.00
P0095870	00188162	CASCADE ELITE GYMNASTICS	Instructor fee course #16940	1,029.00
	00188258	US BANK CORP PAYMENT SYS	Camp supplies: butcher paper r	455.77
	00188258	US BANK CORP PAYMENT SYS	Seattle Storm field trip - Cam	310.00
	00188258	US BANK CORP PAYMENT SYS	Mini Mercer Sports Camp.	276.93
	00188258	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	212.68
	00188258	US BANK CORP PAYMENT SYS	Camp Mercer	205.12
	00188258	US BANK CORP PAYMENT SYS	Camp Mercer.	153.88
	00188258	US BANK CORP PAYMENT SYS	RENT-A-CENTER #2365	129.25
	00188258	US BANK CORP PAYMENT SYS	Camp supplies	116.78
	00188258	US BANK CORP PAYMENT SYS	Mini Mercer Sports "Golf Week	112.99
	00188258	US BANK CORP PAYMENT SYS	WWW.PDZA.ORG	96.70
	00188258	US BANK CORP PAYMENT SYS	WWW.PDZA.ORG	96.60
	00188258	US BANK CORP PAYMENT SYS	WWW.PDZA.ORG	96.60
	00188258	US BANK CORP PAYMENT SYS	Point Defiance Field Trip - Ca	96.60
	00188258	US BANK CORP PAYMENT SYS	WWW.PDZA.ORG	96.60
	00188258	US BANK CORP PAYMENT SYS	WAL-MART #5939	83.30

**Accounts Payable Report by GL Key**

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00188258	US BANK CORP PAYMENT SYS	THE HOME DEPOT #4704	74.62
	00188258	US BANK CORP PAYMENT SYS	THE HOME DEPOT #4711	61.04
	00188258	US BANK CORP PAYMENT SYS	Bags for summer staff "Swag Ba	55.96
	00188258	US BANK CORP PAYMENT SYS	Camp supplies	48.19
	00188258	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	43.98
	00188258	US BANK CORP PAYMENT SYS	MERCER ISLAND TRUE VALUE	42.87
	00188258	US BANK CORP PAYMENT SYS	WWW.PDZA.ORG	36.85
	00188258	US BANK CORP PAYMENT SYS	Slice 'n Dice	35.06
	00188258	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	33.80
	00188258	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	29.98
	00188258	US BANK CORP PAYMENT SYS	PAPA MURPHY'S WA012	23.65
	00188258	US BANK CORP PAYMENT SYS	summer staff training	17.95
	00188258	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	15.00
	00188258	US BANK CORP PAYMENT SYS	QFC #5839	13.13
	00188258	US BANK CORP PAYMENT SYS	TARGET 00003392	10.09
	00188258	US BANK CORP PAYMENT SYS	AMAZON.COM	9.75
	00188258	US BANK CORP PAYMENT SYS	Camp Supplies: mini mercer spo	7.98
	00188258	US BANK CORP PAYMENT SYS	"Minute to Win It" games.	4.24
	00188258	US BANK CORP PAYMENT SYS	QFC #5839	4.17

**Org Key: PR2103 - Aquatics Programs**

P0095873	00188232	SAIL SAND POINT	Instructor fee course #16884	2,087.28
	00188258	US BANK CORP PAYMENT SYS	BEST BUY 00004986	148.47
	00188258	US BANK CORP PAYMENT SYS	Supplies for Lifeguard Shack.	94.75
	00188258	US BANK CORP PAYMENT SYS	Supplies for Luther Burbank Pa	92.46
	00188258	US BANK CORP PAYMENT SYS	Red Cross Lifeguarding Handboo	74.55
	00188258	US BANK CORP PAYMENT SYS	Supplies for Lifeguard Shack.	65.14
	00188258	US BANK CORP PAYMENT SYS	Supplies for Lifeguard Shack.	62.03
	00188258	US BANK CORP PAYMENT SYS	Lifeguard shack.	48.87
	00188258	US BANK CORP PAYMENT SYS	WAL-MART #5939	35.49
	00188258	US BANK CORP PAYMENT SYS	Supplies for Luther Burbank Gu	30.94
	00188258	US BANK CORP PAYMENT SYS	Large replacement fin (1 each)	24.00
	00188258	US BANK CORP PAYMENT SYS	Supplies for Luther Guard Shac	11.75
	00188258	US BANK CORP PAYMENT SYS	lifeguard shack.	6.09

**Org Key: PR2104 - Special Events**

	00188258	US BANK CORP PAYMENT SYS	2 pop up tents	338.21
	00188258	US BANK CORP PAYMENT SYS	CUMMINGS AND LUTES, LLC	184.80

**Org Key: PR2108 - Health and Fitness**

P0095872	00188233	SALZETTI, ERIC	Instructor fee course # 16963	856.16
P0095896	00188223	PAULETTO, MAUDE	Instructor Fees course #16984	729.75
P0095896	00188223	PAULETTO, MAUDE	Instructor Fees course #16983	574.18
P0095872	00188233	SALZETTI, ERIC	Instructor fee Course #16957	355.99
	00188258	US BANK CORP PAYMENT SYS	Golf	47.66
	00188258	US BANK CORP PAYMENT SYS	Golf	41.00
	00188258	US BANK CORP PAYMENT SYS	Golf	21.31
	00188258	US BANK CORP PAYMENT SYS	CITY OF KENT-GOLF COURSE	20.00
	00188258	US BANK CORP PAYMENT SYS	TWIN RIVERS GOLF COURSE	20.00
	00188258	US BANK CORP PAYMENT SYS	Golf	7.50
	00188258	US BANK CORP PAYMENT SYS	Golf	7.01



**Accounts Payable Report by GL Key**

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00188258	US BANK CORP PAYMENT SYS	Golf	5.01
<i>Org Key: PR3500 - Senior Services</i>				
	00188258	US BANK CORP PAYMENT SYS	SQ *SHAWN'S CATERIN	379.50
	00188258	US BANK CORP PAYMENT SYS	SQ *SHAWN'S CATERIN	304.70
	00188258	US BANK CORP PAYMENT SYS	C&C SMART FOOD52105517	49.72
	00188258	US BANK CORP PAYMENT SYS	RITE AID STORE - 5197	49.18
	00188258	US BANK CORP PAYMENT SYS	QFC #5839	39.58
	00188258	US BANK CORP PAYMENT SYS	COSTCO WHSE #0001	30.98
	00188258	US BANK CORP PAYMENT SYS	Sr Social Hawaiian Luau	29.11
	00188258	US BANK CORP PAYMENT SYS	Sr social - Hawaiian Luau	15.95
	00188258	US BANK CORP PAYMENT SYS	Sr social Hawaiian Luau	15.40
	00188258	US BANK CORP PAYMENT SYS	QFC #5839	11.99
	00188258	US BANK CORP PAYMENT SYS	WALGREENS #3733	11.07
	00188258	US BANK CORP PAYMENT SYS	QFC #5839	3.88
<i>Org Key: PR4100 - Community Center</i>				
	00188258	US BANK CORP PAYMENT SYS	AMAZON.COM	412.80
	00188258	US BANK CORP PAYMENT SYS	YELPINC*BIZSERVICES	350.00
	00188258	US BANK CORP PAYMENT SYS	AMAZON.COM	224.42
	00188258	US BANK CORP PAYMENT SYS	OFFICE DEPOT #819	197.98
P93827	00188168	COMCAST	2017 High speed connection cha	163.00
	00188258	US BANK CORP PAYMENT SYS	TARGET 00003392	125.59
	00188258	US BANK CORP PAYMENT SYS	DOMINO'S 9221	120.40
	00188258	US BANK CORP PAYMENT SYS	COSTCO WHSE #0110	109.99
	00188266	XEROX CORPORATION	PRINTER SUPPLIES	98.12
	00188258	US BANK CORP PAYMENT SYS	AMAZON.COM	53.02
	00188258	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	25.75
	00188258	US BANK CORP PAYMENT SYS	WALLMOUNT WORLD	24.00
	00188258	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	23.20
	00188258	US BANK CORP PAYMENT SYS	AMAZON.COM	21.65
	00188258	US BANK CORP PAYMENT SYS	NEW SEASONS MARKET	19.41
	00188258	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	18.35
	00188258	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	10.99
	00188258	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	7.98
	00188258	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	6.99
	00188258	US BANK CORP PAYMENT SYS	AMAZON.COM	-103.20
	00188258	US BANK CORP PAYMENT SYS	AMAZON.COM	-103.20
<i>Org Key: PR5400 - Gallery Program</i>				
	00188258	US BANK CORP PAYMENT SYS	Harmony of Color Gallery Recep	32.99
<i>Org Key: PR5900 - Summer Celebration</i>				
P0095596	00188194	HOLLYWOOD LIGHTS INC	2017-2018 Summer Celebration	8,733.73
P0095231	00188240	UNITED SITE SERVICES	Restrooms & Wash stations for	5,044.67
P0095921	00188235	SOUND PUBLISHING INC	Ad: Summer Celebration 1899663	600.00
	00188258	US BANK CORP PAYMENT SYS	SC lanyards	190.15
	00188258	US BANK CORP PAYMENT SYS	HARBOR FREIGHT TOOLS 190	95.62
	00188258	US BANK CORP PAYMENT SYS	STU*STUMPS	67.74
	00188258	US BANK CORP PAYMENT SYS	summer celebration decor	56.97
	00188258	US BANK CORP PAYMENT SYS	OFFICE DEPOT #819	52.73
	00188258	US BANK CORP PAYMENT SYS	summer celebration craft/decor	50.44

**Accounts Payable Report by GL Key**

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00188258	US BANK CORP PAYMENT SYS	summer celebration decor/craft	39.60
	00188258	US BANK CORP PAYMENT SYS	ULINE *SHIP SUPPLIES	33.89
	00188258	US BANK CORP PAYMENT SYS	WAL-MART #5073	15.49
	00188258	US BANK CORP PAYMENT SYS	Summer celebration craft	14.27
	00188258	US BANK CORP PAYMENT SYS	SAFEWAY STORE 00004853	5.98
<i>Org Key: PR6100 - Park Maintenance</i>				
P0095884	00188197	HORIZON	FERTILIZER (4 TONS)	996.05
P0095862	00188184	GOODSELL POWER EQUIPMENT	HEDGE TRIMMER S/N 182694322 &	271.67
P0095868	00188222	PART WORKS INC., THE	WATER SAVER KIT & TOILET SEAT	260.02
P0095898	00188164	CESSCO	SHARPEN MOWER BLADES	218.90
	00188258	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	192.15
	00188266	XEROX CORPORATION	PRINTER SUPPLIES	20.53
	00188258	US BANK CORP PAYMENT SYS	123*123SIGNUP - CUSTOMER	15.00
	00188258	US BANK CORP PAYMENT SYS	123*123SIGNUP - CUSTOMER	15.00
	00188258	US BANK CORP PAYMENT SYS	123*123SIGNUP - CUSTOMER	15.00
<i>Org Key: PR6200 - Athletic Field Maintenance</i>				
P0095884	00188197	HORIZON	FERTILIZER (4 TONS)	996.05
	00188258	US BANK CORP PAYMENT SYS	123*123SIGNUP - CUSTOMER	15.00
	00188258	US BANK CORP PAYMENT SYS	123*123SIGNUP - CUSTOMER	15.00
<i>Org Key: PR6500 - Luther Burbank Park Maint.</i>				
	00188258	US BANK CORP PAYMENT SYS	123*123SIGNUP - CUSTOMER	15.00
	00188258	US BANK CORP PAYMENT SYS	BUSHNELL	9.99
<i>Org Key: PR6600 - Park Maint-School Related</i>				
P0095884	00188197	HORIZON	FERTILIZER (4 TONS)	996.05
P0095862	00188184	GOODSELL POWER EQUIPMENT	HEDGE TRIMMER S/N 182694322 &	271.68
	00188258	US BANK CORP PAYMENT SYS	123*123SIGNUP - CUSTOMER	15.00
	00188258	US BANK CORP PAYMENT SYS	123*123SIGNUP - CUSTOMER	15.00
<i>Org Key: PR6700 - I90 Park Maintenance</i>				
P0095884	00188197	HORIZON	FERTILIZER (4 TONS)	996.05
P94171	00188240	UNITED SITE SERVICES	2017 Portable Toilet Rentals &	356.36
P94171	00188240	UNITED SITE SERVICES	2017 Portable Toilet Rentals &	151.20
P93801	00188238	T-MOBILE	2017 Services for Boat Launch	49.99
	00188258	US BANK CORP PAYMENT SYS	123*123SIGNUP - CUSTOMER	15.00
	00188258	US BANK CORP PAYMENT SYS	123*123SIGNUP - CUSTOMER	15.00
	00188258	US BANK CORP PAYMENT SYS	123*123SIGNUP - CUSTOMER	15.00
<i>Org Key: PR6800 - Trails Maintenance</i>				
	00188258	US BANK CORP PAYMENT SYS	THE HOME DEPOT #4711	53.08
<i>Org Key: VCP104 - CIP Streets Salaries</i>				
	00188170	COMPLETE OFFICE	OFFICE SUPPLIES JUNE 2017	88.22
<i>Org Key: VCP105 - Transit Funding Placeholder</i>				
P93954	00188173	CONGREGATIONAL CHURCH OF MI	2017 Park and Ride lot lease Q	504.00
<i>Org Key: VCP402 - CIP Water Salaries</i>				
	00188170	COMPLETE OFFICE	OFFICE SUPPLIES JUNE 2017	88.22
<i>Org Key: VCP426 - CIP Sewer Salaries</i>				

**Accounts Payable Report by GL Key**

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00188170	COMPLETE OFFICE	OFFICE SUPPLIES JUNE 2017	88.22
<i>Org Key: VCP432 - CIP Storm Drainage Salaries</i>				
	00188170	COMPLETE OFFICE	OFFICE SUPPLIES JUNE 2017	88.22
<i>Org Key: WD130R - Street Related Storm Projects</i>				
P0095859	00188188	H D FOWLER	8" ADS BLUE-SEAL SOLID PIPE	485.11
<i>Org Key: WG110T - Computer Equip Replacements</i>				
	00188258	US BANK CORP PAYMENT SYS	AMAZON.COM AMZN.COM/BILL	107.10
<i>Org Key: WG130E - Equipment Rental Vehicle Repl</i>				
P94483	00188205	KIA MOTORS FINANCE	DSG 2016 KIA SOUL LEASE	211.36
<i>Org Key: WG513T - Rec &amp; Facility Booking System</i>				
	00188258	US BANK CORP PAYMENT SYS	NEW SEASONS MARKET	98.91
	00188258	US BANK CORP PAYMENT SYS	EAT24 *MOS PIZZA AND W	85.27
	00188258	US BANK CORP PAYMENT SYS	ALBERTSONS STO00004853	35.54
<i>Org Key: WPI22P - Open Space - Pioneer/Engstrom</i>				
P93946	00188177	EARTHCORPS INC	2017-2018 Earthcorps Volunteer	5,310.00
P0095899	00188187	GRANGE SUPPLY INC	ROUND WOOD POSTS	277.07
P94171	00188240	UNITED SITE SERVICES	2017 Portable Toilet Rentals &	75.60
<i>Org Key: WPI22R - Vegetation Management</i>				
P0095436	00188155	APPLIED ECOLOGY LLC	Gallagher Hill Open Space	5,398.19
P93946	00188177	EARTHCORPS INC	2017 - 2018 EarthCorps Volunt	1,860.00
<i>Org Key: WP503R - Luther Burbank Pk Minor Impvt</i>				
P0095040	00188161	CARDINAL ARCHITECTURE PC	LBP Boiler Building Drainage &	1,680.00
<i>Org Key: WR140C - Pedestrian &amp; Bicycle Facility</i>				
P93900	00188207	KPG	TRAFFIC ENGINEERING	7,254.49
<i>Org Key: WR517R - SE 40th (E of ICW) (W Leg)</i>				
P93900	00188207	KPG	TRAFFIC ENGINEERING	271.67
<i>Org Key: WR544C - ICW Crosswalk at SE 32nd</i>				
P0094878	00188216	NPM CONSTRUCTION CO	PEDESTRIAN SIGNAL AT ICW @ SE	71,463.75
P93025	00188207	KPG	CONSTRUCTION SERVICES	712.79
<i>Org Key: WS512R - Sewer Repair at Sub-Basin 27</i>				
P85542	00188159	BLUELINE GROUP	SUB BASIN 27A.9 SEWER & DRAINAGE	5,576.00
<i>Org Key: WS901D - Sewer Sys Pump Sta Repairs</i>				
P0095489	00188167	CHS ENGINEERING INC	PS 18 EQUIPMENT REPLACEMENT	3,444.25
<i>Org Key: WS902D - PS 14 Lake Line Cleaning</i>				
P94072	00188209	LAVELLE VAC & DRAINAGE LLC	RETAINAGE	1,302.94
<i>Org Key: WW527R - 3838 WMW Water Improvements</i>				
P94158	00188159	BLUELINE GROUP	3838 WMW WATER SYSTEM	873.20
<i>Org Key: XG118T - Maintenance Mgmt System</i>				
	00188199	IVERSON, KEITH	PER DIEM REIMB	383.55

**Accounts Payable Report by GL Key**

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: XP710R - Luther BB Minor Capital LEVY</i>				
P0095894	00188218	NW PLAYGROUND EQUIPMENT INC	Repair for Merry Go Round	4,217.10
<i>Org Key: XR320R - Safe Routes to School</i>				
P0095921	00188235	SOUND PUBLISHING INC	Ntc: Northwood Safe Walk 19001	176.55
<i>Org Key: YF1100 - YFS General Services</i>				
P0095907	00188178	EASTSIDE HUMAN SERVICES FORUM	Annual membership fee	1,000.00
P0095892	00188160	CADCA	Annual CADCA membership	200.00
	00188258	US BANK CORP PAYMENT SYS	COSTCO WHSE #0110	182.81
	00188258	US BANK CORP PAYMENT SYS	ACT OLYMPICCASCADEAQUA	140.00
	00188258	US BANK CORP PAYMENT SYS	WALGREENS #3733	105.95
	00188258	US BANK CORP PAYMENT SYS	QFC #5806	75.38
	00188185	GOODWIN, CINDY	SUMMER CELEBRATION SUPPLIES	75.21
	00188258	US BANK CORP PAYMENT SYS	FACEBK KBMRWBEG42	75.00
	00188258	US BANK CORP PAYMENT SYS	ANISE THAI CUISINE	62.58
	00188258	US BANK CORP PAYMENT SYS	ISLAND BOOKS	59.27
	00188258	US BANK CORP PAYMENT SYS	ISLAND BOOKS	54.00
	00188170	COMPLETE OFFICE	OFFICE SUPPLIES JUNE 2017	38.32
	00188266	XEROX CORPORATION	PRINTER SUPPLIES	25.04
	00188258	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND R	20.00
	00188258	US BANK CORP PAYMENT SYS	WALGREENS #3733	11.47
	00188258	US BANK CORP PAYMENT SYS	TPC ONLINE FOOD CARDS	10.00
	00188258	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	6.95
<i>Org Key: YF1200 - Thrift Shop</i>				
P0094817	00188236	STRANGER, THE	Advertising for Thrift Shop -	800.00
	00188258	US BANK CORP PAYMENT SYS	GRAND & BENEDICTS INC	303.37
	00188258	US BANK CORP PAYMENT SYS	STORE SUPPLY	266.04
	00188258	US BANK CORP PAYMENT SYS	SQUARESPACE INC.	216.00
	00188258	US BANK CORP PAYMENT SYS	COSTCO WHSE #0001	215.05
	00188258	US BANK CORP PAYMENT SYS	ADOBE	131.96
	00188266	XEROX CORPORATION	PRINTER SUPPLIES	80.89
	00188258	US BANK CORP PAYMENT SYS	ADOBE	32.99
	00188258	US BANK CORP PAYMENT SYS	MOOD PANDORA	29.51
	00188258	US BANK CORP PAYMENT SYS	COSTCO WHSE #0001	-189.52
<i>Org Key: YF2100 - School/City Partnership</i>				
P93532	00188231	REGIONAL TOXICOLOGY SERVICES	Lab fees for C.Harnish clients	46.15
<i>Org Key: YF2300 - VOICE Program</i>				
	00188258	US BANK CORP PAYMENT SYS	JOANN STORES*JOANN.COM	633.33
	00188258	US BANK CORP PAYMENT SYS	PAYPAL *NWFF	300.00
	00188258	US BANK CORP PAYMENT SYS	QFC #5839	166.23
	00188258	US BANK CORP PAYMENT SYS	QFC #5839	110.08
	00188258	US BANK CORP PAYMENT SYS	QDOBA MEXICAN GRILL-390	97.68
	00188258	US BANK CORP PAYMENT SYS	REPUBLIC PARKING 30 134	22.00
	00188258	US BANK CORP PAYMENT SYS	U-PARK SYSTEM # 024	15.00
	00188258	US BANK CORP PAYMENT SYS	U-PARK SYSTEM # 024	15.00
	00188258	US BANK CORP PAYMENT SYS	REPUBLIC PARKING 30 161	15.00
	00188258	US BANK CORP PAYMENT SYS	IPM LOT 71	14.71
	00188258	US BANK CORP PAYMENT SYS	IPM LOT 71	14.71

**Accounts Payable Report by GL Key**

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00188258	US BANK CORP PAYMENT SYS	QFC #5839	12.17
	00188258	US BANK CORP PAYMENT SYS	REPUBLIC PARKING 30 161	10.00
	00188258	US BANK CORP PAYMENT SYS	SEATTLE METER PARKING	9.00
	00188258	US BANK CORP PAYMENT SYS	SEATTLE METER PARKING	9.00
	00188258	US BANK CORP PAYMENT SYS	SEATTLE METER PARKING	8.00
	00188258	US BANK CORP PAYMENT SYS	SEATTLE METER PARKING	7.75
	00188258	US BANK CORP PAYMENT SYS	SEATTLE METER PARKING	6.00
<i>Org Key: YF2600 - Family Assistance</i>				
	00188258	US BANK CORP PAYMENT SYS	SOCCER WEST	377.90
	00188258	US BANK CORP PAYMENT SYS	SQ *ELITE YOUTH CAMPS	275.00
	00188258	US BANK CORP PAYMENT SYS	STROUM JEWISH COMM CENTER	150.00
	00188258	US BANK CORP PAYMENT SYS	ACT OLYMPICCASCADEAQUA	140.00
	00188258	US BANK CORP PAYMENT SYS	CLB MERCER ISLAND	128.00
	00188258	US BANK CORP PAYMENT SYS	ACT*MERCER IS PARKS	124.00
	00188258	US BANK CORP PAYMENT SYS	CLB MERCER ISLAND	100.00
	00188258	US BANK CORP PAYMENT SYS	BELLEVUE COLLEGE CONT ED	99.00
	00188258	US BANK CORP PAYMENT SYS	ACT*MERCER IS PARKS	87.50
P93578	00188230	PUGET SOUND ENERGY	Utility Assistance for Emerenc	63.60
	00188258	US BANK CORP PAYMENT SYS	SHELL OIL 57424192508	50.00
	00188258	US BANK CORP PAYMENT SYS	BELLEVUE COLLEGE CONT ED	49.50
P93578	00188229	PUGET SOUND ENERGY	Utility Assistance for Emerenc	29.28
<i>Org Key: YF2800 - Fed Drug Free Communities Gran</i>				
	00188175	CORK, TAMBI A	OFFICE SUPPLIES JUNE 2017	3,197.70
	00188175	CORK, TAMBI A	PER DIEM REIMB	192.60
	00188182	FRANKLIN, DEREK	PER DIEM REIMB	192.60
	00188190	HARNISH, CHRISTOPHER JAMES	PER DIEM REIMB	192.60
P0095893	00188156	ARSCENTIA	Mercerdale sign: "Model it. Mo	184.80
	00188258	US BANK CORP PAYMENT SYS	Monthly newsletter	75.91
	00188190	HARNISH, CHRISTOPHER JAMES	TRANSPORTATION EXPENSE	30.42
	00188258	US BANK CORP PAYMENT SYS	EIG*HOMESTEAD	21.99
Total				<u>518,554.84</u>



# CITY OF MERCER ISLAND CERTIFICATION OF PAYROLL

**PAYROLL PERIOD ENDING**

**7.8.17**

**PAYROLL DATED**

**7.21.17**

Net Cash	\$	510,948.20
Net Voids/Manuals	\$	20,131.87
<b>Net Total</b>	<b>\$</b>	<b>531,302.46</b>
Federal Tax Deposit - Key Bank	\$	97,351.41
Social Security and Medicare Taxes	\$	49,675.35
Medicare Taxes Only (Fire Fighter Employees)	\$	1,986.38
Public Employees Retirement System 1 (PERS 1)	\$	-
Public Employees Retirement System 2 (PERS 2)	\$	27,730.96
Public Employees Retirement System 3 (PERS 3)	\$	5,904.30
Public Employees Retirement System (PERSJM)	\$	742.87
Public Safety Employees Retirement System (PSERS)	\$	182.98
Law Enforc. & Fire fighters System 2 (LEOFF 2)	\$	26,232.64
Regence & LEOFF Trust - Medical Insurance	\$	13,723.59
Domestic Partner/Overage Dependant - Insurance	\$	1,604.33
Group Health Medical Insurance	\$	1,027.99
Health Care - Flexible Spending Accounts	\$	2,727.99
Dependent Care - Flexible Spending Accounts	\$	2,359.17
United Way	\$	120.00
ICMA Deferred Compensation	\$	29,251.23
Fire 457 Nationwide	\$	10,506.32
Roth - ICMA	\$	50.00
Roth - Nationwide	\$	620.00
401K Deferred Comp	\$	-
Garnishments (Chapter 13)	\$	1,331.00
Child Support	\$	1,084.61
Mercer Island Employee Associationa	\$	141.25
Cities & Towns/AFSCME Union Dues	\$	2,515.07
Police Union Dues	\$	2,250.66
Fire Union Dues	\$	1,870.34
Fire Union - Supplemental Dues	\$	155.00
Standard - Supplemental Life Insurance	\$	335.50
Unum - Long Term Care Insurance	\$	642.93
AFLAC - Supplemental Insurance Plans	\$	861.74
Coffee Fund	\$	76.00
Transportation	\$	105.00
HRA - VEBA	\$	4,326.26
Miscellaneous	\$	-
<b>Tax &amp; Benefit Obligations Total</b>	<b>\$</b>	<b>287,492.87</b>

<b>TOTAL GROSS PAYROLL</b>	<b>\$ 818,795.33</b>
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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.

*Charles L. Corder*

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



## CITY OF MERCER ISLAND CERTIFICATION OF PAYROLL

**PAYROLL PERIOD ENDING** **7.28.17**  
**PAYROLL DATED** **8.4.17**

Net Cash	\$	520,283.55
Net Voids/Manuals	\$	10,450.42
<b>Net Total</b>	<b>\$</b>	<b>530,733.97</b>
Federal Tax Deposit - Key Bank	\$	95,109.30
Social Security and Medicare Taxes	\$	48,522.70
Medicare Taxes Only (Fire Fighter Employees)	\$	2,100.32
Public Employees Retirement System 1 (PERS 1)	\$	-
Public Employees Retirement System 2 (PERS 2)	\$	27,180.63
Public Employees Retirement System 3 (PERS 3)	\$	5,841.87
Public Employees Retirement System (PERSJM)	\$	742.87
Public Safety Employees Retirement System (PSERS)	\$	182.98
Law Enforc. & Fire fighters System 2 (LEOFF 2)	\$	25,792.37
Regence & LEOFF Trust - Medical Insurance	\$	13,781.21
Domestic Partner/Overage Dependant - Insurance	\$	1,604.33
Group Health Medical Insurance	\$	1,027.99
Health Care - Flexible Spending Accounts	\$	2,727.99
Dependent Care - Flexible Spending Accounts	\$	2,359.17
United Way	\$	120.00
ICMA Deferred Compensation	\$	32,808.74
Fire 457 Nationwide	\$	10,244.32
Roth - ICMA	\$	50.00
Roth - Nationwide	\$	620.00
401K Deferred Comp	\$	-
Garnishments (Chapter 13)	\$	1,331.00
Child Support	\$	1,084.61
Mercer Island Employee Association	\$	143.75
Cities & Towns/AFSCME Union Dues	\$	-
Police Union Dues	\$	-
Fire Union Dues	\$	1,870.34
Fire Union - Supplemental Dues	\$	155.00
Standard - Supplemental Life Insurance	\$	-
Unum - Long Term Care Insurance	\$	754.50
AFLAC - Supplemental Insurance Plans	\$	861.74
Coffee Fund	\$	80.00
Transportation	\$	105.00
HRA - VEBA	\$	4,318.76
Miscellaneous	\$	-
<b>Tax &amp; Benefit Obligations Total</b>	<b>\$</b>	<b>281,521.49</b>

<b>TOTAL GROSS PAYROLL</b>	<b>\$ 812,255.46</b>
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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.

*Charles L. Corder*

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



# CITY COUNCIL MINUTES

## REGULAR MEETING

### JULY 17, 2017

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#### CALL TO ORDER & ROLL CALL

Mayor Bruce Bassett called the meeting to order at 6:00pm in the Council Chambers of City Hall, 9611 SE 36<sup>th</sup> Street, Mercer Island, Washington.

Mayor Bruce Bassett, Deputy Mayor Debbie Bertlin, and Councilmembers Dan Grausz, Jeff Sanderson (left at 7:40 pm), Wendy Weiker (arrived at 6:03 pm), David Wisenteiner, and Benson Wong were present.

#### AGENDA APPROVAL

It was moved by Bertlin; seconded by Wong to:

**Approve the agenda as presented**

Passed 6-0

FOR: 6 (Sanderson, Bassett, Bertlin, Grausz, Wisenteiner, Wong)

ABSENT: 1 (Weiker)

#### STUDY SESSION

##### **AB 5332 Proposed Public Engagement Plan on City's Operating & Capital Funding Challenges**

Finance Director Chip Corder noted several challenges the City is facing due to an anticipated budget deficit. He presented a proposed public engagement plan and timeline. He thanked the YFS Foundation for their commitment to donating 10% of the YFS budget to help supplement the budget shortfall related to both the City and School District decreasing funding of mental health counselors in the schools due to budget constraints. He explained if after the public engagement process the Council chooses to move forward with a Levy Lid lift, the staff recommendation is to put it on the February 2018 ballot.

Council discussion took place regarding the need to build a diverse citizen committee with a broad spectrum of perspectives and that they be presented with structural change or alternative delivery model options as well as the possibility of a Levy.

Council consensus was to move forward with the February 2018 timeline. Supporting the staff recommended public engagement approach to gauge community support for both an Operating and Capital Improvements Levy.

The Council also decided to assemble a Council Subcommittee made up of Deputy Mayor Bertlin and Councilmembers Weiker and Nice to help direct content for the planned community survey as well as feedback on staff recommendations prior to returning to the full Council.

#### SPECIAL BUSINESS

##### **Commendation for Jeff Sanderson's Service to the Citizens of Mercer Island**

Mayor Bassett read resolution of acknowledgement and commendation of Councilmember Jeff Sanderson. He noted some of Jeff's major accomplishments during his time on the City Council. Councilmembers individually expressed their appreciation for Jeff's service to the community.

Councilmember Sanderson thanked the Council, City staff, and the citizens of Mercer Island for their commitment to making Mercer Island a better place.



## CITY MANAGER REPORT

City Manager Underwood introduced Summer Intern Lauren Hansen who is working with the City Manager's Office on several communications projects for the next several weeks.

City Manager Underwood noted the following upcoming events in the community:

- Shakespeare in the Park – July through August
- Mostly Music in the Park – July through August
- Movies in the Park – July 22 & August 19
- Free Workshop on Voice Control over your dog – Tuesday, August 1, 7:00-8:00 pm at Island Crest Park Sportsfield
- Launch of the 8<sup>th</sup> Annual Letterboxing program in Pioneer Park
- National Night Out, Tuesday, August 1, 5:00-8:00pm

Intern Hansen presented a short video clip on 2017 Summer Celebration event.

## APPEARANCES

Johan Valentine, 4346 E Mercer Way, spoke about Residential Development Standard relating to side yard depth requirement. He asked the Council to consider adding an exception to side yard requirements for properties that do not border other dwellings, and there are no plans for a dwelling.

Meg Lippert, 4052 94th Ave SE, spoke about concerns for the native garden in Mercerdale Park that may be removed by MICA development on the site.

Shauna Youssefnia, 8214 SE 30th St, thanked the Council for their commitment to the community. She spoke about Residential Development Standards and asked the Council take their time to give the code revisions the careful thought required. She spoke in opposition to the Council's rejection of the Planning Commission's recommendations regarding sports courts.

David Youssefnia, 8214 SE 30th St, spoke about Residential Development Standards and asked the Council take their time to give the code revisions the careful thought required. He asked the Council to reconsider their rejection of the Planning Commission's recommendation relating to sports courts. He asked the Council to consider increasing the hardscape allowance in lot coverage requirements from 10% to 25% of landscaped area to allow residents to build a deck, patio or sports court.

Scott Swerland, 4304 92nd Ave, spoke about concerns with the level of difficulty to run businesses here on the Island. He spoke in support of allowing home owners the freedom to develop their property how they want to.

Carolyn Boatsman, 3210 74th Ave SE, spoke in support of tree regulation outside of development code. She asked the Council to consider a tree removal rate regulation, and the introduction of a heritage classification for large historical trees in the community unless it poses a safety hazard. Asked the Council to add language to code regarding the Federal requirement to protect Eagle's nests.

Brandy Fox, Mercer Island School District, 4160 86th Ave SE, spoke about concerns with the work hour restrictions being considered in the Residential Development Standards code update. She noted that there are times that the school district has very few options on the timing for when construction takes place, and how long they take to complete. She asked the Council to consider including language for a type 4 administrative variance that would apply to public projects. Allowing for a legal pathway for the district to comply with the changes to the work hour restrictions in the code.

David Hoffman, Master Builders Association, 335 116th Ave SE Bellevue, spoke about item 7 in the Residential Development Standards code update. He felt that the current draft code would have little to no impact on the bulk and size of homes. He recommended that the Council consider promoting optional design elements, such as those provided to the Council before the meeting. He expressed concern with the drafted tree language in the code, noting that he didn't feel the Planning Commission had enough time to give it thorough consideration. In light of other jurisdictions having seen unintended consequences from rushed tree code language, he asked the Council to take their time when reviewing the updates.

Scott Dixon, 2438 62nd Ave SE, spoke about Residential Development Standards. He expressed concerns with how restrictive the 40% gross floor area can be on a smaller lot. He advised that he recently added a master bedroom onto his home to allow his two children to have their own rooms, and the resulting 3 bedroom home took up 45% of the gross floor area on the lot. This remodel wouldn't be allowed under the new code. He asked the Council to consider the impacts this decision will have on the needs of growing families.

Peter Struck, 9130 SE 54th St, thanked Councilmember Sanderson for his service on the Council. He asked the Council to support the appointment of Salim Nice to Councilmember Sanderson's position interim until the election for position 4 is complete. He spoke about the financial challenges the City faces.

Ira Appelman, 9039 E Shorewood Dr, spoke in opposition to the City's public engagement plan. He felt that the City should make cuts to services rather than forcing a tax onto Islanders.

Tom Acker, 2427 84th Ave SE, commended Councilmember Sanderson on his service to the community. He spoke in support of the Council's plan to get the community involved in the budget conversation. He asked the Council to consider the adverse impact an increase of density on the Island will have on demand for public services.

## CONSENT CALENDAR

**Payables: \$982,842.27 (6/22/2017), \$261,288.64 (6/29/2017), \$182,425.02 (07/06/2017), & \$463,068.93 (07/13/2017)**

**Recommendation:** Certify that the materials or services hereinbefore specified have been received and that all warrant numbers listed are approved for payment.

**Payroll: \$858,689.09 (6/23/2017) & \$905,795.85 (07/07/2017)**

**Recommendation:** Certify that the materials or services specified have been received and that all fund warrants are approved for payment.

**Minutes: June 5, 2017 Regular Meeting Minutes, June 19, 2017 Regular Meeting Minutes, & July 5 Special Meeting Minutes**

**Recommendation:** Adopt the June 5, 2017 Regular Meeting Minutes, June 19, 2017 Regular Meeting Minutes, & July 5, 2017 Special Meeting Minutes as written.

## AB 5305 Accept MIYFS Foundation Donation

**Recommendation:** Accept a donation in the amount of \$66,880 from the MIYFS Foundation to restore the Youth Development Coordinator from half-time to full-time status for the 2018 calendar year and to fund additional administrative services rendered by YFS Department staff on behalf of the Foundation.

It was moved by Grausz; seconded by Wisenteiner to:

**Approve the Consent Calendar and the recommendations therein as amended.**

Passed 6-0

FOR: 6 (Bassett, Bertlin, Grausz, Weiker, Wisenteiner, Wong)

ABSENT: 1 (Sanderson)

## REGULAR BUSINESS

### AB 5328 City Council Vacancy Options

City Manager Underwood presented three options for filling the vacancy on the Council left by Councilmember Sanderson's resignation.

It was moved by Bertlin; seconded by Wisenteiner to:

**Suspend the Council Rules of Procedure and appoint Salim Nice to fill the Council vacancy. To be sworn in on July 18th or an acceptable date thereafter before August 7, 2017.**

Passed 6-0

FOR: 6 (Bassett, Bertlin, Grausz, Weiker, Wisenteiner, Wong)

ABSENT: 1 (Sanderson)

### **AB 5331 I-90/East Link Project Update**

City Manager Underwood spoke about the Sound Transit Board's approval of the tentative settlement agreement on June 22nd. She noted that Sound Transit hosted its Light Rail Construction Kick-off meeting on July 12. Sound Transit has identified two additional sites in Bellevue with 50 parking spaces each to help mitigate the closure of South Bellevue Park and Ride. The City is continuing to work with Sound Transit to identify additional parking sites on Mercer Island to alleviate some of the pressures our park and ride is facing.

City Manager Underwood spoke about a federal lobbying strategy in an attempt to get congressional legislation to grandfather Island Crest Way onramp with SOV access.

Council consensus was to follow staff's recommendation to maintain current lobbyist to monitor opportunities, and get a second opinion with other lobbyists on strategies.

### **AB 5329 Open Space Vegetation Management Biennium Report**

Parks Natural Resources Manager Alaine Sommargren presented an update on the Open Space program. She reviewed the 10-year evaluation report and recommendations on how the program could improve going forward. She noted that in the 2015-2016 budget cycle, there was a \$50,000 per year cut to the Open Space program to move to a maintenance only approach. Even at a maintenance only level, City staff has found that costs to perform this work are increasing over time due to the current bidding climate. Because much of the maintenance work is performed through small bid contracts, the current funding levels are not sufficient to meet the maintenance needs of the program.

The Council requested this item be brought back at the September financial update and adjustment and directed staff to spend time on building a plan to eliminate knotweed on the Island

### **AB 5334 Residential Development Standards Code Amendments (continued 1st Reading)**

Evan Maxim, Planning Manager, continued review of the remaining policies for the Council to address in the proposed ordinance of code amendments for Residential Development Standards as follows:

#### **Lot Coverage - Minimum Hardscape Allowance:**

Council Direction: Support alternative allowing lot coverage hardscape minimum that is the greater of 15% required landscape area or 800 sqft, but not more than 20%.

#### **Gross Floor Area – Minimum Allowance:**

Council Direction: Support alternative allowing gross floor area is the greater of 40% or 3,000 sqft, but not more than 45%.

Planning Manager Maxim reviewed the summary of a case analysis regarding five recently issued building permits with a mix of lot sizes, zoning designations, and lot configurations, where he evaluated lot coverage, gross floor area, building height, and side setbacks. The analysis found that most projects saw a reduction in gross floor area, lot coverage allowance, and required adjustment to building height.

#### **Eagle Nest Tree Code Language:**

Council Direction: Add language back into the tree regulations regarding federal requirements when dealing with Eagle nests.

#### **Side Yard Setback:**

Council discussion took place addressing citizen comments regarding side yard setback restrictions when property borders a green belt, open space tract, or City park.

Council Direction: Do not have staff propose revisions to the side yard setback exemption.

#### **Master Builders Association Proposal:**

Council Direction: Do not move forward with Master Builders Association proposal to reduce bulk through design tradeoffs.

**ADUs and Gross Floor Area:**

Council Direction: No changes.

**Parking:**

Council Direction: Reject the Planning Commission's recommendation. Require two parking stalls, one of which is covered, for homes with an area of less than 3,000 square feet of gross floor area. For homes 3,000 sqft or greater, keep the current code language.

**Noise Regulations:**

Council Direction: Provide an exception to the noise regulations only in exceptional or emergency circumstances and have staff return with language to address non-permitted construction noise.

**Timeline for Residential Development Standards Code Update:**

Council Direction:

- Extend the timeline for the Residential Development Standards Code Update and build a community outreach plan to ensure the public understands what changes have been made.
- Requested staff return with a summary sheet of the changes that have been made to this point and what items the Council has not yet discussed.

**AB 5327 Council Meeting Day Change**

The Council reviewed a proposed ordinance regarding changing the day of regular City Council meetings. City Attorney Kari Sand advised that this is a housekeeping item, as it has been previously discussed by the Council.

It was moved by Weiker; seconded by Wong to:

**Suspend City Council Rules of Procedure 6.3 requiring a second reading of an ordinance. Adopt Ordinance No. 17C-19 amending chapter 2.06 of the Mercer Island City Code to change the regular Council meeting day to the first and third Tuesdays of the month.**

Passed 6-0

FOR: 6 (Bassett, Bertlin, Grausz, Weiker, Wisenteiner, Wong)

ABSENT: 1 (Sanderson)

**OTHER BUSINESS****Councilmember Absences**

There were no absences.

**Planning Schedule**

City Manager Underwood advised that the Residential Development Standards will be continued at the August 7 meeting. She also noted that there will be an Executive Session on August 21 for her six-month performance check-in.

**Board Appointments**

There were no appointments.

**Councilmember Reports**

Deputy Mayor Bertlin and Councilmember Grausz attended the recent Parks and Recreation Subcommittee meeting. She noted that she also attended the Eastside Transportation Partnership meeting. Mayor Bassett attended Summer Celebration. He thanked City staff for their hard work putting the event together.

**ADJOURNMENT**

The Regular Meeting was adjourned at 10:20 pm.

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Bruce Bassett, Mayor

Attest:

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Ellie Hooman, Deputy City Clerk



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

**AB 5304  
August 7, 2017  
Consent Calendar**

**INTERLOCAL AGREEMENT WITH THE  
MERCER ISLAND SCHOOL DISTRICT FOR  
COUNSELING SERVICES**

**Proposed Council Action:**

Authorize the City Manager to sign the Interlocal Agreement with the Mercer Island School District for counseling services during the 2017-18 school year.

<b>DEPARTMENT OF</b>	Youth and Family Services (Cynthia Goodwin)
<b>COUNCIL LIAISON</b>	Benson Wong
<b>EXHIBITS</b>	1. 2017-2018 Interlocal Agreement for Counseling Services
<b>2017-2018 CITY COUNCIL GOAL</b>	n/a
<b>APPROVED BY CITY MANAGER</b>	

<b>AMOUNT OF EXPENDITURE</b>	\$	634,004
<b>AMOUNT BUDGETED</b>	\$	634,004
<b>APPROPRIATION REQUIRED</b>	\$	0

**SUMMARY**

Since 1979, Youth and Family Services has placed mental health counselors in each of the Mercer Island School District's elementary, middle and high schools, as well as the Crest Learning Center for collaborative counseling programs.

The proposed Interlocal Agreement (Exhibit 1) reflects an annual payment of \$60,000 from the Mercer Island School District (District) to support 7.5 FTE mental health and drug and alcohol school-based counselor positions. There are no substantive changes in this year's Interlocal as to service provision. The personnel salary figures have been adjusted to reflect the budgeted amounts for the 2017-2018 school calendar year.

<b>2017-2018 ESTIMATE:</b>	<b>City Share</b>	<b>District Share</b>	<b>Total</b>
4 Elementary School Counselors	264,501	60,000	324,501
1 Middle School Counselor	88,628	-	88,628
1 Middle School Drug/Alcohol Specialist (half time)	44,726	-	44,726
1 High School Drug/Alcohol Specialist	81,766	-	81,766
1 R & R Place Counselor	91,983	-	91,983
Tuitions & Registrations	2,400	-	2,400
	<u>\$574,004</u>	<u>\$60,000</u>	<u>\$634,004</u>

## **RECOMMENDATION**

*Youth and Family Services Director*

MOVE TO: Authorize the City Manager to sign the Interlocal Agreement with the Mercer Island School District for Counseling Services during the 2017-2018 school year.

# City of Mercer Island and Mercer Island School District 2017-2018 Interlocal Agreement for Counseling Services

THIS INTERLOCAL AGREEMENT ("Agreement") is entered into by and between Mercer Island School District No. 400 ("District") and the City of Mercer Island, a municipal corporation of the State of Washington ("City") (collectively, "Parties") pursuant to and as authorized by the Interlocal Cooperation Act (Chapter 39.34 RCW).

WHEREAS, the District desires to obtain comprehensive counseling services in an economical and efficient manner; and

WHEREAS, the City has a comprehensive counseling service available within the Department of Youth and Family Services; and

WHEREAS, the City Council has determined that the public health, welfare and safety is enhanced by delivering these services; and

WHEREAS, the Parties desire to enter into this Interlocal Agreement to set forth the terms and conditions under which such counseling services shall be provided by the City to the District;

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained, to be kept, performed and fulfilled by the respective Parties hereto, and other good and valuable consideration, it is mutually agreed as follows:

## Scope of Services

1. Purpose. The purpose of the Interlocal Agreement is to enable the City and the District to cooperatively provide comprehensive counseling services to the students of the District to the mutual advantage of the Parties and the benefit of the community.
2. Duration/Termination. This Agreement shall commence on September 1, 2017 and terminate on August 31, 2018. Provided, however, that the City or the District may terminate the Agreement upon giving thirty (30) days written notice to the other party.

If the contract is terminated as provided in this section, the District shall be liable only for payment in accordance with the terms of this Agreement for services rendered prior to the effective date of termination and the City shall be released from any obligation to provide such further service pursuant to the Agreement as of the effective date of the termination.

The Parties' cost allocation and payment responsibilities for 2018-2019, and any subsequent academic years, will be reviewed and discussed during the term of the Agreement by both parties prior to the development and execution of any future Interlocal Agreements.

3. Services to be Provided. The City will provide 7.5 FTE counseling professionals from the Youth & Family Services Department of the City to perform services at District facilities. These counselors will perform their duties from September 1, 2017 to June 30, 2018. The counselors are: four full-time elementary school counselors, one full-time middle school counselor, one half-time middle school prevention services support, one full-time high school counselor, and one full-time high school alcohol/drug specialist. The counselors



shall provide services which include, but shall not be limited to the following: assistance with personal problems of students; individual and group counseling with students; family and parental counseling on a short term basis; delivering group curricula as requested by school staff and when appropriate; alcohol and other drug intervention services, and consulting with the District staff concerning student behavior, including participation, when appropriate, on Student Study Teams (SST) and/or Building Guidance Teams (BGT).

4. Cost Allocation. The District will pay \$60,000.00 of the total sum for the school-based counseling personnel services during the term of the Agreement (2017-2018 school year), and the City will pay the difference of the total sum, as outlined below:

<b>2017-2018 ESTIMATE:</b>	<b>City Share</b>	<b>District Share</b>	<b>Total</b>
4 Elementary School Counselors	264,501.00	60,000.00	324,501.00
1 Middle School Counselor	88,628.00	-	88,628.00
0.5 Middle School Drug/Alcohol Specialist	44,726.00	-	44,726.00
1 High School Drug/Alcohol Specialist	81,766.00	-	81,766.00
1 R&R Place Counselor	91,983.00	-	91,983.00
Tuition & Registrations	2,400.00	-	2,400.00
	<b>\$574,004.00</b>	<b>\$60,000.00</b>	<b>\$634,004.00</b>

5. Premises/Equipment. The District will provide on-site space, equipment, email accounts, and supplies necessary to provide the counseling services, at no cost to the City. Each school counselor must comply with the Acceptable Use Policy of the District.
6. Employees. All persons performing services hereunder shall be employees of the City and not the District. Nothing in this Agreement shall make any employee of the City an employee of the District, and vice versa, for any purpose, including but not limited to, withholding of taxes, payment of benefits, insurance, worker’s compensation pursuant to Title 51 RCW, or any other rights or privileges accorded to either Parties’ employee by virtue of their employment. At all times pertinent hereto, employees of the City are acting as City employees and employees of the District are acting as District employees.
7. Indemnification. The City will protect, defend, indemnify, and save harmless the District, its officers, employees, and agents from and against any costs, claims, actions, liabilities, judgments or awards and damages (including attorney’s fees and costs) arising out of or in any way resulting from the negligent acts or omissions of the City, its officers, its employees, and agents in connection with this Agreement.

The District will protect, defend, indemnify, and save harmless the City, its officers, employees, and agents from and against any and all costs, claims, actions, liabilities, judgments or awards and damages (including attorney’s fees and costs) arising out of or in any way resulting from the negligent acts or omissions of the District, its officers, employees and agents in connection with this Agreement. The District waives any immunity that may be granted to it under the Washington State Industrial Insurance Act,

Title 51 RCW. The District's indemnification shall not be limited in any way by any limitation on the amount of damages, compensation or benefits payable to or by any third party under workers compensation acts, disability benefit acts or any other benefits acts or programs.

These indemnification paragraphs shall survive the expiration or earlier termination of this Agreement.

