



## BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

**AB 6728**  
**July 15, 2025**  
**Consent Agenda**

### AGENDA BILL INFORMATION

<b>TITLE:</b>	AB 6728: Parks Zone Code Amendment (Ordinance No. 25C-16, Second Reading)	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed:
<b>RECOMMENDED ACTION:</b>	Adopt Ordinance No. 25C-16 with an effective date of December 31, 2025.	<input checked="" type="checkbox"/> Motion <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Resolution

<b>DEPARTMENT:</b>	City Manager
<b>STAFF:</b>	Jessi Bon, City Manager Carson Hornsby, Management Analyst II Alison Van Gorp, Deputy Director for Community Planning and Development
<b>COUNCIL LIAISON:</b>	n/a
<b>EXHIBITS:</b>	1. Ordinance No. 25C-16
<b>CITY COUNCIL PRIORITY:</b>	2. Sustain and enhance our natural environment, especially parks and open spaces, to benefit this generation and others that follow.

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

### EXECUTIVE SUMMARY

The purpose of this agenda item is to conduct the second reading and adoption of Ordinance No. 25C-16 (Exhibit 1) to amend the Mercer Island City Code (MICC) to establish the Parks Zone Development Regulations and Zoning Map.

- The purpose of the Parks Zone is to establish land use regulations for City-owned and managed park properties to ensure the land is managed appropriately and in alignment with the Parks, Recreation, and Open Space (PROS) Plan, Mercer Island City Code (MICC), park master plans, forest management plans, and similar documents.
- The Parks and Recreation Commission (PRC) presented their Parks Zone recommendation to the City Council on April 15, 2025 ([AB 6660](#)), and the Planning Commission (PC) on April 23, 2025 ([PCB 25-08](#)).
- The PC held a public hearing on the Parks Zone code amendment ([PCB 25-09](#)) on May 28, 2025 and finalized their code amendment recommendation to the City Council on June 10, 2025.
- The PC's code amendment recommendation was presented to the City Council in [AB 6716](#) and the City Council completed the first reading of Ordinance No. 25C-16 on July 1, 2025.



- During the first reading of Ordinance No. 25C-16, the City Council provided direction to staff on which PC recommended changes from the PRC recommended version to include for the second ordinance reading on July 15. These changes are discussed in detail in the Issue/Discussion section below.

## BACKGROUND

Development of a new Parks Zone was added to the 2024 Comprehensive Plan Periodic Review scope of work by the City Council in 2022 with [Resolution No. 1621](#). Adoption of the Parks Zone requires amendments to MICC Title 19, the Zoning Map, and the Comprehensive Plan Land Use Map and Land Use Designation Table.

Early in the development process, the Parks Zone was split into two separate zones: one zone for City-owned and managed Open Space Lands and a second zone for City-owned and managed Park properties. The decision to develop two zones was made based on feedback from the community and a recommendation from the PRC. The Open Space Zone was developed first by the PRC, Open Space Conservancy Trust (OSCT) Board, and PC, and adopted by the City Council in 2024 with [Ordinance No. 24C-15](#).

After adoption of the Open Space Zone, the PRC shifted focus to development of the Parks Zone. The PRC developed their Parks Zone recommendation from October 2024 to April 2025. The PRC presented their recommendation to the City Council on April 15, 2025 ([AB 6660](#)), and the PC on April 23, 2025 ([PCB 25-08](#)).

The PC held a public hearing for the Parks Zone code amendment ([PCB 25-09](#)) during the May 28, 2025 PC meeting and finalized their code amendment recommendation to the City Council at the June 10, 2025 PC special meeting. The PC's code amendment recommendation was presented to the City Council on July 1, 2025 with [AB 6716](#).

