



BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

AB 6676
May 6, 2025
Public Hearing

AGENDA BILL INFORMATION

TITLE:	AB 6676: Public Hearing for Ordinance to Renew 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
RECOMMENDED ACTION:	Conduct the public hearing and schedule second reading of Ordinance No. 25C-08 for May 20, 2025.	

DEPARTMENT:	Community Planning and Development
STAFF:	Jeff Thomas, Community Planning and Development Director Molly McGuire, Senior Planner
COUNCIL LIAISON:	n/a
EXHIBITS:	1. Ordinance No. 25C-08
CITY COUNCIL PRIORITY:	n/a

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

EXECUTIVE SUMMARY

The purpose of this agenda item is to conduct a public hearing and adopt Ordinance No. 25C-08 (Exhibit 1) to renew interim residential parking regulations 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 became effective on June 6, 2024, by which time jurisdictions must be in compliance.
- The June 6, 2024, effective date created an emergency necessitating the adoption of an ordinance becoming effective immediately to ensure compliance with SB 6015.
- [Emergency Ordinance No. 24C-08](#) adopted interim residential parking regulations for a period of up to one year until permanent regulations are adopted.
- The interim residential parking regulations expire on June 4, 2025. The City Council should renew these regulations to avoid a lapse in compliance with SB 6015.
- In January 2025, the Department of Commerce published additional guidance on the [residential parking regulations](#), which will need to be reviewed and incorporated as necessary into the permanent regulations.

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 adoption of SB 6015 on March 26, 2024 required cities and counties planning under the GMA to adopt residential off-street parking regulations complying with the law by their next periodic update for comprehensive plans and development regulations. This required the City of Mercer Island to adopt interim regulations by June 6, 2024 to be in compliance with SB 6015 and created an emergency necessitating the adoption of [Emergency Ordinance No. 24C-08 \(AB 6489\)](#) on June 4, 2024. The interim regulations were effective immediately for a one-year period.

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. These amendments should be renewed by the City Council to remain in compliance with SB 6015.

ISSUE/DISCUSSION

SB 6015 became effective on June 6, 2024. RCW 35A.13.190 allowed the City Council to declare that the effective date of SB 6015 caused an emergency which necessitated the adoption of Ordinance No. 24C-08 becoming effective immediately to ensure compliance. Ordinance No. 24C-08 was adopted on June 4, 2024, in effect for one year with the option for renewal. To remain in compliance with SB 6015, the Council should renew the interim regulations to remain in compliance with SB 6015, which reforms the rules on what “counts” as a parking space for the purposes of minimum parking requirements. In detail, 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.

The guidance published by the Washington State Department of Commerce for residential parking regulations includes additional information regarding parking space dimensions, tandem parking, enclosed and unenclosed spaces, paving materials, nonconformities, and tree retention. The interim regulations adopted by Ordinance No. 24C-08 are sufficient for the City to remain in compliance with SB 6015, however, this guidance will need to be reviewed and incorporated into the permanent regulations where necessary.

NEXT STEPS

After conducting the public hearing and completing the first reading, a second reading of Ordinance No. 25C-08 will be scheduled for May 20, 2025.

RECOMMENDED ACTIONS

Conduct a public hearing and schedule a second reading of Ordinance No. 25C-08 for May 20, 2025.