8. Insurance.

8.1 The City shall maintain in full force throughout the duration of this Agreement comprehensive general liability insurance with a minimum coverage of \$1,000,000 per occurrence/\$2,000,000 aggregate for personal injury and property damage, and name the District as an additional insured thereon. This requirement shall be deemed satisfied by evidence of the City's membership in a municipal self-insurance pool, including evidence of limits of coverage, exclusions, and limits of liability, satisfactory to the District.

8.2 The District shall maintain in full force throughout the duration of this Agreement comprehensive general liability insurance with a minimum coverage of \$1,000,000 per occurrence/\$2,000,000 aggregate for personal injury and property damage, and name the City as an additional insured thereon. This requirement shall be deemed satisfied by evidence of the District's membership in a school district self-insurance pool, including evidence of limits of coverage, exclusions and limits of liability, satisfactory to the City.

9. Standards of Performance. All services performed hereunder by the City shall be performed diligently and competently and in accordance with professional standards. The District will provide to the City supervisor of counselors an end-of-year review on or before June 1 of each counselor's performance. The end of year review will include input from the school principal and the assistant superintendent for learning services and will note annual successes and opportunities for growth and development for the ensuing year(s) should the District and City extend this agreement in successive years. The District will communicate to the City supervisor of the counselors at any time when performance issues arise during the school year. The City will consult with the District when improvement plans may be needed.

The City will provide an end-of-year review that includes a summary of the issues identified that affected a counselor's ability to perform his/her duties. The review will note practices and environments which led to a successful partnership as well as any opportunities for improvement in the partnership and collaboration for the ensuing year should the District and City extend this Agreement in successive years. The District will consult with the City when improvement plans may be needed.

10. Disclosure of Student Information. In the course of consulting with District staff concerning student behavior and participation on Student Study Teams (SST), Building Guidance Teams (BGT), and/or in other formal and informal venues, counselors providing services under this agreement may receive personally identifiable information from the education records of students. Such information remains subject to the control of the District. Counselors are authorized to use this information only for the purpose of consulting with District staff concerning student behavior and participation on Student Study Teams

(SST), Building Guidance Teams (BGT), and/or in other formal and informal venues. Counselors may not disclose such information for any other purpose without the consent of the parent or eligible student.

At the conclusion of the academic year, the City will provide a summary document to the assistant superintendent of learning services that will include, but is not limited to the number of District students referred to outside counseling services, the number of students counselors worked with during the year (unduplicated), the number of student contacts counselors had during the year (duplicated), and the broad themes for why students needed counselor support.

11. Severability. Whenever possible, each provision of this Agreement shall be interpreted in such a manner as to be effective and valid under applicable law. Any provisions of this Agreement that are declared invalid, void, or illegal by a court of competent jurisdiction shall in no way affect, impair, or invalidate any other provision hereof, and such other provisions shall remain in full force and effect.
12. Assignability. The rights, duties, and obligations of either party to this Agreement may not be assigned to any third party without the prior written consent of the other party, which consent shall not be unreasonably withheld.
13. No Third-Party Rights. Except as expressly provided herein, nothing in this Agreement shall be construed to permit anyone other than the Parties hereto and their successors and assigns to rely upon the covenants and agreements herein contained nor to give any such third party a cause of action (as a third-party beneficiary or otherwise) on account of any nonperformance hereunder.
14. Entire Agreement. This Agreement constitutes the entire Agreement between the Parties. Either party may request changes in the Agreement. Proposed changes that are mutually agreed upon shall be incorporated by written amendment hereto.
15. Applicable Law, Venue, and Attorney's Fees. This Agreement shall be governed by and construed in accordance with the laws of the State of Washington. In the event of any suit or other proceeding instituted to enforce any term of this Agreement, the venue shall be King County, Washington.
16. Filing Requirement. This Agreement shall be filed/posted in accordance with RCW 39.34.040.
17. Nondiscrimination. The City will not unlawfully discriminate against any employee or applicant for employment in connection with the services provided under this Agreement because of race, creed, color, sex, sexual orientation, age, national origin, marital status, or physical and motor handicap or other unlawful basis unless based upon bona fide occupational qualifications.

The City will ensure that all employees are treated without regard to the race, creed, color, sex, sexual orientation, age, national origin, marital status, and physical and other motor handicap. Such action shall include, but not be limited to the following: employment, upgrading, demotion, transfer, recruitment, or recruiting advertisement, layoff, termination rates of pay or other forms of compensation, selection for training, including any apprenticeship.

18. Administration of Agreement. Each party shall designate an official responsible for the administration of this Agreement and negotiate with regard thereto.

In the case of the City, that official shall be the Director of the Department of Youth and Family Services or his/her designee.

In the case of the District, that official shall be the Assistant Superintendent of Learning Services or his/her designee. These officials shall communicate from time to time, as they deem necessary to discuss the services and performance of this Agreement and other relevant matters.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**CITY OF MERCER ISLAND**

**MERCER ISLAND SCHOOL DISTRICT  
NO. 400**

\_\_\_\_\_  
Julie Underwood  
City Manager

\_\_\_\_\_  
Donna Colosky  
Superintendent

APPROVED AS TO FORM:

APPROVED AS TO FORM:

\_\_\_\_\_  
Kari Sand, City Attorney

\_\_\_\_\_  
Erin Battersby, Attorney for District  
Senior Director, Compliance & Legal Affairs



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

**AB 5335  
August 7, 2017  
Regular Business**

**RESIDENTIAL DEVELOPMENT STANDARDS  
(5<sup>TH</sup> READING)**

**Proposed Council Action:**

Provide staff with any requested changes and advance Ordinance No. 17C-15 to sixth reading.

**DEPARTMENT OF**

Development Services Group (Planning Manager)

**COUNCIL LIAISON**

n/a

**EXHIBITS**

1. Proposed Ordinance No. 17C-15 (with REVISED Attachment A)
2. Summary of Council Direction through July 17, 2017
3. Planning Commission Accompanying Recommendations

**2017-2018 CITY COUNCIL GOAL**

2. Maintain the City's Residential Character

**APPROVED BY CITY MANAGER**

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

**SUMMARY**

**BACKGROUND**

On June 5, 2017, the City Council received the Planning Commission's recommendations related to amendments to the Residential Development Standards and continued first reading to June 19, 2017. As part of the continuing community engagement surrounding these amendments, the City Council held a public hearing on June 12, 2017 to receive citizen input on the proposed amendments.

On June 19, 2017, July 5, 2017, and July 17, 2017 the Council reviewed and provided additional direction related to the amendments to the Residential Development Standards. In particular, the Council directed staff to develop revised development standards related to gross floor area, lot coverage, building height, variances, code interpretations, and the tree code. Agenda Bill 5334 for the July 17, 2017 Council meeting included revised draft code incorporating all Council-directed changes through July 5, 2017. This document has not been changed since the July 17, 2017 Council meeting and is included in Exhibit 1.

On July 17, 2017, the Council also directed staff to prepare a document summarizing all Council direction to date through July 17, 2017. See Exhibit 2.

The Council has also received accompanying recommendations from the Planning Commission, which are attached as Exhibit 3.

## **ADDITIONAL SUBJECT AREA DISCUSSION**

The Council completed the bulk of its policy review of identified subjects on July 17, 2017; however, the Council indicated that there are several additional subject areas that need further discussion. Staff is anticipating further direction on the following topics at your August 7, 2017 meeting:

- Accessory Dwelling Units and gross floor area calculations;
- Tree retention; and
- Other amendments or concerns proposed by the public or Councilmembers.

## **PUBLIC OUTREACH**

At the July 17, 2017 meeting, Council directed staff to return with a plan to educate the community about the proposed regulations prior to Council considering a final draft of the proposed amendments.

As a reminder, the City has employed a comprehensive outreach approach over the last year, engaging the public through the following methods:

- Planning Commission process:
  - 15 meetings
  - 1 public hearing
  - 3 community meetings
  - 5 small group / "roadshow" meetings
  - 1 Island-wide mailing (January 2017)
  - 400+ written comments
  - 1 Mercer Island Reporter ad (March 2017)
  - 4 MI Weekly articles
  - 7 Facebook + Nextdoor posts
  - A-frame signs and posters in key locations in advance of all community meetings
- City Council process:
  - 1 joint study session with Planning Commission
  - 5 public meetings (plus 3 additional meetings scheduled in August and September)
  - 1 public hearing
  - 75+ written comments
  - 1 Mercer Island Reporter ad (June 2017)
  - 1 MI Weekly article
  - 2 Facebook + Nextdoor posts
  - A-frame signs and posters in key locations in advance of all community meetings

Following consultation with Councilmembers, staff is proposing to create a series of short videos that can be posted online and promoted via social media. Each video would provide a simple primer on the major changes under consideration. The advantage of this approach is that it allows the public to view the videos at their convenience, from anywhere. This is a major plus in August when many are traveling out of town. After receiving final direction from Council on August 7, staff will create and post the videos.

In addition to the video outreach, the City Council may establish an effective date of January 1, 2018, allowing for additional time for staff to educate the architecture and building community, allow for application of building permits that were designed to the current code, and to allow time for development of written application material that would further inform the community of the new standards. Staff are planning to provide educational materials for residents and building professionals after adoption of the code amendments. This may include informational meetings as well as online and hard copy resources summarizing the new provisions.

## PROPOSED SCHEDULE

Staff recommends that the Council use the following schedule for review and adoption:

- August 7: City Council 5<sup>th</sup> Reading: Complete initial review and direction
- August 8 through September 1: Staff: Community outreach via online videos (see above)
- September 5: City Council 6<sup>th</sup> Reading: Review community feedback and final direction
- September 19: City Council 7<sup>th</sup> Reading: Final reading and adoption
- October 27: Earliest effective date

Alternatively, the Council could increase the duration of community outreach using the following schedule:

- August 7: City Council 5<sup>th</sup> Reading: Complete initial review and direction
- August 8 through September 22: Staff: Community outreach via online videos (see above)
- September 5 through September 22: Staff: Community workshops, meet with stakeholders (e.g. builders, architects, etc.) to engage in conversation and “question and answer” feedback
- October 3: City Council 6<sup>th</sup> Reading: Review community feedback and final direction
- October 17: City Council 7<sup>th</sup> Reading: Final reading and adoption
- November 24: Earliest effective date

## RESOURCES

Public comment has supported the need for additional arborist and code enforcement resources, both of which are currently half-time positions. Staff will be working on a proposal to increase both the City arborist position and the code enforcement position to full-time. The arborist would continue to focus on trees located on private property and related to development projects. The additional code enforcement resource would focus on additional construction site inspections such as ensuring the effectiveness of erosion control measures and tree protection methods, and quickly responding to construction-related complaints. Both increases could be fully funded by permit fees. A formal proposal and budget request will be part of a future agenda bill.

## RECOMMENDATION

*Planning Manager*

Provide staff with direction for changes to Ordinance No. 17C-15.

MOVE TO: Set Ordinance No. 17C-15, amending the City’s Residential Development Standards, for 6th reading on September 5, 2017.





**CITY OF MERCER ISLAND  
ORDINANCE NO. 17C-15**

**AN ORDINANCE OF THE CITY OF MERCER ISLAND AMENDING  
MERCER ISLAND CITY CODE TITLES 8, 17, AND 19 MICC ON  
RESIDENTIAL DEVELOPMENT STANDARDS; PERMITTING  
CORRECTION OF SCRIVENER'S ERRORS DURING CODIFICATION;  
AUTHORIZING ISSUANCE OF INTERPRETATIONS AND RULES TO  
ADMINISTER THE AMENDED CODE; PROVIDING FOR  
SEVERABILITY, AND ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, the Mercer Island City Code (MICC) establishes development regulations that are intended to result in the implementation of the Mercer Island Comprehensive Plan pursuant to RCW 36.70A.040; and,

WHEREAS, the Mercer Island City Council determined that amendments to the development regulations were necessary to ensure that residential development was occurring consistent with the provisions of the Mercer Island Comprehensive Plan; and,

WHEREAS, the Mercer Island City Council directed the Planning Commission to review the residential development standards and provide a recommendation to the City Council; and,

WHEREAS, the Mercer Island Planning Commission engaged in a thorough review of the residential development standards, hosted three community meetings, held public hearings on April 5, 2017 and June 12, 2017, reviewed myriad written comments from the public, and held 14 public meetings to consider amendments to the residential development standards; and,

WHEREAS, the Mercer Island Planning Commission has unanimously recommended adoption of the proposed amendments to the residential development standards; and,

WHEREAS, the Mercer Island Comprehensive Plan Land Use Element and Housing Element establish numerous goals and policies that are implemented through the adoption of revised residential development standards; and,

WHEREAS, a SEPA Determination of Non Significance was issued by the City on March 20, 2017; and,

WHEREAS, the Washington Department of Commerce granted expedited review of the proposed amendments to the development regulations on April 20, 2017;

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

**Section 1:**     **Adoption of amendments to Titles 8, 17, and 19 of the Mercer Island City Code.** The amendments to the Mercer Island City Code as set forth in Attachment "A" to this ordinance are hereby adopted.

**Section 2:** **Codification of the regulations.** The City Council authorizes the Development Services Group Director and the City Clerk to correct errors in Attachment A, codify the regulatory provisions of the amendment into Titles 8, 17, and 19 of the Mercer Island City Code, and publish the amended code.

**Section 3:** **Interpretation.** The City Council authorizes the Development Services Group Director to adopt administrative rules, interpret, and administer the amended code as necessary to implement the legislative intent of the City Council.

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

**Section 5:** **Effective Date.** This Ordinance shall take effect and be in force on 30 days after its passage and publication of a summary consisting of its title.

PASSED by the City Council of the City of Mercer Island, Washington at its regular meeting on the \_\_\_\_\_ day of \_\_\_\_\_ 2017 and signed in authentication of its passage.

CITY OF MERCER ISLAND

\_\_\_\_\_  
Bruce Bassett, Mayor

Approved as to Form:

ATTEST:

\_\_\_\_\_  
Kari Sand, City Attorney

\_\_\_\_\_  
Allison Spietz, City Clerk

Date of Publication: \_\_\_\_\_

**CITY COUNCIL REVIEW DRAFT**  
**Draft Date: July 13, 2017**  
**Draft Zoning Text Amendments**  
**Residential Development Standards**

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**NUISANCE CONTROL CODE**

8.24.020      Types of nuisances

**CONSTRUCTION ADMINISTRATIVE CODE**

17.14.010      Adoption

**GENERAL PROVISIONS**

19.01.050      Nonconforming structures, sites, lots and uses.

19.01.070      Variance and deviation procedures.

**RESIDENTIAL**

19.02.010      Single-family.

19.02.020      Lot requirements.

19.02.030      Accessory dwelling units.

19.02.040      Garages and other accessory buildings.

19.02.050      Fences, retaining walls and rockeries.

**SUBDIVISIONS**

19.08.020      Application procedures and requirements.

19.08.030      Design standards.

19.08.040      Plat improvements.

19.08.050      Final plats.

**PROPERTY DEVELOPMENT**

19.09.090      Building pad.

19.09.100      Preferred practices.

**TREES**

19.10.005      Purpose.

19.10.010      Tree Code – Overview.

19.10.020      Applicability and Permit required.

19.10.030      Exemptions.

19.10.040      General Provisions.

19.10.050      Tree removal – Not associated with development proposal.

19.10.060      Tree retention associated with development proposal.

19.10.070      Tree replacement.

19.10.080      Tree protection standards.

19.10.090      Application requirements.

19.10.100      Trees on public property.

- 1 19.10.110 Seasonal development limitations
- 2 19.10.120 Rounding.
- 3 19.10.130 Nuisance abatement.
- 4 19.10.140 Appeals.
- 5 19.10.150 Enforcement.

6  
7 ADMINISTRATION

- 8 19.15.010 General procedures.
- 9 19.15.020 Permit review procedures.

10  
11 DEFINITIONS

- 12 19.16.010 Definitions.

13  
14 "Normal Text" is existing code language

15 "~~Strikethrough Text~~" is existing code language that will be deleted

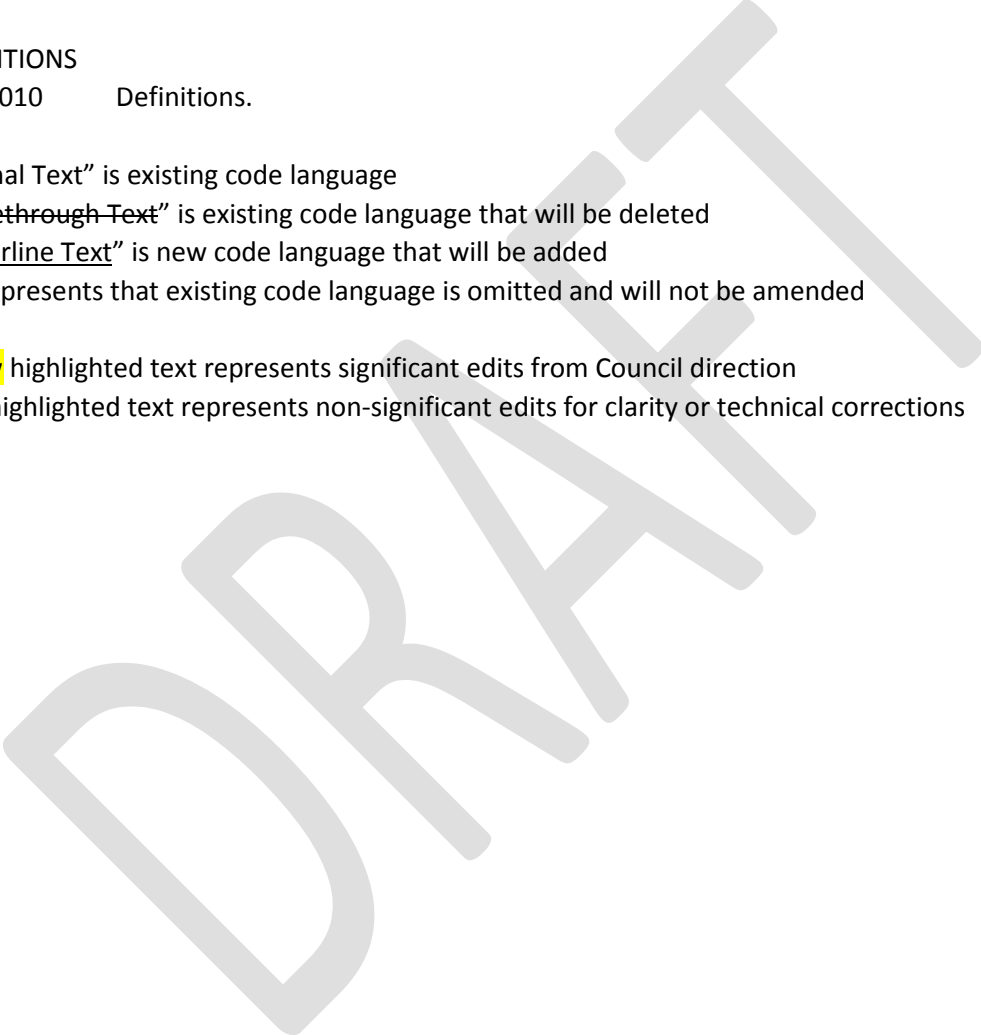
16 "Underline Text" is new code language that will be added

17 "... " represents that existing code language is omitted and will not be amended

18  
19 **Yellow** highlighted text represents significant edits from Council direction

20 Gray highlighted text represents non-significant edits for clarity or technical corrections

21



1 Chapter 8.24  
2 NUISANCE CONTROL CODE  
3

4 **8.24.020 Types of nuisances.**

5 Each of the following conditions, actions or activities, unless otherwise permitted by law, is declared to  
6 constitute a public nuisance, and is subject to criminal enforcement and penalties as provided in this  
7 chapter. In addition, or in the alternative, whenever the enforcement officer determines that any of  
8 these conditions, actions or activities exist upon any premises or in any lake, river, stream, drainage way  
9 or wetlands, the officer may require or provide for the abatement thereof pursuant to this chapter:

10 ...

11 ~~Q. Production of any of the following sounds or noises between the hours of 10 pm to 7 am on Mondays~~  
12 ~~through Fridays, excluding legal holidays, and between the hours of 10 pm and 9 am on Saturdays and~~  
13 ~~Sundays and legal holidays, except in the cases of bona fide emergency or under permit from the city~~  
14 ~~building department in case of demonstrated necessity:~~

- 15 ~~1. Sounds caused by the construction or repair of any building or structure,~~
- 16 ~~2. Sounds caused by construction, maintenance, repair, clearing or landscaping,~~
- 17 ~~3. Sounds created by the installation or repair of utility services,~~
- 18 ~~4. Sounds created by construction equipment including special construction vehicles.~~

19 ~~It is intended that the sounds described in this subsection refer to sounds heard beyond the property~~  
20 ~~line of the source;~~

21 ~~Q. Sounds from permitted activity.~~

- 22 ~~1. The intent of this section is to regulate sounds heard beyond the property line of the source,~~  
23 ~~for activity authorized by a permit issued by the City.~~
- 24 ~~2. Sounds shall only be allowed between the hours of 7am to 7pm on Mondays through~~  
25 ~~Fridays, and between the hours of 9am and 6pm on Saturdays.~~
- 26 ~~3. Sounds shall be prohibited at any time of day on Sunday and legal holidays.~~
- 27 ~~4. The following sounds are explicitly regulated by this section:~~
  - 28 ~~a. Sounds caused by the construction or repair of any building or structure;~~
  - 29 ~~b. Sounds caused by construction, maintenance, repair, clearing or landscaping;~~
  - 30 ~~c. Sounds created by the installation or repair of utility services; and,~~
  - 31 ~~d. Sounds created by construction equipment including special construction vehicles.~~
- 32 ~~5. The enforcement officer may authorize a variance to this section pursuant to Chapter 173-~~  
33 ~~60 of the Washington Administrative Code (WAC).~~

1 Chapter 17.14  
2 CONSTRUCTION ADMINISTRATIVE CODE

3  
4 **17.14.010 Adoption.**

5 The Construction Administrative Code is hereby adopted as follows:

6 ...

7 105.5 Expiration.

8  
9 1. Every permit issued shall expire two years from the date of issuance. For non-residential or  
10 mixed use construction, the building official may approve a request for an extended expiration  
11 date where a construction schedule is provided by the applicant and approved prior to permit  
12 issuance.

13  
14 2. The building official may approve a request to renew a permit if an additional fee has been  
15 paid, a construction schedule and management plan is provided and approved, and no changes  
16 have been made to the originally approved plans by the applicant. Every permit that has been  
17 expired for one year or less may be renewed for a period of one year for an additional fee as  
18 long as no changes have been made to the originally approved plans. Requests for permit  
19 renewals shall be submitted prior to permit expiration. When determining whether to approve  
20 a building permit renewal, the building official may consider whether a previously approved  
21 construction schedule for the building permit has been adhered to by the applicant. In cases  
22 where a construction schedule has not been adhered to, due to reasonably unforeseeable  
23 delays, the building official may authorize renewal of the permit. Renewed permits shall expire  
24 3 years from the date of issuance of the original permit. The building official shall not authorize  
25 a permit renewal if the construction schedule supplied with the renewal request will not result  
26 in the completion of work within the time period authorized under the permit renewal. For  
27 permits that have been expired for longer than one year, a new permit must be obtained and  
28 new fees paid. No permit shall be renewed more than once.

29  
30 3. Electrical, mechanical and plumbing permits shall expire at the same time as the associated  
31 building permit except that if no associated building permit is issued, the electrical, mechanical  
32 and/or plumbing permit shall expire 180 days from issuance.

33  
34 4. The building official may authorize a 30-day extension to an expired permit for the purpose of  
35 performing a final inspection and closing out the permit as long as not more than 180 days has  
36 passed since the permit expired. The 30-day extension would commence on the date of written  
37 approval. If work required under a final inspection is not completed within the 30-day extension  
38 period, the permit shall expire. However, the building official may authorize an additional 30-  
39 day extension if conditions outside of the applicant's control exist and the applicant is making a  
40 good faith effort to complete the permitted work.

41  
42 ...

43 105.6 Construction management plan and construction schedule.

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1. Every permit issued for the construction of a new single family home with a gross floor area of more than 6,000 square feet, or as required for a permit renewal under section 105, shall provide a construction management plan and a construction schedule for approval by the building official.
2. Every permit issued for the remodel or addition to a single family home that will result in the modification of more than 6,000 square feet gross floor area, or the addition of more than 3,000 square feet gross floor area, or as required for a permit renewal under section 105, shall provide a construction management plan and a construction schedule for approval by the building official.
3. The construction management plan shall include measures to mitigate impacts resulting from construction noise, deliveries and trucking, dust / dirt, use of the street for construction related staging and parking, off-site parking, and haul routes. The building official may require additional information as needed to identify and establish appropriate mitigation measures for construction related impacts.
4. The construction schedule shall identify major milestones, anticipated future phases, and anticipated completion dates. The construction schedule shall establish a timeline for completion of exterior and interior building related construction activity and site work. The construction schedule shall incorporate appropriate measures to address unforeseeable delays and shall provide for contingencies. The building official may require additional information or revisions to the construction schedule.
5. The building official is authorized to take corrective measures as needed to ensure adherence to the approved construction management plan and construction schedule.

1 Chapter 19.01  
2 GENERAL PROVISIONS

3  
4 ...

5  
6 **19.01.050 Nonconforming structures, sites, lots and uses.**

7  
8 A. General.

9  
10 ...

11  
12 7. Deviations. Existing structures and sites resulting from the approval of a previous deviation  
13 shall be considered “conforming” structures or sites, provided the structure or site complies  
14 with the deviation approval. Structures and sites resulting from a prior deviation approval are  
15 not subject to the provisions of Chapter 19.01 MICC  
16

17  
18 B. Repairs and Maintenance.

19  
20 1. Ordinary Repairs and Maintenance. Ordinary repairs and maintenance of a legally  
21 nonconforming structure are permitted. In no event may any repair or maintenance result in the  
22 expansion of any existing nonconformity or the creation of any new nonconformity.

23  
24 2. Decks. Repair and maintenance of a legally nonconforming deck, including total replacement,  
25 is allowed, as long as there is no increase in the legal nonconformity and no new  
26 nonconformances are created; provided, ~~in the R-8.4 zone,~~ any portion of a nonconforming deck  
27 that is in a side yard and less than five feet from an interior lot line may be replaced only if the  
28 deck is reconstructed to comply with current minimum side yard requirements.

29  
30 ...

31  
32 F. Nonconforming Sites.

33  
34 1. Impervious Surface Coverage Limitation. A structure on a site that is legally nonconforming  
35 because the maximum allowable surface coverage has been exceeded can be increased in  
36 height and gross floor area (up to the maximum ~~height~~ permitted). No new impervious surfaces  
37 are permitted outside the footprint of an existing structure unless the site is either brought into  
38 conformance with all applicable impervious surface limitations or two square feet of legally  
39 existing impervious surface is removed for every one square foot of new impervious surface.

40  
41 2. Parking Requirements. These parking requirements apply to subsections (F)(2)(a) and (c) of  
42 this section in the event of an intentional exterior alteration or enlargement, but do not apply in  
43 the event of reconstruction following a catastrophic loss. In the event of catastrophic loss,  
44 nonconforming parking may be restored to its previous legally nonconforming configuration.



1  
2 a. Detached Single-family Dwelling Site. A proposed addition of more than 500 square  
3 feet of gross floor area to a detached single-family dwelling site, ~~which that~~ is legally  
4 nonconforming because it does not provide the number and type of parking spaces  
5 required by current code provisions, shall provide parking spaces as provided by MICC  
6 19.02.020(~~GE~~)(1).  
7

8 b. Town Center. A structure in the Town Center that is legally nonconforming because it  
9 does not provide the number and type of parking spaces required by current code  
10 provisions shall provide parking spaces as required by MICC 19.11.130(B)(1)(a) and  
11 subsections (1)(1) and (2) of this section, as applicable.  
12

13 c. Sites Other Than for a Detached Single-Family Dwelling or in Town Center.  
14

15 i. New Development and Remodels. A site other than those identified in  
16 subsections (F)(2)(a) and (b) of this section that is legally nonconforming  
17 because it does not provide the number or type of parking spaces required by  
18 current code provisions shall provide parking spaces as required by the current  
19 code provisions for the zone where the site is situated for all new development  
20 and remodels greater than 10 percent of the existing gross floor area.  
21

22 ii. Change of Use. A site other than those identified in subsection (F)(2)(a) and  
23 (b) of this section that is legally nonconforming because it does not provide the  
24 number or type of parking spaces required by current code provisions shall  
25 provide parking spaces as required by the current code provisions for the zone  
26 where the site is situated whenever there is a change of use.  
27

28 3. Landscaping, Open Space and Buffer Requirements.

29 a. Regulated improvements. A site developed with a regulated improvement shall be  
30 brought into conformance with current code requirements for landscaping, open space  
31 and buffers, A site's landscaping, open space and buffers shall be brought into  
32 conformance with current code requirements whenever a structure or use on the site  
33 loses its legal nonconforming status. Landscaping, open spaces and buffers should be  
34 brought into conformance with current code requirements as much as is feasible  
35 whenever any changes are made to a legal nonconforming structure.

36 b. Lot Coverage – Single Family Dwellings. A site developed with a single family dwelling  
37 that is legally nonconforming because the required landscaping area pursuant to  
38 Chapter 19.02 MICC has not been provided, or because maximum allowable hardscape  
39 has been exceeded, can be increased in height and gross floor area (up to the maximum  
40 height and gross floor area permitted). No new hardscape or further reduction in  
41 landscaping area is permitted unless:

42 i) The site is either brought into conformance with all applicable lot coverage  
43 requirements of MICC 19.02.020; or,

- ii) For lots where the minimum hardscape is exceeded, two square feet of legally existing hardscape is removed for every one square foot of new hardscape; or,
- iii) For lots where the maximum lot coverage is exceeded, two square feet of landscaping area is provided for every one square feet of additional non-landscaping area.

11 ~~19.01.070 Variance and deviation procedures.~~

12 An applicant for a permit under this development code may request a variance or deviation from those  
13 numeric standards set out in the code that are applicable to the permit. The applicant shall make such a  
14 request to the official or body designated in MICC 19.15.010 (E).

16 ~~A. Variance.~~

17  
18 1. An applicant may request a variance from any numeric standard applicable to the permit or  
19 from any other standard that has been specifically designated as being subject to a variance.

20  
21 2. A variance may be granted if the applicant demonstrates that the criteria set out in MICC  
22 19.15.020(G)(4), and any additional variance criteria set out in the code section under which the  
23 permit would be issued, are satisfied.

25 ~~B. Deviation.~~

26 1. An applicant may request a deviation only from those numeric standards that have been  
27 specifically designated as being subject to a deviation.

28 2. A deviation may be granted if the applicant demonstrates that the criteria set out in MICC  
29 19.15.020(G)(5), and any additional deviation criteria set out in the code section under which  
30 the permit would be issued, are satisfied.

1 Chapter 19.02  
2 RESIDENTIAL

3  
4 **19.02.005 Purpose and applicability.**

5 A. Purpose. The purpose of the residential chapter is to identify land uses and to establish development  
6 standards that are appropriate within the residential zoning designations. The development standards  
7 provide a framework for a site to be developed consistent with the policy direction of the adopted  
8 Mercer Island Comprehensive Plan.

9  
10 **B. Applicability.**

- 11 1. The provisions of this chapter shall apply to all development proposals in the R-8.4, R-9.6, R-  
12 12, and R-15 zoning designations.  
13 2. Unless otherwise indicated in this chapter, the applicant shall be responsible for the  
14 initiation, preparation, and submission of all required plans or other documents prepared in  
15 support of or necessary to obtain a permit and to determine compliance with this chapter.

16  
17 **19.02.010 Single-family.**

18 ...  
19  
20  
21 D. Building Height Limit. No building shall exceed 30 feet in height above the average building elevation  
22 to the top of the structure except that on the downhill side of a sloping lot the building may extend to a  
23 height of 35 feet measured from existing grade to the top of the exterior wall facade supporting the roof  
24 framing, rafters, trusses, etc.; provided, the roof ridge does not exceed 30 feet in height above the  
25 average building elevation. Antennas, lightning rods, plumbing stacks, flagpoles, electrical service leads,  
26 chimneys and fireplaces and other similar appurtenances may extend to a maximum of five feet above  
27 the height allowed for the main structure.

28  
29 The formula for calculating average building elevation is as follows:

30  
31 **Formula:**

32  
33 Average Building Elevation = (Mid-point Elevation of Individual Wall Segment) x (Length of Individual  
34 Wall Segment) ÷ (Total Length of Wall Segments)

35  
36 See Appendix G, Calculating Average Building Elevation.

37  
38 **E. Gross Floor Area.**

- 39  
40 1. The gross floor area of a single-family structure shall not exceed 45 percent of the lot  
41 area.

1 ~~2. Lots created in a subdivision through MICC 19.08.030(G), Optional Standards for~~  
2 ~~Development, may apply the square footage from the open space tract to the lot area not to~~  
3 ~~exceed the minimum square footage of the zone in which the lot is located.~~  
4  
5

6 **19.02.020 ~~Lot requirements~~Development Standards.**

7 A. Minimum Net Lot Area.

8  
9 R-8.4: The net lot area shall be at least 8,400 square feet. Lot  
10 width shall be at least 60 feet and lot depth shall be at  
11 least 80 feet.  
12

13 R-9.6: The net lot area shall be at least 9,600 square feet. Lot  
14 width shall be at least 75 feet and lot depth shall be at  
15 least 80 feet.  
16

17 R-12: The net lot area shall be at least 12,000 square feet. Lot  
18 width shall be at least 75 feet and lot depth shall be at  
19 least 80 feet.  
20

21 R-15: The net lot area shall be at least 15,000 square feet. Lot  
22 width shall be at least 90 feet and lot depth shall be at  
23 least 80 feet.  
24

25 1. Minimum net lot area requirements do not apply to any lot that came into existence before  
26 September 28, 1960; ~~however structures may be erected on the lot only if those structures~~  
27 ~~comply with all other restrictions governing the zone in which the lot is located. In order to be~~  
28 ~~used as a building site, lots that do not meet minimum net lot area requirements shall comply~~  
29 ~~with MICC 19.01.050(G)(3).~~  
30

31 2. In determining whether a lot complies with the minimum net lot area requirements, the  
32 following shall be excluded: the area between lateral lines of any such lot and any part of such  
33 lot which is part of a street.  
34

35 B. Street Frontage. No building will be permitted on a lot that does not front onto a street acceptable to  
36 the city as substantially complying with the standards established for streets.  
37

38 C. Yard Requirements.

39  
40 1. Minimum. Except as otherwise provided in this section, each lot shall have front, rear, and  
41 side yards not less than the depths or widths following:  
42

43 a. Front yard depth: 20 feet or more.  
44

1 b. Rear yard depth: 25 feet or more.

2  
3 c. Side yards shall be provided as follows:

4 i. Total depth:

5 (1) For lots with a lot width of 90 feet or less, the sum of the side yards  
6 depth shall be at least 15 feet.

7 (2) For lots with a lot width of more than 90 feet, the sum of the side  
8 yards depth shall be a width that is equal to at least 17 percent of the  
9 lot width.

10 ii. Minimum side yard depth:

11 (1) The minimum side yard depth abutting an interior lot line is 5 feet  
12 or 33% of the aggregate side yard total depth, whichever is greater.

13 (2) The minimum side yard depth abutting a street is 10 feet.

14 iii. Variable side yard depth requirement: For lots with an area of 6,000 square  
15 feet or more, the minimum side yard depth abutting an interior lot line shall be  
16 the greater of the minimum side yard depth required under subsection "ii."  
17 above, or as follows:

18 (1) Single family dwellings shall provide a minimum side yard depth of  
19 7.5 feet if the building:

20 a. For non-gabled roof end buildings, the height is more than  
21 15 feet measured from the finished grade to the top of the  
22 exterior wall facade adjoining the side yard, or;

23 b. For gabled roof end buildings, the height is more than 18  
24 feet measured from the finished grade to the top of the  
25 gabled roof end adjoining the side yard.

26 (2) Single family dwellings with a height of more than 25 feet measured  
27 from the finished grade to the top of the exterior wall facade  
28 adjoining the side yard, shall provide a minimum side yard depth of  
29 10 feet.

30  
31 ~~depth: The sum of the side yards shall be at least 15 feet; provided, no side yard~~  
32 ~~abutting an interior lot line shall be less than five feet, and no side yard abutting a street~~  
33 ~~shall be less than 10 feet.~~

34  
35 2. Yard Determination.

36  
37 a. Front Yard. The front yard is the yard abutting an improved street from which the lot  
38 gains primary access or the yard abutting the entrance to a building and extending the  
39 full width of the lot. If this definition does not establish a front yard setback, the code  
40 official shall establish the front yard based upon orientation of the lot to surrounding  
41 lots and the means of access to the lot.

1 i. Waterfront Lot. On a waterfront lot, regardless of the location of access to the  
2 lot, the front yard may be measured from the property line opposite and  
3 generally parallel to the ordinary high water line.  
4

5 b. Rear Yard. The rear yard is the yard opposite the front yard. The rear yard shall  
6 extend across the full width of the rear of the lot, and shall be measured between the  
7 rear line of the lot and the nearest point of the main building including an enclosed or  
8 covered porch. If this definition does not establish a rear yard setback for irregular  
9 shaped lots, the code official may establish the rear yard based on the following  
10 method: The rear yard shall be measured from a line or lines drawn from side lot line(s)  
11 to side lot line(s), at least 10 feet in length, parallel to and at a maximum distance from  
12 the front lot line.  
13

14 c. Corner Lots. On corner lots the front yard shall be measured from the narrowest  
15 dimension of the lot abutting a street. The yard adjacent to the widest dimension of the  
16 lot abutting a street shall be a side yard. If a setback equivalent to or greater than  
17 required for a front yard is provided along the property lines abutting both streets, then  
18 only one of the remaining setbacks must be a rear yard. This code section shall apply  
19 except as provided for in MICC 19.08.030(F)(1).  
20

21 d. Side Yard. Any yards not designated as a front or rear yard shall be defined as a side  
22 yard.  
23

### 24 3. Intrusions into Required Yards.

#### 25 a. Minor Building Elements.

26 i. Except as provided in subsection "ii." below, Porches, chimney(s) and  
27 fireplace extensions, window wells, and unroofed, unenclosed outside stairways  
28 and decks shall not project more than three feet into any required yard. Eaves  
29 shall not protrude more than 18 inches into any required yard; provided,  
30 ii. No penetration shall be allowed into the minimum five-foot side yard  
31 setback abutting an interior lot line except where an existing flat roofed house  
32 has been built to the interior side yard setback line and the roof is changed to a  
33 pitched roof with a minimum pitch of 4:12, the eaves may penetrate up to 18  
34 inches into the side yard setback.  
35  
36

37 b. Platforms, Walks, and Driveways. Platforms, walks, stairs, and driveways not more  
38 than 30 inches above existing grade or finished grade, whichever is lower, may be  
39 located in any required yard.  
40

41 c. Fences, Retaining Walls and Rockeries. Fences, retaining walls and rockeries are  
42 allowed in required yards as provided in MICC 19.02.050.  
43

1 d. Garages and Other Accessory Buildings. Garages and other accessory buildings are not  
2 allowed in required yards, except as provided in MICC 19.02.040.

3  
4 e. Heat Pumps, Air Compressors, Air Conditioning Units, and Other Similar Mechanical  
5 Equipment. Heat pumps, air compressors, air conditioning units, and other similar  
6 mechanical equipment may be located within any required yard provided they will not  
7 exceed the maximum permissible noise levels set forth in WAC 173-60-040, which is  
8 hereby incorporated as though fully set forth herein. Any such equipment shall not be  
9 located within three feet of any lot line.

10  
11 f. Architectural Features. Detached, freestanding architectural features such as  
12 columns or pedestals that designate an entrance to a walkway or driveway and do not  
13 exceed 42 inches in height are allowed in required yards.

14  
15 g. Other Structures. Except as otherwise allowed in this subsection (C)(3), structures  
16 over 30 inches in height from existing grade or finished grade, whichever is lower, may  
17 not be constructed in or otherwise intrude into a required yard.

18  
19 4. Setback Deviation. The Code Official may approve a deviation to front, side, and rear setbacks  
20 pursuant to MICC 19.15.020.

21 ~~4. Setback Deviation. On any lot with a critical area that makes it impractical to locate a building~~  
22 ~~pad on the lot except by intruding into required yards, the code official shall have discretion to~~  
23 ~~grant a deviation from yard setbacks for single lots, subdivisions and lot line revisions.~~

24  
25 ~~a. The city shall provide notice of the proposed action as required by MICC 19.15.020(D)~~  
26 ~~and (E).~~

27  
28 ~~b. The decision to grant the deviation shall be pursuant to procedures contained in MICC~~  
29 ~~19.15.010(E) and 19.15.020(G)(5).~~

30  
31 ~~c. In granting any such deviation, the code official may require the submission of any~~  
32 ~~reasonably necessary information.~~

33  
34 ~~d. Yard setbacks shall not be reduced below the following minimums:~~

35  
36 ~~i. Front and rear setbacks may not be reduced to less than 10 feet each;~~

37  
38 ~~ii. Side setbacks may not be reduced to less than five feet.~~

39  
40 D. Gross Floor Area.

41  
42 1. Except as provided in subsection "3." below, the gross floor area shall not exceed:

43 a. R-8.4: 5,000 square feet or 40% of the lot area, whichever is less.

44 b. R-9.6: 8,000 square feet or 40% of the lot area, whichever is less.

1 c. R-12: 10,000 square feet or 40% of the lot area, whichever is less.

2 d. R-15: 12,000 square feet or 40% of the lot area, whichever is less.

3  
4 2. Gross floor area calculation. The gross floor area is the sum of the floor area(s) bounded by  
5 the exterior faces of each building on a residential lot, provided:

6 a. The gross floor area shall be 150% of the floor area of that portion of a room(s) with  
7 a ceiling height of 12 feet to 16 feet, measured from the floor surface to the ceiling.

8 b. The gross floor area shall be 200% of the floor area of that portion of a room(s) with  
9 a ceiling height of more than 16 feet, measured from the floor surface to the ceiling.

10 c. Stair cases shall be counted as a single floor for the first two stories accessed by the  
11 stair case. For each additional story above two stories, the stair case shall count as a  
12 single floor area. For example, a stair case with a 10 foot by 10 foot dimension that  
13 accesses three stories shall be accounted as 200 square feet (100 square feet for the  
14 first two stories, and 100 square feet for the third story).

15 d. For the purposes of calculating allowable gross floor area, lots created in a  
16 subdivision through MICC 19.08.030(G), Optional Standards for Development, may  
17 apply the square footage from the open space tract to the lot area not to exceed the  
18 minimum square footage of the zone in which the lot is located.

19  
20 3. Allowances.

21 a. The gross floor area for lots with an area of 6,700 square feet or less may be the  
22 greater of 3,000 square feet or 45 percent of the lot area; and,

23  
24 b. The 40 percent allowed gross floor area may be increased by 5 percentile points or  
25 900 square feet, whichever is less, provided:

26 i. The combined total gross floor area of the single family dwelling and accessory  
27 buildings does not exceed the maximum allowed pursuant to subsection MICC  
28 19.02.020(D)(1) above; and

29  
30 ii. The allowed gross floor area of accessory buildings that are not partially or  
31 entirely used for an accessory dwelling unit shall not be increased through the  
32 use of this provision; and

33  
34 iii. The lot contains an accessory dwelling unit associated with the application  
35 for a new or remodeled single family home; or

36  
37 iv. The total gross floor area shall not exceed 4,500 square feet or 45% of the  
38 lot area, whichever is less.

39  
40 E. Building Height Limit.

41  
42 1. Maximum building height. No building shall exceed 30 feet in height above the average  
43 building elevation to the highest point of the roof.



1 2. Maximum building height on downhill building façade. The maximum building façade height  
2 on the downhill side of a sloping lot shall not exceed 30 feet in height. The building façade  
3 height shall be measured from the existing grade or finished grade, whichever is lower, at  
4 the furthest downhill extent of the proposed building, to the top of the exterior wall façade  
5 supporting the roof framing, rafters, trusses, etc.

6  
7 3. Antennas, lightning rods, plumbing stacks, flagpoles, electrical service leads, chimneys and  
8 fireplaces and other similar appurtenances may extend to a maximum of five feet above the  
9 height allowed for the main structure in subsections “1.” and “2.” above.

10  
11 4. The formula for calculating average building elevation is as follows:

12  
13 Formula:

14  
15 Average Building Elevation = (Mid-point Elevation of Individual Wall Segment) x (Length  
16 of Individual Wall Segment) ÷ (Total Length of Wall Segments)

17  
18 See Appendix G, Calculating Average Building Elevation.

19  
20 F. Lot Coverage – Single family dwellings.

21 1. Applicability. This section shall apply to the development of single family dwellings including,  
22 but not limited to, the remodeling of existing single family dwellings and construction of new  
23 single family dwellings. This section does not apply to regulated improvements.

24  
25 2. Landscaping objective.

26 a. To ensure that landscape design reinforces the natural and wooded character of  
27 Mercer Island, complements the site, the architecture of site structures and paved  
28 areas, while maintaining the visual appearance of the neighborhood.

29  
30 b. To ensure that landscape design is based on a strong, unified, coherent, and  
31 aesthetically pleasing landscape concept.

32  
33 c. To ensure that landscape plantings, earth forms, and outdoor spaces are designed to  
34 provide a transition between each other and between the built and natural  
35 environment.

36  
37 d. To ensure suitable natural vegetation and landforms, particularly mature trees and  
38 topography, are preserved where feasible and integrated into the overall landscape  
39 design. Large trees and tree stands should be maintained in lieu of using new plantings.

40  
41 e. To ensure planting designs include a suitable combination of trees, shrubs,  
42 groundcovers, vines, and herbaceous material; include a combination of deciduous and  
43 evergreen plant material; emphasize native plant material; provide drought tolerant  
44 species; and exclude invasive species.

1  
2 3. Lot coverage - landscaping Required.

3 a. Minimum area required. Development proposals for single family dwellings shall  
4 comply with the following standards based on the net lot area:

<u>Lot Slope</u>	<u>Maximum Lot Coverage (house, driving surfaces, and accessory buildings)</u>	<u>Required Landscaping Area</u>
<u>Less than 15%</u>	<u>40%</u>	<u>60%</u>
<u>15% to less than 30%</u>	<u>35%</u>	<u>65%</u>
<u>30% to 50%</u>	<u>30%</u>	<u>70%</u>
<u>Greater than 50% slope</u>	<u>20%</u>	<u>80%</u>

5 b. Hardscape, softscape, and driveways.

6 i. A minimum of 85% of the required landscaping area in subsection "a." above,  
7 shall consist of softscape improvements.

8 ii. A maximum of 15% of the required landscaped area in subsection "a." above,  
9 may consist of hardscape improvements including, but not limited to,  
10 walkways, decks, etc.

11 iii. Driveways and other driving surfaces are prohibited within the landscaping  
12 area.

13 iv. Hardscape improvements are also permitted in the maximum lot coverage  
14 area established in subsection "a." above.

15 For example, a flat lot with a net area of 10,000 square feet shall provide a minimum  
16 6,000 square feet of landscaped area. Up to 900 square feet of the landscaped area  
17 may be used for a walkway, patio, or deck or other hardscape area. The remainder of  
18 the area shall be used for softscape improvements, such as landscaping, tree retention,  
19 etc.

20 c. Allowed adjustments. A one-time reduction in required landscaping area and an  
21 increase in the maximum lot coverage is allowed, provided:

22 i. The total reduction in the required landscaping area shall not exceed five (5)  
23 percentile points, and the total increase in the maximum lot coverage shall  
24 not exceed five (5) percentile points; and

25 ii. The reduction in required landscaping area and increase in maximum lot  
26 coverage is associated with:

27 1. A development proposal that will result in a single-story single  
28 family dwelling and single-story accessory building; or,

29 2. A development proposal on a flag lot that results in a driveway that  
30 requires more than 25% of the otherwise allowed lot coverage area;  
31 and

32 iii. A recorded notice on title, covenant, easement, or other documentation in  
33 a form approved by the city, shall be required. The notice on title or other  
34 documentation shall describe the basis for the reduced landscaping area  
35 and increased lot coverage.

36  
37 3. Deviation. The code official may grant a deviation, allowing an additional five percent of lot  
38 coverage over the maximum requirements; provided, the applicant demonstrates through the

1           submittal of an application and supporting documentation that the proposal meets one of the  
2 following criteria:

3  
4           a. The proposal uses preferred practices, outlined in MICC 19.09.100, which are  
5 appropriate for the lot; or

6  
7           b. The lot has a unique shape or proportions (i.e., a flag lot, with a circuitous driveway  
8 corridor); or

9  
10          c. The proposal minimizes impacts to critical areas and provides the minimum extent  
11 possible for the additional impervious surfaces.

12  
13          The city shall provide notice for the proposed action as required by MICC 19.15.020(D) and (E),  
14 Administration.

