



BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

AB 6809
November 18, 2025
Consent Agenda

AGENDA BILL INFORMATION

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| TITLE: | AB 6809: Omnibus Ordinance Related to Permanent Regulations for Housing Production and Permit Streamlining (Ordinance No. 25C-27 Second Reading) | <input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Resolution |
| RECOMMENDED ACTION: | Complete a second reading and adopt Ordinance 25C-27. | |

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| DEPARTMENT: | Community Planning and Development |
| STAFF: | Jeff Thomas, CPD Director Adam Zack, Principal Planner |
| COUNCIL LIAISON: | n/a |
| EXHIBITS: | 1. Ordinance No. 25C-27 Related to Permanent Regulations for Housing Production and Permit Streamlining |
| CITY COUNCIL PRIORITY: | n/a |

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

EXECUTIVE SUMMARY

The purpose of this agenda item is to complete a second reading of Ordinance No. 25C-27, omnibus legislation related to permanent regulations for housing production and permit streamlining (Exhibit 1). The City Council completed a first reading of Ordinance No. 25C-27 on November 4, 2025 (AB 6802).

- In the last few years, the WA Legislature has adopted many bills related to housing production and permit streamlining that require amendments to the Mercer Island City Code (MICC).
- Compliance with the updated State laws, combined with the state-required update to the Comprehensive Plan, required code amendments at a rapid pace.
- To keep pace with the changes in the State law, the City adopted a series of interim ordinances between 2021 and 2025.
- Interim ordinances establish temporary regulations that eventually expire unless they are renewed or replaced by permanent regulations.
- On July 15, 2025, the City Council approved a scope of work for a project to adopt omnibus legislation related to permanent regulations to replace the interim regulations for housing production and permit streamlining ([AB 6735](#)).
- The Planning Commission was briefed on the approved scope of work on July 23, 2025, and the initial draft of code amendments on September 10, 2025.

- The Planning Commission comment period on the draft code amendments was open from August 11 to September 19. All Planning Commission comments were entered into a comment matrix.
- On September 24, 2025, the Planning Commission started a public hearing on the draft code amendments. At that meeting, the Planning Commission addressed the submitted comments and continued the public hearing to October 8, 2025.
- A draft of the code amendments that incorporated the Planning Commission comments was published with [PCB25-18](#) in advance of the continued public hearing on October 8, 2025.
- On October 8, 2025, the Planning Commission continued its public hearing on the proposed amendments and completed its recommendation to the City Council.
- The Planning Commission recommendation was incorporated into Ordinance No. 25C-27 and presented to the City Council for first reading on November 4, 2025.
- At the first reading, the City Council voted to remove amendment log numbers 38, 39, and 40. Those amendments have been removed from Ordinance No. 25C-27 (Exhibit 1).
- On November 18, the City Council can adopt ordinance No. 25C-27 after completing a second reading.

BACKGROUND

Beginning in 2021, the WA State Legislature enacted a number of bills related to housing production and permit streamlining that required local jurisdictions to amend their development codes to comply. During this period the City was also required to update its Comprehensive Plan to address new housing requirements. To comply with new legislation, meet its comprehensive plan update deadline, and maintain consistency with State law, the City enacted a series of interim ordinances that temporarily amended the MICC. The interim ordinances must be renewed every 6-12 months or replaced by permanent regulations to maintain compliance with State law.

Rather than prepare several code amendments to adopt permanent regulations to replace each interim ordinance related to housing production and permit streamlining individually, the City will adopt one set of amendments to replace them all at once. Omnibus legislation is the most efficient way to adopt permanent regulations because many of the interim ordinances overlap, with more than one ordinance amending the same development code section.

Omnibus Legislation Project History to Date

- July 15, 2025 – City Council approved scope of work and schedule
- July 23, 2025 – PC briefed on scope of work, schedule, and compliance topics to be addressed
- August 11, 2025 – First draft of omnibus legislation publicly available, Public and PC comment periods begins
- September 10, 2025 – PC briefing on first draft of omnibus legislation
- September 19, 2025 – PC comment period closes, public comment period still open
- September 24, 2025 – PC public hearing begins, PC comments from the comment matrix were resolved
- October 8, 2025 – PC public hearing continues, PC arrives at a recommendation
- November 4, 2025 – City Council first reading

ISSUE/DISCUSSION

Adoption of the omnibus legislation will address the interim ordinances and statewide legislation listed in Table 2. Permanently addressing these topics now will maintain compliance with State law and reduce staff time that would be dedicated to renewing interim ordinances individually.