## ISSUE/DISCUSSION

### Ordinance No. 25C-16

If adopted, Ordinance No. 25C-16 (Exhibit 1) will establish the Parks Zone in the MICC by:

1. Creating new code section MICC 19.05.050 Parks Zone.
  - Purpose: statement that summarizes the goals and objectives of the zone.
  - Designation Requirements: criteria that land must meet to be included in the zone.
  - Uses Permitted: uses and activities allowed in the zone.
2. Creating new code section MICC 19.05.060 Parks Zone Development Standards.
  - Development Standards: rules that dictate how land in the zone can be developed.
3. Amending MICC 19.16.010 Definitions.
  - Definitions: key terms used in the Parks Zone development regulations defined and added to the definitions in the Development Code.
4. Amending MICC 19.01.040 Zone Establishment.
  - Zone Establishment: Parks Zone added to the list of zones in the Development Code.
5. Repealing and replacing MICC Title 19 Appendix D – Zoning Map.
  - Zoning Map: Parks zoning designation added to the map.

The proposed code amendments in Ordinance No. 25C-16 align with the amendments to the Comprehensive Plan currently under consideration by the City Council (see AB 6729 on the July 15 agenda). The code and



Comprehensive Plan amendments must be adopted concurrently to ensure the Development Code and Comprehensive Plan remain consistent without any gaps in timing.

### **Updates to Ordinance No. 25C-16 After First Reading**

Ordinance No. 25C-16 (Exhibit 1) has been updated to reflect the amendments approved by the City Council at the July 1, 2025 meeting to 1) include the amendments recommended by the PRC and 2) incorporate a portion of the amendments recommended by the PC, including those in logs 1, 2, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, and 16 from [AB 6716](#) Exhibit 3:

- Log 1: 19.05.050(A) – Purpose revised to reference “shoreline access” and “social spaces for individuals and gatherings.”
- Log 2: 19.05.050(C)(4) – “Multipurpose facilities” added to Uses Permitted.
- Log 4: 19.05.050(C)(10) – Temporary uses and structures in Uses Permitted revised to add the following sentence: “Temporary uses shall conform to the development standards in MICC 19.05.060.”
- Log 5: 19.05.060(C)(3) – Kiosk standard revised to specify the limit of 22 square feet of surface area applies “per side.”
- Log 6: 19.05.060(G)(1) – Impervious Surface standard revised to add “PROS Plan” and “Capital Improvement Program” as examples of planning documents that include a public process and City Council approval that may be used to approve projects that add net new impervious surface in the Parks Zone.
- Log 8: 19.05.060(G)(1)(e) – Temporary structures added to Impervious Surface standard exemptions.
- Log 9: 19.05.060(H)(1) – General Lighting Requirements revised to add the following sentence: “Lighting must be designed to maintain adequate illumination for pedestrian safety, visibility, and compliance with Crime Prevention Through Environmental Design (CPTED) principles.”
- Log 10: 19.05.060(H)(2)(c) – General Lighting Requirements exemption for pathway and landscaping lighting fixtures producing less than 200 lumens revised to specify 200 lumens “per fixture.”
- Log 11: 19.05.060(H)(3) – New section added: “Ecological and Low-Impact Lighting Standards.”
- Log 12: 19.16.010 – Definition of “Public Art” revised to add the following sentence: “Public art can be implemented in standalone art installations or incorporated into other structures.”
- Log 13: 19.16.010 – Definition of “Recreational Facilities” revised to add “shell houses” to list of examples.
- Log 14: 19.16.010 – Definition of “Recreational Uses” revised to add “water-dependent recreation” to list of examples.
- Log 16: Title 19 Appendix D – Zoning Map revised to correct a technical error to remove the small Commercial Office Zone area in the ROW on SE 36th St.

### **Zoning Map**

In addition to the City Council’s amendments to Ordinance No. 25C-16, the formatting updates below have been incorporated into the Zoning Map in preparation for final adoption:

- Park name labels removed.
- Diagonal lines removed from the Parks Zone on the map and the legend.
- Parks and Open Space Zoning Designations rearranged on the legend.
- Parks (P) labels added to parks on the map.
- “Amended: Ord 25C-16” added to the adopting ordinance list in the bottom left corner.



## **NEXT STEPS**

If adopted, Ordinance No. 25C-16 will establish the Parks Zone in the Development Code on the same effective date as the Parks Zone Comprehensive Plan amendment (December 31, 2025).

## **RECOMMENDED ACTION**

Adopt Ordinance No. 25C-16 to establish the Parks Zone with an effective date of December 31, 2025.