15  
16          4. Variance. Public and private schools, religious institutions, private clubs and public facilities in  
17 single family zones with slopes of less than 15 percent may request a variance to increase the  
18 impervious surface to a maximum 60 percent impervious surface and such variance application  
19 will be granted if the hearing examiner determines that the applicant has demonstrated that the  
20 following criteria are satisfied:

21  
22          a. There will be no net loss of pervious surface from the existing pervious surface. No net loss  
23 will be determined by the code official and may be achieved by off site mitigation and/or by  
24 reconstructing existing parking areas to allow stormwater penetration. This replacement will be  
25 an exception to subsection (D)(2)(b) of this section prohibiting parking areas from being  
26 considered as pervious surfaces;

27  
28          b. All stormwater discharged shall be mitigated consistent with the most recent Washington  
29 State Department of Ecology Stormwater Management Manual for Western Washington,  
30 including attenuation of flow and duration. Mitigation will be required for any and all new and  
31 replaced impervious surfaces. In designing such mitigation, the use of a continuous simulation  
32 hydrologic model such as KCRS or WWHM shall be required; event based models will not be  
33 allowed. In addition, mitigation designs shall utilize flow control best management practices  
34 (BMPs) and low impact development (LID) techniques to infiltrate, disperse and retain  
35 stormwater on site to mitigate the increased volume, flow and pollutant loading to the  
36 maximum extent feasible;

37  
38          c. The director must approve a storm drainage report submitted by the applicant and prepared  
39 by a licensed civil engineer assuring the city that city infrastructure, in concert with the project  
40 design, is adequate to accommodate storm drainage from the project site, or identifying  
41 appropriate improvements to public and/or private infrastructure to assure this condition is  
42 met, at the applicant's expense;

1 ~~d. A deviation under subsection (D)(3) of this section may not be combined to exceed this~~  
2 ~~maximum 60 percent impervious surface coverage;~~

3  
4 ~~e. The hearing procedures and public notice requirements set forth in MICC 19.15.020 shall be~~  
5 ~~followed in connection with this variance proceeding.~~

6  
7 GE. Parking.

8  
9 1. ~~1.~~ Applicability. This section shall apply to all new construction and remodels where more  
10 than 40 percent of the length of the structure's external walls have been intentionally  
11 structurally altered.

12 2. Parking required.

13 a. Each single-family dwelling shall have at least ~~three~~two parking spaces sufficient in  
14 size to park a passenger automobile; provided, at least ~~two~~one of the stalls shall be  
15 a covered stalls.

16 b. ~~This provision shall apply to all new construction and remodels where more than 40~~  
17 ~~percent of the length of the structure's external walls have been intentionally~~  
18 ~~structurally altered;~~

19 c. ~~however, n~~No construction or remodel shall reduce the number of parking spaces  
20 on the lot below the number existing prior to the project unless the reduced parking  
21 still satisfies the requirements set out above.

22  
23 2. Except as otherwise provided in this chapter, each lot shall provide parking deemed  
24 sufficient by the code official for the use occurring on the lot; provided, any lot that contains  
25 10 or more parking spaces shall also meet the parking lot requirements set out in Appendix  
26 A of this development code.

27  
28 HF. Easements. Easements shall remain unobstructed.

29  
30 1. Vehicular Access Easements. No structures shall be constructed on or over any vehicular  
31 access easement. A minimum ~~5~~10-foot yard setback from the edge of any easement that affords  
32 or could afford vehicular access to a property is required for all structures; provided, that  
33 improvements such as gates, fences, rockeries, retaining walls and landscaping may be installed  
34 within the ~~10~~5-foot yard setback so long as such improvements do not interfere with emergency  
35 vehicle access or sight distance for vehicles and pedestrians.

36  
37 2. Utility and Other Easements. No structure shall be constructed on or over any easement for  
38 water, sewer, storm drainage, utilities, trail or other public purposes unless it is permitted within  
39 the language of the easement or is mutually agreed in writing between the grantee and grantor  
40 of the easement.

41  
42  
43 I. Large lots. The intent of this section is to ensure that the construction of a single family dwelling on a  
44 large lot does not preclude compliance with applicable standards related to subdivision or short

1 subdivision of the large lot. Prior to approval of a new single family dwellings and associated site  
2 improvements, accessory buildings, and accessory structures on large lots, the applicant shall complete  
3 one of the following:

4  
5 1. Design for future subdivision. The proposed site design that shall accommodate potential  
6 future subdivision of the lot as follows:

7  
8 a. The proposed site design shall comply with the applicable design requirements of  
9 Chapters 19.08 Subdivision, 19.09 Development, and 19.10 Trees MICC.

10  
11 b. The proposed site design shall not result in a circumstance that would require the  
12 removal of trees identified for retention, as part of a future subdivision.

13  
14 c. The proposed site design shall not result in a circumstance that would require  
15 modifications to wetlands, watercourses, and associated buffers as part of a future  
16 subdivision.

17  
18 d. Approval of a site design that could accommodate a potential future subdivision does  
19 not guarantee approval of such future subdivision, nor does it confer or vest any rights  
20 to a future subdivision.

21  
22 2. Subdivide. Prior to application for a new single family dwelling, the property is subdivided or  
23 short platted to create all potential lots and building pads permitted by zoning. The proposed  
24 single family dwelling shall be located on a lot and within a building pad resulting from a  
25 recorded final plat.

26  
27 3. Limit subdivision. Record a notice on title, or execute a covenant, easement, or other  
28 documentation approved by the city, prohibiting further subdivision of the large lot for a period  
29 of five (5) years from the date of final inspection or certificate of occupancy.

30  
31 J. Building Pad. New buildings shall be located within a building pad established pursuant to Chapter  
32 19.09 MICC. Intrusions into yard setbacks authorized pursuant to MICC 19.02.020(C)(3) may be located  
33 outside of the boundaries of the building pad.

34  
35 ...

36  
37 **19.02.040 Garages, ~~and other accessory buildings,~~ and accessory structures.**

38 A. Accessory buildings, including garages, are not allowed in required yards except as herein provided.

39  
40 B. Attached Accessory Building. An attached accessory building shall comply with the requirements of  
41 this code applicable to the main building.

42  
43 C. Detached Accessory Buildings and Accessory Structures.

44 1. Gross Floor Area.

1 a. The combined total gross floor area for one or more accessory building(s) shall not  
2 exceed 25 percent of the total gross floor area allowed on a lot within applicable zoning  
3 designations pursuant to MICC 19.02.020. For example, on a lot where the total  
4 allowed gross floor area is 4,000 square feet, the combined total gross floor area for all  
5 accessory buildings is 1,000 square feet.

6  
7 b. The gross floor area for a detached accessory building that is entirely or partially used  
8 for an accessory dwelling unit, may be increased by the floor area authorized pursuant  
9 to MICC 19.02.020(D)(3).

10  
11 2. Height.

12 a. Detached accessory buildings, except for buildings that contain an accessory dwelling  
13 unit, are limited to a single story and shall not exceed 17 feet in height above the  
14 average building elevation computed from existing grade or finished grade, whichever is  
15 lower, to the highest point of the roof. Average building elevation is calculated using  
16 the methodology established in MICC 19.02.020(E)(4).

17  
18 b. Detached accessory buildings that are entirely or partially used for an accessory  
19 dwelling unit, shall meet the height limits established for the primary building.

20  
21 3. Detached A accessory buildings are not allowed in required yard setbacks; provided, one  
22 detached accessory building with a gross floor area of 200 square feet or less and a height of 12  
23 feet or less may be erected in the rear yard setback. If such an accessory building is to be  
24 located less than five feet from any property line, a joint agreement with the adjoining property  
25 owner(s) must be executed and recorded with the King County Department of Records and  
26 thereafter filed with the city.

27  
28 4. Accessory structures. The maximum height of an accessory structure that is not also an  
29 accessory building, shall not exceed 17 feet. The height of an accessory structure is measured  
30 from the top of the structure, to the existing grade or finished grade, whichever is lower,  
31 directly below the section of the structure being measured.

32  
33 D. Garages and Carports. Garages and carports may be built to within 10 feet of the front property line if  
34 the front yard of the lot, measured at the midpoint of the wall of the garage closest to the front yard  
35 property line, is more than four feet above or below the existing grade or finished grade, whichever is  
36 lower, at the point on the front property line closest to the midpoint of the wall of the garage at its  
37 proposed location. The height of such garage shall not exceed 12 feet from existing grade for that  
38 portion built within the front yard.

39  
40 E. Pedestrian Walkways. Enclosed or covered pedestrian walkways may be used to connect the main  
41 building to a garage or carport. Enclosed pedestrian walkways shall not exceed six feet in width and 12  
42 feet in height calculated from finished grade or 30 feet above average building elevation, whichever is  
43 less. (Ord. 08C-01 § 1; Ord. 01C-06 § 1; Ord. 99C-13 § 1).

1  
2 **19.02.050 Fences, retaining walls and rockeries.**

3 A. Location in Required Yard. Fences, retaining walls and rockeries may be located within any required  
4 yard as specified below.

5  
6 B. Location in Street.

7  
8 1. Fences. No fence shall be located in any improved street. Fences may be allowed in  
9 unimproved public streets subject to approval of the city engineer and the granting of an  
10 encroachment agreement as required by MICC 19.06.060.

11  
12 2. Retaining Walls and Rockeries. Retaining walls and rockeries may be allowed in any street  
13 subject to the approval of the city engineer and the granting of an encroachment agreement  
14 covering any public street as required by MICC 19.06.060.

15  
16 C. Height Measurement.

17  
18 1. Fences / gates. The height of a fence or gate is measured from the top of the fence or gate,  
19 including posts, to the existing grade or finished grade, whichever is lower, directly below the  
20 section of the fence or gate being measured.

21  
22 2. Retaining Walls and Rockeries. The height of a retaining wall or rockery is measured from the  
23 top of the retaining wall or rockery to the existing grade or finished grade, whichever is lower,  
24 directly below the retaining wall or rockery.

25  
26 D. Retaining Walls and Rockeries – Requirements.

27  
28 1. Building Permit. A building permit is required for retaining walls or rockeries not exempted  
29 from permit by Section 105.2 of the Construction Administrative Code, Chapter 17.14 MICC.

30  
31 2. Engineer. Any rockery requiring a building permit shall be designed and inspected by a  
32 licensed geotechnical engineer.

33  
34 3. Drainage Control. Drainage control of the area behind the rockery shall be provided for all  
35 rockeries.

36  
37 4. Maximum Height in Required Yard – Cut Slopes.

38 a. No retaining walls or rockeries, or any combination of retaining walls or rockeries, to  
39 the extent used to protect a cut or cuts into existing grade within any required yard,  
40 shall exceed a total of 144 inches in height.

41 b. All retaining walls and/or rockeries within a required yard shall be included in  
42 calculating the maximum height of 144 inches. ~~Such retaining walls or rockeries, or~~  
43 ~~combination of retaining walls or rockeries, may~~

1 c. Retaining walls or rockeries may be topped by a fence up to 72 inches in height as  
2 provided in MICC 19.02.050(E). or, if within that portion of any required yard that  
3 lies within 20 feet of any improved street, by a fence up to 42 inches in height.  
4

5 5. Maximum Height in Required Yard – Fill Slopes.

6 a. No retaining walls or rockeries, or any combination of retaining walls or rockeries, to  
7 the extent used to raise grade and protect a fill slope, shall exceed a total of 72  
8 inches in height within any required yard shall result in an increase in the finished  
9 grade by more than 72 inches at any point.

10 b. All retaining walls and/or rockeries within a required yard shall be included in  
11 calculating the maximum height of 72 inches.

12 c. Retaining walls or rockeries may be topped by a fence as provided in MICC  
13 19.02.050(E).

14  
15 A fence or guardrail may be placed on top of such retaining wall or rockery, but in no  
16 event shall the combined height of the fence and any retaining wall or rockery  
17 exceed 72 inches; provided, rockeries, retaining walls, fences, or any combination  
18 thereof, are limited to a maximum height of 42 inches within that portion of any  
19 required yard which lies within 20 feet of any improved street.  
20

21 E. Fences and gates.

22  
23 1. Maximum Height in Fences or gates in Required Yard.

24 a. Height limits.

25 i. Fences, gates, or any combination of retaining walls, rockeries and fences are  
26 allowed to a maximum height of 72 inches within the required side or rear  
27 yards, except as provided in subsection (D)(4) of this section.

28 ii. Fences, gates, or any combination of retaining walls, rockeries and fences are  
29 allowed to a maximum height of 42 inches within required front yards.

30 b. Exceptions to height limits.

31 i. Fences within front yards may be designed to incorporate an open  
32 latticework or similar architectural feature at the entrance of a  
33 walkway, provided the total height of the entryway feature shall not  
34 exceed 90 inches. The open latticework or architectural feature shall be  
35 designed such that at least 50 percent of its total surface area consists  
36 of evenly distributed open spaces.

37 ii. Fences or gates located within the front yard may have a maximum  
38 height of 72 inches, provided:

39 1. The proposed fence or gate is located along a property line  
40 contiguous to either: Island Crest Way north of SE 53<sup>rd</sup> Place, or SE

41 40<sup>th</sup> Street between 92<sup>nd</sup> Avenue SE and 78<sup>th</sup> Avenue SE; and

42 2. The proposed fence or gate is located a minimum of 5 feet from the  
43 street property line and will be screened by landscaping designed to  
44 soften the presence of the fence; and,



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3. The proposed fence or gate will not create a traffic, pedestrian, or public safety hazard.

~~All fences, retaining walls and/or rockeries within a required yard shall be included in calculating the maximum height of 72 inches; provided, fences, rockeries or retaining walls used to protect a fill, or any combination thereof, are limited to a maximum height of 42 inches within that portion of any required yard which lies within 20 feet of any improved street.~~

~~a. Exception. Open latticework or a similar architectural feature up to 18 inches above the maximum 72-inch height allowed may be constructed, provided it is of open work design with at least 50 percent of its total surface area consisting of evenly distributed open spaces. This exception does not apply to any fence, rockery or retaining wall, or any combination thereof, limited to a maximum height of 42 inches; however, where the height of any fence, rockery, retaining wall, or any combination thereof is limited to 42 inches, an architectural feature of open work design as described above that is limited to the entrance of a walkway may be allowed if its total height is no greater than 90 inches.~~

2. Fill/Berms. No person shall place fill upon which to build a fence unless the total height of the fill plus the fence does not exceed the maximum height allowable for the fence without the fill.

3. Shorelines. Fence, rockeries and retaining walls located within any shoreland shall also comply with Chapter 19.07 MICC.

~~F. Fence Height Deviations. Deviations from the 42-inch height limitation set out in subsections (E)(1) and (D)(5) of this section shall be reviewed in the manner set out below:~~

~~1. For nonregulated improvements, a request for a deviation up to 72 inches shall be reviewed by the code official under the following procedure:~~

~~a. The applicant shall submit to the code official two copies of plot plans and elevations, drawn to scale, showing size and construction of the proposed fence, the location of all existing structures, streets, driveways, and landscaping.~~

~~b. The code official shall review the submitted plans with the city engineer and shall base the decision to approve or disapprove the requested deviation on factors of traffic visibility and other public and private safety considerations, lot shape, location and topography, and the nature, location and extent of adjoining public and private structures.~~

~~2. For regulated improvements, deviations shall be reviewed by the design commission under the procedures and criteria set forth in MICC 19.15.040.~~

1 GF. Electric and Barbed Wire Fences. Electric fences, ~~and~~ barbed wire fences, or similar fences that could  
2 pose a safety risk, are not allowed.

3  
4 HG. Exceptions. These provisions do not apply to fences required by state law to enclose public utilities,  
5 or to chain link fences enclosing school grounds or public playgrounds, or to screens used for safety  
6 measures in public recreation areas such as ballfields.

7 ...

8 **19.02.60 Lot Coverage – Regulated improvements.**

9  
10 A. Applicability. This section shall apply to regulated improvements (for example, schools or religious  
11 buildings) in the residential zoning designations of R-8.4, R-9.6, R-12, and R-15. This section does not  
12 apply to new single family dwellings or residential accessory buildings:

13  
14 B1. Maximum Impervious Surface Limits for Lots. The total percentage of a lot that can be covered by  
15 impervious surfaces (including buildings) is limited by the slope of the lot for all single-family zones as  
16 follows:  
17

Lot Slope	Lot Coverage (limit for impervious surfaces)
Less than 15%	40%*
15% to less than 30%	35%
30% to 50%	30%
Greater than 50% slope	20%

18  
19  
20 \*Public and private schools, religious institutions, private clubs and public facilities (excluding public parks or  
21 designated open space) in single-family zones with slopes of less than 15 percent may be covered by the percentage  
22 of legally existing impervious surface that existed on May 1, 2006, as determined by the code official.

23  
24 C2. Exemptions. The following improvements will be exempt from the calculation of the maximum  
25 impervious surface limits set forth in subsection ~~"(D)(1B.)"~~ of this section:  
26

27 a1. Decks/Platforms. Decks and platforms constructed with gaps measuring one-eighth inch or  
28 greater between the boards which provide free drainage between the boards as determined by  
29 the code official shall be exempt from the calculation of maximum impervious surface limits so  
30 long as the surface below the deck or platform is not impervious.

31  
32 2b. Pavers. Pavers installed with a slope of five percent or less and covering no more than 10  
33 percent of the total lot area will be calculated as only 75 percent impervious. Provided,

1 however, that all pavers placed in driveways, private streets, access easements, parking areas  
2 and critical areas shall be considered 100 percent impervious.

3  
4 ~~c. Patios/Terraces. Uncovered patios/ terraces constructed of pavers shall be exempt~~  
5 ~~from the maximum impervious surface limits.~~

6  
7 ~~d3.~~ Pedestrian-Oriented Walkways. Uncovered pedestrian walkways constructed with gravel or  
8 pavers not to exceed 60 inches in width shall be exempt from the maximum impervious surface  
9 limits.

10  
11 ~~e4.~~ Public Improvements. Open storm water retention/detention facilities, public rights-of-way  
12 and public pedestrian trails shall be exempt from the maximum impervious surface limits.

13  
14 ~~5f.~~ Rockeries/Retaining Walls. Rockeries and retaining walls shall be exempt from the maximum  
15 impervious surface limits.

16  
17 ~~6g.~~ Residences for religious leaders located on properties use by places of worship.

18  
19 ~~a.~~ A structure primarily used as a residence for a religious leader provided by its  
20 congregation and located on the same lot or lots as the improvements for a church,  
21 synagogue, mosque, or other place of worship, shall be exempt from the maximum  
22 impervious surface limits, subject to the limitations under subsection "~~b.~~" below. All  
23 impervious surface areas directly and commonly associated with the residence such as,  
24 but not limited to, the footprint of the residence, an attached or detached garage, a  
25 patio and/or deck not otherwise exempted by ~~MICC 19.02.0260(D)(21)(a)~~ and ~~(e3)~~, and  
26 a driveway not otherwise used for general access to the place of worship, shall be  
27 exempt.

28  
29 ~~b.~~ A residence and its associated impervious improvements, as described above, may  
30 only be exempted if 4,999 square feet or less or up to 20% of lot area, whichever is less.  
31 For these purposes, lot area means the lot or lots on which the place of worship is  
32 located.

33  
34 ~~c.~~ ~~Impervious surface~~ ~~lot coverage exceeding~~ 60% shall not be allowed whether by  
35 variance ~~pursuant to~~ ~~MICC 19.02.0620(D)~~ or by this exemption.

36  
37 D. Variance. Regulated improvements in the R-8.4, R-9.6, R-12, and R-15 zoning designations may  
38 request a variance to increase impervious surface pursuant to MICC 19.15.020(G).  
39

1 Chapter 19.07  
2 ENVIRONMENT

3  
4 ...

5 **19.07.040 Review and construction requirements.**

6 ...

7 C. Setback Deviation. An applicant may seek a deviation from required front, side, and back yard  
8 setbacks pursuant to MICC- ~~19.15.02~~19.02.020(C)(4).

9

10 D. Variances. Variances ~~pursuant to MICC 19.01.070~~ are not available to reduce any numeric  
11 requirement of this chapter. However, the allowed alterations and the reasonable use exception  
12 allowed pursuant to MICC 19.07.030 may result in city approvals with reduced numeric requirements.

13 ...

14

15

DRAFT

1 Chapter 19.08  
2 SUBDIVISIONS

3  
4 ...

5  
6 **19.08.020 Application procedures and requirements.**

7 A. Applications for short subdivisions or alterations or vacation thereof, and lot line revisions shall be  
8 reviewed by the code official. Applications for long subdivisions or alteration or vacation thereof shall  
9 before the hearing examiner who shall make recommendations to the city council.

10  
11 B. The code official may grant a variance, with restrictions if deemed necessary, from the four-acre  
12 limitation for purpose of permitting short subdivision of property containing more than four acres into  
13 four or less lots when all of the following circumstances shall be found to apply:

- 14  
15 1. That there are special circumstances applicable to the particular lot, such type of ownership,  
16 restrictive covenants, physiographic conditions, location or surroundings, or other factors;
- 17  
18 2. That the granting of the variance will not result in future uncoordinated development nor  
19 alter the character of the neighborhood; and
- 20  
21 3. That granting the variance will not conflict with the general purposes and objectives of the  
22 comprehensive plan or the development code.

23  
24 C. Applicants shall prepare a concept sketch of the proposal for the preapplication meeting required  
25 under MICC 19.09.010(A).

26  
27 D. Preliminary Application Contents. In addition to any documents, information, or studies required  
28 under Chapter 19.07 MICC, Critical Areas Environment, Chapter 19.10, Trees, or any other Chapter of  
29 Title 19 MICC, an application for a long subdivision, short subdivision, or a lot line revision shall include  
30 the documents set forth below and any other document or information deemed necessary by the code  
31 official upon notice to the applicant. All documents shall be in the form specified by the code official and  
32 shall contain such information as deemed necessary by the code official. The applicant shall submit the  
33 number of copies of each document specified by the code official.

34  
35 1. Development Application Cover Form. The development application cover form shall be  
36 signed by all current property owners listed on the plat certificate, and shall list the legal parcel  
37 numbers of all property involved in the project.

38  
39 2. Long Subdivision, Short Subdivision, or Lot Line Revision Plan. The applicant shall provide  
40 copies of fully dimensioned plans of the project prepared by a Washington registered civil  
41 engineer or land surveyor, meeting the requirements of Chapter 19.07 MICC, Environment, and  
42 containing any other information deemed necessary by the code official. The city engineer may  
43 waive the requirement that an engineer or surveyor prepare the plans for a short subdivision or  
44 lot line revision. The submitted plans shall ~~demonstrate that a~~ identify the proposed building

1 pad ~~has been designated location~~ for each proposed lot ~~per-pursuant to~~ MICC 19.09.090. ~~No~~  
2 ~~cross-section dimension of a designated building pad shall be less than 20 feet in width.~~

3  
4 3. Plat Certificate. Applicant shall provide a plat certificate issued by a qualified title insurance  
5 company not more than 30 days before filing of the application showing the ownership and title  
6 of all parties interested in the plat. If the plat certificate references any recorded documents (i.e.  
7 easements, dedications, covenants, etc.) copies of those documents shall also be provided.  
8

9 4. Legal Documents. Applicants shall provide copies of each of the following documents (if  
10 applicable):

11 a. Proposed restrictive covenants.

12 b. Draft deeds to the city for any land to be dedicated.

13 c. Proposed easements.  
14  
15  
16

17  
18 5. Project Narrative. Applicants shall provide a clear and concise written description and  
19 summary of the proposed project.  
20

21 6. Neighborhood Detail Map. Applicants shall provide copies of a map drawn at a scale specified  
22 by the code official showing the location of the subject site relative to the property boundaries  
23 of the surrounding parcels within approximately 1,000 feet, or approximately 2,500 feet for  
24 properties over four acres. The map shall identify the subject site with a darker perimeter line  
25 than that of the surrounding properties.  
26

27 7. Topography Map. The applicant shall provide copies of a topographical map showing the  
28 existing land contours using vertical intervals of not more than two feet, completed and signed  
29 by a Washington licensed surveyor. For any existing buildings, the map shall show the finished  
30 floor elevations of each floor of the building. Critical slopes exceeding 30 percent must be  
31 labeled and delineated by a clearly visible hatching.  
32

33 8. Detailed Grading Plan. If the grade differential on the site of the proposed project will exceed  
34 24 inches and/or if the amount of earth to be disturbed exceeds 50 cubic yards, the applicant  
35 shall provide copies of a detailed grading plan drawn by a Washington licensed engineer.  
36

37 9. Street Profiles. The applicant shall provide copies of a street profile showing the profiles and  
38 grades of each street, together with typical cross sections indicating:

39 a. Width of pavement;

40 b. Location and width of sidewalks, trails, bike lanes, ditches, swales, etc.; and  
41

42 c. Location of any utility mains.  
43  
44

1  
2 10. Geotechnical Report. The applicant shall provide a geotechnical report meeting the  
3 requirements of Chapter 19.07 MICC, Critical Lands. This requirement may be waived by the city  
4 Engineer under the criteria set out in MICC 19.07.010.  
5

6 11. Utility Plan. Conceptual plan showing the locations of existing and proposed utilities.  
7

8 ~~E. Notice.~~

9  
10 ~~1. Short Subdivisions and Lot Line Revisions. Public notice of an application for a short~~  
11 ~~subdivision or a lot line revision shall be made in accordance with the procedures set forth in~~  
12 ~~MICC 19.15.020.~~

13  
14 ~~2. Long Subdivisions.~~

15  
16 ~~a. Public notice of a long subdivision application shall be made at least 10 days prior to~~  
17 ~~the open record hearing on the application in accordance with the procedures set forth~~  
18 ~~in MICC 19.15.020 for an administrative or discretionary act; provided, notice shall also~~  
19 ~~be published at least 10 days prior to the hearing in a newspaper of general circulation~~  
20 ~~within the city.~~

21  
22 ~~b. If the owner of a proposed long subdivision owns land adjacent to the proposed long~~  
23 ~~subdivision, that adjacent land shall be treated as part of the long subdivision for notice~~  
24 ~~purposes, and notice of the application shall be given to all owners of lots located within~~  
25 ~~300 feet of the proposed long subdivision or the applicant's adjacent land.~~

26  
27 ~~3. The city shall provide written notice to the Department of Transportation of an application for~~  
28 ~~a long subdivision or short subdivision that is located adjacent to the right of way of a state~~  
29 ~~highway. The notice shall include a legal description of the long subdivision or short subdivision~~  
30 ~~and a location map.~~

31  
32 ~~E.F. Preliminary Application Procedure.~~

33  
34 1. Findings of Fact. All preliminary approvals or denials of long subdivisions or short subdivisions  
35 shall be accompanied by written findings of fact demonstrating that:

36  
37 a. The project does or does not make appropriate provisions for the public health,  
38 safety, and general welfare and for such open spaces, drainage ways, streets or roads,  
39 alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks  
40 and recreation, playgrounds, schools and schoolgrounds and all other relevant facts,  
41 including sidewalks and other planning features that assure safe walking conditions for  
42 students who only walk to and from school;

43  
44 b. The public use and interest will or will not be served by approval of the project; and

1  
2 c. The project does or does not conform to applicable zoning and land use regulations.  
3

4 2. Short Subdivisions and Lot Line Revisions. The code official shall grant preliminary approval  
5 for a short subdivision or lot line revision if the application is in proper form and the project  
6 complies with the design standards set out in MICC 19.08.030, the comprehensive plan, and  
7 other applicable development standards.  
8

9 3. Long Subdivisions.

10  
11 a. At an open record hearing the planning commission shall review the proposed long  
12 subdivision for its conformance with the requirements of MICC 19.08.030, the  
13 comprehensive plan, and other applicable development standards.  
14

15 b. The planning commission shall make a written recommendation on the long  
16 subdivision, containing findings of fact and conclusions, to the city council not later than  
17 14 days following action by the planning commission.  
18

19 c. Upon receipt of the planning commission's recommendation, the city council shall at  
20 its next public meeting set the date for the public hearing where it may adopt or reject  
21 the planning commission's recommendations.  
22

23 d. Preliminary approval of long subdivision applications shall be governed by the time  
24 limits and conditions set out in MICC 19.15.020(E); except the deadline for preliminary  
25 plat approval is 90 days, unless the applicant consents to an extension of the time  
26 period.  
27

28 4. Conditions for Preliminary Approval. As a condition of preliminary approval of a project, the  
29 city council in the case of a long subdivision, or the code official in the case of a short subdivision  
30 ~~or lot line revision~~, may require the installation of plat improvements as provided in MICC  
31 19.08.040 which shall be conditions precedent to final approval of the ~~long-subdivision, short~~  
32 ~~subdivision, or lot line revision~~.  
33

34 ~~5. Expiration of Approval.~~

35  
36 ~~a. Once the preliminary plat for a long subdivision has been approved by the city, the~~  
37 ~~applicant has five years to submit a final plat meeting all requirements of this chapter to~~  
38 ~~the city council for approval.~~  
39

40 ~~b. Once the preliminary plat for a short subdivision has been approved by the city, the~~  
41 ~~applicant has one year to submit a final plat meeting all requirements of this chapter. A~~  
42 ~~plat that has not been recorded within one year after its preliminary approval shall~~  
43 ~~expire, becoming null and void. The city may grant a single one-year extension, if the~~



1 applicant submits the request in writing before the expiration of the preliminary  
2 approval.

3  
4 ~~c. In order to revitalize an expired preliminary plat, a new application must be~~  
5 ~~submitted.~~  
6

7 56. No Construction Before Application Approval. No construction of structures, utilities, storm  
8 drainage, grading, excavation, filling, or land clearing on any land within the proposed long  
9 subdivision, short subdivision, or lot line revision shall be allowed prior to preliminary approval  
10 of the application and until the applicant has secured the permits required under the Mercer  
11 Island City Code.  
12

### 13 **19.08.030 Design standards.**

14 A. Compliance with Other Laws and Regulations. The proposed subdivision shall comply ~~with~~ with  
15 ~~arterial, capital facility, and land use elements of the comprehensive plan;~~ all other chapters of ~~the~~  
16 ~~development code~~ Title 19 MICC; the Shoreline Management Act; and other applicable city, state, and  
17 federal legislation.  
18

#### 19 B. Public Improvements.

- 20  
21 1. The subdivision shall be reconciled as far as possible with current official plans for acquisition  
22 and development of arterial or other public streets, trails, public buildings, utilities, parks,  
23 playgrounds, and other public improvements.  
24  
25 2. If the preliminary plat includes a dedication of a public park with an area of less than two  
26 acres and the donor has designated that the park be named in honor of a deceased individual of  
27 good character, the city shall adopt the designated name.  
28

#### 29 C. Control of Hazards.

30  
31 1. Where the project may adversely impact the health, safety, and welfare of, or inflict expense  
32 or damage upon, residents or property owners within or adjoining the project, other members  
33 of the public, the state, the city, or other municipal corporations due to flooding, drainage  
34 problems, critical slopes, unstable soils, traffic access, public safety problems, or other causes,  
35 the city council in the case of a long subdivision, or the code official in the case of a short  
36 subdivision ~~or lot line revision~~, shall require the applicant to adequately control such hazards or  
37 give adequate security for damages that may result from the project, or both.  
38

39 2. If there are soils or drainage problems, the city engineer may require that a Washington  
40 registered civil engineer perform a geotechnical investigation of each lot in the project. The  
41 report shall recommend the corrective action likely to prevent damage to the areas where such  
42 soils or drainage problems exist. Storm water shall be managed in accordance ~~with the criteria~~  
43 ~~set out in MICC 15.09.030~~ Chapter 15.09 MICC and shall not increase likely damage to  
44 downstream or upstream facilities or properties.

1  
2 3. Alternative tightline storm drains to Lake Washington shall not cause added impact to the  
3 properties, and the applicant shall submit supportive calculations for storm drainage detention.  
4

5 D. Streets, Roads and Rights-of-Way.  
6

7 1. The width and location of rights-of-way for major, secondary, and collector arterial streets  
8 shall be as set forth in the comprehensive arterial plan.  
9

10 2. Public rights-of-way shall comply with the requirements set out in MICC 19.09.030.  
11

12 3. Private access roads shall meet the criteria set out in MICC 19.09.040.  
13

14 4. Streets of the proposed subdivision shall connect with existing improved public streets, or  
15 with existing improved private access roads subject to easements of way in favor of the land to  
16 be subdivided.  
17

18 E. Residential Lots.  
19

20 1. The area, width, and depth of each residential lot shall conform to the requirements for the  
21 zone in which the lot is located. Any lot which is located in two or more zones shall conform to  
22 the zoning requirements determined by the criteria set out in MICC 19.01.040(G)(2).  
23

24 2. Each side line of a lot shall be approximately perpendicular or radial to the center line of the  
25 street on which the lot fronts.  
26

27 3. The proposed subdivision shall identify the location of building pads for each proposed lot per  
28 MICC 19.09.090. No cross-section dimension of a designated building pad shall be less than 20  
29 feet in width.  
30

31 4. The proposed subdivision shall incorporate preferred development practices pursuant to  
32 MICC 19.09.100 where feasible.  
33

34 5. The proposed subdivision shall be designed to comply with the provisions of Chapter 19.10  
35 MICC.  
36

37  
38 F. Design Standards for Special Conditions.  
39

40 1. Subdivisions abutting an arterial street as shown on the comprehensive arterial plan shall be  
41 oriented to require the rear or side portion of the lots to abut the arterial and provide for  
42 internal access streets.  
43

1 2. Where critical areas meeting the criteria set out in Chapter 19.07 MICC are present within the  
2 subdivision, the code official or city council may:

3  
4 a. Require that certain portions of the long subdivision or short subdivision remain  
5 undeveloped with such restrictions shown on the official documents;

6  
7 b. Increase the usual building set-back requirements; and/or

8  
9 c. Require appropriate building techniques to reduce the impact of site development.  
10

11 G. Optional Standards for Development. In situations where designing a ~~long subdivision or short~~  
12 subdivision to the requirements of subsections A through F of this section would substantially hinder the  
13 permanent retention ~~of trees; interfere with the protection critical areas of wooded or steep areas or~~  
14 ~~other natural features~~; preclude the provision of parks, playgrounds, or other noncommercial  
15 recreational areas for neighborhood use and enjoyment; or ~~would~~ negatively impact the physiographic  
16 features and/or existing ground cover of the subject area, the applicant may request that the project be  
17 evaluated under the following standards:

18  
19 1. The use of the land in the long subdivision or short subdivision shall be one permitted in the  
20 zone in which the long subdivision or short subdivision is located.

21  
22 2. The number of lots shall not exceed the number that would otherwise be permitted within  
23 the area being subdivided, excluding the shorelands part of any such lot and any part of such lot  
24 that is ~~part of~~ located in a street.

25  
26 3. An area suitable for a private or public open space tract shall be set aside for such use.

27  
28 4. The lots may be of different areas, but the minimum lot area, minimum lot width, and  
29 minimum lot depth shall each be at least 75 percent of that otherwise required in the zone in  
30 which the long subdivision or short subdivision is located. In no case shall the lot area be less  
31 than 75 percent of that otherwise required in the zone. Lot size averaging must be incorporated  
32 if lot width or depth requirements are 75 percent of the minimum that would otherwise be  
33 required for the zone without utilizing the optional development standards. Any designated  
34 open space or recreational tract shall not be considered a lot.

35  
36 5. The ownership and use of any designated open space or recreational tract, if private, shall be  
37 shared by all property owners within the long subdivision or short subdivision. In addition, a  
38 right of entry shall be conveyed to the public to be exercised at the sole option of the city  
39 council if such area shall cease to be an open space or recreational tract.

40  
41 6. The open space or recreational tract must remain in its approved configuration and be  
42 maintained in accordance with approved plans. Any deviation from the foregoing conditions  
43 must receive expressed approval from the ~~planning commission~~ Hearing Examiner.  
44

1  
2 **19.08.040 Plat improvements.**

3 A. Streets, Utilities and Storm Drainage. ~~The long subdivision, short A~~ subdivision, ~~or lot line revision~~  
4 shall include provisions for streets, water, sanitary sewers, storm drainage, utilities and any easements  
5 or facilities necessary to provide these services. All utilities shall be placed underground unless waived  
6 by the city engineer. Detailed plans for these provisions shall not be required until after the approval of  
7 the preliminary plat and shall be a condition precedent to the official approval of the subdivision.

8  
9 B. Performance Bond. The owner(s) of a project shall deposit with the city a performance bond or funds  
10 for a set-aside account in an amount equal to 150 percent of the cost of the required improvements, as  
11 established by the city engineer. Such security shall list the exact work that shall be performed by the  
12 owner(s) and shall specify that all of the deferred improvements shall be completed within the time  
13 specified by the city engineer, and if no time is so specified, then not later than one year. The city may  
14 also require a bond or set-aside account securing the successful operation of improvements or survival  
15 of required landscaping for up to two years after final approval.

16  
17 C. Site Supervision. Any and all services performed by city employees in field inspection of construction  
18 of plat improvements, clearing, and/or grading processes, shall be charged to the developer at 100  
19 percent of direct salary cost, plus 35 percent of such cost for overhead. Any outside consultants retained  
20 by the city to evaluate any phase of plat design or construction shall be charged at actual cost, plus any  
21 additional administrative costs. Billings tendered to the owner(s) shall be payable within 30 days.

22  
23 D. Construction Seasons. Either the city engineer or the building official may:

- 24  
25 1. Limit the construction project to a specific seasonal time period.  
26  
27 2. Prevent land clearing, grading, filling, and foundation work on lots with critical slopes or  
28 geologic hazard areas between October 1 and April 1, as set out in MICC 19.07.020; and  
29  
30 3. Require short term soil and drainage control measures such as, but not limited to: hemping,  
31 seeding, gravel or light asphalt base roads, temporary siltation and detention ponds. (Ord. 99C-  
32 13 § 1).

33  
34  
35 **19.08.050 Final plats.**

36  
37 ...

38  
39 C. Contents of the Final Plat. All final plats submitted to the city shall meet the requirements set out in  
40 Chapter 58.09 RCW, Chapter 332-130 WAC, and those requirements set out below.

41  
42 Final plat documents submitted to the city shall consist of one mylar and one copy containing the  
43 information set out below. The mylar and copy final plat documents shall be drawn on a 18 inches by 24  
44 inches in sheet size, allowing one-half inch for borders. If more than one sheet is required for the mylar

1 ~~and copy, each sheet, including the index sheet, shall be the specified size.~~ The index sheet must show  
2 the entire subdivision, with street and highway names and block numbers.  
3

4 1. Identification and Description.  
5

6 a. Name of the long subdivision, short subdivision or lot line revision.  
7

8 b. A statement that the long subdivision or short subdivision has been made with the  
9 free consent and in accordance with the desires of the owner or owners.  
10

11 c. Location by section, township and range, or by other legal description.  
12

13 d. The name and seal of the registered engineer or the registered land surveyor.  
14

15 e. Scale shown graphically, date and north point. The scale of the final plat shall be such  
16 that all distances and bearings can be clearly and legibly shown thereon in their proper  
17 proportions. Where there is a difference between the legal and actual field distances  
18 and bearings, both distances and bearings shall be shown with the field distances and  
19 bearings shown in brackets.  
20

21 f. A description of property platted which shall be the same as that recorded in  
22 preceding transfer of said property or that portion of said transfer covered by plat.  
23 Should this description be cumbersome and not technically correct, a true and exact  
24 description shall be shown upon the plat, together with original description. The correct  
25 description follow the words: "The intent of the above description is to embrace all the  
26 following described property."  
27

28 g. A vicinity map showing the location of the plat relative to the surrounding area.  
29

30 2. Delineation.  
31

32 a. Boundary plat, based on an accurate traverse, with angular and lineal dimensions.  
33

34 b. Exact location, width, and name of all streets within and adjoining the plat, and the  
35 exact location and widths of all roadways, driveways, trail easements. The name of a  
36 street shall not duplicate that of any existing street in the city, unless the platted street  
37 be a new section or continuation of the existing street.  
38

39 c. True courses and distances to the nearest established street lines or official  
40 monuments which shall accurately describe the location of the plat.  
41

42 d. Municipal, township, county or section lines accurately tied to the lines of the  
43 subdivision by courses and distances.  
44

1 e. Radii, internal angles, points of curvature, tangent bearings and lengths of all arcs.

2  
3 f. All easements for rights-of-way provided for public services or utilities. Utility  
4 easements shall be designated as public or private.

5  
6 g. All lot and block numbers and lines, with accurate dimensions in feet and hundredths.  
7 Blocks in numbered additions to subdivisions bearing the same name may be numbered  
8 or lettered consecutively through the several additions. The square footage for each lot  
9 less vehicular easements shall be shown.

10  
11 h. Accurate location of all monuments, which shall be concrete commercial monuments  
12 four inches by four inches at top, six inches by six inches at bottom, and 16 inches long.  
13 One such monument shall be placed at each street intersection and at locations to  
14 complete a continuous line of sight and at such other locations as are required by the  
15 engineer.

16  
17 i. All plat meander lines or reference lines along bodies of water shall be established  
18 above the ordinary high water line of such water.

19  
20 j. Accurate outlines and legal description of any areas to be dedicated or reserved for  
21 public use, with the purpose indicated thereon and in the dedication; and of any area to  
22 be reserved by deed covenant for common uses of all property owners.

23  
24 k. Critical areas as identified under Chapter 19.07 MICC.

25  
26 l. Corner pins made of rebar with caps.

27  
28 m. Designated building pads pursuant to MICC 19.09.090.

29  
30 3. Other Marginal Data on Final Plat.

31  
32 a. If the plat is subject to dedications to the city or any other party, the dedications shall  
33 be shown and shall be duly acknowledged. The plat shall also contain a waiver of all  
34 claims for damages against the city which may be occasioned to the adjacent land by  
35 the established construction, drainage and maintenance of any streets dedicated to the  
36 city.

37  
38 b. A copy of the protective covenants, if any.

39  
40 c. Certification by Washington registered civil engineer or land surveyor to the effect  
41 that the plat represents a survey made by that person and that the monuments shown  
42 thereon exist as located and that all dimensional and geodetic details are correct.

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d. Proper forms for the approvals of the city engineer and the mayor, on behalf of the city council, in the case of a long subdivision; or the city engineer and the code official in the case of short subdivisions or lot line revisions, with space for signatures.

e. Certificates by the county assessor showing that the taxes and assessments on the land to be submitted have been paid in accordance with law, including a deposit for the taxes for the following year.

f. Approval by the county department of records.

g. Conditions of approval created at preliminary subdivision approval that affect individual lots or tracts.

DRAFT

1 Chapter 19.09  
2 PROPERTY DEVELOPMENT

3  
4 **19.09.040 Private access roads and driveways.**

5 A. The following are the minimum requirements for private access roads. To accommodate fire  
6 suppression and rescue activities, the Mercer Island fire chief may require that the widths of private  
7 access roads or driveways or the size of turn-arounds be increased or that turn-arounds be provided  
8 when not otherwise required by this section.

9  
10 B. All private access roads serving three or more single-family dwellings shall be at least 20 feet in width.  
11 All private access roads serving ~~less than two~~ three single-family dwellings shall be at least 16 feet in  
12 width, with at least 12 feet of that width consisting of pavement and the balance consisting of well  
13 compacted shoulders.

14  
15 C. All corners shall have a minimum inside turning radius of 28 feet.

16  
17 D. All private access roads in excess of 150 feet in length, measured along the centerline of the access  
18 road from the edge of city street to the end of the access road, shall have a turn-around with an inside  
19 turning radius of 28 feet.

20  
21 E. All cul-de-sacs shall be at least 70 feet in diameter; provided, cul-de-sacs providing access to three or  
22 more single-family dwellings shall be at least 90 feet in diameter.

23  
24 F. Driveways serving one single family dwelling shall be at least 8 feet in width. Driveways providing  
25 vehicle access to parking for regulated improvements shall comply with the parking lot dimension  
26 requirements of Appendix A.

27  
28 ~~FG.~~ Gradient.

29  
30 1. No access road or driveway shall have a gradient of greater than 20 percent.

31  
32 2. For all access roads and driveways with a gradient exceeding 15 percent, the road surface  
33 shall be cement concrete pavement with a brushed surface for traction. Access roads and  
34 driveways with gradients of 15 percent or less may have asphalt concrete surface.

35  
36 ...

37  
38 **19.09.090 Building pad.**

39 A. Designation. New subdivisions ~~must~~ shall designate a building pad for each lot as follows:

- 40  
41 1. The ~~applicant must determine the building pad shall be located to minimize or prevent~~  
42 impacts as indicated in the following: location of a building pad by considering  
43 a. Removal of trees and vegetation required for retention pursuant to Chapter 19.10  
44 MICC shall be prevented;



- 1 b. Disturbance of the existing, natural topography as a result of anticipated  
2 development within the building pad shall be minimized;  
3 c. Impacts to critical areas and critical area buffers shall be minimized, consistent with  
4 the provisions of Chapter 19.07 MICC; and,  
5 the relationship of the proposed building pad to existing/proposed homes.  
6 d. Access to the building pad must shall be consistent with the standards for driveway  
7 access contained in MICC 19.09.040.

8  
9 2. Building pads shall not be located within:

- 10 a. Required front, rear, or side yard setbacks;  
11 b. Streets or rights of way; and; yard setbacks, rights of way and  
12 c. Critical areas or its buffers; provided, however, building pads may be located within  
13 landslide-geohazard hazard areas when all of the following are met: {  
14 i. a) A qualified professional determines that the criteria of MICC 19.07.060(D),  
15 Site Development, is satisfied; (b)  
16 ii. b) Building pads are sited to minimize impacts to the extent reasonably  
17 feasible; and  
18 ii. (c) b) Building pads are not located in steep slopes or within 10 feet from the  
19 top of a steep slope, unless such slopes, as determined by a qualified  
20 professional, consist of soil types determined not to be landslide prone.

21  
22 3. No cross-section dimension of a building pad shall be less than 20 feet in width.

23  
24 B. No Designated Building Pad Area.

- 25  
26 1. New development proposals on a lot On lots without a previously designated building pad area,  
27 development shall be located shall establish a building pad outside of critical areas unless  
28 otherwise allowed by Chapter 19.07 MICC. consistent with the provisions of MICC 19.09.090(A)  
29 above.  
30  
31 2. A building pad on a large lot shall also comply with the provisions of 19.09.100.

32  
33 C. New buildings shall be located within the building pad established by subsection "A." or "B." above.

34  
35  
36 **19.09.100 Preferred practices.**

37 The applicant must use reasonable best efforts to comply with Proposed development shall incorporate  
38 all of the following preferred development practices where feasible:

39  
40 A. Use common access drives and utility corridors.

41  
42 B. Development, including roads, walkways and parking areas in critical areas, should be avoided, or if  
43 not avoided, adverse impacts to critical areas will be mitigated to the greatest extent reasonably  
44 feasible.

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5

C. Retaining walls should be designed to minimize grading, including the placement of fill, on or near an existing natural slope used to maintain existing natural slopes in place of graded artificial slopes.

DRAFT

1 Chapter 19.10  
2 TREES

3  
4 **19.10.005 Purpose.**

5 Protecting, enhancing, and maintaining trees are key community values expressed in the Mercer Island  
6 Comprehensive Plan. The purpose of this chapter is to encourage building and site design to minimize  
7 tree removal, and to establish standards and procedures that will result in the retention of trees on  
8 Mercer Island.

9  
10 The city recognizes that trees:

- 11 A. Contribute to the residential character on Mercer Island;
- 12 B. Provide a public health benefit;
- 13 C. Provide wind protection, ecological benefits to wetlands and watercourses, and aid in the  
14 stabilization of geologically hazardous areas;
- 15 D. Improve surface water quality and control and benefit Lake Washington; and,
- 16 E. Reduce noise and air pollution.

17  
18 The city further acknowledges that the value of protecting, enhancing, and maintaining trees should be  
19 balanced with the other community goals of:

- 20 F. Reasonable enjoyment and use of private property by the property owner; and,
- 21 G. Providing delivery of reliable utility service.

22  
23 **19.10.010 Tree Code – Overview.**

24 This section is intended to provide an overview of the tree regulations contained in this Chapter 19.10  
25 MICC.

26 A. Generally, a permit is required to remove any tree with a diameter of greater than 10 inches (see  
27 sections 19.10.020 and 19.10.030 for details).

28 B. Non-development tree removal. If the tree is being removed for reasons other than development  
29 (for example, if the tree is coming out because a property is landscaping their yard), then:

30 1. A simple application is required. The application shows the location of trees on the  
31 property, the tree(s) to be removed, and where re-planting will occur (see section  
32 19.10.090(A) – General Information, for details).

33 2. Replacement trees are required for the tree(s) removed; typically within 1 year of  
34 removal (see section 19.10.070 for details).

35 C. Development tree removal. If the tree is being removed as part of a development (for example, to  
36 allow for construction of a new home), then:

37 1. A full application is required. The application provides details on the trees on site, the  
38 removed trees, and the proposed protection measures for trees that will remain (see  
39 section 19.10.090 for details).

40 2. Retention of some trees is required. At a minimum, 30% of the trees will need to be  
41 retained. Trees that are exceptional, are large, and have a high likelihood for long term  
42 survival are prioritized for retention (see section 19.10.060 for details).

43 3. Replacement trees are required for the tree(s) removed; typically within 1 year of  
44 removal (see section 19.10.070 for details).

1  
2  
3 **19.10.020 Applicability and Permit required.**

4 A. Applicability. The provisions of this chapter shall apply to all property and public rights-of-way in the  
5 City.

6 B. Permit required. A permit approval is required prior to removing any tree, except for trees that are  
7 exempt pursuant to MICC 19.10.030.

8 1. Permit approval to remove one or more non-hazardous trees may take the form of a tree  
9 removal permit or other construction permit approval.

10 2. Permit approval to remove one or more trees that pose an imminent threat to life or property in  
11 which event the permit must be applied for within fourteen (14) days of the removal. Prior  
12 notice of the impending tree removal should be provided to the City.

13 3. For the purposes of this section, tree removal includes the cutting or removing directly or  
14 indirectly through site grading, of any tree.