Table 2. Topics to be Addressed by the Omnibus Ordinance.

| Topic (Notation) | Description | MICC Chapters Affected | RCW Reference | Interim Ordinance # |
|---|--|---|---------------|---------------------|
| Senate Bill 6015 (SB 6015) | Residential parking requirements | 19.02, 19.03, 19.11, 19.12 | 36.70A.622 | 25C-08 |
| House Bill 1293 (HB 1293) | Clear and objective design standards | 19.03, 19.06, 19.11, 19.12, 19.15, 19.16 | 36.70A.630 | 25C-11 |
| Senate Bill 5290 (SB 5290) | Permit review timelines | 19.15 | 36.70B.080 | 24C-17 |
| House Bill 1998 (HB 1998) | Co-Living Housing | 19.06, 19.11, 19.16 | 36.70A.535 | N/A |
| Design Commission (DC) | Remove references to Design Commission review ¹ | 19.01, 19.02, 19.03, 19.04, 19.05, 19.06, 19.10, 19.11, 19.12, 19.15, 19.16, App. C | N/A | 25C-14 ² |
| Comprehensive Plan Implementation (Comp Plan) | In 2024, the City Council updated the Comprehensive Plan and made implementing amendments to the Town Center development code. | 19.11 | 36.70A.130 | 24C-18 |

Notes:

1. In 2025, the City Council dissolved the Design Commission and reassigned design review to the Hearing Examiner. Though no further code amendments are required to implement that action, minor code amendments to remove reference to the DC will ensure the code remains consistent as the design standards are amended to address HB 1293.
2. Ordinance No. 25C-14 was a permanent amendment to reassign design review to the Hearing Examiner and dissolve the Design Commission concurrent with the adoption of Ordinance No. 25C-11. While additional amendments to assign design review to the Hearing Examiner are not required, there are references to the design commission throughout Title 19 of the MICC that can be removed. Amending or removing these references will clarify for applicants and other code uses who is the official responsible for review.

CHANGES TO ORDINANCE NO. 25C-27 BETWEEN FIRST AND SECOND READING

At the first reading of Ordinance No. 25C-27, the City Council decided to remove proposed amendments 38, 39, and 40 from the ordinance before second reading ([AB 6802](#)). Those amendments were removed from Ordinance No. 25C-27 in Exhibit 1 as follows:

- Deleted the phrase “provided the parking reduction is not applied on a parcel in the R-8.4, R-9.6, R-12, and R-15 zones” from MICC 19.03.020(B)(4) and MICC 19.04.040(B)(9).
- Deleted the phrase “demand and the cooperative parking is not applied on a parcel in the R-8.4, R-9.6, R-12, and R-15 zones” from MICC 19.04.040(E).

The three amendments removed from the ordinance were optional amendments and were not required to make interim regulations permanent or comply with state law. Removing these amendments returns these code sections to the initial amendment, which were limited to removing the reference to the design commission and requiring a parking demand study where necessary.

PARKING FOLLOW UP

On November 4, 2025, the City Council approved the following motion to remove amendments 38, 39, and 40:

Remove Matrix Log Numbers 38, 39 and 40 as shown in AB 6802 Exhibit 3 from Ordinance No. 25C-27 and direct the City Manager to complete a review of parking related standards, agreements, variances as well as any other forms of relief from parking standards in MICC, Chapter 19 for the purpose of reporting findings to the City Council at a future to be determined time.

The motion directed staff to return with more information regarding parking at a future date. Such information is likely to be provided in the latter half of 2026 following the completion of major work items currently on the CPD work plan.

NEXT STEPS

If adopted, Ordinance No. 25C-27 will become effective five days after the notice of adoption is published.

RECOMMENDED ACTION

Adopt Ordinance No. 25C-27 relating to permanent regulations for housing production and permit streamlining as set forth in Exhibit 1 to this AB.