



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

**AB 6489  
June 4, 2024  
Public Hearing**

**AGENDA BILL INFORMATION**

<b>TITLE:</b>	AB 6489: Emergency Ordinance to Adopt Interim Residential Parking Regulations Responsive to SB 6015.	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
<b>RECOMMENDED ACTION:</b>	Conduct the public hearing and adopt emergency Ordinance No. 24C-08.	

<b>DEPARTMENT:</b>	Community Planning and Development
<b>STAFF:</b>	Jeff Thomas, Community Planning and Development Director Ryan Harriman, Planning Manager
<b>COUNCIL LIAISON:</b>	n/a
<b>EXHIBITS:</b>	1. Emergency Ordinance No. 24C-08
<b>CITY COUNCIL PRIORITY:</b>	n/a

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

**EXECUTIVE SUMMARY**

The purpose of this agenda bill is to conduct a public hearing and consider adoption of emergency Ordinance No. 24C-08 (Exhibit 1) for interim residential parking regulations and a work plan responsive to Senate Bill (SB) 6015 until permanent regulations can be adopted.

- On March 6, 2024, the Washington State Legislature passed [SB 6015](#), which was signed by the Governor on March 26, 2024, related to parking requirements for residential development.
- SB 6015 becomes effective on June 6, 2024, by which time jurisdictions must be in compliance.
- The June 6, 2024, effective date creates an emergency necessitating the adopting ordinance becoming effective immediately to ensure compliance with SB 6015.
- With the adoption of a work plan in emergency Ordinance No. 24C-08, the interim residential parking regulations will be in effect for a period of up to one year until permanent regulations are adopted.

**BACKGROUND**

The Growth Management Act (GMA) is the comprehensive land use planning framework for counties and cities in Washington. The GMA establishes land-use designation and environmental protection requirements for all Washington counties and cities. The GMA further directs fully planning jurisdictions to adopt comprehensive land use plans and internally consistent development regulations.

The new regulations contained in SB 6015 are a significant change to the approach the City uses to regulate parking for residential development contained within Mercer Island City Code (MICC) [19.02.020](#), MICC [19.03.020](#), MICC [19.11.130](#), MICC [19.12.050](#), and Appendix A of the Unified Land Development Appendices. Therefore, amendments to the MICC are necessary to ensure compliance with SB 6015.

## ISSUE/DISCUSSION

SB 6015 reforms the rules on what “counts” as a parking space for the purposes of minimum parking requirements. In detail, the SB 6015 requires cities and counties to align land use regulations such that:

- Garages and carports may not be required as a way to meet minimum parking requirements for residential development; parking spaces that count towards minimum parking requirements may be enclosed or unenclosed;
- Parking spaces in tandem count towards meeting minimum parking requirements at a rate of one space for every 20 linear feet, with any necessary provisions for turning radius;
- The existence of non-conforming gravel surfacing in existing designated parking areas may not be a reason for prohibiting the use of existing space in the parking area to meet local parking standards;
- Parking spaces may not be required to exceed 8 feet by 20 feet, except for parking designed under the requirements of the Americans with Disabilities Act (ADA);
- Parking spaces that consist of grass block pavers may count towards minimum parking regulations;
- Existing parking spaces that do not conform to these requirements are not required to be modified or resized, except for compliance with the ADA;
- Existing paved parking lots are not required to change the size of existing parking spaces during resurfacing if doing so will be more costly or require significant reconfiguration of the parking space locations;
- Any county planning under the GMA, and any city within the county with a population greater than 6,000, may not require off-street parking as a condition of permitting a residential project if compliance with tree retention would otherwise make a proposed residential development or redevelopment infeasible; and
- Portions of cities within a one-mile radius of a commercial airport with at least 9 million annual enplanements are exempt from the requirements of this act.

## NEXT STEPS

Should the City Council adopt emergency Ordinance No. 24C-08, the interim residential parking regulations will become effective immediately for a period of up to one year. Pursuant to the work plan described in emergency Ordinance No. 24C-08 (Exhibit 1, Attachment F), the City intends to complete the legislative review process to adopt permanent residential parking regulations in compliance with SB 6015 within this one-year period.

## RECOMMENDED ACTIONS

1. Conduct a public hearing on emergency Ordinance No. 24C-08.
2. Adopt emergency Ordinance No. 24C-08 establishing interim zoning measures for residential parking, and a Work Plan in response to SB 6015.