15  
16 **19.10.030 Exemptions.**

17 Except where undertaken within critical areas and associated buffers, or on public property, the  
18 following activities are exempt from the permitting, replacement, retention, and protection provisions  
19 of this chapter:

20 A. Small tree removal. Removal of trees with a diameter of less than ten (10) inches that meet the  
21 definition of small trees, except if the small tree is an exceptional tree, as defined, or was previously  
22 planted as a replacement tree.

23 B. Removal of species identified in the weeds of concern, noxious, or invasive weed lists established by  
24 Washington State or King County, as amended.

25 C. Tree pruning. Tree pruning, as defined in MICC 19.16.010, on private property.

26 D. View easement / covenants. Tree removal required to enable any person to satisfy the terms and  
27 conditions of any covenant, condition, view easement or other easement, or other restriction  
28 encumbering the lot that was recorded on or before July 31, 2001;

29  
30 **19.10.040 General Provisions.**

31 A. Relationship with Other Mercer Island Codes and Ordinances. In addition to any requirements  
32 under this Chapter 19.10, the removal or pruning of any tree located within a critical area, critical  
33 area buffer or the shoreline jurisdiction shall comply with the requirements of Chapter 19.07 MICC.  
34 The City arborist may require additional information in order to confirm compliance with those  
35 requirements.

36 B. Public property.

37 1. A private property owner may apply for a tree permit to prune or cut trees on any city street,  
38 pursuant to MICC 19.10.100.

39 2. Pruning or cutting of trees within a public park by a private property owner is prohibited.

40 C. Private utility companies. A tree permit will be issued to private utility companies to cut trees  
41 located on public or private property if necessary for public safety, removal of hazardous trees,  
42 removal of diseased or dead trees, as part of any private utility tree maintenance program approved  
43 by the city, or for construction work. Regardless of whether or not a permit is required, all cutting

1 or pruning of trees by private utility companies shall be performed under the supervision of a  
2 certified arborist and at the sole cost and expense of the utility company.

3  
4 **19.10.050 Tree removal – Not associated with a development proposal.**

- 5 **A. Tree removal that is not associated with a development proposal shall provide replacement trees**  
6 **(MICC 19.10.070), but is exempt from tree retention (MICC 19.10.060).**  
7 **B. An application for tree removal that is not associated with a development proposal, shall provide**  
8 **the application information described under 19.10.090(A) – General Information.**  
9 **C. This section shall not be construed as an exemption to the tree retention and replacement**  
10 **requirements of Chapter 19.07 MICC.**

11  
12 **19.10.060 Tree removal associated with a development proposal.**

13 **A. Single family zoning designations.**

- 14 **1. In the R-8.4, R-9.6, R-12, and R-15 zoning designations, tree retention is required for the**  
15 **following development proposals:**  
16 **a. An addition or remodel to an existing single family dwelling that will result in the**  
17 **addition of more than 500 square feet of gross floor area on a lot with a net lot area**  
18 **of 6,000 square feet or more;**  
19 **b. A new single family dwelling on a lot with a net lot area of 6,000 square feet or**  
20 **more;**  
21 **c. A subdivision or short subdivision.**  
22 **2. Retention requirement. Development proposals specified under subsection “1.” above, shall**  
23 **retain trees as follows:**  
24 **a. A minimum of thirty percent (30%) of trees with a diameter of ten (10) inches or**  
25 **greater, or that otherwise meet the definition of large tree, shall be retained over a**  
26 **rolling five year period.**  
27 **b. In addition to the retention required in subsection “a.” above, the development**  
28 **proposal shall be designed to further minimize the removal of large trees and**  
29 **maximize onsite tree retention as follows:**  
30 **i. Site improvements, including but not limited to a new single family home,**  
31 **addition to a single family home, appurtenances, accessory structures,**  
32 **utilities, and driveways should be designed and located to minimize tree**  
33 **removal during or following construction.**  
34 **ii. Tree should not be removed outside the area of land disturbance except**  
35 **where necessary to install site improvements (e.g. driveways, utilities, etc.).**  
36 **ii. Tree removal for the purposes of site landscaping should be limited to those**  
37 **trees that will pose a future safety hazard to existing or proposed site**  
38 **improvements.**  
39 **c. Provide tree replacement pursuant to MICC 19.10.070.**  
40 **3. Prioritization of retained trees. The following trees are prioritized for retention as follows:**  
41 **a. Trees that meet the following criteria are prioritized for retention:**  
42 **i. Trees that are in overall good health and have a greater likelihood of**  
43 **longevity; and**  
44 **ii. Trees that are part of a healthy copse or grove; or**

1                   iii. Large trees with a diameter of 24 inches or greater; or

2                   iv. Trees that meet the definition of exceptional trees.

3           b. Trees that meet the prioritization in subsection "a." above, and are retained during  
4           development shall be credited as 1.5 trees for the purposes of meeting the retention  
5           requirement.

6   4. Retention of exceptional trees. Development proposals specified under subsection "1."  
7   above, shall retain exceptional trees. Exceptional trees that are retained shall be credited  
8   towards compliance with the retention requirements of subsection "2." above. Removal of  
9   exceptional trees shall be limited to the following circumstances:

10           a. Retention of an exceptional tree(s) will result in an unavoidable hazardous situation;  
11           or,

12           b. Retention of an exceptional tree(s) will prevent the construction of more than 50%  
13           of the maximum gross floor area allowed under Chapter 19.02 MICC; or,

14           c. Retention of an exceptional tree(s) will prevent creation of a residential lot through  
15           a subdivision or short subdivision that is otherwise allowed by Title 19 MICC.

16   5. Calculation of rolling five year period. For the purposes of this section, the rolling five year  
17   period begins five years prior to the date of application for a development approval that is  
18   subject to tree retention.

19   6. Compliance required. Development proposals on lots that have removed more than 70% of  
20   large trees within the rolling five year period, such that the 30% tree retention requirement  
21   under subsection "2." above cannot be met, shall not receive approval unless and until  
22   compliance has been achieved. For example, a lot that has removed all of the trees in year  
23   "one", may not receive a preliminary subdivision approval in year "four". However, the  
24   preliminary subdivision approval may be granted in year "six", such that the rolling five year  
25   period does not include the tree removal in year "one".

26  
27 **B. Commercial or multifamily zoning designations - Tree removal.**

28   1. In the P, B, C-0, PBZ, TC, MF-2, MF-2L, and MF-3 zoning designations a tree permit is  
29   required and will be granted if it meets any of the following criteria:

30           a. It is necessary for public safety, removal of hazardous trees, or removal of diseased  
31           or dead trees;

32           b. It is necessary to enable construction work on the property to proceed and the  
33           owner has used reasonable best efforts to design and locate any improvements and  
34           perform the construction work in a manner consistent with the purposes set forth in  
35           MICC 19.10.005;

36           c. It is necessary to enable any person to satisfy the terms and conditions of any  
37           covenant, condition, view easement or other easement, or other restriction  
38           encumbering the lot that was recorded on or before July 31, 2001; and subject to  
39           MICC 19.10.090(B);

40           d. It is part of the city's forest management program or regular tree maintenance  
41           program and the city is the applicant;

42           e. It is desirable for the enhancement of the ecosystem or slope stability based upon  
43           professional reports in form and content acceptable to the city arborist.

1 2. Design Commission review required in commercial zones. A tree permit for a development  
2 proposal, resulting in regulated improvements located in a commercial zone, that has previously  
3 received design commission approval, must first be reviewed, and approved by the city's design  
4 commission prior to permit issuance by the city.

5  
6  
7 **19.10.070 Tree replacement.**

8 Trees that are cut pursuant to a tree permit shall be replaced on the subject property or a fee in lieu  
9 shall be paid as specified in this section.

10  
11 A. Tree replacement ratio. Removed trees pursuant, shall have the following base replacement ratio:

<u>Diameter of removed tree</u>	<u>Number of replacement trees required</u>
<u>10 inches up to 24 inches</u>	<u>2</u>
<u>24 inches up to 36 inches</u>	<u>3</u>
<u>More than 36 inches</u>	<u>4</u>

12  
13 B. Replacement Trees.

14 1. Location. Replacement trees shall be located in the following order of priority from most  
15 important to least important:

- 16 a. On-site replacement adjacent to or within critical tree areas as defined in Chapter
- 17 19.16 MICC;
- 18 b. On-site replacement outside of critical tree areas adjacent to other retained trees
- 19 making up a grove or stand of trees;
- 20 c. On-site replacement outside of critical tree areas; and,
- 21 d. Off-site in adjacent public right-of-way where explicitly authorized by the city.

22  
23 2. Species. Replacement trees shall primarily be those species native to the Pacific Northwest.  
24 In making a determination regarding the species of replacement trees, the city arborist shall  
25 defer to the species selected by the property owner unless the city arborist determines that the  
26 species selected is unlikely to survive for a period of at least 10 years, represents a danger or  
27 nuisance, would threaten overhead or underground utilities or would fail to provide adequate  
28 protection to any critical tree area.

29  
30 3. Size.

- 31 a. Coniferous trees shall be at least 6 feet tall; and
- 32 b. Deciduous trees shall be at least 1.5 inches in caliper.

33 The city arborist may authorize the planting of smaller-sized replacement trees if the applicant  
34 can demonstrate that smaller trees are more suited to the species, the site conditions,  
35 neighborhood character, and the purposes of this section, and that such replacement trees will  
36 be planted in sufficient quantities to meet the intent of this section. The city arborist shall not  
37 authorize the planting of shrubs in lieu of required replacement trees.

38  
39 4. Reduction. The city arborist may reduce the number of replacement trees as follows, where  
40 other measures designed to mitigate the tree loss by restoring the tree canopy coverage and its

1 associated benefits are considered to be effective and consistent with the purposes of this  
2 chapter. The city arborist may consider, but is not limited to, the following measures:

- 3 a. Replacement of hazardous, undesired, or short-lived trees with healthy new trees  
4 that have a greater chance of long-term survival;
- 5 b. Restoration of critical tree areas with native vegetation; and,
- 6 c. Protection of small trees to provide for successional stages of tree canopy.

7  
8 5. Timing. Replacement trees shall be planted within six months of the applicable tree removal,  
9 provided the city arborist may authorize an extension to ensure optimal planting conditions for  
10 tree survival.

11  
12 C. Fee-in-lieu. If the city arborist determines there is insufficient area to replant on the site or within the  
13 adjacent public right-of-way, the city arborist may authorize payment of a fee-in-lieu provided:

- 14 1. There is insufficient area on the lot for proposed on-site tree replacement to meet the tree  
15 replacement requirements of this chapter; or
- 16 2. Tree replacement or management provided within public right-of-way or a city park in the  
17 vicinity will be of greater benefit to the community.
- 18 3. Fees provided in lieu of on-site tree replacement shall be determined based upon:
  - 19 a. The expected tree replacement cost including labor, materials, and maintenance for  
20 each replacement tree; and,
  - 21 b. The most current Council of Tree and Landscaper Appraisers Guide for Plant  
22 Appraisal.
- 23 4. Any fee in lieu is also optional for the applicant and requires an explicit written agreement.

24  
25 D. Maintenance of Replacement Trees. The applicant shall maintain all replacement trees in a healthy  
26 condition for a period of five years after planting. The applicant shall be obligated to replant any  
27 replacement tree that dies, becomes diseased, or is removed during this two-year time period.

28  
29 E. Private Utility Company. If the permit is granted to a private utility company and the property owner  
30 is unwilling to place any replacement trees on the owner's property, the private utility company shall  
31 pay to the city the amount necessary to purchase and plant replacement trees on public property  
32 necessary to mitigate the impact of the removed trees based upon arborist industry standards. Monies  
33 paid to the city for replacement trees shall be used for that purpose.

34  
35 **19.10.080 Tree protection standards.**

36 A. To ensure long-term viability of trees identified for protection, permit plans and construction  
37 activities shall comply with the then-existing Best Management Practices (BMP) – Managing Trees  
38 During Construction, published by the International Society of Arboriculture, adopted by reference.  
39 The tree protection plan shall be prepared by a qualified arborist and the plan shall be reviewed for  
40 adequacy by the City arborist. All minimum required tree protection measures shall be shown on  
41 the development plan set and tree re-planting / restoration / protection plan.

42  
43 B. Alternative Methods. The city arborist may approve construction related activity or work within the  
44 tree protection barriers if the city arborist concludes:



- 1 1. That such activity or work will not threaten the long term health of the retained tree(s); and,
- 2 2. That such activity or work complies with the protective methods and best building practices
- 3 established by the International Society of Arboriculture.

4

5 **19.10.090 Application requirements.**

6 The city shall establish and maintain a tree removal permit application form to allow property owners to

7 request city review of tree removal for compliance with applicable city regulations. The application shall

8 include at a minimum, the following:

9 **A. General Information.**

- 10 1. The name, address, and telephone number of the applicant and owner of the property and
- 11 the street address.
- 12 2. The proposed location, species, diameter, and number of trees proposed to be cut or public
- 13 tree proposed to be pruned.
- 14 3. The proposed location and number of any required replacement trees.
- 15 4. A site plan reflecting the location of large trees and the relative location of structures,
- 16 driveways, and buildings.
- 17 5. Additional information required by the City to confirm compliance with this Chapter or
- 18 Chapter 19.07 MICC.

19

20 **B. Critical Tree Area.** An application covering a tree located in a critical tree area, as defined in Chapter

21 19.16 MICC, shall include a proposed time schedule for the cutting, land restoration, implementation of

22 erosion control and other measures that will be taken in order to prevent damage to the critical tree

23 area.

24

25 **C. Development plan set.** An application for a development proposal that requires tree retention, and

26 that will result in the removal of one or more trees and as a result of construction work, shall include the

27 following:

- 28 1. Detailed site plan. The site plan shall include the following information at a minimum:
  - 29 a. Location of all proposed improvements, including building footprint, access, utilities,
  - 30 applicable setbacks, buffers, and required landscaped areas clearly identified. If a short
  - 31 plat or subdivision is being proposed and the location of all proposed improvements
  - 32 cannot be established, a phased tree retention plan review is required as described
  - 33 below;
  - 34 b. Accurate location of large trees on the subject property (surveyed locations may be
  - 35 required). The site plan must also include the trunk location and critical root zone of
  - 36 large trees that are on adjacent property with driplines extending over the subject
  - 37 property line;
  - 38 c. Trees labeled corresponding to the tree inventory numbering system;
  - 39 d. Location of tree protection measures;
  - 40 e. Indicate limits of disturbance (LOD) drawn to scale around all trees potentially
  - 41 impacted by site disturbances resulting from grading, demolition, or construction
  - 42 activities (including approximate LOD of off-site trees with overhanging driplines);
  - 43 f. Proposed tree status (trees to be removed or retained) noted by an 'X' or by ghosting
  - 44 out;

1 g. Proposed locations of any required replacement trees.

2 2. A Tree Retention Plan and Arborist Report. The tree retention plan shall contain the following  
3 information:

4 a. A tree inventory containing the following:

5 i. A numbering system of all existing large trees on the subject property (with  
6 corresponding tags on trees); the inventory shall also include large trees on  
7 adjacent property with driplines extending into the development proposal site;

8 ii. Size (diameter);

9 iii. Proposed tree status (retained or removed);

10 iv. Tree type or species;

11 v. Brief general health or condition rating of these trees (i.e. poor, fair, good,  
12 etc.)

13 b. An arborist report, prepared by a qualified arborist, containing the following:

14 i. A complete description of each tree's diameter, species, critical root zone,  
15 limits of allowable disturbance, health, condition, and viability;

16 ii. A description of the method(s) used to determine the limits of allowable  
17 disturbance (i.e., critical root zone, root plate diameter, or a case-by-case basis  
18 description for individual trees);

19 iii. Any special instructions specifically outlining any work proposed within the  
20 limits of the disturbance protection area (i.e., hand-digging, air spade, tunneling,  
21 root pruning, any grade changes, clearing, monitoring, and aftercare);

22 iv. For trees not viable for retention, a description of the reason(s) for removal  
23 based on poor health, high risk of failure due to structure, defects, unavoidable  
24 isolation (windfirmness), or unsuitability of species, etc., and for which no  
25 reasonable alternative action is possible must be given (pruning, cabling, etc.);

26 v. Describe the impact of necessary tree removal to the remaining trees,  
27 including those in a grove or on adjacent properties;

28 vi. For development applications, a discussion of timing and installation of tree  
29 protection measures. Such measures must include fencing and be in  
30 accordance with the tree protection standards as outlined in MICC 19.10; and

31 vii. The suggested location and species of supplemental trees to be used when  
32 required. The report shall include planting and maintenance specifications to  
33 ensure long term survival.

34 3. Additional Information. The city arborist or code official may require additional  
35 documentation, plans, or information as needed to ensure compliance with applicable city  
36 regulations.

37  
38 E. Peer review and conflict of interest.

39 1. The city may require peer review of the tree permit application by a qualified arborist to  
40 verify the adequacy of the information and analysis. The applicant shall bear the cost of the peer  
41 review.

42 2. The code official may require the applicant retain a replacement qualified arborist or may  
43 require a peer review where the code official believes a conflict of interest exists. For example, if  
44 an otherwise qualified arborist is employed by a tree removal company and prepares the

1 arborist report for a development proposal, a replacement qualified arborist or a peer review  
2 may be required.

3  
4 **19.10.100 Trees on public property.**

5 An application for a tree permit to cut a tree on public property or a request to have the city prune a  
6 public tree located on a city street shall be reviewed by the city arborist based upon the following  
7 conditions and criteria:

8  
9 A. By the city. An annual tree permit will be issued to the city to cut any public trees necessary for public  
10 safety, removal of hazardous trees, removal of diseased or dead trees, as part of the city's forest  
11 management program or regular tree maintenance program or for construction work on public  
12 property.

13  
14 B. By private property owners in city street. A private property owner may apply for a tree permit to cut  
15 or prune a public tree located on any city street if the owner demonstrates in the following order that all  
16 of the criteria are satisfied:

17 1. The owner establishes that the tree is located on a city street;

18 2. The city arborist determines that the proposed pruning or cutting can be performed without  
19 adversely affecting any critical tree areas;

20 3. Tree cutting. The city arborist determines that proposed tree removal is:

21 i. Necessary for access to private property;

22 ii. Necessary for installation of required public improvements (e.g. sidewalk, public  
23 utilities, etc);

24 3. Tree pruning. The city arborist determines that proposed tree pruning is:

25 i. Required to resolve a possible hazard to public or private health or safety; or,

26 ii. Requested by a valid petition executed by at least 60 percent of the property owners  
27 located within a 300-foot radius of the subject tree in favor of the proposed pruning of  
28 the tree; and

29 5. In the case of tree cutting, the private property owner provides tree replacement consistent  
30 with MICC 19.10.070.

31 6. The owner pays a fee to cover all costs associated with reviewing the pruning or cutting  
32 request;

33 7. The pruning or cutting is performed at the sole cost and expense of the private property  
34 owner; and,

35 7. Tree topping is prohibited.

36  
37 C. Pruning or cutting of trees within a public park by a private property owner is prohibited.

38  
39 **19.10.110 Seasonal development limitations.**

40 No cutting of trees located in geologic hazard areas or protected slope areas is allowed between  
41 October 1 and April 1 unless: (i) a tree permit with explicit authorization for removal between October 1  
42 and April 1 has been granted; or (ii) removal is required due to an emergency situation involving  
43 immediate danger to life or property. The city arborist may authorize tree removal between October 1  
44 and April 1 if the city arborist determines that such environmentally critical areas will not be adversely

1 impacted by the proposed cutting and the applicant demonstrates compelling justification based on a  
2 geotechnical evaluation of the site. The city arborist may require hydrology, soils and storm water  
3 studies, erosion control measures, restoration plans, and/or an indemnification/release agreement.

4  
5 **19.10.120 Rounding.**

6 When the retention or replacement calculations results in a fraction, the fraction shall be rounded to the  
7 nearest whole number as follows:

8 A. Fractions of 0.50 or above shall be rounded up to the closest whole number; and

9 B. Fractions below 0.50 shall be rounded down to the closest whole number.

10  
11 **19.10.130 Nuisance abatement.**

12 A. In addition to the requirements of this Chapter 19.10 MICC, trees and vegetation which meet the  
13 definition of a nuisance shall be subject to the provisions of Chapter 8.24 MICC, Nuisance Control Code.

14  
15 B. In addition to the provisions of Chapter 8.24 MICC, Nuisance Control Code, the following  
16 requirements shall apply to trees and vegetation:

17  
18 1. Branches over roads shall be trimmed to a minimum of 12 feet above the road surface. (see  
19 Figure 1).

20  
21 2. Branches over sidewalks shall be trimmed to a minimum of eight feet above the sidewalk and  
22 one foot behind the sidewalk (see Figure 1).

23  
24 3. Street trees and other vegetation will be spaced according to the following spacing  
25 requirements to facilitate the safe flow of traffic (see Figure 2):

26  
27 a. No tree plantings are allowed within a 30-foot sight triangle at any street intersection.

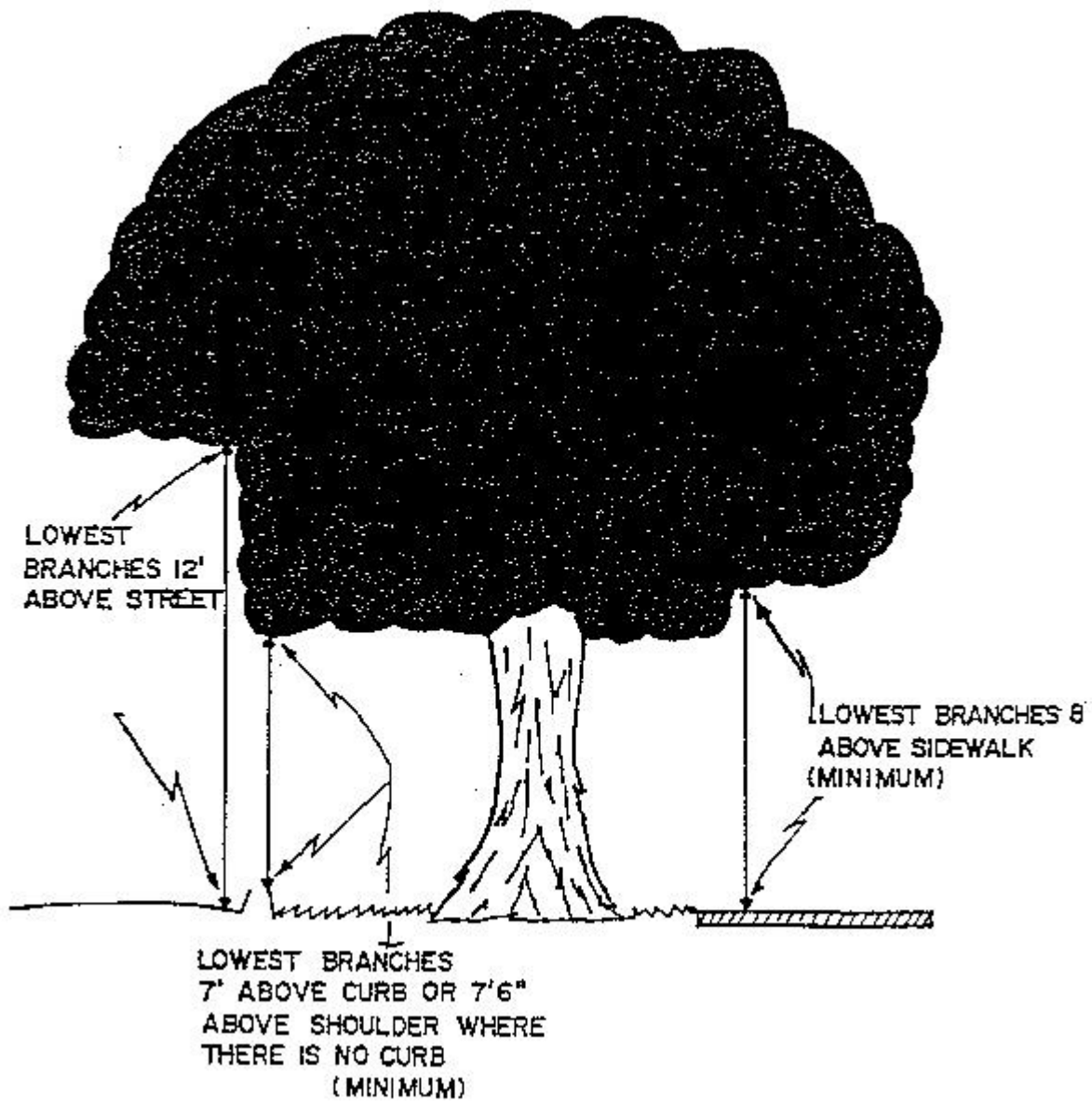
28  
29 b. Shrubs shall not exceed 36 inches in height above the street level within this triangle.

30  
31 c. Ten-foot minimum spacing shall be observed for small trees.

32  
33 d. Hedges are not allowed between the sidewalk and the curb, and must be planted at  
34 least five feet behind the sidewalk.

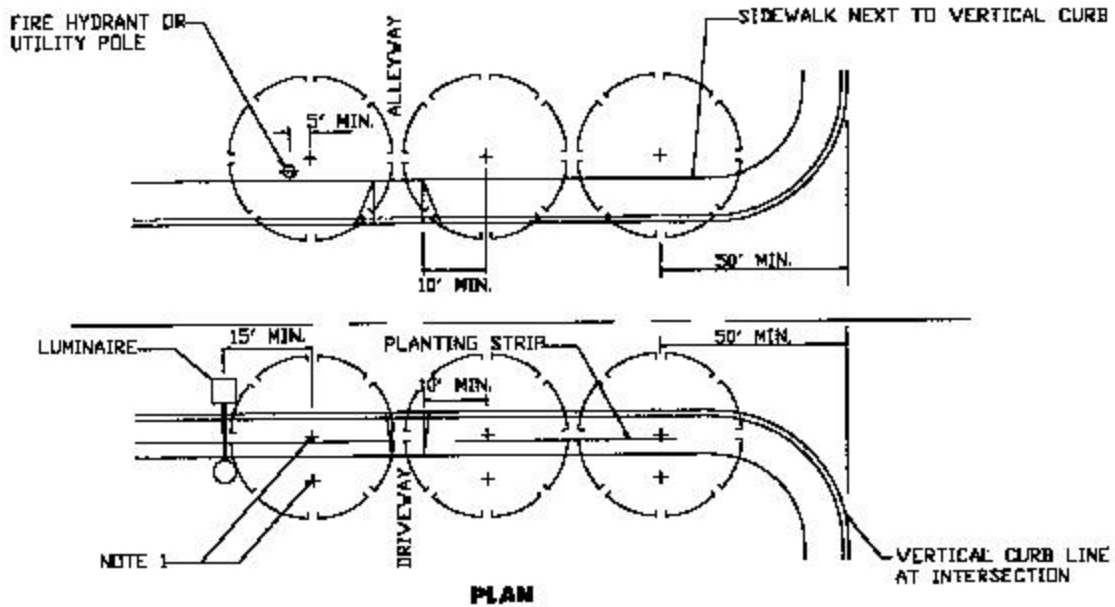
35  
36 e. Hedges must be trimmed at least three feet behind the sidewalk.

37  
38 f. Plantings of trees, shrubs or hedges are not allowed between the street/road edge  
39 and a ditch.




- 1
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Figure 1



**NOTES:**

1. TREES SHALL GENERALLY BE PLANTED BACK OF THE SIDEWALK. PLANTING STRIPS WILL BE APPROVED ONLY AS PART OF A LANDSCAPING PLAN IN WHICH PLANT MAINTENANCE, LANDSCAPING PLAN IN COMPATIBILITY WITH UTILITIES, AND TRAFFIC SAFETY ARE DULY CONSIDERED.
2. IF PLANTING STRIPS ARE APPROVED:
  - A. MIN. DISTANCE FROM CENTER OF ANY TREE TO NEAREST EDGE OF VERTICAL CURB SHALL BE 4 FEET.
  - B. TREES SHALL BE STAKED ON A MANNER NOT TO OBSTRUCT SIDEWALK TRAFFIC.
  - C. IN CASE OF BLOCK-OUTS, MIN. CLEAR SIDEWALK WIDTH SHALL BE 5 FEET IN RESIDENTIAL OR 8 FEET IN BUSINESS DISTRICTS.
3. ON BUS ROUTES, PLANS SHALL BE COORDINATED WITH METRO SERVICE PLANNING.

	<b>CITY OF MERCER ISLAND</b> <b>STANDARD DETAILS</b> <b>URBAN FORESTRY</b>	
	<b>STREET TREE STANDARDS</b>	
1-1-2000	NO SCALE	

1  
2  
3  
4  
5

Figure 2

19.10.140 Appeals.

1 Any person or persons aggrieved by any action or decision of city staff made pursuant to any section of  
2 this chapter, may appeal such action or decision in accordance with the appeal procedure set forth in  
3 Chapter 19.15 MICC.

4  
5 **19.10.150 Enforcement.**

6 A. Violation. It is a violation of this chapter for any person to fail to comply with the requirements of this  
7 chapter.

8  
9 **B. Civil Penalty and Remediation.**

10 1. Civil Penalty. The penalty for violating this chapter shall be a fine equal to up to three times  
11 the value of the damaged or cut tree or removed vegetative cover, plus the cost of reasonable  
12 remediation. Trees and other vegetation shall be appraised according to the method specified  
13 by the Council of Landscape and Tree Appraisers, most current edition.

14 2. Remediation. Remediation for tree removed in violation of this chapter shall include, but is  
15 not limited to, the following:

- 16 a. Removal of the remaining plant parts or debris;
- 17 b. Preparation of a re-planting plan in a form approved by the code official for re-
- 18 planting the area where trees were removed in violation of this chapter;
- 19 c. Payment of the costs to review, approve, and administer the remediation process;
- 20 d. Installation of the required re-plantings as reflected on the re-planting plan; and,
- 21 e. Maintenance of the required re-plantings for a period of two years.

22  
23 **C. Tree retention enforcement. Trees identified for retention through the approval of development**  
24 **proposal that are subsequently removed, or are damaged to the extent that removal is required, with**  
25 **prior written approval by the City arborist, whether the removal or damage is intentional or**  
26 **unintentional, shall result in a civil penalty pursuant to section "B." above, in addition to required**  
27 **replanting and remediation. The code official may waive the civil penalty if the code official determines**  
28 **that appropriate tree protection standards were in place and maintained and natural disaster or events**  
29 **entirely outside the knowledge and control of the property owner, resulted in the tree loss.**

30  
31  
32 **19.10.010 Purpose.**

33 ~~—These regulations are adopted to promote the public health, safety and general welfare of the~~  
34 ~~citizens of Mercer Island, including minimizing erosion, siltation and water pollution in Lake~~  
35 ~~Washington, surface water and ground water runoff, risks of slides, and the need for additional~~  
36 ~~storm drainage facilities; preserving trees for the reduction of noise, wind protection, slope~~  
37 ~~stabilization, animal habitat, and reduction in air pollution; removing diseased or hazardous trees;~~  
38 ~~implementing the city's comprehensive plan; designating and preserving historical trees; and~~  
39 ~~providing for the delivery of reliable utility service, reasonable development of property and~~  
40 ~~reasonable preservation or enhancement of property views.~~

41  
42 **19.10.020 Permit requirements.**

43 ~~approximate approximate~~

1 ~~A. No Permit Required. Except as otherwise provided in subsection B of this section, no tree permit is~~  
2 ~~required for an owner or an owner's agent to cut or prune trees located on the owner's property as~~  
3 ~~follows:~~

- 4
- 5 ~~1. Outside Critical Tree Area. No tree permit is required to cut any tree located outside a critical~~  
6 ~~tree area;~~
- 7
- 8 ~~2. Pruning. No tree permit is required to perform pruning of any tree; and~~
- 9
- 10 ~~3. Size of Tree. No tree permit is required to cut any small tree.~~

11 ~~B. Permit Required. A tree permit is required to cut a tree as follows:~~

- 12
- 13
- 14 ~~1. Construction Work. A tree permit is required to cut any large tree as a result of construction~~  
15 ~~work;~~
- 16
- 17 ~~2. Landmark Tree/Grove. A tree permit is required to cut a landmark tree or any tree located in~~  
18 ~~a landmark grove;~~
- 19
- 20 ~~3. Critical Tree Area. A tree permit is required to cut any large tree located in a critical tree area;~~
- 21
- 22 ~~4. Commercial Zone. A tree permit is required to cut any large tree located in a commercial~~  
23 ~~zone;~~
- 24
- 25 ~~5. Emergency. A tree on private property may be cut without a tree permit in an emergency~~  
26 ~~situation involving immediate danger to life or property so long as the city arborist is notified~~  
27 ~~within seven days of the tree having been cut, is provided such additional information as the city~~  
28 ~~arborist requests in order to verify the emergency, and a tree permit is obtained within 20 days~~  
29 ~~following the cutting of the tree if a tree permit is required under this section;~~
- 30
- 31 ~~6. Public Tree.~~
  - 32
  - 33 ~~a. By the City. The city is obligated to comply with the permit requirements as set forth~~  
34 ~~in this chapter;~~
  - 35
  - 36 ~~b. By Private Property Owners. No private property owner may cut or prune a public~~  
37 ~~tree. A private property owner can request the city to prune a tree located on any city~~  
38 ~~street subject to the conditions set forth in MICC 19.10.040(A)(2);~~
- 39
- 40 ~~7. Private Utility Company. A tree permit is required for a private utility company to cut any tree.~~

41

42

43 ~~19.10.030 Seasonal development limitations.~~



1 No cutting of trees located in geologic hazard areas or protected slope areas is allowed between  
2 October 1 and April 1 unless: (i) an administrative waiver has been granted; or (ii) it is required due to an  
3 emergency situation involving immediate danger to life or property. The city arborist may grant an  
4 administrative waiver to this seasonal development limitation if the city arborist determines that such  
5 environmentally sensitive areas will not be adversely impacted by the proposed cutting and the  
6 applicant demonstrates compelling justification by a geotechnical evaluation of the site. The city arborist  
7 may require hydrology, soils and storm water retention studies, erosion control measures, restoration  
8 plans, and/or an indemnification/release agreement.

9  
10  
11 **19.10.040 Criteria.**

12 **A. Trees on Public Property.** An application for a tree permit to cut a tree on public property or a request  
13 to have the city prune a public tree located on a city street shall be reviewed by the city arborist based  
14 upon the following conditions and criteria:

15  
16 1. **By the City.** An annual tree permit will be issued to the city to cut any public trees necessary for public  
17 safety, removal of hazardous trees, removal of diseased or dead trees, as part of the city's forest  
18 management program or regular tree maintenance program or for construction work on public  
19 property.

20  
21 2. **By Private Property Owners.** A private property owner may request the pruning of a public tree  
22 located on any city street if the owner demonstrates in the following order that all of the criteria are  
23 satisfied:

24  
25 a. The owner establishes that the tree is located on a city street;

26  
27 b. The owner submits a valid petition executed by at least 60 percent of the property owners  
28 located within a 300-foot radius of the subject tree in favor of the proposed pruning of the tree;

29  
30 c. The city arborist determines that the proposed pruning can be performed without adversely  
31 affecting any critical tree areas;

32  
33 d. The owner pays a fee to cover all costs associated with reviewing the pruning request; and

34  
35 e. The pruning is performed by the city but at the sole cost and expense of the private property owner.

36 **B. Trees on Private Property.** When a tree permit is required to cut a tree on private property, the tree  
37 permit will be granted if it meets any of the following criteria:

38  
39 1. It is necessary for public safety, removal of hazardous trees, or removal of diseased or dead trees;

40  
41 2. It is necessary to enable construction work on the property to proceed and the owner has used  
42 reasonable best efforts to design and locate any improvements and perform the construction work in a  
43 manner consistent with the purposes set forth in MICC 19.10.010;

1 ~~3. It is necessary to enable any person to satisfy the terms and conditions of any covenant, condition,~~  
2 ~~view easement or other easement, or other restriction encumbering the lot that was recorded on or~~  
3 ~~before July 31, 2001; and subject to MICC 19.10.080(A)(2);~~  
4

5 ~~4. It is part of the city's forest management program or regular tree maintenance program and the city is~~  
6 ~~the applicant;~~  
7

8 ~~5. The permit seeks to cut one of the following common, short-lived "weedy" tree species: Alder, Bitter~~  
9 ~~Cherry, or Black Cottonwood; or~~  
10

11 ~~6. It is desirable for the enhancement of the ecosystem or slope stability based upon professional~~  
12 ~~reports in form and content acceptable to the city arborist.~~  
13

14 ~~**C. Trees Cut/Pruned by Private Utility Companies.** A tree permit will be issued to private utility~~  
15 ~~companies to cut trees located on public or private property if necessary for public safety, removal of~~  
16 ~~hazardous trees, removal of diseased or dead trees, as part of any private utility tree maintenance~~  
17 ~~program approved by the city, or for construction work. Regardless of whether or not a permit is~~  
18 ~~required, all cutting or pruning of trees by private utility companies shall be performed under the~~  
19 ~~supervision of a certified arborist and at the sole cost and expense of the utility company.~~  
20 ~~retention~~  
21

22 ~~**19.10.050 Commission review required in commercial zones.**~~

23 ~~A tree permit covering regulated improvements located in a commercial zone, that have previously~~  
24 ~~received design commission approval, must first be reviewed and approved by the city's design~~  
25 ~~commission prior to permit issuance by the city.~~  
26

27 ~~**19.10.060 Tree replacement.**~~

28 ~~Any trees that are cut pursuant to a tree permit shall be replaced on the subject property as specified in~~  
29 ~~this section.~~  
30

31 ~~**A. Private Utility Company.** If the permit is granted to a private utility company and the property owner~~  
32 ~~is unwilling to place any replacement trees on the owner's property, the private utility company shall~~  
33 ~~pay to the city the amount necessary to purchase and plant replacement trees on public property~~  
34 ~~necessary to mitigate the impact of the removed trees based upon arborist industry standards. Monies~~  
35 ~~paid to the city for replacement trees shall be used for that purpose.~~  
36

37 ~~**B. Species.** In making a determination regarding the species of replacement trees, the city arborist shall~~  
38 ~~defer to the species selected by the property owner unless the city arborist determines that the species~~  
39 ~~selected is unlikely to survive for a period of at least 10 years, represents a danger or nuisance, would~~  
40 ~~threaten overhead or underground utilities or would fail to provide adequate protection to any critical~~  
41 ~~tree area.~~  
42

43 ~~**C. Size.** All replacement trees shall be at least six feet tall, unless a smaller size tree or shrub is approved~~  
44 ~~by the city arborist.~~

1  
2 ~~D. Replacement Trees – Number. In making a determination regarding the number of replacement~~  
3 ~~trees required, the city arborist shall apply a replacement ratio based on a sliding scale of 0:1 up to 4:1,~~  
4 ~~depending upon the criteria in the following priority order:~~

5  
6 ~~1. Percentage of slope, slope stability, topography and general soil conditions;~~

7  
8 ~~2. Trunk size and canopy of tree to be cut and trunk size and canopy of replacement tree;~~

9  
10 ~~3. Size and shape of lot and area available to be replanted; and~~

11  
12 ~~4. Proximity to any critical tree area and/or the existence and retention of vegetative cover in any critical~~  
13 ~~tree area.~~

14  
15 ~~E. Maintenance of Replacement Trees. The applicant shall maintain all replacement trees in a healthy~~  
16 ~~condition for a period of two years after planting. The applicant shall be obligated to replant any~~  
17 ~~replacement tree that dies, becomes diseased or is removed during this two-year time period.~~

18  
19  
20 ~~**19.10.070 Bald eagle and other federal and state requirements.**~~

21 ~~In addition to any requirement of this chapter, persons must comply with all applicable federal and state~~  
22 ~~laws, rules and regulations including without limitation the Endangered Species Act, the Bald Eagle~~  
23 ~~Protection Act and the Migratory Bird Treaty Act, as now existing or hereinafter adopted or amended.~~

24  
25  
26 ~~**19.10.080 Permit applications.**~~

27 ~~A. Form. An application for a tree permit shall be submitted on a form provided by the city and shall~~  
28 ~~include the following information:~~

29  
30 ~~1. General Information.~~

31  
32 ~~a. The applicant shall give the name, address and telephone number of the applicant~~  
33 ~~and owner of the property and the street address.~~

34  
35 ~~b. The applicant must provide information on the proposed location, species, diameter~~  
36 ~~and number of trees proposed to be cut or public tree proposed to be pruned.~~

37  
38 ~~c. The applicant must agree to pay all costs of cutting, pruning, removing debris,~~  
39 ~~cleaning, purchasing and planting replacement trees and any traffic control needed.~~

40  
41 ~~2. Critical Tree Area. An application covering a tree located in a critical tree area shall include a~~  
42 ~~proposed time schedule for the cutting, land restoration, implementation of erosion control and~~  
43 ~~other measures that will be taken in order to prevent damage to the critical tree area.~~

1 ~~3. Construction Work. An application covering a tree to be cut as a result of construction work~~  
2 ~~shall include the following:~~

3  
4 ~~a. Plot Plan. Two prints of the plot plan at a scale of one inch equals 10 feet (1" = 10') or~~  
5 ~~larger. The scale and north indicator shall be given on the plan. The plot plan shall:~~

6  
7 ~~i. Indicate topography by contours at a minimum of five foot intervals, and the~~  
8 ~~grading by dashed contour lines for existing grades and by solid contour lines for~~  
9 ~~existing grades to be changed. The entire area to be cut and/or filled shall be~~  
10 ~~indicated, and temporary storage of any excavated or fill material also~~  
11 ~~indicated;~~

12  
13 ~~ii. Indicate the location of existing and proposed improvements including, but~~  
14 ~~not limited to, structures, driveways, ponds, the location of building (zoning)~~  
15 ~~setbacks and grade changes; and~~

16  
17 ~~iii. Indicate the location, diameter and/or size, and species of all large trees.~~  
18 ~~Trees proposed to be cut shall be identified and differentiated from those trees~~  
19 ~~not being cut. For a permit involving any critical tree area, the applicant shall~~  
20 ~~also identify vegetative cover that will be retained or removed.~~

21  
22 ~~b. Restoration/Protection Plan. An applicant shall provide a plan for protecting trees~~  
23 ~~that are not intended to be cut, a plan for conducting all construction work in~~  
24 ~~accordance with best construction practices and a plan for erosion control and~~  
25 ~~restoration of land during and immediately following the construction period.~~

26  
27 ~~4. Public Trees. An application for a permit by a private utility company to cut a public tree~~  
28 ~~pursuant to MICC 19.10.040(C) or by a private property owner to prune a public tree on any city~~  
29 ~~street pursuant to MICC 19.10.040 (A)(2), shall include all such information as the city arborist~~  
30 ~~may require in order to verify that all conditions of those sections have been satisfied. If there is~~  
31 ~~a dispute as to whether a tree is located on public property or private property, the city arborist~~  
32 ~~may require a survey, at the applicant's expense, that is not more than one year old indicating~~  
33 ~~the boundaries of the private property and the public property.~~

34  
35 ~~B. City Review. The city arborist shall complete a review and make a decision within 30 days from the~~  
36 ~~date a complete application is submitted unless an extension, not to exceed 20 days, is authorized by~~  
37 ~~the city manager or designee.~~

38  
39 ~~C. Permit Expiration. Any permit granted hereunder shall expire one year from the date of issuance.~~  
40 ~~Upon a showing of good cause, a permit may be extended for one year. Any material change in plans or~~  
41 ~~information from that presented with the permit application that occurs prior to the cutting requires~~  
42 ~~submittal of an amended application for review and approval by the city arborist. The permit may be~~  
43 ~~suspended or revoked by the city arborist because of incorrect material information supplied or any~~  
44 ~~violation of the provisions of this chapter.~~

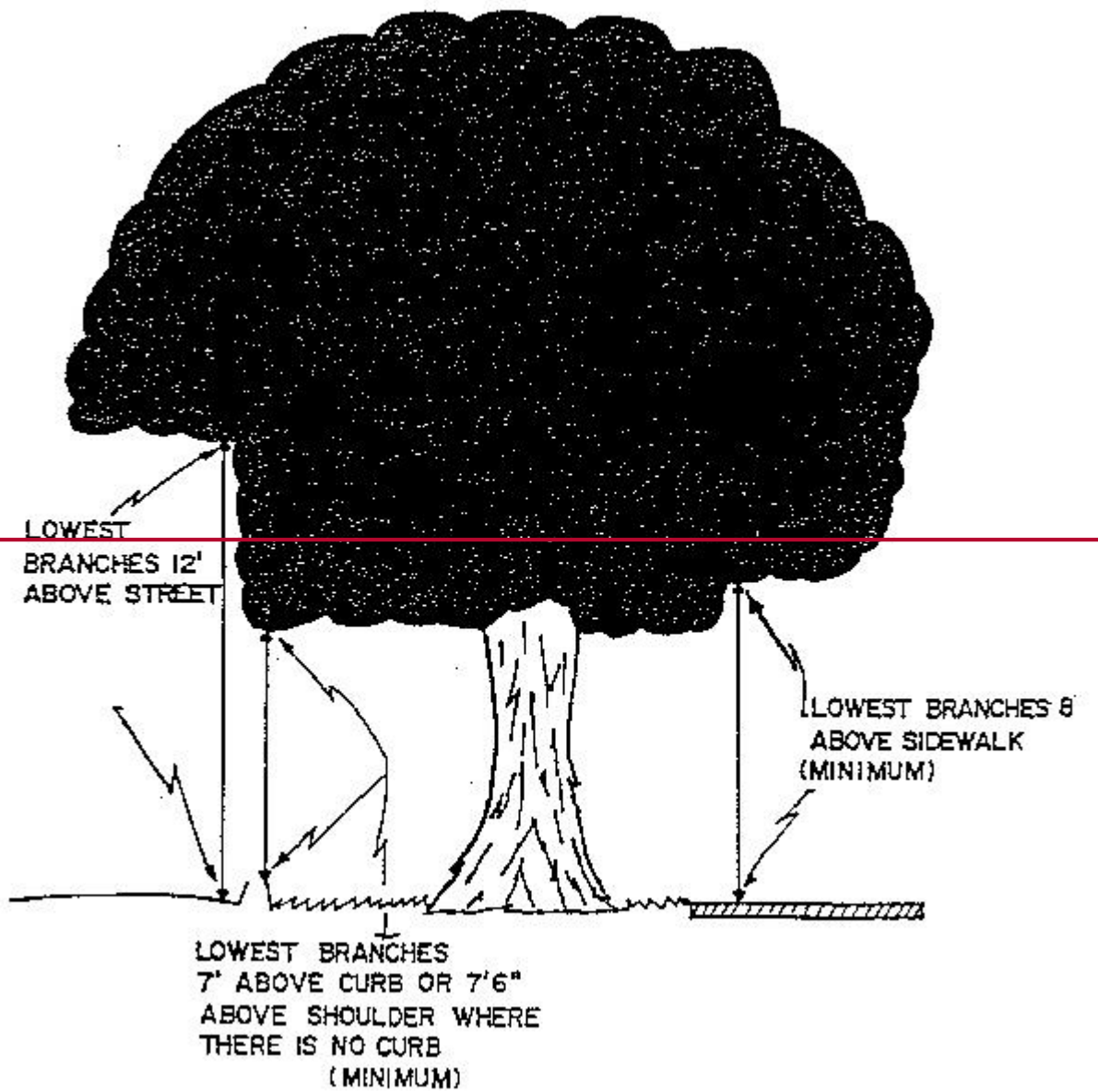
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**19.10.090 Nuisance abatement.**

A. Trees and vegetation which meet the definition of a nuisance shall be subject to the provisions of Chapter 8.24 MICC, Nuisance Control Code.

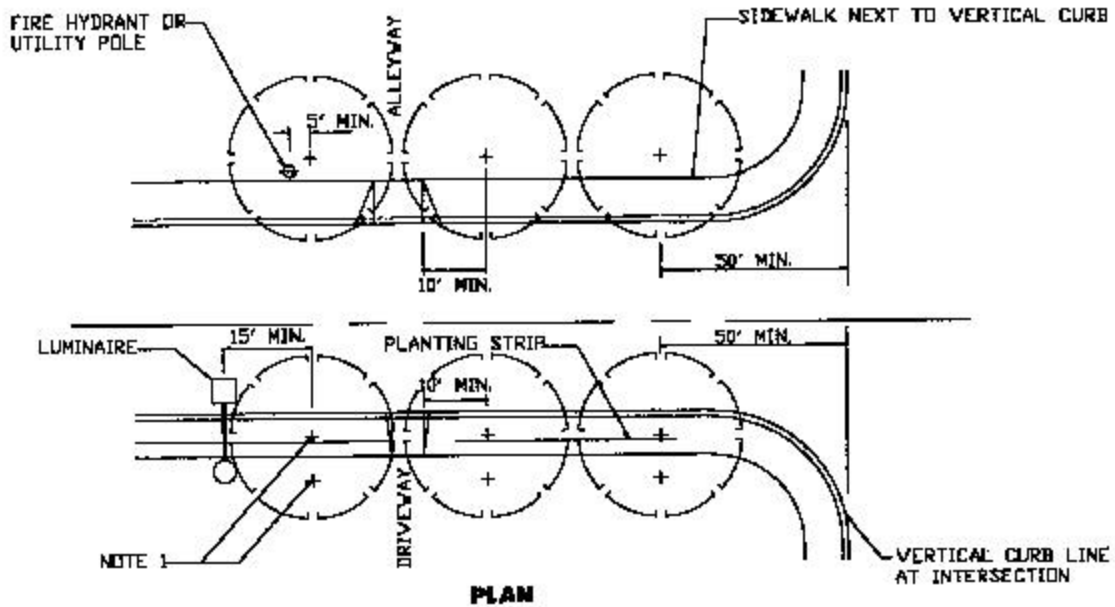
B. In addition to the provisions of Chapter 8.24 MICC, Nuisance Control Code, the following requirements shall apply to trees and vegetation:

1. Branches over roads shall be trimmed to a minimum of 12 feet above the road surface. (see Figure 1).
2. Branches over sidewalks shall be trimmed to a minimum of eight feet above the sidewalk and one foot behind the sidewalk (see Figure 1).
3. Street trees and other vegetation will be spaced according to the following spacing requirements to facilitate the safe flow of traffic (see Figure 2):
  - a. No tree plantings are allowed within a 30-foot sight triangle at any street intersection.
  - b. Shrubs shall not exceed 36 inches in height above the street level within this triangle.
  - c. Ten-foot minimum spacing shall be observed for small trees.
  - d. Hedges are not allowed between the sidewalk and the curb, and must be planted at least five feet behind the sidewalk.
  - e. Hedges must be trimmed at least three feet behind the sidewalk.
  - f. Plantings of trees, shrubs or hedges are not allowed between the street/road edge and a ditch.




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Figure 1



**NOTES:**

1. TREES SHALL GENERALLY BE PLANTED BACK OF THE SIDEWALK. PLANTING STRIPS WILL BE APPROVED ONLY AS PART OF A LANDSCAPING PLAN IN WHICH PLANT MAINTENANCE, LANDSCAPING PLAN IN COMPATIBILITY WITH UTILITIES, AND TRAFFIC SAFETY ARE DULY CONSIDERED.
2. IF PLANTING STRIPS ARE APPROVED:
  - A. MIN. DISTANCE FROM CENTER OF ANY TREE TO NEAREST EDGE OF VERTICAL CURB SHALL BE 4 FEET.
  - B. TREES SHALL BE STAKED ON A MANNER NOT TO OBSTRUCT SIDEWALK TRAFFIC.
  - C. IN CASE OF BLOCK-OUTS, MIN. CLEAR SIDEWALK WIDTH SHALL BE 5 FEET IN RESIDENTIAL OR 8 FEET IN BUSINESS DISTRICTS.
3. ON BUS ROUTES, PLANS SHALL BE COORDINATED WITH METRO SERVICE PLANNING.

	<b>CITY OF MERCER ISLAND</b> <b>STANDARD DETAILS</b> <b>URBAN FORESTRY</b>
<b>STREET TREE STANDARDS</b>	
1-1-2000	NO SCALE

1  
2 **Figure 2**

3  
4  
5 **19.10.100 Appeals.**

1 Any person or persons aggrieved by any action or decision of city staff made pursuant to any section of  
2 this chapter, may appeal such action or decision to the planning commission in accordance with the  
3 appeal procedure set forth in MICC 19.15.020(J).  
4

5  
6 **19.10.110 Fees.**

7 Fees shall be set forth in a schedule adopted by the city council by resolution with any modifications,  
8 which will be made from time to time by the city council. Fees shall be based on the time required to  
9 review and inspect applications subject to the provisions of this chapter.  
10

11  
12 **19.10.120 Enforcement.**

13 A. Violation. It is a violation of this chapter for any person to fail to comply with the requirements of this  
14 chapter.

15  
16 B. Civil Penalty. The penalty for violating this chapter shall be a fine equal to up to three  
17 times the value of the damaged or cut tree or removed vegetative cover, plus the cost  
18 of reasonable remediation. Trees and other vegetation shall be appraised according to  
19 the method specified by the Council of Landscape and Tree Appraisers, most current  
20 edition. Reasonable remediation is the cost to develop a plan of remediation and  
21 remove the remaining plant parts or debris, the cost to clean up the area, the cost to  
22 replant the area, and the cost to administer the remediation process.  
23

24  
25 **19.10.130 Best pruning practices.**

26 The city arborist shall prepare and distribute educational materials describing the best practices,  
27 policies, techniques, methods and procedures for pruning trees.  
28

29  
30 **19.10.140 Landmark trees.**

31 A. Designation of Landmark Trees and Landmark Groves.

32  
33 1. The city shall maintain a register of landmark trees and landmark groves.  
34

35 2. A property owner may propose to the city that a tree or grove of trees located on his or her  
36 private property be designated as a landmark tree or landmark grove. Any city resident may  
37 propose to the city that a tree or grove of trees located on public property be designated as a  
38 landmark tree or landmark grove. No tree or grove of trees may be designated without the  
39 approval of the property owner(s) on which the tree or grove, or any portion of the tree's  
40 branches or canopy, is located. Once such approval is given, however, it may not subsequently  
41 be withdrawn by the property owner or by a subsequent property owner.  
42



1 ~~3. Upon receipt of a proposed designation and the approval of the property owner, the city~~  
2 ~~arborist shall determine whether the tree or grove satisfies the definition of landmark tree or~~  
3 ~~landmark grove.~~

4  
5 ~~4. If the city arborist approves the proposed designation, it shall be memorialized in a covenant~~  
6 ~~signed by the city and the property owner(s) and in form acceptable to the city attorney. The~~  
7 ~~covenant shall require that the tree(s) or grove be maintained in a manner that is consistent~~  
8 ~~with the provisions of this section. The covenant shall be recorded by the county auditor. The~~  
9 ~~city shall pay recording fees. The covenant and designation shall be effective from the date of~~  
10 ~~recording until such time as a tree permit has been issued for the cutting of the tree or grove of~~  
11 ~~trees.~~

12  
13 ~~5. Upon request of a property owner, the city arborist shall provide reasonable advice and~~  
14 ~~consultation on maintenance of any landmark tree or landmark grove without charge to the~~  
15 ~~property owner.~~

16  
17 **B. Tree Permit Requirements.**

18  
19 ~~1. A tree permit to cut a landmark tree or a tree that is in a landmark grove as a result of~~  
20 ~~construction work will only be granted if the applicant has used reasonable best efforts to~~  
21 ~~design and locate the project so as to avoid having to cut the landmark tree or any trees in the~~  
22 ~~landmark grove.~~

23  
24 ~~2. A tree permit to cut a landmark tree or a tree in a landmark grove other than as a result of~~  
25 ~~construction work will only be granted if the applicant demonstrates that the tree removal is~~  
26 ~~necessary for safety, removal of hazardous trees, removal of diseased or dead branches or trees,~~  
27 ~~or if retention of the tree or grove will have a material, adverse and unavoidable impact on the~~  
28 ~~use of the property the use of the property.~~

1 Chapter 19.15  
2 ADMINISTRATION

3  
4  
5 **19.15.010 General procedures.**

6  
7 ...  
8  
9 D. Actions. There are four categories of actions or permits that are reviewed under the provisions of the  
10 development code.

11  
12 1. Ministerial Actions. Ministerial actions are based on clear, objective and nondiscretionary  
13 standards or standards that require the application of professional expertise on technical issues.

14  
15 2. Administrative Actions. Administrative actions are based on objective and subjective  
16 standards that require the exercise of limited discretion about nontechnical issues.

17  
18 3. Discretionary Actions. Discretionary actions are based on standards that require substantial  
19 discretion and may be actions of broad public interest. Discretionary actions are only taken after  
20 an open record hearing.

21  
22 4. Legislative Actions. Legislative actions involve the creation, amendment or implementation of  
23 policy or law by ordinance. In contrast to the other types of actions, legislative actions apply to  
24 large geographic areas and are of interest to many property owners and citizens. Legislative  
25 actions are only taken after an open record hearing.

26  
27 E. Summary of Actions and Authorities. The following is a nonexclusive list of the actions that the city  
28 may take under the development code, the criteria upon which those decisions are to be based, and  
29 which boards, commissions, elected officials, or city staff have authority to make the decisions and to  
30 hear appeals of those decisions.

ACTION	DECISION AUTHORITY	CRITERIA	APPEAL AUTHORITY
<b>Ministerial Actions</b>			
<a href="#">Tree Removal Permit</a>	<a href="#">Code official</a>	<a href="#">Chapter 19.10 MICC</a>	<a href="#">Hearing examiner</a>
Right-of-Way Permit	City engineer	Chapter <a href="#">19.09</a> MICC	Hearing examiner
Home Business Permit	Code official	MICC <a href="#">19.02.010</a>	Hearing examiner
Special Needs Group Housing Safety Determination	Police chief	MICC <a href="#">19.06.080(A)</a>	Hearing examiner

ACTION	DECISION AUTHORITY	CRITERIA	APPEAL AUTHORITY
Lot Line Revision	Code official	Chapter <a href="#">19.08</a> MICC	Hearing examiner
Design Review – Minor Exterior Modification Outside Town Center	Code official	MICC <a href="#">19.15.040</a> , Chapters <a href="#">19.11</a> and <a href="#">19.12</a> MICC	Design commission
Design Review – Minor Exterior Modification in Town Center with a Construction Valuation (as defined by MICC <a href="#">17.14.010</a> ) Less Than \$100,000	Code official	Chapters <a href="#">19.11</a> and <a href="#">19.12</a> MICC, MICC <a href="#">19.15.040</a>	Design commission
Design Review – Minor Exterior Modification in Town Center with a Construction Valuation (as defined by MICC <a href="#">17.14.010</a> ) \$100,000 or Greater	Design commission	Chapters <a href="#">19.11</a> and <a href="#">19.12</a> MICC, MICC <a href="#">19.15.040</a>	Hearing examiner
Final Short Plat Approval	Code official	Chapter <a href="#">19.08</a> MICC	Superior court
Seasonal Development Limitation Waiver	Building official or city arborist	MICC <a href="#">19.10.030</a> , <a href="#">19.07.060</a> (D)(4)	Hearing examiner
Shoreline Exemption	Code official	MICC <a href="#">19.07.110</a> and <a href="#">19.15.020</a> (G)(6)(c)(i)	Hearing examiner <sup>1</sup>
Major Single-Family Dwelling Building Permit	Code official	Chapter 19.02 MICC but not MICC Title 15 or 17	Hearing Examiner
<b>Administrative Actions</b>			
Accessory Dwelling Unit Permit	Code official	MICC <a href="#">19.02.030</a>	Hearing examiner
Preliminary Short Plat	Code official	Chapter <a href="#">19.08</a> MICC	Hearing examiner
Deviation	Code official	MICC <a href="#">19.15.020</a> (G), <del><a href="#">19.01.070</a></del> , <del><a href="#">19.02.050</a>(F)</del> , <del><a href="#">19.02.020</a>(C)(4)</del> and <del>(D)(3)</del>	Hearing examiner
Critical Areas Determination	Code official	Chapter <a href="#">19.07</a> MICC	<del>Hearing Examiner</del> <del>Planning commission</del>

ACTION	DECISION AUTHORITY	CRITERIA	APPEAL AUTHORITY
Shoreline – Substantial Development Permit	Code official	MICC <a href="#">19.07.110</a> and <a href="#">19.15.020(G)(6)</a>	Shoreline hearings board
SEPA Threshold Determination	Code official	MICC <a href="#">19.07.120</a>	Hearing Examiner
Short Plat Alteration and Vacations	Code official	MICC <a href="#">19.08.010(G)</a>	Hearing examiner
Long Plat Alteration and Vacations	City council via hearing examiner	MICC <a href="#">19.08.010(F)</a>	Superior court
Temporary Encampment	Code official	MICC <a href="#">19.06.090</a>	Superior court
Wireless Communications Facility	Code official	MICC <a href="#">19.06.040</a>	Hearing examiner
Wireless Communications Facility Height Variance	Code official	MICC <del><a href="#">19.01.070</a></del> , <a href="#">19.06.040(H)</a> and <a href="#">19.15.020(G)</a>	Hearing examiner
Minimum Parking Requirement Variances for MF, PBZ, C-O, B and P Zones	Code official via design commission and city engineer	MICC <del><a href="#">19.01.070</a></del> , <a href="#">19.03.020(B)(4)</a> , <a href="#">19.04.040(B)(9)</a> , <a href="#">19.05.020(B)(9)</a> and <a href="#">19.15.020(G)</a>	Hearing examiner
Development Code Interpretations	Code official	MICC <a href="#">19.15.020(L)</a>	Hearing Examiner
<b>Discretionary Actions</b>			
Conditional Use Permit	Hearing examiner	MICC <a href="#">19.11.150(B)</a> , <a href="#">19.15.020(G)</a>	Superior Court
Reclassification (Rezone)	City council via hearing examiner <sup>2</sup>	MICC <a href="#">19.15.020(G)</a>	Superior court
<b>Formal</b> Design Review – Major New Construction	Design commission	MICC <a href="#">19.15.040</a> , Chapters <a href="#">19.11</a> and <a href="#">19.12</a> MICC	Hearing examiner
Preliminary Long Plat Approval	City council via hearing examiner <sup>2</sup>	Chapter <a href="#">19.08</a> MICC	Superior court
Final Long Plat Approval	City council via code official	Chapter <a href="#">19.08</a> MICC	Superior court
Variance	Hearing examiner	MICC <a href="#">19.15.020(G)</a> , <del><a href="#">19.01.070</a></del>	Superior court

ACTION	DECISION AUTHORITY	CRITERIA	APPEAL AUTHORITY
Variance from Short Plat Acreage Limitation	Code official	MICC <a href="#">19.08.020</a>	Hearing examiner
Critical Areas Reasonable Use Exception	Hearing examiner	MICC <a href="#">19.07.030</a> (B)	Superior court
Street Vacation	City council via planning commission <sup>2</sup>	MICC <a href="#">19.09.070</a>	Superior court
Shoreline Conditional Use Permit	Code official and Department of Ecology <sup>3</sup>	MICC <a href="#">19.15.020</a> (G)(6)	State Shorelines Hearings Board
Shoreline Variance	Code official and Department of Ecology <sup>3</sup>	MICC <a href="#">19.15.020</a> (G)(6)	State Shorelines Hearings Board
Impervious Surface Variance	Hearing examiner	MICC <del><a href="#">19.02.0520(D)(4)</a></del>	Superior court
<b>Legislative Actions</b>			
Code Amendment	City council via planning commission <sup>2</sup>	MICC <a href="#">19.15.020</a> (G)	Growth management hearings board
Comprehensive Plan Amendment	City council via planning commission <sup>2</sup>	MICC <a href="#">19.15.020</a> (G)	Growth management hearings board
<sup>1</sup> Final rulings granting or denying an exemption under MICC <a href="#">19.15.020</a> (G)(6) are not appealable to the shoreline hearings board (SHB No. 98-60).			
<sup>2</sup> The original action is by the planning commission which holds a public hearing and makes recommendations to the city council which holds a public meeting and makes the final decision.			
<sup>3</sup> Must be approved by the city of Mercer Island prior to review by DOE per WAC <a href="#">173-27-200</a> and RCW <a href="#">90.58.140</a> (10).			
<sup>4</sup> <u>The development code interpretation may be appealed as applied to a project review as part of an appeal of the land use action.</u>			

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**19.15.020 Permit review procedures.**

The following are general requirements for processing a permit application under the development code. Additional or alternative requirements may exist for actions under specific code sections (see MICC 19.07.080, 19.07.110, and 19.08.020).

A. Preapplication. Applicants for development permits are encouraged to participate in informal meetings with city staff and property owners in the neighborhood of the project site. Meetings with the staff provide an opportunity to discuss the proposal in concept terms, identify the applicable city requirements and the project review process. Meetings or correspondence with the neighborhood serve the purpose of informing the neighborhood of the project proposal prior to the formal notice provided by the city.

B. Application.

1. All applications for permits or actions by the city shall be submitted on forms provided by the development services group. An application shall contain all information deemed necessary by the code official to determine if the proposed permit or action will comply with the requirements of the applicable development regulations. The applicant for a development proposal shall have the burden of demonstrating that the proposed development complies with the applicable regulations and decision criteria.
2. All applications for permits or actions by the city shall be accompanied by a filing fee in an amount established by city ordinance.

C. Determination of Completeness.

1. The city will not accept an incomplete application. An application is complete only when all information required on the application form and all submittal items required by code have been provided to the satisfaction of the code official.
2. Within 28 days after receiving a development permit application, the city shall mail or provide in person a written determination to the applicant, stating either that the application is complete or that the application is incomplete and what is necessary to make the application complete. An application shall be deemed complete if the city does not provide a written determination to the applicant stating that the application is incomplete.
3. Within 14 days after an applicant has submitted all additional information identified as being necessary for a complete application, the city shall notify the applicant whether the application is complete or what additional information is necessary.

1 4. If the applicant fails to provide the required information within 90 days of the determination  
2 of incompleteness, the application shall lapse. The applicant may request a refund of the  
3 application fee minus the city's cost of determining the completeness of the application.  
4

5 D. Notice of Application.  
6

7 1. Within 14 days of the determination of completeness, the city shall issue a notice of  
8 application for all administrative, discretionary, and legislative actions listed in MICC  
9 19.15.010(E).  
10

11 2. The notice of application shall include the following information:  
12

13 a. The dates of the application, the determination of completeness, and the notice of  
14 application;  
15

16 b. The name of the applicant;  
17

18 c. The location and description of the project;  
19

20 d. The requested actions and/or required studies;  
21

22 e. The date, time, and place of the open record hearing, if one has been scheduled;  
23

24 f. Identification of environmental documents, if any;  
25

26 g. A statement of the public comment period, which shall be not less than 14 days nor  
27 more than 30 days following the date of notice of application; and a statement of the  
28 rights of individuals to comment on the application, receive notice and participate in any  
29 hearings, request a copy of the decision once made and any appeal rights;  
30

31 h. The city staff contact and phone number;  
32

33 i. The identification of other permits not included in the application to the extent known  
34 by the city;  
35

36 j. A description of those development regulations used in determining consistency of  
37 the project with the city's comprehensive plan; and  
38

39 k. Any other information that the city determines appropriate.  
40

41 3. Open Record Hearing. If an open record hearing is required on the permit, the city shall:  
42

43 a. Provide the notice of application at least 15 days prior to the hearing; and  
44

1 b. Issue any threshold determination required under MICC 19.07.110 at least 15 days  
2 prior to the hearing.

3  
4 4. Notice shall be provided in the bi-weekly DSG bulletin, posted at City Hall and made available  
5 to the general public upon request.

6  
7 5. All comments received on the notice of application must be received by the development  
8 services group by 5 pm on the last day of the comment period.

9  
10 6. Except for a determination of significance, the city shall not issue a threshold determination  
11 under MICC 19.07.110 or issue a decision on an application until the expiration of the public  
12 comment period on the notice of application.

13  
14 7. A notice of application is not required for the following actions; provided, the action is either  
15 categorically exempt from SEPA or an environmental review of the action in accordance with  
16 SEPA has been completed:

17  
18 a. Building permit;

19  
20 b. Lot line revision;

21  
22 c. Right-of-way permit;

23  
24 d. Storm drainage permit;

25  
26 e. Home occupation permit;

27  
28 f. Design review – minor new construction;

29  
30 g. Final plat approval;

31  
32 h. Shoreline exemption permit;

33  
34 i. Critical lands determination; ~~and~~

35  
36 j. Seasonal development limitation waiver; ~~and,~~

37  
38 ~~k. Tree removal permit.~~

39  
40 E. Public Notice.

41  
42 1. In addition to the notice of application, a public notice is required for all administrative,  
43 discretionary, and legislative actions listed in MICC 19.15.010(E).



1 2. Public notice shall be provided at least 10 days prior to any required open record hearing. If  
2 no such hearing is required, public notice shall be provided 10 days prior to the decision on the  
3 application.

4  
5 3. The public notice shall include the following:

- 6  
7 a. A general description of the proposed project and the action to be taken by the city;  
8  
9 b. A nonlegal description of the property, vicinity map or sketch;  
10  
11 c. The time, date and location of any required open record hearing;  
12  
13 d. A contact name and number where additional information may be obtained;  
14  
15 e. A statement that only those persons who submit written comments or testify at the  
16 open record hearing will be parties of record; and only parties of record will receive a  
17 notice of the decision and have the right to appeal; and  
18  
19 f. A description of the deadline for submitting public comments.  
20

21 4. Public notice shall be provided in the following manner:

22  
23 a. Administrative and Discretionary Actions. Notice shall be mailed to all property  
24 owners within 300 feet of the property and posted on the site in a location that is visible  
25 to the public right-of-way.

26 i. Long Subdivisions. Additional notice for long subdivisions shall be provided as  
27 follows:

28 (A) Public notice shall also be published at least 30 days prior to the  
29 open record hearing on the application in a newspaper of general  
30 circulation within the city.

31  
32 (B) If the owner of a proposed long subdivision owns land contiguous to  
33 the proposed long subdivision, that contiguous land shall be treated as  
34 part of the long subdivision for notice purposes, and notice of the  
35 application shall be given to all owners of lots located within 300 feet of  
36 the proposed long subdivision and the applicant's contiguous land.

37  
38 (C) The city shall provide written notice to the Department of  
39 Transportation of an application for a long subdivision or short  
40 subdivision that is located adjacent to the right-of-way of a state  
41 highway. The notice shall include a legal description of the long  
42 subdivision or short subdivision and a location map.  
43

1 b. Legislative Action. Notice shall be published in a newspaper of general circulation  
2 within the city.

3  
4 F. Open Record Hearing.

5  
6 1. Only one open record hearing shall be required prior to action on all discretionary and  
7 legislative actions except design review and street vacations.

8  
9 2. Open record hearings shall be conducted in accordance with the hearing body's rules of  
10 procedures. In conducting an open record hearing, the hearing body's chair shall, in general,  
11 observe the following sequence:

12  
13 a. Staff presentation, including the submittal of any additional information or  
14 correspondence. Members of the hearing body may ask questions of staff.

15  
16 b. Applicant and/or applicant representative's presentation. Members of the hearing  
17 body may ask questions of the applicant.

18  
19 c. Testimony by the public. Questions directed to the staff, the applicant or members of  
20 the hearing body shall be posed by the chairperson at his/her discretion.

21  
22 d. Rebuttal, response or clarifying statements by the applicant and/or the staff.

23  
24 e. The public comment portion of the hearing is closed and the hearing body shall  
25 deliberate on the action before it.

26  
27 3. Following the hearing procedure described above, the hearing body shall:

28  
29 a. Approve;

30  
31 b. Conditionally approve;

32  
33 c. Continue the hearing; or

34  
35 d. Deny the application.  
36

37 G. Decision Criteria. Decisions shall be based on the criteria specified in the Mercer Island City Code for  
38 the specific action. An applicant for a development proposal shall have the burden of demonstrating  
39 that the proposed development complies with the applicable regulations and decision criteria. A  
40 reference to the code sections that set out the criteria and standards for decisions appears in MICC  
41 19.15.010(E). For those actions that do not otherwise have criteria specified in other sections of the  
42 code, the following are the required criteria for decision:

43  
44 1. Comprehensive Plan Amendment.

1  
2 a. The amendment is consistent with the Growth Management Act, the county-wide  
3 planning policies, and the other provisions of the comprehensive plan and city policies;  
4 and:

5  
6 i. There exists obvious technical error in the information contained in the  
7 comprehensive plan; or

8  
9 ii. The amendment addresses changing circumstances of the city as a whole.

10  
11 b. If the amendment is directed at a specific property, the following additional  
12 findings shall be determined:

13  
14 i. The amendment is compatible with the adjacent land use and development  
15 pattern;

16  
17 ii. The property is suitable for development in conformance with the standards  
18 under the potential zoning; and

19  
20 iii. The amendment will benefit the community as a whole and will not adversely  
21 affect community facilities or the public health, safety, and general welfare.

22  
23 2. Reclassification of Property (Rezoning).

24  
25 a. The proposed reclassification is consistent with the policies and provisions of the  
26 Mercer Island comprehensive plan;

27  
28 b. The proposed reclassification is consistent with the purpose of the Mercer Island  
29 development code as set forth in MICC 19.01.010;

30  
31 c. The proposed reclassification is an extension of an existing zone, or a logical transition  
32 between zones;

33  
34 d. The proposed reclassification does not constitute a "spot" zone;

35  
36 e. The proposed reclassification is compatible with surrounding zones and land uses;  
37 and

38  
39 f. The proposed reclassification does not adversely affect public health, safety and  
40 welfare.

41  
42 3. Conditional Use Permit.

- a. The permit is consistent with the regulations applicable to the zone in which the lot is located;
- b. The proposed use is determined to be acceptable in terms of size and location of site, nature of the proposed uses, character of surrounding development, traffic capacities of adjacent streets, environmental factors, size of proposed buildings, and density;
- c. The use is consistent with policies and provisions of the comprehensive plan; and
- d. Conditions shall be attached to the permit assuring that the use is compatible with other existing and potential uses within the same general area and that the use shall not constitute a nuisance.

4. Variances. An applicant or property owner may request a variance from any numeric standard, except for the standards contained within Chapter 19.07 MICC. A variance shall be granted by the city only if the applicant can meet all criteria in (a.) through (h.). A variance for increased lot coverage for a regulated improvement pursuant to subsection (i.) shall be granted by the city only if the applicant can meet criteria (a.) through (i.):

a. The strict enforcement of the provisions of Title 19 MICC will create an unnecessary hardship to the property owner. For the purposes of this criterion, in the R-8.4, R-9.6, R-12, and R-15 zoning designations, an “unnecessary hardship” is limited to those circumstances where the adopted standards of Title 19 MICC prevent the construction of a single family dwelling on a legally created, residentially zoned lot;

b. The variance is the minimum necessary to grant relief to the property owner;

ca. No use variance shall be allowed;

db. There are special circumstances applicable to the particular lot such as the size, shape, topography, or location of the lot; the trees, groundcover, or other physical conditions of the lot and its surroundings; or factors necessary for the successful installation of a solar energy system such as a particular orientation of a building for the purposes of providing solar access;

ee. The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the property is situated;

ef. The granting of the variance will not alter the character of the neighborhood, nor impair the appropriate use or development of adjacent property; and

eg. The variance is consistent with the policies and provisions of the comprehensive plan and the development code.

1  
2 h. The basis for requesting the variance is not the direct result of a past action by the  
3 current or prior property owner.

4  
5 i. Public and private schools, religious institutions, private clubs and public facilities in  
6 single-family zones with slopes of less than 15 percent may request a variance to  
7 increase the impervious surface to a maximum 60 percent impervious surface and such  
8 variance application will be granted if the hearing examiner determines that the  
9 applicant has demonstrated that the following criteria are satisfied:

10  
11 i. There will be no net loss of permeable surface from the existing permeable  
12 surface. No net loss will be determined by the code official and may be achieved  
13 by off-site mitigation and/or by reconstructing existing parking areas to allow  
14 stormwater penetration. This replacement will be an exception to subsection  
15 (D)(2)(b) of this section prohibiting parking areas from being considered as  
16 permeable surfaces;

17  
18 ii. All stormwater discharged shall be mitigated consistent with the most recent  
19 Washington State Department of Ecology Stormwater Management Manual for  
20 Western Washington, including attenuation of flow and duration. Mitigation will  
21 be required for any and all new and replaced impervious surfaces. In designing  
22 such mitigation, the use of a continuous simulation hydrologic model such as  
23 KCRTS or WWHM shall be required; event based models will not be allowed. In  
24 addition, mitigation designs shall utilize flow control best management practices  
25 (BMPs) and low impact development (LID) techniques to infiltrate, disperse and  
26 retain stormwater on site to mitigate the increased volume, flow and pollutant  
27 loading to the maximum extent feasible;

28  
29 iii. The director must approve a storm drainage report submitted by the  
30 applicant and prepared by a licensed civil engineer assuring the city that city  
31 infrastructure, in concert with the project design, is adequate to accommodate  
32 storm drainage from the project site, or identifying appropriate improvements  
33 to public and/or private infrastructure to assure this condition is met, at the  
34 applicant's expense; and,

35  
36 iv. The variance may not be used with other provisions to exceed this maximum  
37 60 percent impervious surface coverage.

38  
39 5. Setback Deviation. A setback deviation shall be granted by the city only if the applicant  
40 demonstrates all of the following:

41  
42 a. Setback deviation criteria. Setback deviations shall be subject to the following  
43 criteria:

1 ia. No use deviation shall be allowed;

2  
3 bi. The granting of the deviation will not be materially detrimental to the public  
4 welfare or injurious to the property or improvements in the vicinity and zone in  
5 which the property is situated;

6  
7 ei. The granting of the deviation will not alter the character of the  
8 neighborhood, nor impair the appropriate use or development of adjacent  
9 property; and

10  
11 div. The deviation is consistent with the policies and provisions of the  
12 comprehensive plan and the development code.

13  
14 v. The basis for requesting the deviation is not the direct result of a past action  
15 by the current or prior property owner.

16  
17 vi. The setback deviation is associated with the approval of development of a  
18 single lot or subdivision that is constrained by critical areas or critical area  
19 buffers.

20  
21 vii. The building pad resulting from the proposed deviation will result in less  
22 impact to critical areas or critical areas buffers.

23  
24 viii. Yard setbacks shall not be reduced below the following minimums:

25  
26 (A) . Front and rear setbacks may not be reduced to less than 10 feet  
27 each;

28  
29 (B) . Side setbacks may not be reduced to less than five feet.

30  
31 ...  
32  
33 J. Administrative Appeals.

34 1. Any party of record on a decision that may be administratively appealed may file a letter of  
35 appeal on the decision. Administrative appeals shall be filed with the city clerk within 14 days  
36 after the notice of decision, if a notice of decision is required, or after the effective date of the  
37 decision subject to appeal if no notice of decision is required. The term "party of record," for the  
38 purposes of this chapter, shall mean any of the following:

39  
40 a. The applicant and/or property owner;

41  
42 b. Any person who testified at the open record public hearing on the application;

1 c. Any person who individually submits written comments concerning the application for  
2 the open record public hearing, or to the code official prior to a decision on the project  
3 permit if there is no open record public hearing. Persons who have only signed petitions  
4 are not parties of record;

5  
6 d. The city of Mercer Island.

7  
8 2. Appeals shall include the following information:

9 a. The decision being appealed;

10  
11 b. The development code interpretation, if any, associated with the proposed appeal;

12  
13 c. The name and address of the appellant and his/her interest in the matter;

14  
15 d. The specific reasons why the appellant believes the decision to be wrong. The burden of  
16 proof is on the appellant to demonstrate that there has been substantial error, or the  
17 proceedings were materially affected by irregularities in procedure, or the decision was  
18 unsupported by evidence in the record, or that the decision is in conflict with the standards for  
19 review of the particular action;

20  
21 e. The desired outcome or changes to the decision; and

22  
23 f. The appeals fee, if required.

24  
25 ...

26  
27 K. Expiration of Approvals.

28 1. General. Except for long and short subdivisions, building permits or ~~unless as~~ otherwise  
29 conditioned in the approval process, permits shall expire one year from the date of notice of  
30 decision if the activity approved by the permit is not exercised. ~~Responsibility for knowledge of~~  
31 ~~the expiration date shall be with the applicant.~~

32 2. Long and short subdivision.

33  
34 a. Once the preliminary plat for a long subdivision has been approved by the city, the  
35 applicant has five years to submit a final plat meeting all requirements of this chapter to  
36 the city council for approval.

37  
38 b. Once the preliminary plat for a short subdivision has been approved by the city, the  
39 applicant has one year to submit a final plat meeting all requirements of this chapter. A  
40 plat that has not been recorded within one year after its preliminary approval shall  
41 expire, becoming null and void. The city may grant a single one-year extension, if the  
42 applicant submits the request in writing before the expiration of the preliminary  
43 approval.

1 c. In order to renew an expired preliminary plat, a new application must be submitted.

2  
3 3. Responsibility for knowledge of the expiration date shall be with the applicant.

4  
5 L. Code Interpretations.

6 1. Upon ~~request~~ formal application or as determined necessary, the code official ~~shall~~ may issue  
7 a written interpretation of ~~interpret~~ the meaning or application of provisions of the  
8 development code. In issuing the interpretation, the code official shall consider the following:

9 a. The plain language of the code section in question;

10 b. Purpose and intent statement of the chapters in question;

11 c. Legislative intent of the City Council provided with the adoption of the code sections  
12 in question;

13 d. Policy direction provided by the Mercer Island Comprehensive Plan;

14 e. Relevant judicial decisions;

15 f. Consistency with other regulatory requirements governing the same or similar  
16 situation;

17 g. The expected result or effect of the interpretation; and,

18 h. Previous implementation of the regulatory requirements governing the situation.

19 2. The code official may also bring any issue of interpretation before the planning commission  
20 for determination. Anyone in disagreement with an interpretation by the code official may also  
21 request a review ~~appeal~~ of the code official's interpretation ~~by to~~ the ~~planning~~  
22 commission ~~hearing~~ examiner.



1 Chapter 19.16  
2 DEFINITIONS  
3

4 Accessory Buildings: A separate building or a portion of the main building, the use of which is related to  
5 and supports that of the main building on the same lot.

6 1. Attached Accessory Building: An accessory building that shares a portion of one of its walls  
7 with the main building, is separated from the main building by less than five feet, or is attached  
8 to the main building by a structure other than a fence.

9 2. Detached Accessory Building: An accessory building that does not share a portion of any of its  
10 walls with the main building and is separated from the main building by more than five feet and  
11 is not attached to the main building by a structure other than a fence or a pedestrian walkway.

12 For example, detached accessory buildings may include, but are not limited to, garages,  
13 cabanas, guest rooms, and other similar buildings.

14 ...

15  
16 Accessory Structure: A separate structure that is not an accessory building, but is accessory and  
17 subordinate or incidental to the main building on the same lot including, but not limited to, the  
18 following: decks, porches, fences, trellises, and similar structures.

19 ...

20 ...

21

22 “Applicant” means a property owner or a public agency or private utility or any person or entity  
23 designated or named in writing by the property or easement owner to be the applicant, in an  
24 application for a development permit, land use application, or other city approval.

25

26 ...

27

28 Average Building Elevation: The reference point on the surface topography of a lot from which building  
29 height is measured. The elevation in the R-8.4, R-9.6, R-12, and R-15 zoning designations is established  
30 by averaging the elevation at existing grade or finished grade, whichever is lower. The elevation in the P  
31 zoning designation is established by averaging the elevation at existing grade. The elevation points to be  
32 averaged shall be located at the center of all exterior walls of the completed building; provided:

33  
34 1. Roof overhangs and eaves, chimneys and fireplaces, unenclosed projecting wall elements  
35 (columns and fin walls), unenclosed and unroofed stairs, and porches, decks and terraces may  
36 project outside exterior walls and are not to be considered as walls.

37  
38 2. If the building is circular in shape, four points, 90 degrees apart, at the exterior walls, shall be  
39 used to calculate the average building elevation.

40  
41 3. For Properties within the Town Center: If a new sidewalk is to be installed as the result of a  
42 new development, the midpoint elevation for those walls adjacent to the new sidewalk shall be  
43 measured from the new sidewalk elevation, rather than existing grade prior to development  
44 activity. The city engineer shall determine the final elevation of the sidewalk.

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Formula:

$$\text{Average Building Elevation} = (\text{Mid-point Elevation of Individual Wall Segment}) \times (\text{Length of Individual Wall Segment}) \div (\text{Total Length of Wall Segments})$$

...

Development proposal: The application for a permit or other approval from the City of Mercer Island relative to the use or development of land.

...

Development proposal site: The boundaries of the lot or lots for which an applicant has or should have applied for approval from the City of Mercer Island to carry out a development proposal.

...

Driveway: The vehicular access on to a lot containing one single family dwelling, or the required vehicular access to, or through, an area designed for parking.

...

Feasible ~~(SMP)~~: An action that is required to achieve project approval, such as a design requirement, development project condition, mitigation, or preservation requirement, and that meets all of the following conditions:

- ~~(1)~~ 1. The action can be accomplished with technologies and methods that have been used in the past in similar circumstances, or studies or tests have demonstrated in similar circumstances that such approaches are currently available and likely to achieve the intended results;
- ~~(2)~~ 2. The action provides a reasonable likelihood of achieving its intended purpose; and
- ~~3.~~ ~~(3)~~ 1. The action does not physically preclude achieving the project's primary intended legal use. In cases where these guidelines require certain actions unless they are infeasible, the burden of proving infeasibility is on the applicant. In determining an action's infeasibility, the reviewing agency may weigh the action's relative public costs and public benefits, considered in the short- and long-term time frames.

...

Floor: The continuous, supporting surface extending horizontally through a building or structure that serves as the level base of a room upon which a person stands or travels.

...

Formal design review: Design review conducted by the Design Commission.

1  
2 ...  
3  
4 Gross Floor Area: The total square footage of floor area bounded by the exterior faces of the building.

5 1. The gross floor area of a single-family dwelling shall include:

6 a. The main building, including but not limited to attached accessory buildings.

7 b. All garages and covered parking areas, and detached accessory buildings with a gross  
8 floor area over 120 square feet.

9 c. That portion of a basement which projects above existing grade as defined and  
10 calculated in Appendix B of this development code.

11 d. Stair cases.

12 e. Decks that are attached to the second or third story of a single family dwelling and  
13 are covered by a roof. For the purposes of calculating the gross floor area of covered  
14 decks, the entire deck area covered by the roof shall be accounted for as floor area,  
15 provided an 18" eave extending beyond the edge of the deck shall not be included in  
16 the gross floor area.

17 f. Space under stairways or stairwells that is used, for example, as a closet or storage  
18 space if that space meets the definition of "Floor".

19 2. The gross floor area of a single family dwelling does not include:

20 a. Second- or third-story uncovered decks, or uncovered rooftop decks.

21 32. In the Town Center, gross floor area is the area included within the surrounding exterior  
22 finish wall surface of a building, excluding courtyards and parking surfaces.

23 ...  
24 ...  
25  
26 Tree, Exceptional: A tree or group of trees that because of its unique historical, ecological, or aesthetic  
27 value constitutes an important community resource. An exceptional tree is a tree that is rare or  
28 exceptional by virtue of its size, species, condition, cultural / historic importance, age, and / or  
29 contribution as part of a tree grove. Trees with a diameter of more than 36 inches, or with a diameter  
30 that is equal to or greater than the diameter listed in the Exceptional Tree Table are considered  
31 exceptional trees:

32  
33 Exceptional Tree Table

<u>Species</u>	<u>Threshold Diameter</u>
<u>Native Species</u>	
<u>Oregon ASH – <i>Fraxinus latifolia</i></u>	<u>2 ft</u>
<u>Quaking ASPEN – <i>Populus tremuloides</i></u>	<u>1 ft</u>
<u>Paper BIRCH – <i>Betula papyrifera</i></u>	<u>1 ft 8 in</u>
<u>CASCARA – <i>Rhamnus purshiana</i></u>	<u>8 in</u>
<u>Western Red CEDAR – <i>Thuja plicata</i></u>	<u>2 ft 6 in</u>
<u>Pacific CRABAPPLE – <i>Malus fusca</i></u>	<u>1 ft</u>
<u>Pacific DOGWOOD – <i>Cornus nuttallii</i></u>	<u>6 in</u>
<u>Douglas FIR – <i>Pseudotsuga menziesii</i></u>	<u>2'6 in</u>
<u>Grand FIR – <i>Abies grandis</i></u>	<u>2 ft</u>

<u>Black HAWTHORN – <i>Crataegus douglasii</i></u>	<u>6 in</u>
<u>Western HEMLOCK – <i>Tsuga heterophylla</i></u>	<u>2 ft</u>
<u>MADRONA – <i>Arbutus menziesii</i></u>	<u>6 in</u>
<u>Bigleaf MAPLE – <i>Acer macrophyllum</i></u>	<u>2 ft 6 in</u>
<u>Dwarf or Rocky Mountain MAPLE – <i>Acer glabrum</i> var. <i>Douglasii</i></u>	<u>6 in</u>
<u>Vine MAPLE – <i>Acer circinatum</i></u>	<u>8 in</u>
<u>Oregon White or Garry OAK – <i>Quercus garryana</i></u>	<u>6 in</u>
<u>Lodgepole PINE – <i>Pinus contorta</i></u>	<u>6 in</u>
<u>Shore PINE – <i>Pinus contorta</i> ‘contorta’</u>	<u>1 ft</u>
<u>Western White PINE – <i>Pinus monticola</i></u>	<u>2 ft</u>
<u>Western SERVICEBERRY – <i>Amelanchier alnifolia</i></u>	<u>6 in</u>
<u>Sitka SPRUCE – <i>Picea sitchensis</i></u>	<u>6 in</u>
<u>WILLOW (All native species) – <i>Salix</i> sp. (<i>Geyeriana</i> ver <i>meleina</i>, <i>eriocephala</i> ssp. <i>mackenzieana</i>, <i>Hookeriana</i>, <i>Piperi</i>, <i>Scouleriana</i>, <i>sitchensis</i>)</u>	<u>8 in</u>
<u>Pacific YEW – <i>Taxus brevifolia</i></u>	<u>6 in</u>
<b>Non-native Species</b>	
<u>Orchard (Common) APPLE – <i>Malus</i> sp.</u>	<u>1 ft 8 in</u>
<u>European ASH – <i>Fraxinus excelsior</i></u>	<u>1 ft 10 in</u>
<u>Green ASH – <i>Fraxinus pennsylvanica</i></u>	<u>2 ft 6 in</u>
<u>Raywood ASH – <i>Fraxinus oxycarpa</i></u>	<u>2 ft</u>
<u>European BEECH – <i>Fagus sylvatica</i></u>	<u>2 ft 6 in</u>
<u>European White BIRCH – <i>Betula pendula</i></u>	<u>2 ft</u>
<u>Atlas CEDAR – <i>Cedrus atlantica</i></u>	<u>2 ft 6 in</u>
<u>Deodor CEDAR – <i>Cedrus deodara</i></u>	<u>2 ft 6 in</u>
<u>Incense CEDAR – <i>Calocedrus decurrens</i></u>	<u>2 ft 6 in</u>
<u>Flowering CHERRY – <i>Prunus</i> sp. (<i>serrula</i>, <i>serrulata</i>, <i>sargentii</i>, <i>subhirtella</i>, <i>yedoensis</i>)</u>	<u>1 ft 11 in</u>
<u>Lawson CYPRESS – <i>Chamaecyparis lawsoniana</i></u>	<u>2 ft 6 in</u>
<u>Kousa DOGWOOD – <i>Cornus kousa</i></u>	<u>1 ft</u>
<u>Eastern DOGWOOD – <i>Cornus florida</i></u>	<u>1 ft</u>
<u>American ELM – <i>Ulmus americana</i></u>	<u>2 ft 6 in</u>
<u>English ELM – <i>Ulmus procera</i></u>	<u>2 ft 6 in</u>
<u>GINGKO – <i>Ginkgo biloba</i></u>	<u>2 ft</u>
<u>Common HAWTHORN <i>Crataegus laevigata</i></u>	<u>1 ft 4 in</u>
<u>Washington HAWTHORN – <i>Crataegus phaenopyrum</i></u>	<u>9 in</u>
<u>European HORNBEAM – <i>Carpinus betulus</i></u>	<u>1 ft 4 in</u>
<u>KATSURA – <i>Cercidiphyllum japonicum</i></u>	<u>2 ft 6 in</u>
<u>Littleleaf LINDEN – <i>Tilia cordata</i></u>	<u>2 ft 6 in</u>
<u>Honey LOCUST – <i>Gleditsia triacanthos</i></u>	<u>1 ft 8 in</u>
<u>Southern MAGNOLIA – <i>Magnolia grandiflora</i></u>	<u>1 ft 4 in</u>
<u>Paperbark MAPLE – <i>Acer griseum</i></u>	<u>1 ft</u>
<u>Japanese MAPLE – <i>Acer palmatum</i></u>	<u>1 ft</u>
<u>Red MAPLE – <i>Acer rubrum</i></u>	<u>2 ft 1 in</u>

<u>Sugar MAPLE – <i>Acer saccharum</i></u>	<u>2 ft 6 in</u>
<u>Sycamore MAPLE – <i>Acer pseudoplatanus</i></u>	<u>2 ft</u>
<u>MONKEY PUZZLE TREE – <i>Araucaria araucana</i></u>	<u>1 ft 10 in</u>
<u>MOUNTAIN-ASH – <i>Sorbus aucuparia</i></u>	<u>2 ft 5 in</u>
<u>Pin OAK – <i>Quercus palustris</i></u>	<u>2 ft 6 in</u>
<u>Red OAK – <i>Quercus rubra</i></u>	<u>2 ft 6 in</u>
<u>Callery PEAR – <i>Pyrus calleryana</i></u>	<u>1 ft 1 in</u>
<u>Austrian Black PINE – <i>Pinus nigra</i></u>	<u>2 ft</u>
<u>Ponderosa PINE – <i>Pinus ponderosa</i></u>	<u>2 ft 6 in</u>
<u>Scot’s PINE – <i>Pinus sylvestris</i></u>	<u>2 ft</u>
<u>London PLANE – <i>Platanus acerifolia</i></u>	<u>2 ft 6 in</u>
<u>Flowering PLUM – <i>Prunus cerasifera</i></u>	<u>1 ft 9 in</u>
<u>Coastal REDWOOD – <i>Sequoia sempervirens</i></u>	<u>2 ft 6 in</u>
<u>Giant SEQUOIA – <i>Sequoiadendron giganteum</i></u>	<u>2 ft 6 in</u>
<u>Japanese SNOWBELL – <i>Styrax japonica</i></u>	<u>1 ft</u>
<u>American SWEETGUM – <i>Liquidambar styraciflua</i></u>	<u>2 ft 3 in</u>
<u>TULIP TREE – <i>Liriodendron tulipifera</i></u>	<u>2 ft 6 in</u>
<u>WILLOW (All non-native species)</u>	<u>2 ft</u>

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Tree, Grove: A grove means a group of 8 or more trees each 10 inches in diameter that form a continuous canopy. Trees that are part of a grove shall also be considered exceptional trees, unless they also meet the definition of a hazardous tree.

...

Large (Regulated) Tree, Large (Regulated): Any conifer tree that is six feet tall with a diameter of 10 inches or more, and any tree that meets the definition of an exceptional tree, or any deciduous tree with a diameter of more than six inches.

...

Small Tree, Small: Any conifer tree that is less than six feet tall with a diameter of less than 10 inches or any deciduous tree with a diameter of six inches or less. Small trees do not include any tree that meets the definition of an exceptional tree.

...

Hazardous Tree, Hazardous: Any tree that receives an 11 or 12 rating under the International Society of Arboricultural rating method set forth in Hazard Tree Analysis for Urban Areas (copies of this manual are available from the city arborist) and may also mean any tree that receives a 9 or 10 rating, at the discretion of the city arborist.

...

1  
2 Hardscape: The solid, hard, elements or structures that are incorporated into landscaping. The  
3 hardscape includes, but is not limited to, structures, buildings, paved areas, stairs, walkways, decks,  
4 pergolas, patios, and similar constructed elements. The hardscape within landscaping is usually made up  
5 of materials that include, but are not limited to wood, stone, concrete, gravel, and permeable  
6 pavements or pavers, and similar materials. Hardscape does not include solid, hard elements or  
7 structures that are covered by a minimum of two feet of soil intended for softscape (for example, a  
8 septic tank covered with at least two feet of soil and planted shrubs is not hardscape). Hardscape areas  
9 do not include driveways or buildings.

10  
11 ...

12  
13 Landscaping: The arrangement and planting of softscape elements (e.g. trees, grass, shrubs and  
14 flowers), and the installation of hardscape elements (e.g. placement of fountains, patios, street furniture  
15 and ornamental concrete or stonework).

16 ...

17  
18 Lot, Large: A lot that contains sufficient area, and is of sufficient dimension, to be subdivided. Large lots  
19 shall contain a minimum net lot area as follows:

- 20 1. R-8.4: 16,800 square feet.
- 21 2. R-9.6: 19,200 square feet.
- 22 3. R-12: 24,000 square feet.
- 23 4. R-15: 30,000 square feet.

24 ...

25  
26 Lot area: The area contained within the established boundaries of a lot. The lot area includes, but is not  
27 limited to, areas encumbered by critical areas, shorelines, and public or private easements.

28  
29 ...

30 Lot area, net: The area contained within the established boundaries of a lot, less any area used for public  
31 or private vehicular access easements.

32  
33 ...

34  
35 Lot coverage, maximum: The maximum area of a residentially zoned lot that may be covered by a  
36 combination of buildings and vehicular driving surfaces.

37  
38 ...

39  
40 Reasonable Best Efforts: In cases where the code requires “reasonable best efforts” to comply with  
41 standards, the burden of proving that reasonable best efforts have been taken, and compliance is  
42 infeasible, is on the applicant. In determining whether reasonable best efforts have been taken the Code  
43 Official may weigh the applicant’s actions to comply with the applicable standard and the action’s  
44 relative costs to the applicant and public benefits, considered in the short- and long-term time frames.

1 The Code Official may also evaluate whether an applicant's prior actions have contributed to the  
2 applicant's inability to comply with the applicable standard.

3 ...

4  
5 Qualified Arborist: means an individual with relevant education and training in arboriculture or urban  
6 forestry, having the International Society of Arboriculture (ISA) Tree Risk Assessment Qualification and  
7 one (1) of the following credentials:

- 8
- 9 1. ISA Certified Arborist;
- 10 2. ISA Certified Arborist Municipal Specialist;
- 11 3. ISA Board Certified Master Arborist;
- 12 4. American Society of Consulting Arborists (ASCA) registered Consulting Arborist;
- 13 5. Society of American Foresters (SAF) Certified Forester for Forest Management Plans;

14  
15 For tree retention reviews associated with a development proposal, a qualified arborist must have, in  
16 addition to the above credentials, a minimum of three (3) years' experience working directly with the  
17 protection of trees during construction and have experience with the likelihood of tree survival after  
18 construction. A qualified arborist must also be able to prescribe appropriate measures for the  
19 preservation of trees during land development.

20  
21 ...

22  
23 Softscape: The living or unhardened elements that are incorporated into landscaping. The softscape  
24 generally includes plants, flower beds, tree retention areas, uncovered dirt, compost or mulched areas,  
25 wetlands, and wetland or watercourse buffers.

26  
27 ...

28  
29 Street: An improved or unimproved public or private right-of-way or easement which affords or could be  
30 capable of affording vehicular access to property.

31  
32 1. Collector Arterial: A street designed to collect and distribute traffic from major arterials to the  
33 local access streets. The collector arterial is similar to a local access street except for stop and  
34 yield privileges over a local access street and restrictions for on street parking.

35  
36 2. Local Access Street: A street designated for direct access to properties, and which is tributary  
37 to the arterial system.

38  
39 3. Major Arterial Street: A street designed to collect and distribute large volumes of traffic from  
40 the freeway, Town Center and less important arterial streets. This type of arterial normally is  
41 designed to expedite through traffic.

42  
43 4. Second Arterial Street: A street designed to collect and distribute traffic from the freeway or  
44 major arterials and less important streets.

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6. Driveways are not streets.

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## APPENDIX B BASEMENT FLOOR AREA CALCULATION

The Mercer Island Development Code excludes that portion of the basement floor area from the Gross Floor Area which is below the existing or finished grade, whichever is lower. That portion of the basement which will be excluded is calculated as shown.

Portion of Excluded Basement Floor Area =

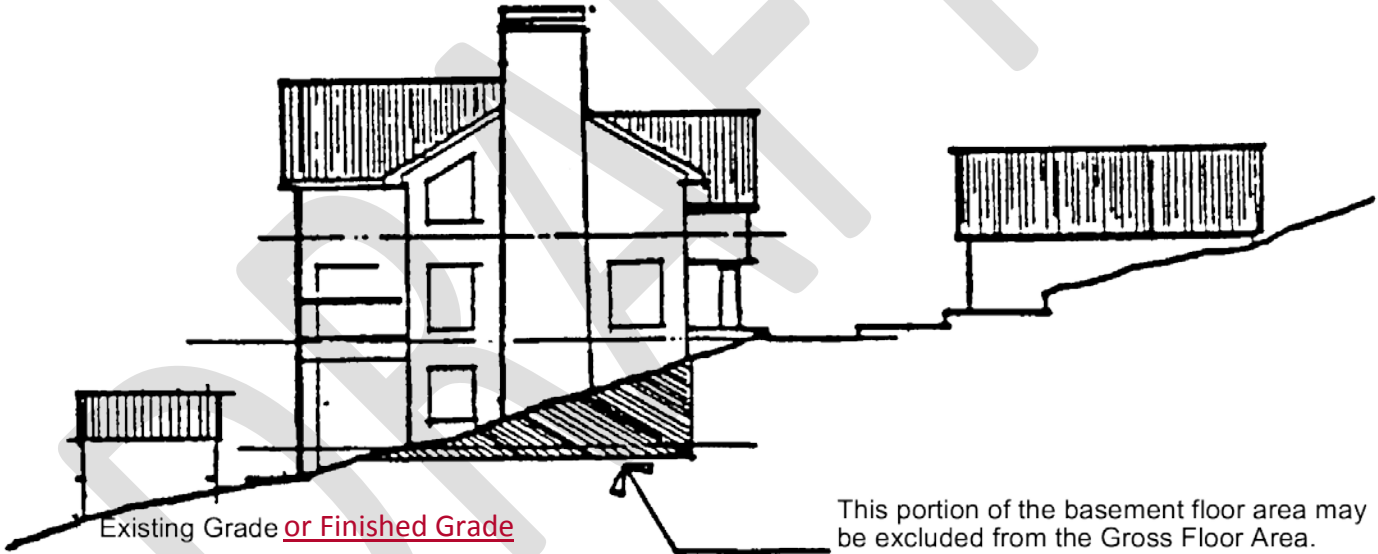
$$\frac{\text{Total Basement Area} \times \sum(\text{Wall Segment Coverage} \times \text{Wall Segment Length})}{\text{Total of all Wall Segment lengths}}$$

Where the terms are defined as follows:

TOTAL BASEMENT AREA is the total amount of all basement floor area.

WALL SEGMENT COVERAGE is the portion of an exterior wall below existing or finished grade, whichever is lower. It is expressed as a percentage. (Refer to example.)

WALL SEGMENT LENGTH is the horizontal length of each exterior wall in feet.



### EXAMPLE OF BASEMENT FLOOR AREA CALCULATION

This example illustrates how a portion of the basement floor area may be excluded from the Gross Floor Area. In order to complete this example, the following information is needed.

- A. A topographic map of the existing grades and the proposed finished grades.
- B. Building plans showing dimensions of all exterior wall segments and floor areas.
- C. Building elevations showing the location of existing grades and proposed finished in relation to basement level.

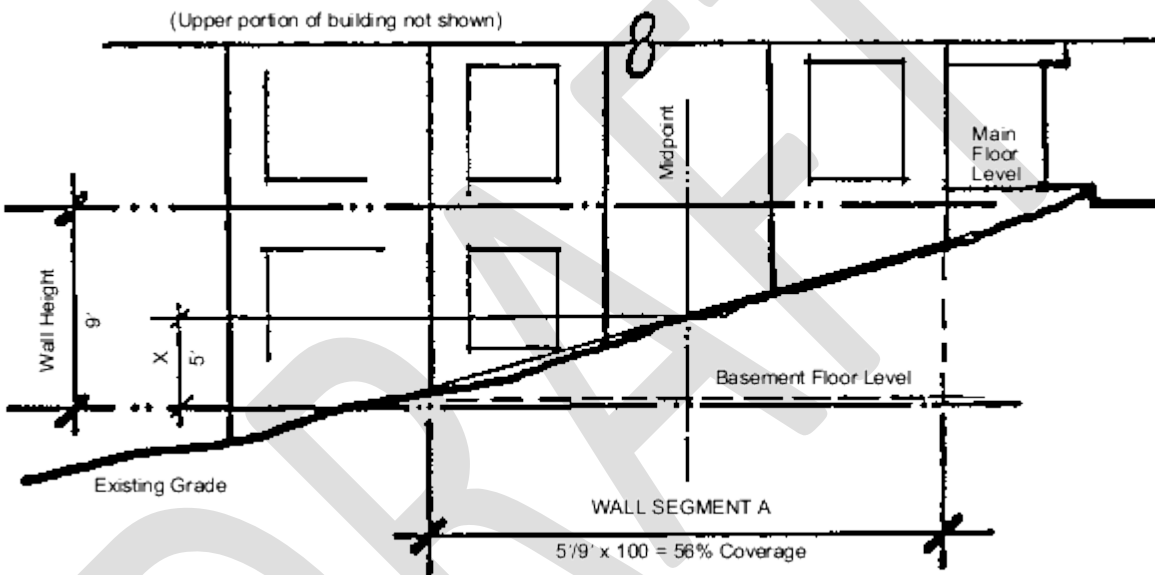
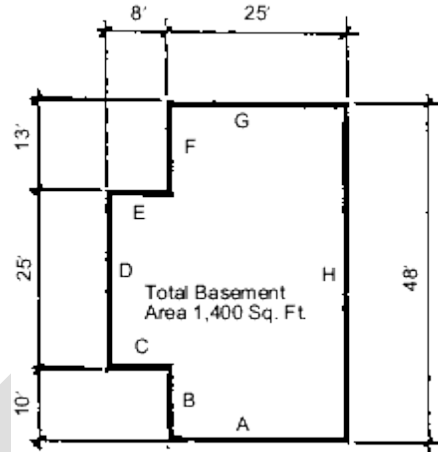
Step One

1 Determine the number and lengths of the Wall Segments.

2 Step Two

3 Determine the Wall Segment Coverage (in %) for each Wall Segment.

4 In most cases this will be readily apparent, for example a downhill  
 5 elevation which is entirely above existing grade or will be entirely  
 6 above finished grade. In other cases where the existing or finished  
 7 grade contours are complex, an averaging system shall be used.  
 8 (Refer to illustration.)



9

10 Step Three

11 Multiply each Wall Segment Length by the percentage of each Wall Segment Coverage and add these results  
 12 together. Divide that number by the sum of all Wall Segment Lengths. This calculation will result in a  
 13 percentage of basement wall which is below grade. (This calculation is most easily completed by compiling a  
 14 table of the information as illustrated below.)

15 Table of Wall Lengths and Coverage

Wall Segment	Length	Coverage	Result
A	25x	56%	14x%
B	10x	0%	0x%
C	8x	0%	0x%
D	25x	0%	0x%

E	8x	0%	0x%
F	13x	0%	0x%
G	25x	60%	15x%
H	48x	100%	48x%
Totals	162x	NA	77x%

1 Step Four

2 Multiply the Total Basement Floor Area by the above percentage to determine the Excluded Basement Floor  
3 Area.

Portion of Excluded Basement Floor Area =

=1,400 Sq. Ft. x

(25x x 56% + 10x x 0% . . . 25x x 60% + 48x x 100%)

162x

=1,400 Sq. Ft. x 47.53%

=665.42 Sq. Ft. Excluded from the Gross Floor Area

4  
5



**DEVELOPMENT SERVICES GROUP**  
9611 SE 36TH ST., MERCER ISLAND, WA 98040  
(206) 275-7605



**TO:** City Council  
**FROM:** Planning Commission  
**DATE:** August 2, 2017  
**RE:** ZTR16-004 - Residential Development Standards – Council Direction

---

## Background

On July 17, 2017, the Council directed staff to prepare a list of Council direction in First Reading on the Residential Development Standards. The following list summarized Council direction through July 17, 2017 and is organized by topic area:

### Noise:

1. Create limitations on the hours noise may be generated as a result of work that does not require a permit.

### Lot Coverage:

1. Limit hardscape to 15% of the required landscaping area.
2. For lots with an area of 8,400 square feet or less, the allowed hardscape is the lesser of 755 square feet or 20% of the required landscaping area.
3. Allow for additional lot coverage for single-story single family dwellings and accessory buildings.
4. Allow for additional lot coverage for driveways that require more than 25% of the allowed lot coverage.
5. Use net lot area for the purposes of calculating compliance with lot coverage.
6. **Do not** allow an additional 1,200 square feet of hardscape for the installation of a pervious, at grade, recreational improvement (e.g. a sports court).

### Gross Floor Area (GFA):

7. Confirm that GFA should be reduced to 40% of the lot area.
8. Allow for an increase in GFA for accessory dwelling units:
  - a. Not to exceed 5 percentile points or the size of the proposed ADU;
  - b. Not to exceed 4,500 square feet total GFA on the site; and,

- c. Allow the increase for remodels that incorporate an accessory dwelling unit.
9. Amend the “ceiling height modifier” to account rooms with a ceiling height of greater than 12 feet as 150% of the floor area for the purposes of compliance with GFA.
10. For lots with an area of less than 7,500 square feet, allow for a minimum GFA of 3,000 square feet, provided the allowed GFA cannot exceed 45% of the lot area.
11. Do not use net lot area for calculating allowed GFA.
12. Do not provide for an increase in GFA through single family design modifications, as proposed by the Master Builders Association.
13. Do not provide for an increase in GFA by incorporating accessible design elements into a proposed house design.

Net Lot Area:

14. Net lot area is the gross lot area, less any area encumbered by vehicular access easements.

Building Height:

15. Calculate average building elevation based upon existing or finished grade, whichever is lower.
16. Do not reduce the allowed building height from 30 feet to 25 feet above average building elevation.
17. Do not adopt the average building height methodology used in Town Center.

Parking:

18. Require two parking stalls, one of which is covered, for homes with an area of less than 3,000 square feet of gross floor area.

Tree Regulations:

19. Require a permit for the removal of trees with a diameter of more than 10 inches and exceptional trees.
20. Require replacement plantings for all removed trees.
21. Limit the exemption to obtaining a required tree permit requirements to pruning and removal of invasive plants. Allow for an “after the fact” tree removal permit for removal of hazardous trees.
22. Consolidate, simplify, and clarify the tree code.
23. Clarify applicability of the tree code to multifamily zoned developments.
24. Require 30% retention of trees during development, and require that the development be designed to minimize tree removal (in addition to retaining 30% of the trees).
25. Increase tree replacement ratios.
26. Clarify that smaller replacement trees cannot be shrubs or bushes.
27. Refer to the ISA Best Management Practices for the purposes of tree protection standards.
28. Limit removal of trees within the public right of way by private property owners to allow for access to private property or installation of required public improvements.

29. Retain the language related to bald eagles.

Variance Criteria:

- 30. Limit variances to only those situations where approving the variance would prohibit a single family dwelling on a residentially zoned, legal lot.
- 31. Do not limit variance applications to specific development standards.

Code Interpretations:

- 32. Allow for the appeal of a previously issued code interpretation as part of the appeal of a land use action (e.g. allow for the appeal of a code interpretation related to short plats, as part of the appeal of a new short plat application).



## DEVELOPMENT SERVICES GROUP

9611 SE 36TH ST., MERCER ISLAND, WA 98040  
(206) 275-7605



**TO:** City Council

**FROM:** Planning Commission

**DATE:** June 5, 2017

**RE:** ZTR16-004 - Residential Development Standards – Accompanying Recommendations

---

### Summary

This memo is intended to summarize the Planning Commission's accompanying recommendation to the City Council. The Planning Commission identified a number of items during the review of the Residential Development Standards that appear to require additional Council review and action.

The Planning Commission recommends that the City Council direct the Planning Commission to:

1. Consider legislation related to providing increased opportunities for duplexes, townhomes, and / or cottage housing in single-family zones
2. Evaluate the zoning designations established within the City for consistency with on-the-ground conditions and the Comprehensive Plan to: A) determine if the transition between zoning designations is appropriate; and B) determine if current zoning designations adequately match on-the-ground development patterns.
3. Consider creating a "site plan" or "land use" review process for all residential projects in Chapter 19.15 MICC and to require pre-application review for complex projects.
4. Evaluate the Residential Development Standards code amendment in 3 to 5 years to determine its effectiveness.
5. Evaluate the provisions related to non-conforming structures, sites, lots and uses to determine if further amendments are necessary following the adoption of the proposed residential development standards.
6. Evaluate the subdivision design standards to determine if the required infrastructure design (e.g. water, sewer, street and vehicle access, and storm water) requirements are consistent with the Comprehensive Plan.
7. Evaluate the provisions that require a long plat to divide property that has an area of more than 4 acres in area.
8. Re-evaluate the effect of the proposed amendments to the residential development standards after a specified period of time (3 to 5 years following adoption) and report back to the City Council.

Other recommendations:

9. Request the City Council to fund a full time city arborist for plan review in the Development Services Group.
10. Request staff to create comprehensive "Client Assistance" memorandums to clarify permitting processes
11. Designate the former Boys and Girls club property for landmark protection before it is developed.
12. Create a mechanism for easy cross-references within the Mercer Island City Code.





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

**AB 5333  
August 7, 2017  
Regular Business**

**SHORT TERM COMMUTER PARKING PLAN  
OPTIONS**

**Proposed Council Action:**

Provide direction on comprehensive short term commuter parking plan.

**DEPARTMENT OF**

City Manager (Kirsten Taylor)

**COUNCIL LIAISON**

n/a

**EXHIBITS**

1. BPSquared Available Parking Survey
2. KC Metro Transit Park & Ride Utilization Report 2017Q2
3. King County Metro Multi-Family Park & Ride Program
4. King County Metro Fall 2017 Service Change Actions

**2017-2018 CITY COUNCIL GOAL**

1. I-90 Access and Mobility/Prepare for Light Rail

**APPROVED BY CITY MANAGER**

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

**SUMMARY**

**BACKGROUND**

The May 31, 2017 tentative agreement between the City of Mercer Island and Sound Transit (ST) determined that \$240,000 would be used for short-term (light rail construction period) parking and that "Sound Transit will lease, consistent with the parameters of leased lots in Bellevue, Renton and Redmond (if feasible), stalls for transit user parking, with a goal of securing 100 stalls which are either within a 1/3-mile walkshed of the Park & Ride or will be served by transit/shuttle service. ST will continue pursuing spaces beyond June 3, with the goal of reaching 100 stalls by August 1, 2017. Any unused money is transferable to the "Traffic congestion & bike/ped impacts" allocation of \$5.1M."

The purpose of this agenda bill is to summarize issues and opportunities for short term commuter parking on Mercer Island and receive City Council direction on strategies to be further investigated.

**SOUND TRANSIT'S METHODOLOGY**

Sound Transit applied the methodology used to find replacement parking for the South Bellevue Park & Ride to identify alternatives for additional commuter parking on Mercer Island. For the South Bellevue example, Sound Transit identified existing, underused park & ride lots, and other existing privately-owned parking lots that would be closer to commuters' points of origin and would allow convenient connections to bus routes serving many of the same destinations as buses previously serving the South Bellevue Park & Ride.

For the leased replacement commuter parking lots on Mercer Island, Sound Transit's assumption was that commuters will either park within a 1/3-mile walking distance of the existing Mercer Island Park & Ride or park at other existing or newly leased lots served by buses that either serve the Mercer Island Park & Ride or serve Seattle. The City expressed a preference for finding commuter parking within the 1/3 mile of the Park & Ride on North Mercer Way. It is assumed that the South Bellevue Park & Ride will be closed for 60 months. Thus, the target need for this additional parking on Mercer Island was also assumed to be 60 months.

Sound Transit staff utilized the BPSquared Available Parking Survey (see Exhibit 1) commissioned by the City, to identify and begin analyzing various commuter parking options. Council also requested staff evaluate the potential use of the South Luther Burbank Park parking lot and expanding parking on City streets for commuter parking. In addition, staff analyzed other potential commuter parking and transit options to help meet the goal of providing access to transit services. Each of these options is discussed below.

## **SOUND TRANSIT PROPOSED ALTERNATIVE SOLUTIONS**

Sound Transit has proposed two alternative solutions to meet Mercer Island's short-term parking goal of 100 commuter stalls.

- **Solution A: Sound Transit Leases Satellite Parking on Existing Transit Routes**

Sound Transit would lease parking spaces, which is similar to what was done for the South Bellevue Park & Ride replacement parking. There are four existing leased lots on Mercer Island. Currently King County Metro (Metro) leases Park & Ride lots at the following four locations:

- Mercer Island United Methodist Church at 7070 SE 24th Street (18 stalls)
- Mercer Island Presbyterian Church at 3605 84th Avenue SE (30 stalls)
- Congregational Church of Mercer Island at 4545 Island Crest Way (28 stalls)
- South Mercer Center (south end QFC center) at 84th Avenue SE & SE 68th Street (21 stalls)

These four lots are served by King County Metro Routes 630, 201, or 204. There are 97 leased stalls with 49 used at last inventory (see Exhibit 2), leaving 48 available.

**Mercer Island United Methodist Church (MIUMC):** In the most recent Metro Park & Ride Utilization Report (see Exhibit 2), use of the MIUMC Park & Ride is at 94% of capacity (17 of 18 leased stalls used). In the third quarter 2017 this lot has been observed to be over capacity with all stalls filled and additional overflow parking on the adjacent side street. The MIUMC has indicated that they have 33 additional commuter parking stalls available for lease. However, these stalls are not optimal as they currently graveled and would not meet ADA requirements unless paved. On the low end, Sound Transit estimates \$165,000 (\$5,000-10,000/stall) would be required to pave the lot. Paving the lot and providing a paved shoulder pathway to the existing bus stop is required to meet ADA regulations and make the lot suitable for Park & Ride use. Further, paving the lot would trigger SEPA and storm water detention requirements, require a longer time to implement, and would likely take all of the short-term parking funds and possibly additional City funds to accomplish.

**Mercer Island Presbyterian Church (MIPC):** The MIPC has given notice of lease termination to King County Metro. To replace the 30 stalls at the current Sound Transit lease rate of \$40/stall per month, it would cost \$72,000 for 60 months. Sound Transit proposes leasing these 30 stalls as part of the 100-stall total goal, and the MIPC is receptive to this proposal.

**Congregational Church of Mercer Island & South Mercer Center:** There are a total of 49 stalls between these two locations. At last inventory (see Exhibit 2), only 7 of the 21 stalls at the South Mercer Center and 5 of the 28 stalls at the Congregational Church were utilized.

**Summary:** A total of 101 stalls could be realized by:

1. Expending \$165,000+ to pave the Mercer Island United Methodist Church lot in lieu of rent for 33 new stalls,
2. Using the 38-underutilized existing leased stalls at the Mercer Island United Methodist Church, Congregational Church of Mercer Island, and South Mercer Center,
3. Executing a new lease with Mercer Island Presbyterian Church for 30 stalls for 60 months for \$72,000.

- **Solution B: Sound Transit Leases Spaces in Town Center Controlled by Diamond Parking**

Sound Transit contacted Diamond Parking to determine if additional parking in the Town Center could be made available for commuter parking. The cost for these stalls would be \$140/month each. The Town Center location would provide convenient parking within an easy walking distance to the Mercer Island Park & Ride on North Mercer Way. This option could provide 100 stalls for about an 18-month period or fewer stalls for the five-year period being considered.

**Summary:** Sound Transit would lease 28 spaces in Town Center at a rate of \$140 per month for 60 months for a total of \$232,200. The availability of these spaces would be marketed through the Sound Transit website.

Note: The **Town Center private parking options** are more convenient to the Mercer Island Park & Ride transit stop, but are also an expensive solution. To maximize this finite resource, another option is to encourage Metro to pursue additional paid parking stalls in the Town Center for the Value Pricing Pilot Program (also known as the Park by Transit or Multi-Family Park & Ride Program) (see Exhibit 3). This program is discussed later in the agenda bill.

## **OTHER COMMUTER PARKING OPTIONS ON CITY PROPERTIES**

In addition to the work done by Sound Transit, City staff explored other options to provide potential commuter parking solutions. Staff met with the Mercer Island Chamber of Commerce, Neighbors in Motion (NIM) bicycle group and other Town Center businesses, property owners and residents to gather input and feedback regarding Town Center parking opportunities and bicycle/pedestrian needs.

### **77th Avenue SE On-Street Parking**

City engineering staff evaluated 77th Avenue SE between SE 27th Street and SE 32nd Street for possible parking options. Staff reviewed options that would provide on-street parking while preserving two vehicular travel lanes (one each direction) and two marked bike lanes (one each direction). The existing center two-way left-turn lane would be eliminated to allow parking. All options evaluated includes installing parking within the existing roadway width of 43 feet, curb to curb, and does not include expanding the roadway width. Development Services Group, Public Works, and Police staff were also consulted for this evaluation.

The analysis considered parallel parking on the west side of 77th Avenue SE, parallel parking on the east side of 77th Avenue SE, and back-in angle parking as follows:

1. **Parallel parking on the west side of 77th Avenue SE**

This option would provide up to 41 stalls at a cost of approximately \$45,000. The total roadway width (curb to curb) is 43 ft. The width for parallel parking and two travel lanes would require 20.5 ft. To accommodate two-way bicycle traffic would require a minimum of 10 ft or a total of 30.5 ft. Parallel parking would fit on only one side of the street due to the same auto and bicycle lane width requirements. The west side of the street has fewer driveways, which allows the creation of a greater number of parking stalls.

## 2. Parallel parking on the east side of 77th Avenue SE

This option would provide up to 31 stalls at a cost of approximately \$45,000. The roadway width calculations are the same as above for the west side of the street. The east side of the street has more driveways, which limits the number of parking stalls.

## 3. Back-in angle parking on the west side of 77th Avenue SE

The total roadway width (curb to curb) is 43 ft. The width for angled parking and two travel lanes would require 41.5 ft. To accommodate two-way bicycle traffic would require a minimum of 10 ft or a total of 51.5 ft. Back-in angle parking is not feasible because the existing paved street width (43 feet) does not allow for the required auto and bicycle lane widths. This option is not recommended because the existing paved street width does not allow for the required auto and bicycle lane widths.

**Staff Recommendation: Parallel parking on the west side of 77th Avenue SE is the preferred option.** This would provide up to 41 parking stalls at a cost of approximately \$45,000. This solution could potentially be designed and implemented this fall if approved at this meeting. This parking option would require consideration of potential parking restrictions and enforcement options.

- Public Works recommends “no parking” requirements during specified times (likely 4am-6am) to allow for street sweeping.
- DSG recommends implementing permit parking hours (likely 6am-10am) to accommodate resident commuters and to encourage Town Center parking to support Town Center businesses.
- Police recommends considering new or additional enforcement options that could include:
  - Diamond Parking
  - Grant parking enforcement authority to non-Police staff
  - Hire additional parking enforcement staff
  - Citizen volunteers

## Luther Burbank Park South Parking Lot

Luther Burbank Park was acquired with Forward Thrust money and developed with Washington State Recreation and Conservation Office (RCO) grants. It is likely that the RCO grants paid for some of the development of the south parking lot. The RCO agreement is more restrictive than the Forward Thrust resolution. RCO Manual 7 states: *Prior approval of temporary closure of public access sites will not result in a conversion if the sponsor demonstrates that the closure will last 180 days or less.*

The City would need to write a letter to the RCO Board stating the intended use for temporary commuter parking and include the period that public access sites would be impacted. A waiver could be requested to exceed the 180 days each year for up to five years. There is no guarantee that the RCO Board would approve the waiver, but the case is improved if the waiver would be requested for the period that the South Bellevue Park & Ride is closed AND only during the off season (October-March).

In addition to requesting and receiving approval to temporarily use the South Luther Burbank Park parking lot for commuter parking, overhead lighting must be added and other safety improvements would need to be made to the parking lot, and ADA accessibility issues would need to be addressed.

**Staff Recommendation:** This option is not recommended at this time.

## OTHER PARKING AND TRANSIT SOLUTIONS

There are several recent transit and commuter parking updates that may inform and influence decisions about the City’s short-term commuter parking program.

### South Bellevue Park & Ride Replacement Parking

Sound Transit has secured an additional 50 parking stalls on the 550 bus line in Bellevue. This new parking lot provides good parking options for eastside commuters that might otherwise be tempted to travel to the

Mercer Island Park & Ride. A second, 50-stall lot was under negotiation, but Sound Transit was not able to reach an agreement with that party.

### **Metro 630 Shuttle Service Improvements**

Metro is currently planning route improvements to the popular 630 Shuttle based on feedback received from a May 16, 2017 community meeting. Frequent 630 riders requested that the Shuttle begin at the south end Mercer Village Shopping Center, revise the route to serve 86th Ave SE/ SE 40th St between Island Crest Way and 78th Ave SE (follow Route 204 between these points) and streamline the PM routing to improve efficiency. Riders have also requested a larger bus to accommodate the increased ridership. Metro has been very responsive to our citizens and is evaluating these suggestions with service changes to be announced later in the summer (see Exhibit 4). These improvements are likely to result in increased ridership and increased usage of the south end's Mercer Village Shopping Center Park & Ride to capacity (21 stalls).

### **King County Metro Multi-Family Park & Ride Program**

King County Metro received a grant funded by the Federal Highway Administration's (FHWA) Value Pricing Pilot Program to explore opportunities for market-priced Park & Ride spaces at commercial and multifamily properties near high frequency transit service. The ability to reserve a space at, or near, full Park & Ride lots could enhance the reliability of transit as a commute option. In addition to increasing the number of spaces available, a key benefit is the predictability of market-priced parking.

Three months into this pilot program, Metro has 147 stalls available in twelve locations throughout King County, with 33 permits issued. Thirteen (13) stalls are available on Mercer Island in the Aviara building in Town Center. Ten of these stalls are rented, seven by Mercer Island residents.

Metro is interested in increasing the number of stalls available, and with City concurrence would pursue additional capacity in Town Center.

### **New Amazon Shuttle**

Amazon has introduced a new employee commuter shuttle service for Amazon employees residing on Mercer Island, which include an estimated 400 residents. This service provides two AM and two PM runs with stops located at two locations:

- Old Boys and Girls Club located at SE 28th Street and West Mercer Way includes an estimated 125 parking stalls, and
- Island Synagogue located at SE 47th Street and Island Crest Way and includes an estimated 50 stalls.

The City is not involved in creating or funding this shuttle service, but the community at large will likely benefit from it. The program could remove vehicles from the ST Park & Ride on North Mercer Way, as well as keep vehicles closer to their point of origin and off City streets. This could also decrease the number of vehicles accessing I-90 to and from Mercer Island on and off ramps.

A code amendment is required to address this type of private parking and shuttle program. Staff recommends that the City monitor this service for six months to gather real-time usage data, monitor potential impacts and/or complaints, and better understand any potential limits or requirements to impose on this type of service. Private sector response to parking and commuter needs can be more flexible in adjusting to needs and usage of the service, which can also provide good information to the City for future investment of taxpayer dollars.

## CONCLUSION

There are multiple options for utilizing designated funds from the interim settlement agreement with Sound Transit. To most effectively leverage these dollars, staff recommends taking a number of actions to add commuter parking capacity and improve access to transit:

1. Request that Sound Transit enter into an agreement with the Mercer Island Presbyterian Church for 30 replacement Park & Ride stalls that will be lost when the King County Metro Park & Ride lease ends in September 2017.
2. Direct City staff to encourage Metro to pursue 20 additional leased parking stalls in Town Center for the Value Pricing Pilot Program period.
3. Direct City staff to increase marketing efforts to encourage use of the 38 underutilized parking stalls in existing leased lots.
4. Approve striping of 77th Avenue SE between SE 27th Street and SE 32nd Street to remove the center two-way left turn lane, maintain two painted bike lanes, and add 30+ parallel parking stalls on the west side of the street.
5. Direct City staff to monitor private parking and private shuttle activities and return to Council with a proposed code amendment process after six months.

It is encouraging to see the private sector address commuter issues, and this potentially offsets the number of spaces needed. By taking the above actions, we could generate approximately 50 new spaces, promote use of 38 underutilized spaces, and retain 30 spaces at Mercer Island Presbyterian Church, for a total of 118 spaces (to create a total parking capacity of 147 spaces).

## RECOMMENDATION

*Assistant City Manager*

- MOVE TO:
1. Request that Sound Transit enter into an agreement with the Mercer Island Presbyterian Church for 30 replacement Park & Ride stalls that will be lost when the King County Metro Park & Ride lease ends in September 2017.
  2. Direct City staff to encourage Metro to pursue 20 additional leased parking stalls in Town Center for the Value Pricing Pilot Program period.
  3. Direct City staff to increase marketing efforts to encourage use of the 38 underutilized parking stalls in existing leased lots.
  4. Approve striping of 77th Avenue SE between SE 27th Street and SE 32nd Street to remove the center two-way left turn lane, maintain two painted bike lanes, and add 30+ parallel parking stalls on the west side of the street.
  5. Direct City staff to monitor private parking and private shuttle activities and return to Council with a proposed code amendment process after six months.



DEVELOPMENT & CONSTRUCTION CONSULTANTS

## **The City of Mercer Island Available Parking Survey**

Prepared For:

**The City of Mercer Island  
9611 SE 36<sup>th</sup> Street  
Mercer Island, WA 98040**

**May 19, 2017**

Prepared By:

BP Squared, LLC  
7525 SE 24<sup>th</sup> Street, Suite 315  
Mercer Island, WA 98040

A handwritten signature in black ink, appearing to read 'Benjamin S. Pariser'.

---

Benjamin S. Pariser  
Principal

## **TABLE OF CONTENTS**

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5.0 Limitations	Page 4

## **EXHIBITS**

EXHIBIT A – SAMPLE EMAIL

EXHIBIT B – SURVEY RESULTS & EXPANDED NOTES

EXHIBIT C – TOWN CENTER AND CITY WIDE MAPS



## **1.0 INTRODUCTION**

The City of Mercer Island has engaged BP Squared, LLC (BP Squared) to prepare this Available Parking Survey to evaluate the potential of leasing parking stalls for the purposes of commuter parking.

There is a need to identify additional commuter parking on Mercer Island.

The South Bellevue Park and Ride will be closing on May 30, 2017 and the I-90 express lanes are scheduled to be closed on June 3, 2017. These two actions will create additional demand for commuter parking on Mercer Island. In an effort to alleviate this demand, the City of Mercer Island is interested in identifying property owners and managers who may have an interest in entering into a long term parking lease for available parking stalls.

## **2.0 METHODOLOGY**

This survey was conducted over a five-day period from May 15 – 19, 2017. The survey consisted of phone conversations and email with various property owners, property managers, tenants, parking companies, City and Mercer Island School District Staff.

These individuals were asked if they were interested in leasing surplus parking stalls to the City and/or Sound Transit with the intention of having these stalls used for Island commuters. When a party was responsive to a phone call, an email was sent as a follow up (See Exhibit A for a sample email). This email usually asked for some basic information regarding the following items:

1. Term of the lease
2. Proposed monthly rental rate
3. Quantity of stalls available
4. Designation of these stalls as ‘reserved’ for commuters

Phone calls and email responses were tabulated and analyzed. The results of this survey were then organized into three spreadsheets (See Exhibit B) based on the following:

1. Parking stalls available
2. No response to phone calls and/or email attempts
3. No stalls available

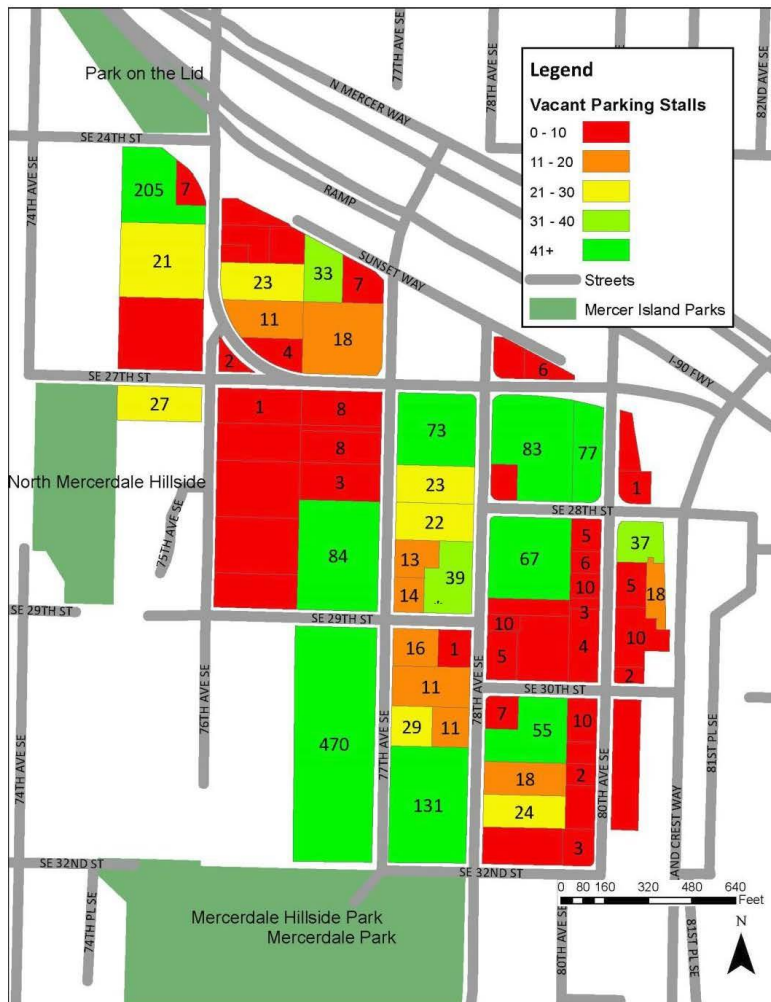
Each property was then designated a color-coded symbol based on the availability of stalls. The results of the spreadsheets have been represented on two aerial maps (See Exhibit C).

### 3.0 ASSUMPTIONS & GENERAL NOTES

Properties were prioritized as potential candidates based on their proximity to the Town Center and availability of surplus parking stalls.

Exhibit 7 of the “Access to Transit and Commuter Parking Study” by Berk Consulting was used as a starting point for this survey. Properties that had less than 15 vacant parking stalls in the Berk Consulting exhibit were not contacted by BP Squared.

**Exhibit 7. Parking Opportunity Map: Vacant Off-Street Parking at Peak Utilization, February 3, 2016, 12-3pm**



Source: BERK, 2016; Kimley-Horn, 2016

Notes: The numbers indicate the number of vacant parking stalls. \*Parking counts were conducted prior to the opening of the New Seasons market and do not reflect current utilization.

Distances throughout this report are calculated from the proposed Sound Transit light rail station.

It was assumed that there would not be enough surplus parking stalls in the Town Center and for this reason the survey identified properties throughout Mercer Island. Properties outside of the Town Center were limited to parks, schools, churches, synagogues, retail and the old Boys and Girls Club.

Commuter parking is a permitted use for most of properties surveyed. However, it is assumed that any property participating in a lease with the City or Sound Transit would likely need to obtain a Conditional Use Permit and/or would require a Code change by the City.

If an individual did not have a proposed rental rate for parking stalls, the term 'Market Rate' was used as a response.

For some properties, there was not enough time to identify how many stalls might be available. If a property expressed an interest in participating in a lease they were assigned a "1+" for available stalls.

Parking at Lower Luther Burbank would be limited to non-Summer months.

Individual Notes taken from the various parties have been tabulated and are shown in Exhibit B.

Numerous parties requested that any lease would have to include liability insurance and some form of budget (paid by others) for policing the parking stalls throughout the day.

The recent Town Center Zoning changes were brought up as a point of contention and several parties voiced frustration with the City regarding this request for surplus parking stalls.

#### **4.0 SURVEY RESULTS**

A total of 15 individual properties were identified as having surplus parking and willing to discuss lease terms with the City of Mercer Island and/or Sound Transit for commuter parking. Seven of the properties are Retail/Multi-Family. Four of the properties are parks. Three of the properties are Churches/Synagogues and 1 property is the old Boys & Girls Club on West Mercer Way.

The survey identified:

123 parking stalls within the Town Center  
48 – 78 parking stalls within 1 mile  
56+ parking stalls greater than 1 mile

**227-257+ available parking stalls**

## **5.0 LIMITATIONS**

In preparing this report, BP Squared has relied upon oral statements made by certain individuals and documents prepared by others. Great care has been taken to conduct an independent investigation of the facts contained in the referenced materials and/or statements. BP Squared shall not be responsible for conditions or consequences arising from this report including but not limited to relevant facts that may have been concealed, withheld or not fully disclosed at the time this report was prepared.

This analysis may change as new data become available, either from individuals familiar with the properties or during additional research. This analysis is based, in part, on current market conditions which may change over time. This report is intended for the exclusive use of The City of Mercer Island and their designated assignees for specific application to the referenced properties.

The conclusions reached within this report should be used as an initial step in the evaluation of a long-term planning strategy for the City of Mercer Island regarding the creation of commuter parking within the Town Center and throughout the City.

The information provided in this report is not legal advice. BP Squared is not a law firm and is not a substitute for an attorney or law firm. BP Squared cannot provide legal advice.

**Benjamin Pariser**

---

**Subject:** Mercer Island Parking Survey

Dear \_\_\_\_\_,

Thank you for taking the time to speak with me this afternoon.

As per our discussion, I have been recently hired by the City of Mercer Island to conduct a survey of available parking.

As you know the South Bellevue Park and Ride will be closing on May 30, 2017. In addition, the I-90 express lanes are also scheduled to be closed on June 3, 2017. These two actions will create additional demand for commuter parking on Mercer Island. In an effort to alleviate this demand the City is interested in speaking with property owners and managers about the possibility of entering into a long term parking lease for individual stalls that may be available.

Please let me know if there would be any interest in having additional discussions regarding this potential lease?

The City would be interested in the following:

- 1. Term of the lease up to 5 years
- 2. Rental paid on a monthly basis per stall
  - a. Please tell us what your proposed monthly rate would be for commuter parking
- 3. Quantity of stalls you might have available?
- 4. Designating these stalls as 'reserved' for commuter parkers

There are many other details that would need to be addressed but this is a rough outline of the basic terms. Again, the purpose of this survey is to determine if there is interest in continuing this conversation. Please review these 4 items above and email me back or give me a call. Feel free to bring up any concerns you may have or alternative suggestions that would make this proposal more appealing.

We look forward to hearing from you soon.

Thank you,  
Ben Pariser

**Benjamin S. Pariser**  
*Principal*

.....  
**BP Squared, LLC**  
Strategic | Research | Global | Leadership

.....  
7525 SE 24<sup>th</sup> Street, Suite 315  
Mercer Island, WA 98040  
**Office** 206.963.4818

**Web** <http://bpsqd.com>

EXHIBIT B

**Stalls Available**

Area	ID	Name & Address	Contact	Parking Stalls Available	Price Per Stall	Term
TOWN CENTER 1/4 MILE +/-	A 15	Aviara 2441 76th Ave SE	Patrick Seward Diamond Parking	15	\$125.00	1-5 year
	B 50	The Mercer 7650 SE 27th St	Patrick Seward Diamond Parking	50	\$125.00	1-5 year
	C 25	77 Central 2630 77th Ave SE	Patrick Seward Diamond Parking	25	\$125.00	1-5 year
	D 14	Walgreens 7707 SE 27th St	Gary Lewis	14	Market Rate	Negotiable
	BB	Island Square 2758 78th Ave SE	Patrick Seward Diamond Parking	10	\$125.00	1-5 year
	E 1+	New Seasons/Rabina Properties 2755 77th Ave SE	Mike Deluca	1 +	Market Rate	Negotiable
	F 4	3010 Building 3010 77Ave SE	Robert Messmer	4	\$50.00	1 Year w/ Renewals
	G 4	Mercer Island Community Center	Bruce Fletcher	4	Market Rate	1 Year w/ Renewals
<b>Sub-Total</b>				<b>123</b>		
WITHIN 1 MILE +/-	H 30	Lower Luther Burbank Park	Bruce Fletcher	30 (No Summer)	Market Rate	1 Year w/ Renewals
	I 10	Aubrey Davis Park - Tennis Courts	Bruce Fletcher	10	Market Rate	1 Year w/ Renewals
	J 6	Aubrey Davis Park West	Bruce Fletcher	6	Market Rate	1 Year w/ Renewals
	K 30	Boys and Girls Club 2825 W Mercer Way	Mike O'Brien	30	Market Rate	12-18 Months
	L 1-30	Mercer Island Presbyterian Church 3605 84th AVE SE	Dr. Judith Baxter	1-30	Currently getting \$40 from METRO	5 Year
	M 1-10	Holy Trinity Church 8501 SE 40th St.	Kathy Fisher	1 +	Market Rate	Negotiable
<b>Sub-Total</b>				<b>48-78 +</b>		
GREATER THAN 1 MILE	N 44	Island Synagogue - Shevat Achim 8685 SE 47th St	Randy Fisher	44	Market Rate	Negotiable
	O 12	South End QFC SE 68th St	Gary Lewis	12	Market Rate	1 Year w/ Renewals
<b>Sub-Total</b>				<b>56+</b>		
<b>Total Commuter Parking</b>				<b>227 - 257+</b>		

## NO REPLY

Area	ID	Name	Address	Contact	Notes
<b>TOWN CENTER 1/4 MILE +/-</b>	P	Travelodge	2645 Sunset Hwy	James Cassan & David Hall	No return to calls and emails
	Q	US Bank	2737 78th Ave SE	James Cassan & David Hall	No return to calls and emails
	R	King Property	2885 78th AVE SE	Ms. King	No return to calls
	S	Islandia Shopping Center	3024 78TH AVE SE	Adam Greenberg	No return to calls
	T	Bank of America	2830 80th Ave SE	Aleksandra Nakollari	Needed to get an answer from Corporate
<b>GREATER THAN 1 MILE</b>	U	Church of Jesus Christ of Ladder Day Saints	4001 Island Crest Way		Office is un-attended during the week
	V	Emmanuel Episcopal Church	4400 86th ave SE	Julene Levin	No Response from Senior Warden Alan Reed

## NO STALLS AVAILABLE

Area	ID	Name	Address	Contact	Notes
<b>TOWN CENTER 1/4 MILE +/-</b>	W	Island Corporate Center	7525 SE 24TH STREET	Chelsea Gaskill	Property is about to be sold
	X	Freshy's	2411 76th Ave SE	Leon Cohen	Site has no surplus stalls. Leon would be willing to give an easement if this city wants to use the corner lawn.
	Y	Legacy Partners - The Hadley	2651 76th AVE SE	Steffenie Evans	No Stalls are available
	Z	Key Bank Building	2731 77th Avenue SE	Mike Chrisp	No Stalls are available
	AA	Mercer Island Commercial - Windermere	2737 77th Avenue SE	Mike Chrisp	No Stalls are available
	CC	Mercer Island Court - Chase Bank Building	7900 SE 28TH ST 98040	Mike Chrisp	No Stalls are available
	DD	80th Ave. Professional Building	2855 80th ave.	Mike Chrisp	No Stalls are available
	EE	Rosauer Plaza	2835 82nd Avenue SE	Robert Messmer & Amanda Hahnemann	No Stalls are available
<b>WITHIN 1 MILE +/-</b>	FF	Farmers	3003 77th Ave SE	Michelle Ramirez (property owner) & Jen Provenzano (Farmers)	Farmers is un-willing to lease spaces. Will only consider requests from non-profits at this time. Cites risk/liability as main issues
	GG	Gull Property	3023 78th Ave SE	Peter True	No Stalls are available
	HH	Evergreen Covenant Church	3200 78th Ave SE	Leanne	No Stalls are available
	II	Mercer Island United Methodist Church	7070 SE 24th St	John Chae	Would not be able to agree due to the needs of the parishers for parking during
	JJ	Homestead Field Park	8100 SE 40th St	Bruce Fletcher	No Stalls are available
<b>GREATER THAN 1 MILE</b>	KK	West Mercer Elementary	4141 81st Ave SE	Tony Kuhn	No Stalls are available
	LL	Northwood Elementary School & Mercer Island High School	8805 SE 40th	Tony Kuhn	No Stalls are available
	LL	Mercer Island High School	8805 SE 40th	Tony Kuhn	No Stalls are available
	MM	East Channel Bridge Boat Launch	Under I -90 overpass	Bruce Fletcher	No Stalls are available
	NN	Congregational Church	4545 Island Crest Way	Office Manager (declined to give her name)	Already leasing stalls and not interested in leasing more
	OO	Island Park Elementary	5437 Island Crest Way	Tony Kuhn	No Stalls are available
	PP	Island Crest Park	5801 Island Crest Way	Bruce Fletcher	No Stalls are available
	QQ	Islander Middle School	7447 84th Ave SE	Tony Kuhn	No Stalls are available
RR	Lakeridge Elementary	8215 SE 78th St	Tony Kuhn	No Stalls are available	



## Stalls Available

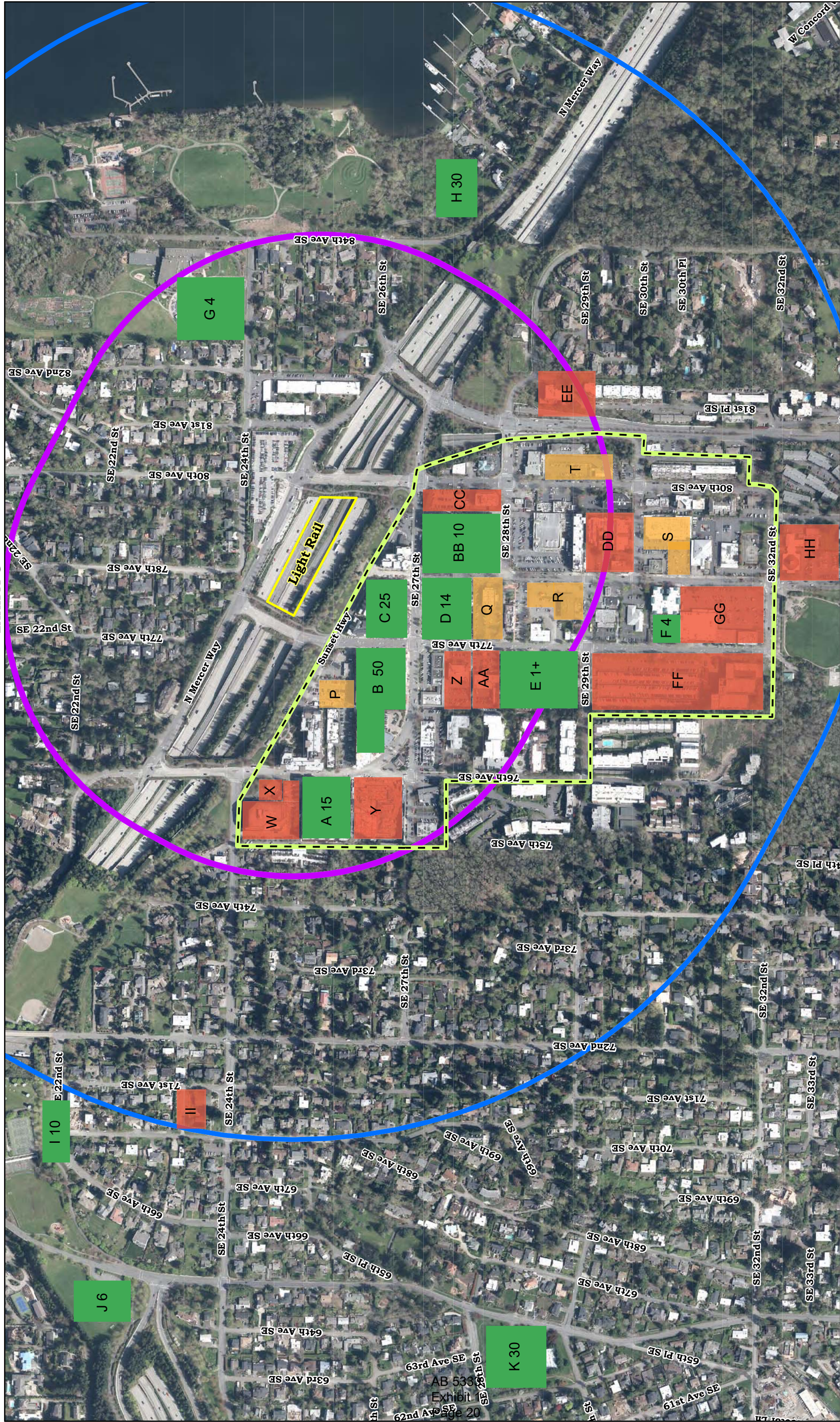
Area	ID	Name & Address	Expanded Notes
<b>TOWN CENTER 1/4 MILE +/-</b>	A 15	Aviara 2441 76th Ave SE	Diamond Parking is responsible for this property
	B 50	The Mercer 7650 SE 27th St	Diamond Parking is finalizing their agreement with the property owner.
	C 25	77 Central 2630 77th Ave SE	Currently 77 Central leases directly to customers but may be transferring to Diamond Parking in July 2017.
	D 14	Walgreens 7707 SE 27th St	Concerns with policing the parking. Would want a sticker for each car instead of a removable permit. Policing of stalls is a need.
	BB 10	Island Square 2758 78th ave SE	Diamond Parking is responsible for this property. Stalls become available July 2017
	E 1+	New Seasons/Rabina Properties 2755 77th Ave SE	Owner was open to the idea but needed to discuss with the Tenant.
	F 4	3010 Building 3010 77Ave SE	Wells Fargo used to lease 4 stalls @ \$50/month. Property Manager is interested in replacing this income.
	G 4	Mercer Island Community Center	Bruce Fletcher felt that even a minimum of stalls might be a problem with the community.
<b>WITHIN 1 MILE +/-</b>	H 30	Lower Luther Burbank Park	Parking would be prohibited during the Summer months.
	I 10	Aubrey Davis Park - Tennis Courts	Might be an issue towards the end of the day.
	J 6	Aubrey Davis Park West	Might be an issue in the Summer months.
	K 30	Boys and Girls Club 2825 W Mercer Way	Owner may be open to more than 30 stalls for lease.
	L 1-30	Mercer Island Presbyterian Church 3605 84th AVE SE	Need consideration for special events, funerals, holidays. Currently leasing 30 stalls to METRO. If MIPC were not to renew with METRO they would lease all 30 to CMI. If they do renew with METRO they would find additional stalls for CMI.
	M 1-10	Holy Trinity Church 8501 SE 40th St.	Need consideration for special events, funerals, holidays. Any approval would need to go through board approval but they would be interested.
<b>GREATER THAN 1 MILE</b>	N 44	Island Synagogue - Shevat Achim 8685 SE 47th St	Need consideration for special events, funerals, holidays. Request for additional signage due to parking lot placement.
	O 12	South End QFC SE 68th St	Would want to keep the parking separate from the METRO stalls - likely behind the Rite Aide. Enforcement is significant issue.

## NO REPLY

Area	ID	Name	Expanded Notes
<b>TOWN CENTER 1/4 MILE +/-</b>	P	Travelodge	Calls and emails with no reply
	Q	US Bank	Calls and emails with no reply
	R	King Property	Calls and emails with no reply
	S	Islandia Shopping Center	Calls and emails with no reply
	T	Bank of America	Local branch needs corporate approval. Email request was sent to corporate. No response at time of printing.
<b>GREATER THAN 1 MILE</b>	U	Church of Jesus Christ of Latter Day Saints	According to the voice mail, the office is not staffed during the week.
	V	Emmanuel Episcopal Church	Calls and emails with no reply

## NO STALLS AVAILABLE

Area	ID	Name	Expanded Notes
<b>TOWN CENTER 1/4 MILE +/-</b>	W	Island Corporate Center	Property is about to be sold. Perhaps after transition.
	X	Freshy's	No stalls available. Owner said he would be willing to grant an easement to the City for paving over the grass median.
	Y	Legacy Partners - The Hadley	No stalls available.
	Z	Key Bank Building	No stalls available.
	AA	Mercer Island Commercial - Windermere	No stalls available.
	CC	Mercer Island Court - Chase Bank Building	No stalls available. Presently have a difficult time preventing walk-off commuters.
	DD	80th Ave. Professional Building	No stalls available.
	EE	Rosauer Plaza	No stalls available.
<b>WITHIN 1 MILE +/-</b>	FF	Farmers	Michelle Ramirez represents the property owners, Vereit. She said that their lease gives the Tenant, Farmers, carte blanche to enter into a sub-lease for parking stalls. Jen Provenzano, facilities manager for Farmers, said that they are un-willing to enter into a lease with the City. Jen cited liability, wear/tear and policing as the main issues. Jen also stated that it is their policy at this time to only allow Non-Profits to use their parking facilities.
	GG	Gull Property	No stalls available.
	HH	Evergreen Covenant Church	No stalls available.
	II	Mercer Island United Methodist Church	John Chae said that special events, funerals and holidays would prevent the lot from being used.
	JJ	Homestead Field Park	Bruce Fletcher felt this was not a good idea with the proximity to the School
<b>GREATER THAN 1 MILE</b>	KK	West Mercer Elementary	No stalls available.
	LL	Northwood Elementary School & Mercer Island High School	No stalls available.
	LL	Mercer Island High School	No stalls available.
	MM	East Channel Bridge Boat Launch	Only allowed to use non-recreational parking 180 days per year. This has already been allotted for 2017.
	NN	Congregational Church	No stalls available.
	OO	Island Park Elementary	No stalls available.
	PP	Island Crest Park	No stalls available.
	QQ	Islander Middle School	No stalls available.
RR	Lakeridge Elementary	No stalls available.	



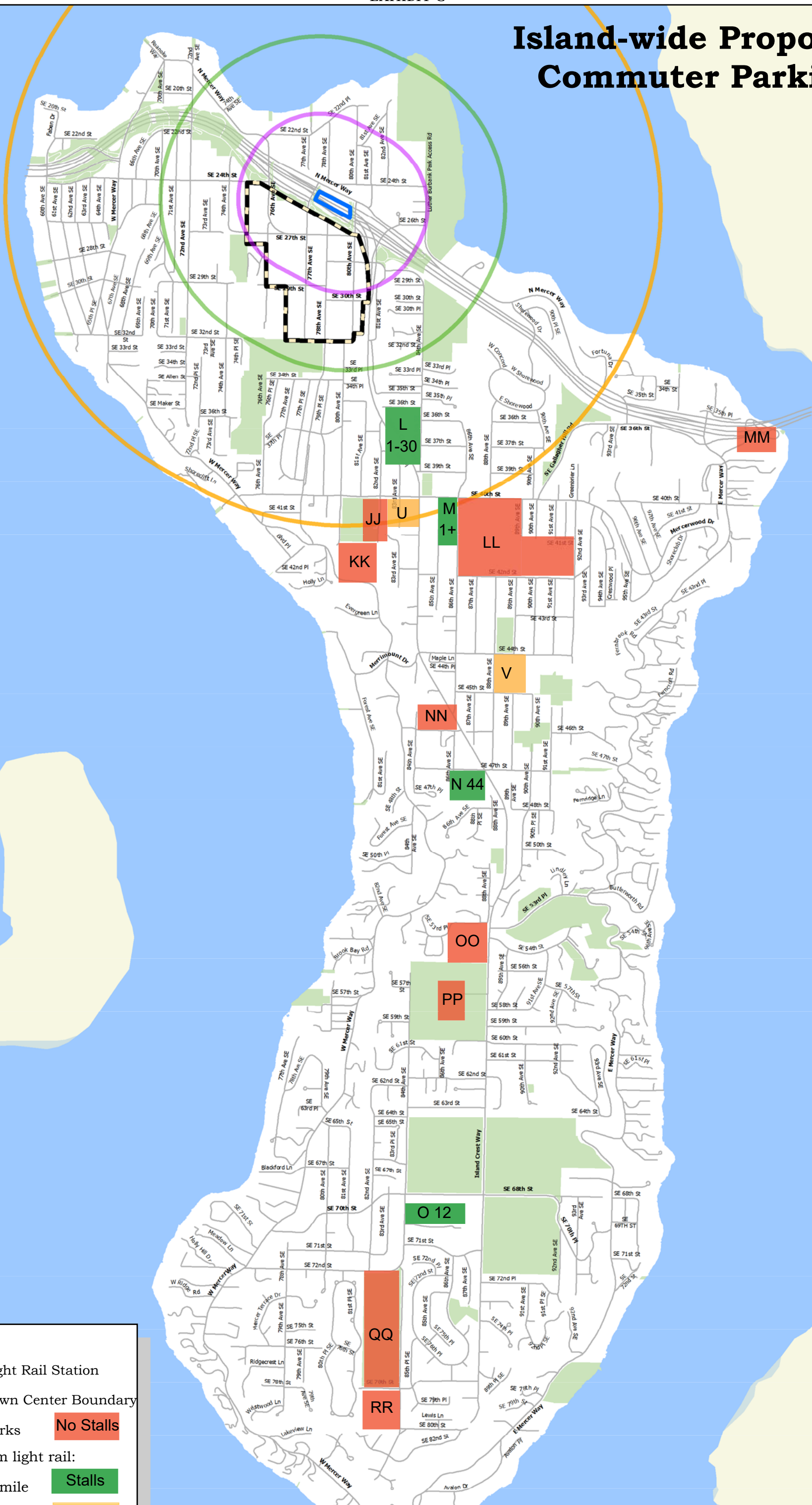
# Town Center Proposed Commuter Parking

-  Stalls Available
-  No Stalls
-  .5-Mile Buffer
-  .25-Mile Buffer
-  Light Rail Station
-  Town Center Boundary
-  No Reply



NOT TO SCALE

# Island-wide Proposed Commuter Parking



**Legend**

- Light Rail Station
- Town Center Boundary
- Parks
- No Stalls
- Buffer from light rail:
  - 1-mile
  - Stalls
  - Half-mile
  - No Reply
  - Quarter-mile





KING COUNTY  
METRO TRANSIT

PARK & RIDE UTILIZATION  
REPORT

SECOND QUARTER 2017

King County Department of Transportation  
Metro Transit Division  
Transit Route Facilities Group  
July 2017



**King County**

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For questions or comments regarding the Park & Ride Utilization Report, please contact Steve Cahan at (206) 477-5780 or [steve.cahan@kingcounty.gov](mailto:steve.cahan@kingcounty.gov).

## EXECUTIVE SUMMARY

### A. Second Quarter 2017 Highlights

This report provides second quarter 2017 utilization information for the 135 park & ride (P&R) facilities currently operating in the King County Metro Transit (Metro) service area. These P&R's represent a total capacity of 26,154 parking spaces, an increase of 698 spaces or three percent from second quarter 2016.

- Of the total P&R capacity, the 63 permanent P&Rs have 23,303 spaces (or 89 percent of total spaces) and the 72 leased P&Rs have 2,851 spaces (or 11 percent).
- During this quarter, 20,520 spaces were used on an average daily basis, resulting in an average utilization rate of 76 percent of available parking capacity.
- Overall P&R use saw an average of 731 more vehicles in the second quarter than the same quarter of 2016, or a change in utilization of four percent: permanent P&R use increased by 714 vehicles, while leased P&R use rose by 17 vehicles.
- More than half (37) of the 63 permanent P&Rs and 16 of the 72 leased P&Rs averaged 80 percent or higher daily utilization during the second quarter.

With a strong local economy, job and housing growth, the data continue to demonstrate strong linkages between P&R usage, transit ridership and economic growth. Parking demand continues to be strongest among suburban commuters. During the second quarter, the average retail price of gasoline in the Seattle area stayed within a narrow range of 4¢ above or below \$2.90 per gallon.\*

\* Source: U.S. Department of Energy

### B. Major Park & Ride Changes this quarter

Sound Transit (ST) closed the Overlake Transit Center Park & Ride on May 1<sup>st</sup> and the South Bellevue Park & Ride on May 30<sup>th</sup> for construction of [East Link Extension](#) from Seattle to Redmond. ST opened one new leased park & ride lot in May in Redmond. See pages 1-2, 5 and 7 for further information.

### C. Construction Updates and Projects of Interest

**East Link Extension** – Sound Transit closed the Overlake Transit Center Park & Ride on May 1<sup>st</sup> and the South Bellevue Park & Ride on May 30<sup>th</sup> for construction of [East Link Extension](#) from Seattle to Redmond.

- The **Overlake Transit Center at NE 40<sup>th</sup> Park & Ride lot #851** closed Monday, May 1<sup>st</sup> for up to six years. Metro and ST bus service and Microsoft shuttles continue to serve the Overlake Transit Center (TC) site while the park & ride lot is closed.



The future [Redmond Technology Center Station](#) will include bus, paratransit and Microsoft Connector service transfer facilities, a bicycle and pedestrian bridge across SR 520 and a 320-stall parking garage.

- The **South Bellevue Park & Ride lot #727** closed Tuesday, May 30<sup>th</sup> for approximately five years. ST and Metro buses continue to serve Bellevue Way SE during construction. Transit service shifted to a new temporary southbound stop located across from the closed park & ride lot; the northbound bus stop remains in place.

The future [South Bellevue Station](#) will include a new 1500-stall parking garage, and bus and paratransit transfer facilities.

The new light rail stations will open in 2023, but Sound Transit and their contractors will explore opportunities to open the park & rides sooner if possible.

- [ST's webpage for park & ride closures](#) has information and maps on alternate park & ride [options](#), including leased lots in the area, existing lots with parking availability and other commute options. Bus routes serving the lease lots connect with many of the same routes and destinations as those serving closed Overlake TC and South Bellevue P&R. ST has also expanded service on routes traveling to downtown Seattle and Bellevue.
- Sound Transit expects to open two new temporary park & ride lots along Bellevue Way SE in the third quarter of 2017. The new lots will be announced via East Link construction alerts.

To receive the latest East Link information, [subscribe](#) to Sound Transit construction alerts for East Link Extension, Overlake TC and South Bellevue P&R.

- King County Metro's [Just One Trip](#) program, in partnership with Sound Transit, and other local community based programs such as Choose Your Way Bellevue and Go Redmond, are helping transit customers find alternatives to driving alone. Just One Trip's [Resources](#) page links to information on trip options, find rideshare partners, Vanshare promotions, park & ride carpool permit parking, bike parking and customized support planning a new trip.

**Northgate Link Station** – Construction of the [Northgate Station](#) and elevated tracks will continue into 2019, with service to open in 2021.

- No changes are anticipated to Northgate area park & ride facilities until late 2018. At that time, ST will open a new shared garage with about 450 transit parking spaces, will take the remaining Northgate TC P&R spaces for construction, and ST's lease for North Seattle Interim (Lot A) will end.
- To receive the latest Northgate Station information, [subscribe](#) to Sound Transit construction alerts for Northgate Link Extension.

**Parking Program Management – Park & Ride program, planning and study efforts, Metro and Sound Transit permit parking programs, regional coordination**

- Metro is working with a consultant team to carry out an access to transit and parking expansion technical study. A data collection effort will launch at park & rides in third quarter 2017, and the study will conclude in fourth quarter of 2017.
- Metro continues work to implement an expansion of the leased lot parking program based on a grant awarded by the Puget Sound Regional Council (PSRC) Countywide CMAQ competition. A market study has been completed to identify monthly leased parking rates around the County, and Metro staff have begun identifying potential properties for leasing. Metro anticipates executing new leases starting in the third quarter of 2017.
- Metro is evaluating opportunities to expand capacity at crowded park & rides through restriping and reconfiguring parking stalls. Restriping at Eastgate, Bear Creek and Bothell Park & Rides is scheduled for third quarter 2017, increasing parking capacity at those facilities by approximately 5%.
- Starting May 23<sup>rd</sup>, Metro increased parking enforcement activities at Eastgate, Kingsgate, Redmond and Northgate park & rides. Enforcement is targeted towards vehicles parked for non-transit purposes, blocking fire lanes or transit operations, or parked outside of designated areas. Enforcement activities will continue into third quarter and beyond.
- Metro continues to operate an HOV (carpool) parking permit program at six park & ride lots (Eastgate, Issaquah Highlands, Northgate East, Redmond, South Kirkland and South Renton). Permits are free to customers who are regular transit, vanpool or carpool users. Metro contracts with Republic Parking Northwest to provide administration and enforcement services in support of the agency's program. The program supports 104 permits as of July. Metro plans to expand the program to nine additional park & rides in fourth quarter 2017.

More information can be found at [Metro permit parking](#) and the [Republic Parking](#) website.

- With vendor support also from Republic Parking Northwest, Sound Transit continues to offer HOV (carpool) permit parking at Angle Lake Station, Auburn Station, Federal Way Transit Center, Issaquah Transit Center, Kent Station, Tukwila International Boulevard Station (TIBS), Tukwila Sounder Station, Puyallup Station and Sumner Station. ST anticipates initiating a discussion with the Sound Transit Board on the pricing and implementation of solo-driver (SOV) permits in mid to late 2017.

More information is available at [Sound Transit permit parking](#) and the [Republic Parking](#) website.

- In May 2017 Metro launched Park by Transit in partnership with Diamond Parking. The grant-funded pilot program allows transit customers to purchase permits to park in underused parking in multifamily and commercial properties located near frequent transit. Metro and Diamond have secured 12 locations with a total of

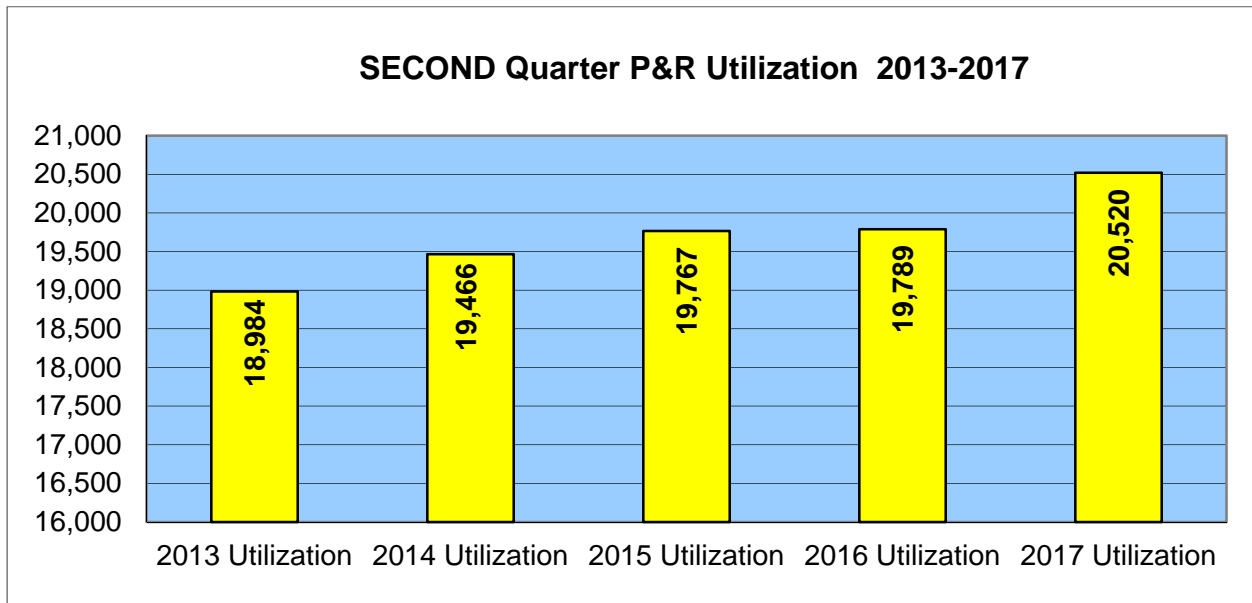
179 spaces; 38 permits were active as of June. Recruitment and program expansion are expected to continue throughout the year. More information can be found at <http://www.parkbytransit.com/> or [multifamily park & ride](#).

- Metro staff participates in a PSRC Regional Parking Management working group (policy development) and a regional Transit Integration Group Parking Committee (operations) with partner agencies.

D. System Information

**SECOND QUARTER 2017**

Park & Ride Lots	Lots	Capacity	Used	Percentage
Permanent Lots	63	23,303	18,964	79%
Leased Lots	72	2,851	1,556	55%
<b>SYSTEM TOTALS</b>	<b>135</b>	<b>26,154</b>	<b>20,520</b>	<b>76%</b>



Monthly park & ride vehicle counts are taken by Metro Service Quality supervisors and Sound Transit security staff. These monthly counts are averaged to show quarterly utilization. Trends in P&R use are monitored and used when planning for new lots and for changes to transit service.

**PERMANENT PARK & RIDE LOTS**

During the second quarter of 2017, 18,964 (79 percent) of the 23,303 available permanent P&R spaces were used on an average daily basis. Net parking capacity increased 343 spaces over second quarter 2016, while 714 more vehicles (4 percent) were recorded using the permanent P&R spaces.

- The North District saw 230 fewer vehicles parked per day than second quarter 2016, largely due to construction changes at Northgate area park & rides and the reduction of spaces at the Northgate TC park & ride.
- The East District had 159 fewer vehicles per day than second quarter 2016. A few lots had small reductions and 55 fewer vehicles parked on average at Woodinville P&R, possibly due to the March 2016 service change restructuring of route 372 that now terminates in Bothell.
- The South District recorded 819 more vehicles parked per day than in second quarter 2016, primarily due to the popularity of ST's new Angle Lake Station with 925 average daily vehicles.

A. Permanent Park & Ride Changes

**Evergreen Point Bridge P&R lot #715** – WSDOT's contractor did final paving and striping of the park & ride on the SR-520/Evergreen Point lid at the end of the second quarter, and the original 50-space capacity was restored to 48 regular and two ADA spaces on April 5<sup>th</sup>.

Sound Transit closed two park & ride lots in May for construction of [East Link Extension](#) from Seattle to Redmond:

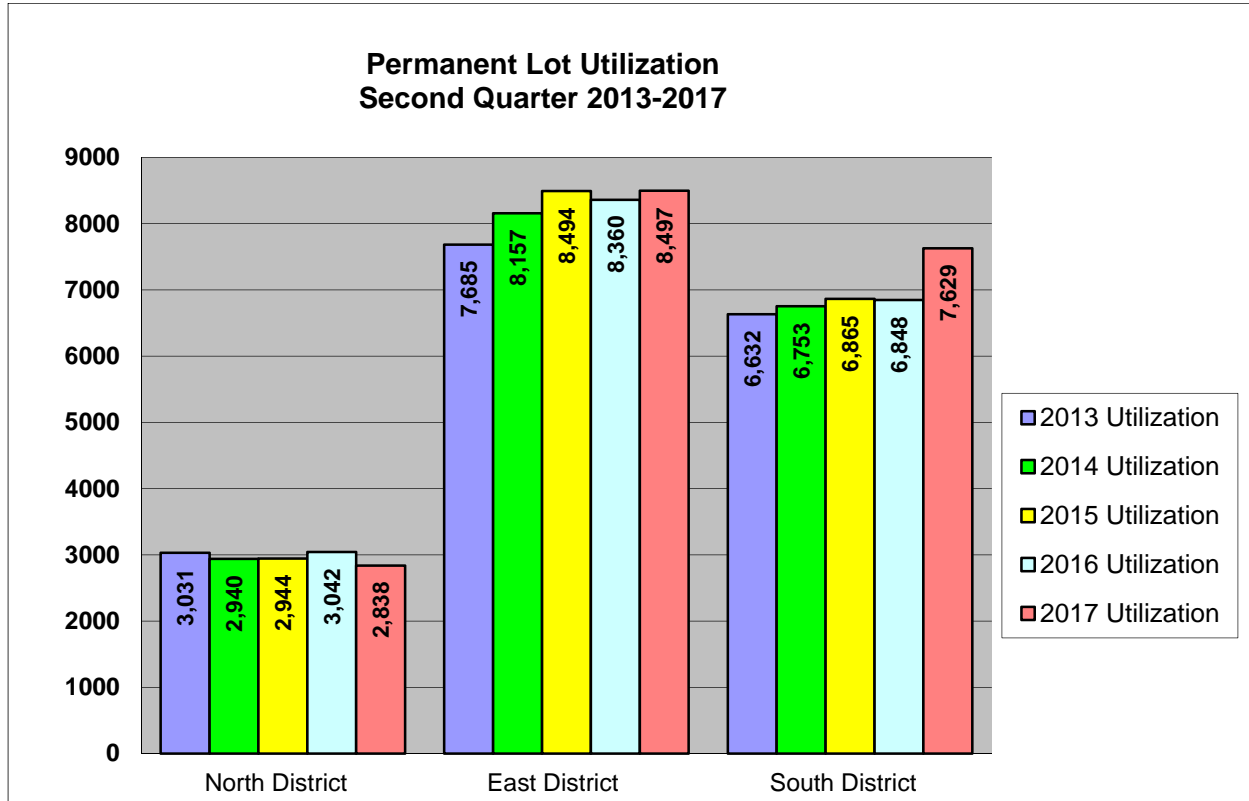
- The **Overlake Transit Center at NE 40<sup>th</sup> Park & Ride lot #851** closed on Monday, May 1<sup>st</sup> for up to six years. Metro and ST bus service continue to serve the Overlake TC site while the park & ride lot is closed ([aerial view](#)).
- The **South Bellevue Park & Ride lot #727** closed on Tuesday, May 30<sup>th</sup> for approximately five years ([aerial view](#)). ST and Metro buses continue to serve Bellevue Way SE during construction.

**Shoreline P&R lot #709** has transferred from Washington State Department of Transportation (WSDOT) ownership to King County ownership. The deed was recorded June 22<sup>nd</sup>.

B. Capacity and Utilization

<b>SECOND QUARTER 2017</b>	<b>Lots</b>	<b>Capacity</b>	<b>Used</b>	<b>Percentage</b>
North District	13	3,076	2,838	92%
East District *	22	8,805	8,497	89%
South District	28	11,422	7,629	67%
<b>TOTAL *</b>	<b>63</b>	<b>23,303</b>	<b>18,964</b>	<b>79%</b>

\* East District Capacity at the end of second quarter does not include Overlake TC and South Bellevue P&R which closed in May. East District Usage does include both park & ride lots for they were open and served park & ride users during part of the quarter. The Percentages for the East District and Total have been adjusted to compensate.



**C. High-Utilization Permanent Lots**

Thirty-seven of the 63 permanent P&R lots realized 80-percent, or higher, utilization rates during second quarter 2017. Of the 37 high-utilization lots, 11 permanent lots were filled to 100-percent capacity or above. The tables below list these park & ride lots.

**Permanent Lots with 80 Percent or Higher Utilization:**

**NORTH DISTRICT (9 lots)**

Lot 703 – I-5/NE 65 <sup>th</sup> St/Green Lake 103%	Lot 753.1 – Northgate TC Extension 97%
Lot 704 – Kenmore 101%	Lot 754 – Aurora Village TC 99%
Lot 709 – Shoreline 91%	Lot 758 – Northgate Mall Garage 97%
Lot 753 – Northgate Transit Center 99%	Lot 760 – Thornton Place Garage 96%

**EAST DISTRICT (15 lots)**

Lot 701 – Bothell 98%	Lot 727 – South Bellevue 102% *
Lot 702 – Brickyard 86%	Lot 728 – South Kirkland 98%
Lot 712 – Bear Creek 99%	Lot 729 – Wilburton 99%
Lot 713 – Eastgate 101%	Lot 755 – Tibbetts Lot 86%
Lot 715 – Evergreen Point Bridge 108%	Lot 759 – Issaquah Highlands 95%
Lot 719 – Kingsgate 112%	Lot 818 – Issaquah TC 99%
Lot 726 – Redmond 99%	Lot 830 – Mercer Island 100%
	Lot 851 – Overlake TC at NE 40 <sup>th</sup> 105% *

\* Overlake TC and South Bellevue P&R were open and served park & ride users during part of the second quarter, closing in May.

**SOUTH DISTRICT (13 lots)**

Lot 738 – Olson Place/Myers Way 95%	Lot 872 – Kent Garage at Kent Station 97%
Lot 739 – Peasley Canyon/W Valley 85%	Lot 872.1 – Kent Surface Lot 104%
Lot 743 – South Renton 97%	Lot 873 – Auburn Garage at Auburn Station 100%
Lot 746 – Tukwila 98%	Lot 873.1 – Auburn Surface Lot 101%
Lot 756 – Renton P&R 88%	Lot 877 – Federal Way TC 99%
Lot 871.1 – Tukwila Surface Lot 91%	Lot 890 – Tukwila International Blvd Station 99%
	Lot 891 – Angle Lake Station 97%

**LEASED PARK & RIDE LOTS**

Seventy-two P&R lots leased from, or donated by, private-property owners provided 2,851 parking spaces (11 percent) of the total P&R capacity for commuters during the second quarter. When compared with second quarter 2016, overall leased parking capacity increased by 355 spaces, due principally to Sound Transit opening six leased lots in 4<sup>th</sup> quarter 2016 (four in east King County, one in the North and one in the South). Leased lot utilization saw 17 more vehicles than second quarter 2016, for the recent park & ride lot additions have yet begun to attract park & ride users. Over the same period, North District usage rose by 92 vehicles, principally due to ST’s October 2016 opening of Interim Lot B at Northgate (83 average vehicles daily). The East District had 40 more vehicles on average, while the South District recorded 115 fewer daily vehicles, with ST’s highly utilized Center Plaza lot in Federal Way closing in 2<sup>nd</sup> Quarter 2016.

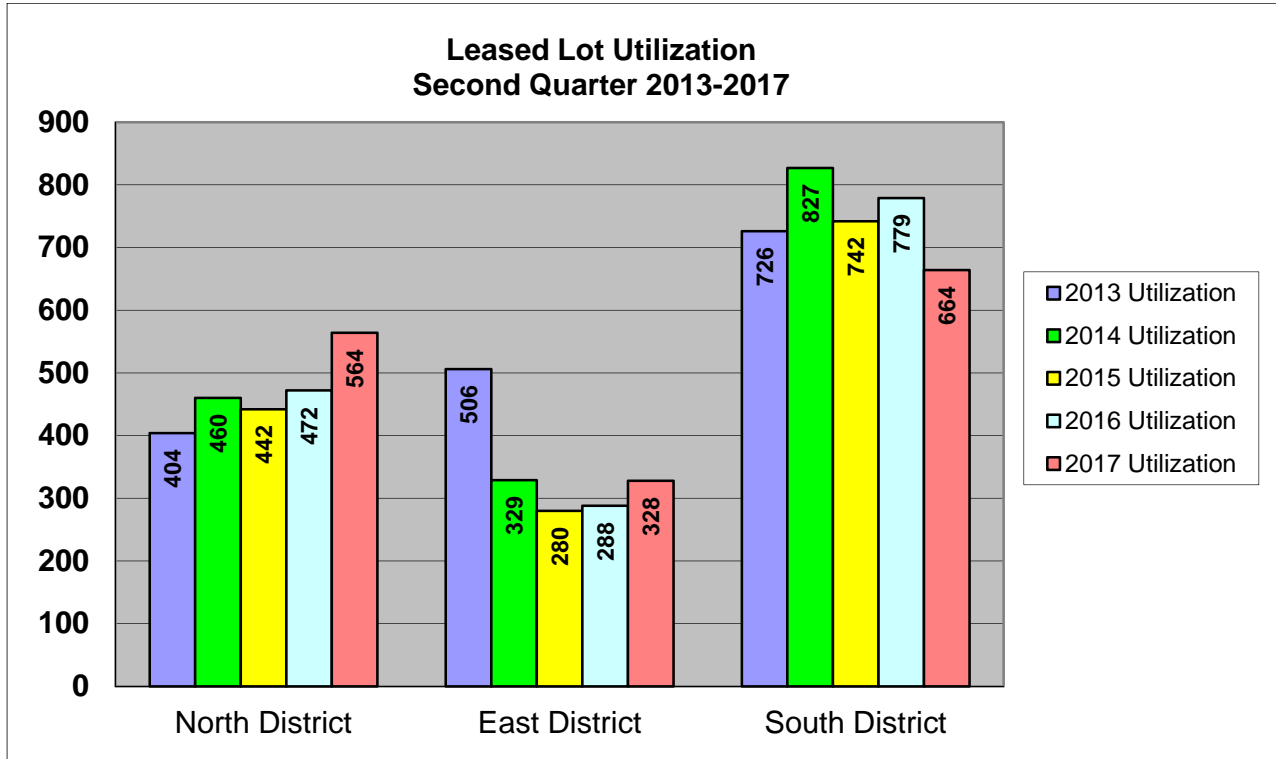
**A. Leased Park & Ride Changes**

As part of Overlake Transit Center replacement parking mitigation, Sound Transit opened the **Holy Trinity Church** leased lot in May as another park & ride option. ST lot #918 is located at 17371 NE 24<sup>th</sup> Street, Redmond.

Fairwood Assembly of God changed its name to **NW Life Church** (lot #570).

**B. Capacity and Utilization**

<b>SECOND QUARTER 2017</b>	<b>Lots</b>	<b>Capacity</b>	<b>Used</b>	<b>Percentage</b>
North District	12	604	564	93%
East District	28	989	328	33%
South District	32	1,258	664	53%
<b>TOTAL</b>	<b>72</b>	<b>2,851</b>	<b>1,556</b>	<b>55%</b>



**C. High-Utilization Leased Lots**

Sixteen of the 72 leased P&R lots realized 80-percent, or higher, utilization rates during the second quarter of 2017. Of the 16 high utilization lots, four leased lots were filled to 100 percent capacity or above. The tables below list these park & ride lots.

**Leased Lots with 80 percent or Higher Utilization:**

**NORTH DISTRICT (8 lots)**

Lot 501 – The Vine Church	99%
Lot 504 – Korean Zion Presbyterian Church	95%
Lot 505 – Lamb of God Lutheran Church	130%
Lot 544 – Prince of Peace Lutheran Church	88%
Lot 557 – Kenmore Community Church	98%
Lot 576 – Aurora Community Church of the Nazarene	107%
Lot 906 – North Seattle Interim (Lot A)	98%
Lot 906 – Northgate Transit Center Interim (Lot B)	99%

**EAST DISTRICT (4 lots)**

Lot 508 – Grace Lutheran Church	90%
Lot 512 – Mercer Island United Methodist Church	94%
Lot 551 – Eastgate Congregational Church	92%
Lot 599 – Revive Church (formerly Redwood Family Church)	95%

**SOUTH DISTRICT (4 lots)**

Lot 531 – Our Savior's Baptist Church	83%
Lot 533 – Fred Meyer, Renton	133%
Lot 536 – New Life Church @ Renton	89%
Lot 579 – Kenndale United Methodist Church	132%

## SECOND QUARTER 2017/2016 COMPARISON

The following information shows the average number of vehicles using park & ride lots on a daily basis. Counts are performed once each month, and the three months are averaged for the quarterly total. P&R changes during the quarter are highlighted; NA-Counts are not available; \*\*These lots are counted once quarterly.

Capacity for King County and State lots reflects spaces available; it does not include accessible spaces or spaces reserved for other uses. In Sound Transit lots the total number of spaces in each lot is included. Also shown are the Lot Inventory Number, Lot Ownership (C=City, KC=King County, P=Private Owner, S=State, ST=Sound Transit) and alteration dates. These may reflect an expansion (E); restriping (R); or modification (M)-usually a change in capacity

### PERMANENT PARK & RIDES

LOT#	NORTH DISTRICT	2017 SECOND Quarter			2016 SECOND Quarter		
		Capacity	Used	% Util.	Capacity	Used	% Util.
703	<b>I-5/NE 65th St./Green Lake (S)</b> 6601 8th Ave NE, Seattle 98115 79; 11/88 E, 5/81 E, 7/90 R, 7/94 E, 8/00 R	411	424	103%	411	441	107%
704	<b>Kenmore (KC)</b> 7346 NE Bothell Wy, Kenmore 98028 10/78, 1/05 E	606	611	101%	606	607	100%
705	<b>North Jackson Park (S)</b> 14711 5th Ave NE, Shoreline 98155 3/81	68	45	66%	68	60	88%
706	<b>North Seattle (S)</b> 10001 1st Ave NE, Seattle 98133 KC: 9/82; 10/85 E; 8/86 R. ST: 12/16 M	102	55	54%	Not Open		
709	<b>Shoreline (KC)</b> 18821 Aurora Ave N, Shoreline 98133 10/80; 8/98E; 6/12M	393	357	91%	393	345	88%
710	<b>5th Ave NE/NE 133rd St (S)</b> 5th Ave NE & NE 133rd St, Seattle 98125 3/81	46	5	11%	46	10	22%
744	<b>SW Spokane St. (C)</b> 3599 26th Ave SW, Seattle 98126 12/87; 8/00 M	55	1	1%	55	2	4%
749	<b>Spokane/Airport (S)</b> Spokane St & Airport Wy, Seattle 98134	25	10	41%	25	21	84%
753	<b>Northgate Transit Center (KC)</b> 10200 1st Ave NE, Seattle 98125 6/92; 10/16 M	90	89	99%	284	284	100%
753.1	<b>Northgate TC Extension (KC)</b> 3rd Ave NE and NE 103rd St, Seattle 98125 6/02; 5/09 R	448	435	97%	398	398	100%
753.2	<b>Northgate TC Extension, Carpool (KC)</b> 3rd Ave NE and NE 103rd St, Seattle 98125 6/02; 10/07 M; 5/09 R	included in Lot 753.1			50	49	98%
754	<b>Aurora Village Transit Center (KC)</b> 1524 N 200th St, Shoreline 98133 9/94; 4/02 M	202	199	99%	202	200	99%
758	<b>Northgate Mall Garage (P)</b> 300 NE 103rd St, Seattle 98125 5/07	280	272	97%	280	280	100%
760	<b>Thornton Place Garage (P)</b> 3rd Ave NE and NE 100th St, Seattle 98125 4/09	350	335	96%	350	345	99%
<b>North District Permanent Park &amp; Ride Totals</b>		<b>3,076</b>	<b>2,838</b>	<b>92%</b>	<b>3,168</b>	<b>3,042</b>	<b>96%</b>



LOT#	EAST DISTRICT	2017 SECOND Quarter			2016 SECOND Quarter		
		Capacity	Used	% Util.	Capacity	Used	% Util.
701	<b>Bothell (KC)</b> 10303 Woodinville Dr., Bothell 98011 3/78; 8/79 E; 3/95 E	220	217	98%	220	217	99%
702	<b>Brickyard Rd (S)</b> 15530 Juanita-Woodinville Wy NE, Bothell 98011 10/80; 3/10 E	443	381	86%	443	374	84%
711	<b>Woodinville (S)</b> 17800 140th Ave NE, Woodinville 98072 9/83	438	254	58%	438	255	58%
712	<b>Bear Creek (KC)</b> 7760 178th Pl NE, Redmond 98052 2/89; 9/06 M; 10/07 M	283	281	99%	283	280	99%
713	<b>Eastgate (S)</b> 14200 SE Eastgate Wy, Bellevue 98007 12/78; 8/82 E, 9/93 E, 12/99 R, 6/04 M (Garage and surface lot counts are combined)	1614	1624	101%	1614	1596	99%
715	<b>Evergreen Point Bridge (S)</b> SR 520/76th Ave NE, Medina 98039 9/79; 6/86 E; 7/13 M	48	52	108%	38	38	100%
717	<b>Houghton (S)</b> 7024 116th Ave NE, Kirkland 98033 2/88	470	84	18%	470	94	20%
719	<b>Kingsgate (S)</b> 13001 116th Wy NE, Kirkland 98034 9/79; 1/82 E	502	563	112%	502	585	117%
720	<b>Kirkland Way (C)</b> I-405/NE 85th St, Kirkland 98033	20	6	30%	20	9	45%
722	<b>Newport Hills (S)</b> 5115 113th Pl SE, Bellevue 98006 6/82	275	210	76%	275	188	68%
724	<b>Overlake (KC)</b> 2650 152nd Ave NE, Redmond 98052 5/81; 10/98M; 3/02M	203	99	49%	203	83	41%
725	<b>Preston (S)</b> 30303 SE High Point Wy, Preston 98027 3/89; 11/96 E	53	37	69%	53	28	53%
726	<b>Redmond (KC)</b> 16201 NE 83rd St, Redmond 98052 5/78; 8/81 E; 12/07 M; 7/09 M	377	374	99%	377	373	99%
727	<b>South Bellevue (S)</b> 2700 Bellevue Wy SE, Bellevue 98005 2/81; 10/92 E, 10/99 R	519	530	102%	519	559	108%
728	<b>South Kirkland (KC)</b> 3677 108th Avenue NE, Bellevue 98033 9/79; 9/13 E (Garage and surface lot counts are combined)	833	820	98%	833	789	95%
729	<b>Wilburton (S)</b> 720 114th Ave SE, Bellevue 98005 2/81	186	184	99%	186	178	96%
731	<b>Duvall (C)</b> SR 203 & Woodinville/Duvall Rd, Duvall 98019 4/01	49	23	48%	49	15	31%
755	<b>Tibbetts Lot (C)</b> 1645 Newport Way NW, Issaquah 98027 5/99	170	147	86%	170	127	75%

**CLOSED May 30  
for East Link construction**

LOT#	East District (continued)	2017 SECOND Quarter			2016 SECOND Quarter		
		Capacity	Used	% Util.	Capacity	Used	% Util.
759	<b>Issaquah Highlands (KC)</b> 1755 Highlands Drive, Issaquah 98027 2/06	1010	962	95%	1010	947	94%
761	<b>South Sammamish (KC)</b> 3015 - 228th Avenue SE, Sammamish 98074 3/06	265	143	54%	265	142	54%
762	<b>North Bend (C)</b> W North Bend Way & Sydney Ave, North Bend 98045 2/11	80	11	14%	80	12	15%
818	<b>Issaquah TC (ST)</b> 1050 17th Ave NW, Issaquah 98027 12/78; 6/86 R, 12/99 R; 7/08M	819	814	99%	819	799	98%
830	<b>Mercer Island (ST)</b> 7800 N Mercer Wy, Mercer Island 98040 7/89; 12/99 R; 1/08M	447	447	100%	447	447	100%
851	<b>Overlake TC at NE 40th (ST)</b> 15590 NE 36 St, Redmond 98052 4/02; 5/03E; 1/12M	222	234	105%	222	225	101%
		<b>P&amp;R lot CLOSED May 1 for East Link construction</b>					
<b>East District Permanent Park &amp; Ride Totals *</b>		<b>8,805</b>	<b>8,497</b>	<b>89%</b>	<b>9,536</b>	<b>8,360</b>	<b>88%</b>

\* East District Total Capacity at the end of second quarter does not include Overlake TC and South Bellevue P&R which closed in May. East District Total Usage does include both park & ride lots for they were open and served park & ride users during part of the quarter. The East District Total Percentage utilization has been adjusted to compensate.

LOT#	SOUTH DISTRICT	2017 SECOND Quarter			2016 SECOND Quarter		
		Capacity	Used	% Util.	Capacity	Used	% Util.
730	<b>Auburn (KC)</b> 101 15th St NE, Auburn 98002 10/77; 2/13 M	244	164	67%	244	156	64%
732	<b>Burien TC (KC)</b> 14900 4th Ave SW, Burien 98166 4/78; 9/86 E; 8/08 M; 5/09 M; 8/11 E	488	246	50%	488	349	72%
733	<b>Federal Way/S. 320th Street (S)</b> 32320 23rd Ave S, Federal Way 98003 11/79; 8/86 R	877	309	35%	877	350	40%
734	<b>Kent/James Street (KC)</b> 902 W James St, Kent 98032 10/78; 4/81 E	713	207	29%	713	231	32%
735	<b>Kent/Des Moines (KC)</b> 23405 Military Rd S, Kent 98198 2/80; 5/94 E	404	216	53%	370	289	78%
736	<b>Maple Valley (S)</b> 23033 Maple Valley Hwy, Maple Valley 98038 NA; 7/85 E	122	80	66%	122	83	68%
737	<b>Ober Park (KC)</b> 17106 Vashon Hwy SW, Vashon 98070 11/85	48	28	59%	48	38	79%
738	<b>Olson Place SW/Myers Way (KC)</b> 9000 Olson Pl SW, Seattle 98106 9/79; 7/02 M; 5/03 M	100	95	95%	100	82	82%
739	<b>Peasley Canyon Rd/West Valley Highway (S)</b> Peasley Canyon Rd/West Valley Hwy, Auburn 98001	54	46	85%	54	44	81%
741	<b>South Federal Way (KC)</b> 901 S 348th St, Federal Way 98003 6/87	515	116	23%	515	128	25%
742	<b>Twin Lakes (S)</b> 21st Ave SW & SW 344th St, Federal Way 98023 6/01	600	87	14%	600	107	18%

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LOT#	South District (continued)	2017 SECOND Quarter			2016 SECOND Quarter		
		Capacity	Used	% Util.	Capacity	Used	% Util.
743	<b>South Renton (S)</b> 205 S 7th St, Renton 98055 12/80	385	374	97%	373	373	100%
745	<b>Star Lake (S)</b> 27015 26th Ave S, Kent 98032 2/81	540	263	49%	540	284	53%
746	<b>Tukwila (KC)</b> 13445 Interurban Ave S, Tukwila 98168 6/86; 10/89 R	267	262	98%	267	264	99%
747	<b>Valley Center (KC)</b> 20221 Vashon Hwy SW, Vashon 98070 11/85	55	32	58%	55	31	56%
748	<b>Lake Meridian (KC)</b> 26805 132nd Ave SE, Kent 98031 4/94	172	39	22%	172	39	23%
751	<b>SR 18/Auburn-Black Diamond Road (S)</b> SR 18/Auburn-Black Diamond Rd, Auburn 98092 3/89	26	9	35%	26	5	19%
752	<b>Tahlequah (S)</b> north of Tahlequah Rd, Vashon Island 98070	36	27	76%	36	28	78%
756	<b>Renton P&amp;R (Metropolitan Place) (P)</b> 232 Burnett Avenue South, Renton 98055 8/01	150	132	88%	150	145	97%
757	<b>Redondo Heights P&amp;R (KC)</b> 27454 Pacific Highway South, Federal Way 98032 5/05	697	73	10%	697	63	9%
871.1	<b>Tukwila Surface Lot at Tukwila Station (ST)</b> 7301 Longacres Way, Tukwila 98188 3/01; 9/04M; 7/08M; 6/14E	390	354	91%	390	377	75%
872	<b>Kent Garage at Kent Station (ST)</b> 301 Railroad Avenue N, Kent 98032 3/02; 3/04E	877	853	97%	877	853	97%
872.1	<b>Kent Surface Lot at Kent Station (ST)</b> 301 Railroad Avenue N, Kent 98032 3/02; 11/11 M	119	124	104%	119	125	105%
873	<b>Auburn Garage at Auburn Station (ST)</b> 23 "A" St SW, Auburn 98001 1/02; 4/05M; 7/09M	520	521	100%	520	521	100%
873.1	<b>Auburn Surface Lot at Auburn Station (ST)</b> 23 "A" St SW, Auburn 98001 1/02; 2/03M	113	114	101%	113	114	101%
877	<b>Federal Way TC (ST)</b> 31261 - 23rd Avenue S, Federal Way 98003 2/06	1190	1174	99%	1190	1173	99%
890	<b>Tukwila International Blvd Station (ST)</b> International & Southcenter Blvds, Tukwila 98188 7/09	600	596	99%	600	596	99%
891	<b>Angle Lake Station (ST)</b> 20015 28th Ave S, SeaTac 98188 9/16	1120	1088	97%	Not Open		
<b>South District Permanent Park &amp; Ride Totals</b>		<b>11,422</b>	<b>7,629</b>	<b>67%</b>	<b>10,256</b>	<b>6,848</b>	<b>67%</b>
<b>PERMANENT PARK &amp; RIDE TOTALS</b>		<b>23,303</b>	<b>18,964</b>	<b>79%</b>	<b>22,960</b>	<b>18,250</b>	<b>79%</b>

## LEASED PARK & RIDES

The following information shows the average number of vehicles using park & rides per day.  
 Counts are performed once each month, and the three months are averaged for the quarterly total.  
 Also shown are the lot inventory number, opening date and alteration dates.  
 Alteration dates may reflect an expansion (E), reduction (R) or modification (M)-usually a change in capacity.

LOT#	NORTH DISTRICT	2017 SECOND Quarter			2016 SECOND Quarter		
		Capacity	Used	% Util.	Capacity	Used	% Util.
501	<b>The Vine Church</b> 6214 Bothell Way NE, Kenmore 98028 11/94; 10/04 M	75	74	99%	75	74	99%
502	<b>Buddha Jewel Monastery</b> 17418 8th Ave NE, Shoreline 98155 1/95; 1/04 M	40	24	59%	40	33	83%
504	<b>Korean Zion Presbyterian Church</b> 17920 Meridian Ave N, Shoreline 98155 7/97; 10/01 M	25	24	95%	25	23	92%
505	<b>Lamb of God Lutheran Church</b> 12509 27th NE, Seattle 98125 5/81	21	27	130%	21	18	86%
544	<b>Prince of Peace Lutheran Church</b> 14514 - 20th Ave NE, Shoreline 98155 6/98; 7/14 R	20	18	88%	20	10	50%
553	<b>Sonrise Evangelical Free Church</b> 610 SW Roxbury St, Seattle 98108 11/04	10	0	0%	10	1	10%
557	<b>Kenmore Community Church</b> 7504 NE Bothell Wy, Kenmore 98028 6/04	15	15	98%	15	15	100%
562	<b>Holy Family Church</b> 9641 20th Ave SW, Seattle 98106 4/90; 1/04 M	23	11	46%	23	9	39%
566	<b>Shoreline United Methodist Church</b> 14511 25th Ave NE, Shoreline 98155 11/89	20	11	57%	20	8	40%
576	<b>Aurora Community Church of the Nazarene</b> 1900 N 175th Street, Shoreline 98133 1/95; 12/04 M	116	124	107%	116	128	110%
906	<b>North Seattle Interim (Lot A)</b> 402 NE 103 <sup>rd</sup> Street, Seattle 98125 3/14; 1/16 M	155	153	98%	140	153	109%
908	<b>Northgate Transit Center Interim (Lot B)</b> 9580 1st Ave NE, Seattle 98125 10/16	84	83	99%	Not Open		
<b>North District Leased Park &amp; Ride Totals</b>		<b>604</b>	<b>564</b>	<b>93%</b>	<b>505</b>	<b>472</b>	<b>93%</b>

LOT#	EAST DISTRICT	2017 SECOND Quarter			2016 SECOND Quarter		
		Capacity	Used	% Util.	Capacity	Used	% Util.
508	<b>Grace Lutheran Church</b> 9625 NE 8th Street, Bellevue 98009 10/78; 11/98 M, 8/00 M	50	45	90%	50	47	94%
509	<b>Holy Spirit Lutheran Church</b> 10021 NE 124th St, Kirkland 98034 5/85; 07/07 M	40	27	67%	40	31	78%
510	<b>Klahanie #1</b> SE Klahanie Blvd & 244th Pl SE, Issaquah 98027 10/85	30	9	30%	30	6	20%
511	<b>Mercer Island Presbyterian Church</b> 3605 84th Ave SE, Mercer Island 98040 11/80	30	20	66%	30	22	73%
512	<b>Mercer Island United Methodist Church</b> 7070 SE 24th St, Mercer Island 98040 3/81; 10/01 M	18	17	94%	18	19	106%

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LOT#	East District (continued)	2017 SECOND Quarter			2016 SECOND Quarter		
		Capacity	Used	% Util.	Capacity	Used	% Util.
513	<b>Newport Hills Community Church</b> 5833 119th Ave SE, Bellevue 98006 10/79; 11/98 M, 11/99 M; 1/04 M	37	17	47%	37	18	49%
514	<b>Newport Covenant Church</b> 12800 SE Coal Creek Pkwy, Bellevue 98006 6/81	75	35	47%	75	24	32%
515	<b>Klahanie #3</b> Klahanie Dr SE & SE 40th St, Issaquah 98045 10/85	30	0	1%	30	1	3%
516	<b>South Mercer Center, LLC @ Mercer Island QFC</b> 84 Ave SE & SE 68th St, Mercer Island 98040 9/85	21	7	33%	21	11	52%
519	<b>St Luke's Lutheran Church - Bellevue</b> 3030 Bellevue Way NE, Bellevue 98004 10/80	30	6	20%	30	7	23%
538	<b>Bellevue Christian Reformed Church</b> 1221 - 148th NE, Bellevue 98007 5/97	20	2	8%	20	2	10%
539	<b>St Andrew's Lutheran Church</b> 2650 - 148th Ave SE, Bellevue 98007 9/97	Closed 9/1/2016. Transitioned to ST leased lot #916			20	2	10%
540	<b>Tibbetts Valley Park</b> 965 - 12th Ave NW, Issaquah 98027 10/97; 5/00 E; 2/06 M*	27	2	7%	27	1	4%
551	<b>Eastgate Congregational Church</b> 15318 SE Newport Way, Bellevue 98006 5/04	20	18	92%	20	17	85%
559	<b>Woodinville Unitarian Universalist Church</b> 19020 Woodinville/Duvall Rd, Woodinville 98072 4/05	30	5	16%	30	3	10%
560	<b>Cottage Lake Assembly of God</b> 15737 Avondale Road, Woodinville 98072 3/05; 1/06M	20	9	47%	20	12	60%
584	<b>Bellevue Foursquare Church</b> 2015 Richards Rd, Bellevue 98005 6/95; 10/04 M	Closed 9/1/2016. Transitioned to ST leased lot #911			35	3	9%
588	<b>Sammamish Hills Lutheran Church</b> 22818 SE 8th St, Sammamish 98074 1/96; 1/02 M; 1/04 M	54	25	47%	54	16	30%
597	<b>Korean Covenant Church</b> 14220 Juanita/Woodinville Way NE, Kirkland 98034 1/07	30	9	30%	30	13	43%
599	<b>Revive Church (formerly Redwood Family Church)</b> 11500 Redmond-Woodinville Rd NE, Redmond 98052 12/07	10	10	95%	10	2	20%
631	<b>Snoqualmie Community Park</b> 35016 SE Ridge Street, Snoqualmie 98065 9/08	20	7	35%	20	18	90%
632	<b>Redmond Ridge</b> NE Cedar Park Crescent & Redmond Ridge Dr NE Redmond 98053 1/11; 9/13 M	52	20	38%	52	9	17%
634	<b>Congregational Church of Mercer Island</b> 4545 Island Crest Way Mercer Island 98040 6/15	28	5	18%	28	4	14%
911	<b>Bellevue Foursquare Church</b> 2015 Richards Rd, Bellevue 98005 9/16	50	3	5%	Former Metro lot #584		
912	<b>Cross of Christ Lutheran Church</b> 411 156th Ave NE, Bellevue 98007 11/16	50	0	0%	Not Open		

LOT#	East District (continued)	2017 SECOND Quarter			2016 SECOND Quarter		
		Capacity	Used	% Util.	Capacity	Used	% Util.
913	Lake Hills Baptist Church 506 140th Ave SE, Bellevue 98005 11/16	50	11	21%		Not Open	
915	Overlake Park Presbyterian Church 1836 156th Ave NE, Bellevue 98007 11/16	50	4	7%		Not Open	
916	St Andrew's Lutheran Church 2650 - 148th Ave SE, Bellevue 98007 9/16	50	9	19%		Former Metro lot #539	
917	The Neighborhood Church 625 140th Ave NE, Bellevue 98005 11/16	50	6	11%		Not Open	
918	Holy Trinity Church 17371 NE 24th St, Redmond 98052 5/17	17	0	0%		Not Open	
<b>East District Leased Park &amp; Ride Totals</b>		<b>989</b>	<b>328</b>	<b>33%</b>	<b>727</b>	<b>288</b>	<b>40%</b>

LOT#	SOUTH DISTRICT	2017 SECOND Quarter			2016 SECOND Quarter		
		Capacity	Used	% Util.	Capacity	Used	% Util.
521	Kent Covenant Church 12010 SE 240th St, Kent 98031 10/96	20	6	30%	20	9	45%
523	Farmer's Park SE 436th St & 228th Ave SE, Enumclaw 98022 4/82	25	2	6%	25	2	8%
524	City View Church 200 SW Langston Rd, Renton 98055 4/80	96	31	33%	96	46	48%
527	Kent United Methodist Church 11010 SE 248th St, Kent 98031 6/80; 1/04 M	23	11	46%	23	3	13%
530	Nativity Lutheran Church 17707 140th Ave SE, Renton 98058 8/81; 5/99 M	49	25	50%	49	27	55%
531	Our Savior's Baptist Church 701 S 320th St, Federal Way 98003 11/85; 1/04 M	24	20	83%	24	3	13%
533	Fred Meyer, Renton 365 Renton Center Way SW, Renton 98056 10/96	21	28	133%	21	30	143%
536	New Life Church @ Renton 15711 152nd Ave SE, Renton 98059 6/96	25	22	89%	25	9	36%
541	Sunrise United Methodist Church 150 S 356th St, Federal Way 98003	25	2	8%	25	1	4%
542	All Saints Lutheran Church 27225 Military Road S, Auburn 98001 6/98	75	50	67%	75	50	67%
543	St Columba's Episcopal Church 26715 Military Road S, Kent 98032 6/98	15	5	33%	15	7	47%
547	St Luke's Lutheran Church - Federal Way 515 S 312th St, Federal Way 98003 7/98	20	10	50%	20	2	10%
550	Beverly Park First Baptist Church 11659 1st Avenue South, Seattle 98168 7/02	12	5	39%	12	5	42%
564	Sunset Park 1306 69th Street SE, Auburn 98092 9/08	10	6	55%	10	5	50%

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Exhibit 2

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LOT#	South District (continued)	2017 SECOND Quarter			2016 SECOND Quarter		
		Capacity	Used	% Util.	Capacity	Used	% Util.
565	<b>Family Life Center-Church of God</b> 116 Lakeland Hills Way SE, Auburn 98092 9/08	27	8	30%	27	4	15%
569	<b>Renton City Municipal Garage</b> 655 S 2nd St, Renton 98055 6/04; 1/15 M	150	105	70%	150	146	97%
570	<b>NW Life Church (formerly Fairwood Assembly of Go</b> 13120 SE 192nd St, Renton 98058 3/93; 1/04 M	25	4	15%	25	8	32%
577	<b>Church by the Side of the Road</b> 3455 S 148th St, Tukwila 98168 1/95; 1/04 M	28	6	20%	28	10	36%
578	<b>Sacred Heart Church of Enumclaw</b> 1614 Farrelly St, Enumclaw 98022 12/94; 4/08 M	40	13	33%	40	16	40%
579	<b>Kennydale United Methodist</b> 3005 Park Avenue North, Renton 98056 4/95; 7/01 M	50	66	132%	50	70	140%
581	<b>Normandy Park Congregational</b> 19247 - 1st Avenue South, Normandy Park 98166 6/95; 1/04 M	10	2	20%	10	0	0%
583	<b>Cornerstone United Methodist Church</b> 20730 SE 272nd Street, Covington 98042 2/06	20	5	25%	20	9	45%
589	<b>Vashon Episcopal Church of the Holy Spirit</b> 15420 Vashon Highway SW, Vashon 98070 3/97	23	6	26%	23	11	48%
590	<b>Black Diamond Masonic Temple</b> 32523 - 3rd Ave, Black Diamond 98010 7/97; 10/01 M	30	24	78%	30	11	37%
591	<b>Community Bible Fellowship</b> 11227 Renton Avenue South, Seattle 98178 4/03	29	0	0%	29	0	0%
596	<b>East Hill Friends Church</b> 22600 - 116th Ave SE, Kent 98031 8/06	20	6	32%	20	6	30%
598	<b>Burien Church of God</b> 16640 - 1st Avenue South, Burien 98148 7/07	20	0	0%	20	0	0%
640	<b>St Matthew Lutheran Church</b> 2516 NE 16th St, Renton 98056 10/10	128	81	64%	128	78	61%
652	<b>Maple Valley Town Square</b> 26520 Maple Valley Highway, Maple Valley 98038 10/12	97	66	68%	97	71	73%
737.1	<b>Ober Park Annex (Vashon Parks Department)</b> 17130 Vashon Hwy SW, Vashon 98070 1/98	9	4	48%	9	4	44%
903	<b>SeaTac Center Garage</b> 15247 International Boulevard, SeaTac 98188 11/13	62	45	73%	62	61	98%
907	<b>Center Plaza - Federal Way</b> 2012 S 320th St, Federal Way 98003 10/13	Closed June 2016			56	75	134%
921	<b>Renton Bible Church</b> 973 Union Ave NE, Renton 98059 11/16	50	0		Not Open		
<b>South District Leased Park &amp; Ride Totals</b>		<b>1,258</b>	<b>664</b>	<b>53%</b>	<b>1,264</b>	<b>779</b>	<b>62%</b>
<b>LEASED PARK &amp; RIDE SYSTEM TOTALS</b>		<b>2,851</b>	<b>1,556</b>	<b>55%</b>	<b>2,496</b>	<b>1,539</b>	<b>62%</b>
<b>COMBINED PERMANENT / LEASED PARK &amp; RIDE SYSTEM TOTALS</b>		<b>26,154</b>	<b>20,520</b>	<b>76%</b>	<b>25,456</b>	<b>19,789</b>	<b>78%</b>

AB 5363  
Exhibit 2

# King County Park & Ride Lots Monthly Utilization Report\*

April 2017

Lot Number, Park & Ride Name, Spaces Available (does not include accessible spaces or spaces reserved for other uses), Spaces Used, Percent Used  
 (The following information is the result of a once-monthly compilation of data, not a monthly average.)

LOT	PERMANENT LOTS	Spaces	Count	% Used	LOT	LEASED LOTS	Spaces	Count	% Used
<b>NORTH DISTRICT</b>					<b>NORTH DISTRICT</b>				
703	I-5/NE 65th Street/Green Lake - 1/79	411	444	108%	501	The Vine Church - 11/94	75	74	99%
704	Kenmore - 10/78	606	611	101%	502	Buddha Jewel Monastery - 1/95	40	20	50%
705	North Jackson Park - 3/81	68	46	68%	504	Korean Zion Presbyterian Church - 7/97	25	19	76%
706	North Seattle - 12/16	102	33	32%	505	Lamb of God Lutheran Church - 5/81	21	31	148%
709	Shoreline - 10/80	393	359	91%	544	Prince of Peace Lutheran Church - 6/98	20	18	90%
710	5th Ave NE/NE 133rd St - 3/81	46	4	9%	553	Sonrise Evangelical Free Church - 11/04	10	0	0%
744	SW Spokane Street - 12/87	55	1	2%	557	Kenmore Community Church - 6/04	15	14	93%
749	Spokane/Airport	25	9	36%	562	Holy Family Church - 4/90	23	10	43%
753	Northgate Transit Center - 6/92	90	88	98%	566	Shoreline United Methodist Church - 11/89	20	13	65%
753.1	Northgate Transit Center Extension - 6/02	448	421	94%	576	Aurora Community Church of the Nazarene - 1/08	116	125	108%
754	Aurora Village Transit Center - 9/94	202	202	100%	906	North Seattle Interim (Lot A) - 3/14	155	155	100%
758	Northgate Mall Garage - 5/07	280	261	93%	908	Northgate TC Interim (Lot B) - 10/16	84	82	98%
760	Thornton Place Garage - 4/09	350	323	92%					
<b>EAST DISTRICT</b>					<b>EAST DISTRICT</b>				
701	Bothell - 3/78	220	217	99%	508	Grace Lutheran Church - 10/78	50	39	78%
702	Brickyard Road - 10/80	443	386	87%	509	Holy Spirit Lutheran Church - 5/85	40	29	73%
711	Woodinville - 9/83	438	256	58%	510	Klahanie #1 - 10/85	30	8	27%
712	Bear Creek - 2/89	283	282	100%	511	Mercer Island Presbyterian Church - 11/80	30	16	53%
713	Eastgate - 12/78	1614	1581	98%	512	Mercer Island United Methodist Ch. - 3/81	18	16	89%
715	Evergreen Point Bridge - 11/81	48	52	108%	513	Newport Hills Community Church - 10/79	37	16	43%
717	Houghton - 2/88	470	98	21%	514	Newport Covenant Church - 6/81	75	42	56%
719	Kingsgate - 9/79	502	574	114%	515	Klahanie #3 - 10/85	30	0	0%
720	Kirkland Way	20	4	20%	516	Mercer Island QFC Village - 9/85	21	4	19%
722	Newport Hills - 2/82	275	213	77%	519	St. Luke's Lutheran Church (Blvu) - 10/80	30	4	13%
724	Overlake - 5/81	203	87	43%	538	Bellevue Christian Reformed Church - 5/97	20	1	5%
725	Preston - 3/89	53	37	70%	540	Tibbetts Valley Park - 10/97	27	0	0%
726	Redmond - 5/78	377	376	100%	551	Eastgate Congregational Church - 5/04	20	18	90%
727	South Bellevue - 2/81	519	514	99%	559	Woodinville Unitarian Universalist Ch. - 3/05	30	6	20%
728	South Kirkland - 9/79	833	817	98%	560	Cottage Lake Assembly of God - 3/05	20	9	45%
729	Wilburton - 2/81	186	186	100%	588	Sammamish Hills Lutheran Church - 1/96	54	20	37%
731	Duval - 4/01	49	20	41%	597	Korean Covenant Church of Kirkland - 1/07	30	9	30%
755	Tibbetts Lot	170	116	68%	599	Revive Church (formerly Redwood Family Ch)	10	10	100%
759	Issaquah Highlands - 2/06	1010	952	94%	631	Snoqualmie Community Park - 9/08	20	NA	
761	South Sammamish - 3/06	265	127	48%	632	Redmond Ridge - 1/11	52	18	35%
762	North Bend - 2/11	80	7	9%	634	Congregational Church of Mercer Island - 6/15	28	4	14%
818	Issaquah TC - 7/08	819	803	98%	911	Bellevue Foursquare Church - 9/16	50	7	14%
830	Mercer Island - 1/08	447	447	100%	912	Cross of Christ Lutheran Church - 11/16	50	0	0%
851	Overlake TC at NE 40th - 4/02	222	234	105%	913	Lake Hills Baptist Church - 11/16	50	0	0%
					915	Overlake Park Presbyterian Church - 11/16	50	2	4%
					916	St. Andrew's Lutheran Church - 9/16	50	8	16%
					917	The Neighborhood Church - 11/16	50	5	10%
<b>SOUTH DISTRICT</b>					<b>SOUTH DISTRICT</b>				
730	Auburn - 10/77	244	161	66%	521	Kent Covenant Church - 10/96	20	6	30%
732	Burien - 4/78	488	250	51%	523	Farmer's Park - 4/82	25	1	4%
733	Federal Way/S. 320th St - 11/79	877	313	36%	524	City View Church - 4/80	96	22	23%
734	Kent/James St - 10/77	713	172	24%	527	Kent United Methodist Church - 6/80	23	11	48%
735	Kent/Des Moines - 2/80	404	176	44%	530	Nativity Lutheran Church - 8/81	49	34	69%
736	Maple Valley - 9/82	122	79	65%	531	Our Savior's Baptist Church - 11/85	24	21	88%
737	Ober Park - 11/85	48	30	63%	533	Renton Fred Meyer - 10/96	21	24	114%
738	Olson/Myers - 9/79	100	98	98%	536	New Life Church @ Renton - 6/96	25	17	68%
739	Peasley Canyon Road/W. Valley Hwy	54	42	78%	541	Sunrise United Methodist Church - 4/98	25	1	4%
741	South Federal Way - 6/87	515	112	22%	542	All Saints Lutheran Church - 6/98	75	50	67%
742	Twin Lakes - 6/01	600	99	17%	543	St. Columba's Episcopal Church - 6/98	15	5	33%
743	South Renton - 12/80	385	360	94%	547	St. Luke's Lutheran Ch. (FedWay) - 7/98	20	20	100%
745	Star Lake - 2/81	540	263	49%	550	Beverly Park First Baptist Church - 7/02	12	4	33%
746	Tukwila - 6/86	267	257	96%	564	Sunset Park - 9/08	10	5	50%
747	Valley Center - 11/85	55	38	69%	565	Family Life Center-Church of God - 9/08	27	7	26%
748	Lake Meridian - 4/94	172	38	22%	569	Renton City Municipal Garage - 6/04	150	88	59%
751	SR 18/Auburn-Blk Diamond Rd - 3/89	26	7	27%	570	<b>NW Life Church</b> (formerly Fairwood Assembly of God)	25	5	20%
752	Tahlequah	36	28	78%	577	The Church by the Side of the Rd - 1/95	28	7	25%
756	Renton P&R - 8/01	150	123	82%	578	Sacred Heart Church of Enumclaw - 12/94	40	14	35%
757	Redondo Heights P&R - 5/05	697	73	10%	579	Kennydale United Methodist - 4/95	50	65	130%
871.1	Tukwila Surface Lot - 3/01	390	353	91%	581	Normandy Park Congregational - 6/95	10	0	0%
872	Kent Garage - 3/02	877	853	97%	583	Cornerstone United Methodist - 1/06	20	5	25%
872.1	Kent Surface Lot - 2/01	119	125	105%	589	Vashon Epis. Ch. of the Holy Spirit - 3/97	23	3	13%
873	Auburn Garage - 1/02	520	521	100%	590	Black Diamond Masonic Lodge - 7/97	30	26	87%
873.1	Auburn Surface Lot at Auburn Station - 9/00	113	113	100%	591	Community Bible Fellowship - 4/03	29	0	0%
877	Federal Way TC - 2/06	1190	1173	99%	596	Easthill Friends Church - 8/06	20	6	30%
890	Tukwila International Blvd Station - 7/09	600	595	99%	598	Burien Church of God - 7/07	20	0	0%
891	Angle Lake Station - 9/16	1120	1087	97%	640	St. Matthew Lutheran Church - 10/10	128	95	74%
					652	Maple Valley Town Square - 10/12	97	69	71%
					87.1	Ober Park Annex - 1/98	9	6	67%
					203	SeaTac Center Garage - 11/13	62	58	94%
					921	Renton Bible Church - 11/16	50	0	0%

NA = Data not available



**King County Park & Ride Lots Monthly Utilization Report\* May 2017**

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<b>NORTH DISTRICT</b>					<b>NORTH DISTRICT</b>				
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704	Kenmore - 10/78	606	612	101%	502	Buddha Jewel Monastery - 1/95	40	20	50%
705	North Jackson Park - 3/81	68	44	65%	504	Korean Zion Presbyterian Church - 7/97	25	27	108%
706	North Seattle - 12/16	102	43	42%	505	Lamb of God Lutheran Church - 5/81	21	30	143%
709	Shoreline - 10/80	393	353	90%	544	Prince of Peace Lutheran Church - 6/98	20	19	95%
710	5th Ave NE/NE 133rd St - 3/81	46	3	7%	553	Sonrise Evangelical Free Church - 11/04	10	0	0%
744	SW Spokane Street - 12/87	55	0	0%	557	Kenmore Community Church - 6/04	15	15	100%
749	Spokane/Airport	25	8	32%	562	Holy Family Church - 4/90	23	14	61%
753	Northgate Transit Center - 6/92	90	89	99%	566	Shoreline United Methodist Church - 11/89	20	12	60%
753.1	Northgate Transit Center Extension - 6/02	448	439	98%	576	Aurora Community Church of the Nazarene - 1/	116	122	105%
754	Aurora Village Transit Center - 9/94	202	202	100%	906	North Seattle Interim (Lot A) - 3/14	155	152	98%
758	Northgate Mall Garage - 5/07	280	277	99%	908	Northgate TC Interim (Lot B) - 10/16	84	84	100%
760	Thornton Place Garage - 4/09	350	339	97%	<b>EAST DISTRICT</b>				
701	Bothell - 3/78	220	218	99%	508	Grace Lutheran Church - 10/78	50	46	92%
702	Brickyard Road - 10/80	443	367	83%	509	Holy Spirit Lutheran Church - 5/85	40	23	58%
711	Woodinville - 9/83	438	264	60%	510	Klahanie #1 - 10/85	30	10	33%
712	Bear Creek - 2/89	283	281	99%	511	Mercer Island Presbyterian Church - 11/80	30	16	53%
713	Eastgate - 12/78	1614	1638	101%	512	Mercer Island United Methodist Ch. - 3/81	18	18	100%
715	Evergreen Point Bridge - 11/81	48	52	108%	513	Newport Hills Community Church - 10/79	37	17	46%
717	Houghton - 2/88	470	87	19%	514	Newport Covenant Church - 6/81	75	42	56%
719	Kingsgate - 9/79	502	545	109%	515	Klahanie #3 - 10/85	30	0	0%
720	Kirkland Way	20	2	10%	516	Mercer Island QFC Village - 9/85	21	7	33%
722	Newport Hills - 2/82	275	191	69%	519	St. Luke's Lutheran Church (Blvu) - 10/80	30	5	17%
724	Overlake - 5/81	203	114	56%	538	Bellevue Christian Reformed Church - 5/97	20	0	0%
725	Preston - 3/89	53	40	75%	540	Tibbetts Valley Park - 10/97	27	3	11%
726	Redmond - 5/78	377	374	99%	551	Eastgate Congregational Church - 5/04	20	17	85%
727	South Bellevue - 2/81	519	545	105%	559	Woodinville Unitarian Universalist Ch. - 3/05	30	4	13%
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830	Mercer Island - 1/08	447	447	100%	912	Cross of Christ Lutheran Church - 11/16	50	0	0%
851	Overlake TC at NE 40th	<b>P&amp;R lot CLOSED May 1</b>			913	Lake Hills Baptist Church - 11/16	50	20	40%
					915	Overlake Park Presbyterian Church - 11/16	50	5	10%
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732	Burien - 4/78	488	189	39%	523	Farmer's Park - 4/82	25	2	8%
733	Federal Way/S. 320th St - 11/79	877	NA		524	City View Church - 4/80	96	30	31%
734	Kent/James St - 10/77	713	NA		527	Kent United Methodist Church - 6/80	23	10	43%
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737	Ober Park - 11/85	48	22	46%	533	Renton Fred Meyer - 10/96	21	30	143%
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739	Peasley Canyon Road/W. Valley Hwy	54	50	93%	541	Sunrise United Methodist Church - 4/98	25	NA	
741	South Federal Way - 6/87	515	NA		542	All Saints Lutheran Church - 6/98	75	NA	
742	Twin Lakes - 6/01	600	NA		543	St. Columba's Episcopal Church - 6/98	15	NA	
743	South Renton - 12/80	385	382	99%	547	St. Luke's Lutheran Ch. (FedWay) - 7/98	20	NA	
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					837.1	Ober Park Annex - 1/98	9	2	22%
					903	SeaTac Center Garage - 11/13	62	42	68%
					921	Renton Bible Church - 11/16	50	0	0%

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725	Preston - 3/89	53	33	62%	540	Tibbetts Valley Park - 10/97	27	3	11%
726	Redmond - 5/78	377	372	99%	551	Eastgate Congregational Church - 5/04	20	20	100%
727	South Bellevue - 2/81	CLOSED May 30			559	Woodinville Unitarian Universalist Ch.-3/05	30	4	13%
728	South Kirkland - 9/79	833	821	99%	560	Cottage Lake Assembly of God - 3/05	20	11	55%
729	Wilburton - 2/81	186	181	97%	588	Sammamish Hills Lutheran Church - 1/96	54	11	20%
731	Duvall - 4/01	49	19	39%	597	Korean Covenant Church of Kirkland-1/07	30	10	33%
755	Tibbetts Lot	170	170	100%	599	Revive Church (formerly Redwood Family Ch)	10	9	90%
759	Issaquah Highlands - 2/06	1010	1010	100%	631	Snoqualmie Community Park - 9/08	20	8	40%
761	South Sammamish - 3/06	265	131	49%	632	Redmond Ridge - 1/11	52	24	46%
762	North Bend - 2/11	80	16	20%	634	Congregational Church of Mercer Island-6/15	28	7	25%
818	Issaquah TC - 7/08	819	819	100%	911	Bellevue Foursquare Church - 9/16	50	0	0%
830	Mercer Island - 1/08	447	447	100%	912	Cross of Christ Lutheran Church - 11/16	50	0	0%
851	Overlake TC at NE 40th	P&R lot CLOSED May 1			913	Lake Hills Baptist Church - 11/16	50	12	24%
					915	Overlake Park Presbyterian Church - 11/16	50	4	8%
					916	St. Andrew's Lutheran Church - 9/16	50	8	16%
					917	The Neighborhood Church - 11/16	50	4	8%
					918	Holy Trinity Church - 5/17	17	0	0%
<b>SOUTH DISTRICT</b>					<b>SOUTH DISTRICT</b>				
730	Auburn - 10/77	244	NA		521	Kent Covenant Church - 10/96	20	NA	
732	Burien - 4/78	488	299	61%	523	Farmer's Park - 4/82	25	NA	
733	Federal Way/S. 320th St - 11/79	877	305	35%	524	City View Church - 4/80	96	42	44%
734	Kent/James St - 10/77	713	242	34%	527	Kent United Methodist Church - 6/80	23	NA	
735	Kent/Des Moines - 2/80	404	240	59%	530	Nativity Lutheran Church - 8/81	49	20	41%
736	Maple Valley - 9/82	122	81	66%	531	Our Savior's Baptist Church - 11/85	24	19	79%
737	Ober Park - 11/85	48	33	69%	533	Renton Fred Meyer - 10/96	21	30	143%
738	Olson/Myers - 9/79	100	97	97%	536	New Life Church @ Renton - 6/96	25	21	84%
739	Peasley Canyon Road/W. Valley Hwy	54	NA		541	Sunrise United Methodist Church - 4/98	25	3	12%
741	South Federal Way - 6/87	515	120	23%	542	All Saints Lutheran Church - 6/98	75	NA	
742	Twin Lakes - 6/01	600	74	12%	543	St. Columba's Episcopal Church - 6/98	15	5	33%
743	South Renton - 12/80	385	380	99%	547	St. Luke's Lutheran Ch. (FedWay) - 7/98	20	0	0%
745	Star Lake - 2/81	540	NA		550	Beverly Park First Baptist Church - 7/02	12	4	33%
746	Tukwila - 6/86	267	263	99%	564	Sunset Park - 9/08	10	NA	
747	Valley Center - 11/85	55	30	55%	565	Family Life Center-Church of God - 9/08	27	NA	
748	Lake Meridian - 4/94	172	NA		569	Renton City Municipal Garage - 6/04	150	106	71%
751	SR 18/Auburn-Blk Diamond Rd - 3/89	26	NA		570	NW Life Church (formerly Fairwood Assembly	25	5	20%
752	Tahlequah	36	28	78%	577	The Church by the Side of the Rd - 1/95	28	6	21%
756	Renton P&R - 8/01	150	136	91%	578	Sacred Heart Church of Enumclaw-12/94	40	NA	
757	Redondo Heights P&R - 5/05	697	73	10%	579	Kennydale United Methodist - 4/95	50	74	148%
871.1	Tukwila Surface Lot - 3/01	390	354	91%	581	Normandy Park Congregational - 6/95	10	5	50%
872	Kent Garage - 3/02	877	853	97%	583	Cornestone United Methodist - 1/06	20	NA	
872.1	Kent Surface Lot - 2/01	119	125	105%	589	Vashon Epis. Ch. of the Holy Spirit - 3/97	23	10	43%
873	Auburn Garage - 1/02	520	521	100%	590	Black Diamond Masonic Lodge - 7/97	30	NA	
873.1	Auburn Surface Lot at Auburn Station-9/00	113	114	101%	591	Community Bible Fellowship - 4/03	29	0	0%
877	Federal Way TC - 2/06	1190	1176	99%	596	Easthill Friends Church - 8/06	20	6	30%
890	Tukwila International Blvd Station - 7/09	600	594	99%	598	Burien Church of God - 7/07	20	0	0%
891	Angle Lake Station - 9/16	1120	1085	97%	640	St. Matthew Lutheran Church - 10/10	128	73	57%
					652	Maple Valley Town Square - 10/12	97	NA	
					737.1	Ober Park Annex - 1/98	9	5	56%
	NA = Data not available				903	SeaTac Center Garage - 11/13	62	35	56%
					921	Renton Bible Church - 11/16	50	1	2%



## MULTI-FAMILY PARK & RIDE PROGRAM



### Generate Income from Your Vacant Parking Spaces

If you own or operate a building that meets the listed requirements, please contact King County or Diamond Parking to learn how (contact info below).

### Program Description

King County Metro Transit is looking at ways to increase parking supply near crowded Park-and-Rides. Utilizing existing parking spaces rather than building new parking is a cost-effective way to offer new parking opportunities and improve mobility for transit customers. To meet demand, King County Metro has partnered with Diamond Parking to implement a new, innovative pilot program that allows building owners to generate income by offering parking to transit users.

### FAQs

#### ***How do I benefit from participating in this program?***

The key benefit is that it allows you to generate income from your vacant parking spaces. Focus group participants were generally willing to pay between \$44 and \$110 per month for a guaranteed space.

#### ***How much upfront investment is needed to participate in the program?***

The required upfront investment depends on a number of factors; however, the program aims to start with properties that require minimal, if any, upfront investment.

#### ***If I participate, what am I responsible for?***

Your main responsibility is to provide parking that meets the program’s requirements. King County Metro will market the program to Park-and-Ride users, and Diamond Parking will provide customers a way to find, reserve, and pay for parking.

### Requirements

**Building Type:** Multi-family or Mixed-Use (with residential component)

**Location:** King County - Within a quarter mile of frequent transit service or Park-and-Rides.

**Parking Type:** Garage or Surface

**Parking Spaces:** 10+ spaces (Must be available either 24/7 or 8am-6pm)

**Timing:** Immediate (For first-quarter 2017 program start)

**Other:** Sites with safe, secure, and adequate lighting, a safe pedestrian connection to transit, and/or located in areas with paid or time-limited street parking preferred.

### CONTACT US:

**Daniel Rowe**, King County Metro  
daniel.rowe@kingcounty.gov  
206-477-5788

OR

**Hailey Mattson**, Diamond Parking  
hailey.mattson@diamondparking.com  
206-284-6303 ext 7465



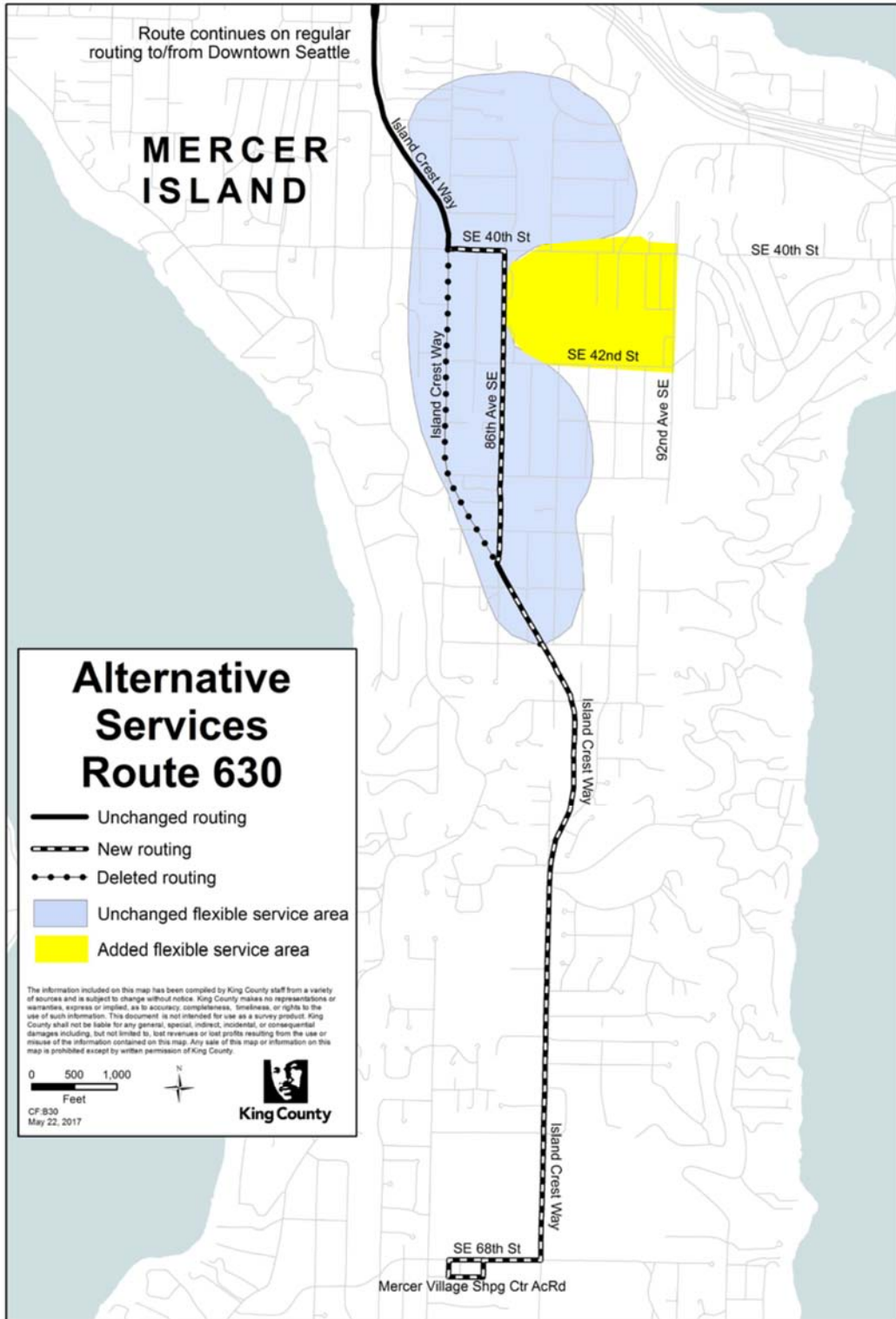
## Fall 2017 Service Change Actions – Mercer Island Community Shuttle/Route 630

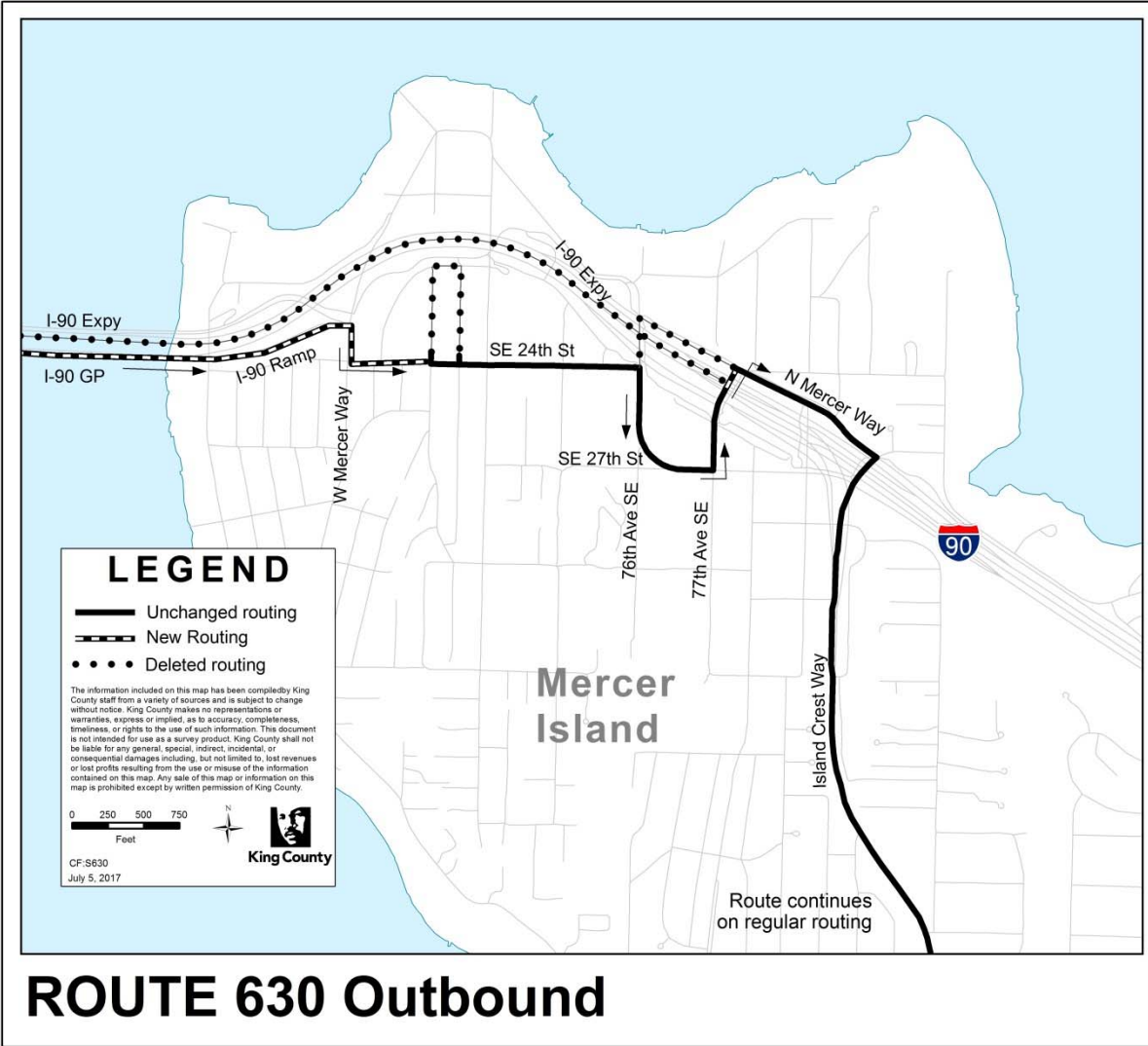
### Action

- Extend Flexible Service Area to include Mercer Island High school.
- Extend southern terminal to the Mercer Village Shopping Center
- Routing revision to serve 86th Av SE/SE40th St between Island Crest Way and Island Crest Way. The routing pattern will follow the same pattern as Route 204 between these points.
- Streamline the PM routing to improve efficiency. With the closure of the I-90 express lanes and the route now being on the mainline, the route now has the opportunity to exit at West Mercer Way.

### Objectives

- Accommodate demand for service just out of current Flexible Service area.
- The routing revision along 86th Av SE will reach more potential riders as there are no stops along the portion of Island Crest Way that will be deleted.
- Putting the deadhead routing in service to the southern terminal will benefit riders at little cost.
- PM routing change will improve efficiency and speed up the route.







# PLANNING SCHEDULE

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

Special Meetings and Study Sessions begin at 6:00 pm. Regular Meetings begin at 7:00 pm. Items are not listed in any particular order. Agenda items & meeting dates are subject to change.

AUGUST 7 – 6:00 PM		DUE TO:	7/28 D/P	7/31 FN	7/31 CA	8/1 Clerk
ITEM TYPE   TIME   TOPIC				STAFF		SIGNER
<b>SPECIAL BUSINESS (6:00 pm)</b>						
10	Swearing-In of Councilmember Salim Nice			Ali Spietz		--
5	Women’s Equality Day Proclamation			Diane Mortenson		--
<b>CONSENT CALENDAR</b>						
--	Interlocal Agreement with MISD for Counseling Services			Cindy Goodwin		Kirsten
<b>REGULAR BUSINESS</b>						
120	Residential Development Standards Code Amendments (5 <sup>th</sup> Reading)			Evan Maxim		Julie
45	Comprehensive Commuter Parking Plan Discussion			Kirsten Taylor		Julie

AUGUST 21						
EXECUTIVE SESSION (5:00-6:00 pm)						
60	Executive session to review the performance of a public employee pursuant to RCW 42.30.110(1)(g) for one hour			Julie Underwood		--

**STARTING SEPTEMBER 2017 COUNCIL MEETINGS WILL BE HELD ON THE FIRST AND THIRD TUESDAYS OF EACH MONTH**

SEPTEMBER 5		DUE TO:	8/28 FN	8/28 CA	8/29 Clerk	
ITEM TYPE   TIME   TOPIC				STAFF		SIGNER
<b>STUDY SESSION (6:00-7:00 pm)</b>						
<b>SPECIAL BUSINESS (7:00 pm)</b>						
10	Flash Family Inspiration Award			Cindy Goodwin		--
<b>CONSENT CALENDAR</b>						
<b>PUBLIC HEARING</b>						
<b>REGULAR BUSINESS</b>						
30	I-90/Light Rail Project Update			Julie Underwood		Kirsten
10	“Turf Field” Definition Code Amendment			Paul West		Kirsten
30	2016 General Fund & REET Year-End Surplus Disposition			Chip Corder		Julie
30	Second Quarter 2017 Financial Status Report & Budget Adjustments			Chip Corder		Julie

60	Residential Development Standards Code Amendments (6th Reading)	Evan Maxim	Julie
<b>EXECUTIVE SESSION</b>			

<b>SEPTEMBER 19</b>		<b>DUE TO:</b>	<b>D/P</b>	<b>FN</b>	<b>CA</b>	<b>Clerk</b>
<b>ITEM TYPE   TIME   TOPIC</b>			<b>STAFF</b>		<b>SIGNER</b>	
<b>STUDY SESSION (6:00-7:00 pm)</b>						
<b>SPECIAL BUSINESS (7:00 pm)</b>						
<b>CONSENT CALENDAR</b>						
<b>PUBLIC HEARING</b>						
<b>REGULAR BUSINESS</b>						
30	I-90/Light Rail Project Update			Julie Underwood		Kirsten
60	Essential Public Facilities Code Amendment (1 <sup>st</sup> Reading)			Scott Greenberg		Julie
60	Transportation Concurrency Code Amendment (1 <sup>st</sup> Reading)			Scott Greenberg		Julie
60	Residential Development Standards Code Amendments (7th Reading and Adoption)			Evan Maxim		Julie
<b>EXECUTIVE SESSION</b>						

<b>OCTOBER 3</b>		<b>DUE TO:</b>	<b>D/P</b>	<b>FN</b>	<b>CA</b>	<b>Clerk</b>
<b>ITEM TYPE   TIME   TOPIC</b>			<b>STAFF</b>		<b>SIGNER</b>	
<b>STUDY SESSION (6:00-7:00 pm)</b>						
60	Town Center Vision Implementation Presentation			Julie Underwood		
<b>SPECIAL BUSINESS (7:00 pm)</b>						
<b>CONSENT CALENDAR</b>						
<b>PUBLIC HEARING</b>						
<b>REGULAR BUSINESS</b>						
30	I-90/Light Rail Project Update			Julie Underwood		Kirsten
30	Transportation Concurrency Code Amendment (2 <sup>nd</sup> Reading & Adoption)			Scott Greenberg		Julie
30	Essential Public Facilities Code Amendment (2nd Reading and Adoption)			Scott Greenberg		Julie



<b>EXECUTIVE SESSION</b>					

<b>OCTOBER 17</b>			<b>DUE TO:</b>	<b>D/P</b>	<b>FN</b>	<b>CA</b>	<b>Clerk</b>
<b>ITEM TYPE   TIME   TOPIC</b>				<b>STAFF</b>		<b>SIGNER</b>	
<b>STUDY SESSION (6:00-7:00 pm)</b>							
<b>SPECIAL BUSINESS (7:00 pm)</b>							
10	MIFD Citizen Recognition			Steve Heitman		--	
<b>CONSENT CALENDAR</b>							
<b>PUBLIC HEARING</b>							
<b>REGULAR BUSINESS</b>							
30	I-90/Light Rail Project Update			Julie Underwood		Kirsten	
60	2017 Comprehensive Plan Amendments (1 <sup>st</sup> Reading)			Evan Maxim			
<b>EXECUTIVE SESSION</b>							

<b>OCTOBER 26 – 5:00-6:45 PM (SPECIAL MEETING)</b>							
	Special Joint Meeting with MISD Board						

<b>NOVEMBER 7</b>			<b>DUE TO:</b>	<b>D/P</b>	<b>FN</b>	<b>CA</b>	<b>Clerk</b>
<b>ITEM TYPE   TIME   TOPIC</b>				<b>STAFF</b>		<b>SIGNER</b>	
<b>STUDY SESSION (6:00-7:00 pm)</b>							
<b>SPECIAL BUSINESS (7:00 pm)</b>							
<b>CONSENT CALENDAR</b>							
<b>PUBLIC HEARING</b>							
<b>REGULAR BUSINESS</b>							
30	I-90/Light Rail Project Update			Julie Underwood		Kirsten	

30	2017 Comprehensive Plan Amendments (2nd Reading & Adoption)	Evan Maxim	
<b>EXECUTIVE SESSION</b>			

NOVEMBER 21		DUE TO:	D/P	FN	CA	Clerk
ITEM TYPE   TIME   TOPIC			STAFF		SIGNER	
<b>STUDY SESSION (6:00-7:00 pm)</b>						
<b>SPECIAL BUSINESS (7:00 pm)</b>						
<b>CONSENT CALENDAR</b>						
<b>PUBLIC HEARING</b>						
<b>REGULAR BUSINESS</b>						
30	I-90/Light Rail Project Update			Julie Underwood		Kirsten
60	2017-2018 Mid-Biennial Budget Review (Third Quarter 2017 Financial Status Report & Budget Adjustments, 2017 Utility Rates, and 2018 Property Tax Levy)			Chip Corder		
30	2018 Comprehensive Plan Amendment Docket			Evan Maxim		
<b>EXECUTIVE SESSION</b>						

DECEMBER 5		DUE TO:	D/P	FN	CA	Clerk
ITEM TYPE   TIME   TOPIC			STAFF		SIGNER	
<b>STUDY SESSION (6:00-7:00 pm)</b>						
<b>SPECIAL BUSINESS (7:00 pm)</b>						
<b>CONSENT CALENDAR</b>						
<b>PUBLIC HEARING</b>						
<b>REGULAR BUSINESS</b>						
30	I-90/Light Rail Project Update			Julie Underwood		Kirsten
<b>EXECUTIVE SESSION</b>						

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**DECEMBER 19**

**POTENTIALLY CANCELED**

**OTHER ITEMS TO BE SCHEDULED:**

- Code Enforcement Ordinance Update – A. Van Gorp (Q4 2017)
- Light Rail Station Design Oversight – J. Underwood
- Mercer Island Center for the Arts (MICA) Lease – K. Sand
- PSE Electric Franchise – K. Sand
- Zayo Telecom Franchise – K. Sand
- Six Year Sustainability Plan – R. Freeman
- Aubrey Davis Park Master Planning – P. West (Sept/Oct)
- Sound Transit/WSDOT Settlement Agreement – K. Sand
- Freeman Avenue Roadway Repair – J. Kintner
- General Sewer Plan Update – A. Tonella-Howe (Oct/Nov)
- Interlocal Agreement for Fire, Rescue and Emergency Medical Services (Heitman)

**COUNCILMEMBER ABSENCES:**

**MISD BOARD JOINT MEETING DATES:**

- Thursday, October 26, 2017, 5:00-6:45 pm
- Thursday, April 26, 2018, 5:00-6:45 pm